JUNE 2016/\$4.95

Latest Trends IN ROOFING

INDUSTRY HAVE

HAWAII'S TOP 10 ROOFERS

LUMBER PRODUCTS RESOURCE GUIDE

INSIDE THE AIA

TRADE UNIONS

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COFFEE BREAK



here's more to replacing the roof on your property than you might suspect. The days of slathering on a coating of hot tar and moving to the next job are long gone. Clients today want the most up-to-date product and services available. And along with high-technology comes higher expectations, right down to the contracts.

"There is a growing trend for roofing and waterproofing manufacturers to provide longer materials

and labor warranties and, with that, the fine print includes subtle caveats that can release the manufacturer of all obligations if certain criteria are not met," says Guy Akasaki of Commercial Roofing & Waterproofing Hawaii. He tells *Building Industry Hawaii* that CRW offers its customers a full range of services.

"By ensuring that proper management and support is in place to meet benchmarks through documented historical data, both the facility owner and the manufacturer have assurances," adds Akasaki, whose company is ranked No. 2 among this year's Hawaii's Top 10 Roofers.

Beachside Roofing again tops the annual list, which includes companies who responded to our survey. Be sure to check out the rankings in this edition.

Also in this issue, Hawaii's trade unions discuss their efforts to attract new members and provide training while lobbying state legislators for support of workplace needs.

And we take a look at the American Institute of Architects-Honolulu Chapter, which is gearing up for its annual Design Awards.

Guam leaders have revived the Percent for the Arts law and in this issue builders offer mixed reviews on having to include purchases of locally produced art into their budgets.

Kudos to everyone on the staff at Trade Publishing whose combined talents and efforts make each issue of *Building Industry Hawaii* possible. In late May, *BIH* won first place for best trade magazine at the 31st annual Pai Awards presented by the Hawaii Publishers Association. Said the judges: "This robust publication has a strong mix of content that should please both readers and advertisers. Writing is engaging and reflects some solid editing. Design is strong on some of the feature stories."

A hui hou,

david@tradepublishing.com

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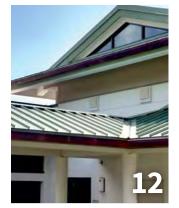
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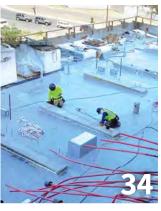
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An update on popular roofing trends and top roofers in Hawaii

Design by Ursula A. Silva

DATEBOOK ____ Upcoming Classes, Events & More ____

If you'd like your organization's event to be considered for Datebook, contact brett@tradepublishing.com a minimum of two months prior to your event.

JUNE 1

Financing for Young Entrepreneurs

This comprehensive workshop hosted by the Small Business Administration (SBA) and the Ewa Beach Community Based Development Organization (CBDO) shows young entrepreneurs how to identify and secure financial capital for new or existing businesses.

9-11 a.m. James Campbell Building, Ewa Beach CBDO Office, 1001 Kamokila Boulevard, 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)

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 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 \$395. No refund after May 18. Substitutions available.

JUNE 9

Free AGC Webinar: Collaboration, Communication and Technology

GCA of Hawaii presents a construction technology online class offered by the Associated General Contractors of America. AGC's IMAGINiT collaboration expert covers project workflows and tools, best practices, incorporating data in design, construction and handover, communication 'gotchas' and more. Free to GCA members and non-members.

8-9 a.m. To register, go to webinars@ agc.org (link sends e-mail) or http:// www.gotomeeting.com/fec/online_ meeting_support (link is external).

JUNE 11

AIA Architectural Walking Tour

The American Institute of Architects (AIA) - Honolulu Chapter's Saturday walking tours are led by AIA 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 aiahonolulu.org. Online registration until June 10. For more information, go to contact@aiahonolulu.org, or call 628-7243. Fee: \$15 per person.

JUNE 14-16

Construction Quality Management (CQM) for Contractors

Offered through the Building Industry Association of Hawaii (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 15

General Membership Luncheon Meeting – June

BIA-Hawaii's June general membership meeting features networking, lunch and a presentation by D.R. Horton's Schuler Division on the upcoming design and construction of Hoopili, a new 11,750-home masterplanned residential community.

11 a.m.-1 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until June 15. 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.

JUNE 15, 16, 17, 23, 24

Safety Hazard Awareness Training

Designed specifically for contractors, this GCA of Hawaii 40-hour course for contractors provides the additional certification for a Site Safety & Health Officer (SSHO) as stated in the NAVFAC UFGS 1.6.1.1.1. Instructor Tristan Aldeguer also covers the major revisions to the EM385-1-1. Academic and/or industry prerequisites required. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by June 1 at gcahawaii.org. Limited seating; first-come, first-served. Fee: GCA members \$500; nonmembers \$750. No refunds after June 9. Substitutions available.

JUNE 15, 22, 29; JULY 6, 13

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.

JUNE 16

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.

JUNE 16

AIA General Membership Meetings

The AIA Honolulu Chapter's monthly General Membership Meeting returns with seminars, educational credits and fellowship. Agenda to be announced. Lunch provided.

11 a.m.-1 p.m. Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced registration and payment required. Limited seating; first come, first served. To register, go to contact@ aiahonolulu.org or call 628-7245. Fee: \$20 AIA Honolulu members; \$35 nonmembers.

JUNE 17

People Skills for First-Time Managers

BIA-Hawaii and Dale Carnegie present a course for new managers and supervisors who want to transition successfully into their new roles. Learn how to gain employee commitment, lead confidently, avoid the 10 most common mistakes made by novice managers and more.

8 a.m.- 4:30 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. For registration and information, contact Dale Carnegie Training Hawaii at 538-3253 or go to www.hawaii.dalecarnegie.com. Fee: \$399 plus tax. Qualifies for 50 percent ETF subsidy.

JUNE 17

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 Honolulu 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 June 17. Contact Scott Wilson at scottrw51@gmail.com.

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 fieldtested 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

GCA Banquet to Honor Safety Standouts on June 8

The General Contractors Association of Hawaii (GCA) will celebrate safety and good health at its Annual Safety Awards banquet on Wednesday, June 8, at the Pomaikai Ballroom at Dole Cannery.

With the theme of a "Fabulous Casino Night," the GCA event celebrates the success of construction companies who excel in providing safe workplaces. "It's all about preventing workplace injuries, illness and fatalities," says a spokesperson. A no-host cocktail hour begins at 5 p.m. with dinner at 6.

The GCA and National AGC Safety Awards (NASA) program has been an ongoing effort to offer AGC members an opportunity to assess their safety records and compete for nationally recognized awards.

For more information, contact Gladys at 833-1681, ext. 24. Limited seating, first-come, first-served. GCA members \$65; nonmembers \$100.

of course.

7:30 a.m.-12:30 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by June 3. Limited seating; first-come, first-served. 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.

JUNE 20-23

OSHA 511 - Occupational Safety & Health Standards for General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute, this four-day course covers OSHA policies and procedures related to the 29 CFR 1910 standards, and how they play out in the workplace. Course is part of the Occupational Safety and Health Safety Certificate Program(s). Topics include OSH Act, safety and health management systems, personal protective equipment, hazard communication and electrical. Materials provided on first day of class.

8 a.m.-4:30 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. For registration and information, go to oshatraining@ucsd.edu or call 800-358-9206. Fee \$750. No refunds after June 6.

JUNE 21

IES Meeting

The AIA-Honolulu Chapter's IES brown bag meeting will discuss light controls.

11:30 a.m.-1:30 p.m. For more information, go to aiahonolulu.org.

JUNE 22

CAPS I: Marketing Strategies for Aging & Accessibility

Offered by BIA-Hawaii. National Association of Home Builders specialist and contractor Curt Kiriu shows how to identify opportunities and offer skills that meet the needs of an age 50 and over market in this Certified Agingin-Place Specialist (CAPS) I course. Certificate available after successful testing. Meets CAPS designation and many real estate and building industry continuing education requirements. Includes course materials, continental breakfast and lunch.

8 a.m.-5 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until June 22. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$270; nonmembers \$370. ETF partial funding available.

JUNE 24

2016 Renaissance Award Entries

The Building Industry Association of Hawaii has issued a call for entries for the 2016 Renaissance Building and Remodeling Awards in October. BIA-Hawaii encourages contractors, developers, architects, designers, and kitchen and bath designers to submit their entries by 4 p.m. on June 24 to the organization's office at 94-4877 Akoki St. in Waipahu. For more information, go to biahawaii.org or contact Clarice Watanabe at ckw@biahawaii.org or 629-7503.

CAPS II: Design/Build Solutions for Aging & Accessibility

Offered by BIA-Hawaii. National Association of Home Builders specialist and contractor Curt Kiriu presents the safety and design standards required to adapt homes to an age 50 and over market in this Certified Aging-in-Place Specialist (CAPS) II course. Certificate available after successful testing. Meets CAPS designation and many real estate and building industry continuing education requirements. Includes course materials, continental breakfast and lunch.

8 a.m.-5 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until June 24. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$270; nonmembers \$370. ETF partial funding available.

JUNE 25

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.

JUNE 27

AIA 2016 Design Awards: Entries Due

In September, Hawaii's outstanding architectural achievements will be celebrated at the AIA's Design Awards gala. AIA members must submit their built and unbuilt entries for consideration by the award jury by June 27. Refunds for withdrawn entries are available until June 20.

Jury day for student entries is July 9; jury day for AIA and Associate AIA members is July 16. Go to aiahonolulu. org for online registration and more information. Fee: AIA and Associate AIA members: \$400 per entry (built and unbuilt categories).

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23XRV AquaEdge Water-Cooled Screw Chiller (R-134A)



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GCs Showered by April's Awards

Hawaii's contractors were treated to \$184,998,989 in government agency con-

HAWAII

tracts in April, a total that surpasses the combined amount from the first three months of 2016.

Through May, agencies had awarded a combined \$175,037,124 in contracts. April's jobs boosted the year's awards to \$360,036,113.

The bulk of April's contracts is for \$124,472,819 in jobs on Hawaii Island. By comparison, Oahubased contracts for the month tally up to \$53,736,771.

The two largest contracts, both on the Big Island, are an \$80,421,400 job won by Nan Inc. for the Kona Judiciary Complex, and a \$31,300,000 bid landed by Isemoto Contracting Co. Ltd. for the Daniel K. Inouye College of Pharmacy at the University of Hawaii at Hilo.

Jas. W. Glover Ltd. won the next largest job, worth \$23,127,000, for the widening (phase one) of Runway 8L at Honolulu International Airport.

Among the agencies, the Department of Accounting and General



\$53,736,771

Services (DAGS) awarded the biggest contracts, at \$80,421,400, followed by UH at \$44,358,391

and the Department of Transportation (DOT) at \$32,295,541.

KAUAI

\$318,105

Awards By Agency

| DAGS | \$80,421,400 |
|--------------|---------------|
| UH | 44,358,391 |
| DOT | 32,295,541 |
| DOE | 10,324,217 |
| НРНА | 8,902,450 |
| DPWHI | 5,175,640 |
| DBEDT | 1,783,000 |
| C&C Honolulu | 1,738,350 |
| Total | \$184,998,989 |
| | |

| Awards By Area | |
|-----------------------|--|
|-----------------------|--|

| Hawaii | \$124,472,819 |
|--------|---------------|
| Oahu | 53,736,771 |
| Maui | 6,471,294 |
| Kauai | |
| Total | \$184,998,989 |
| | |

APRIL (Awards are rounded up to the nearest dollar.) –

\$124.472.819

BY AREA

AWARDS

Oahu

Jas. W. Glover Ltd.....\$23,127,000 Runway 8L Widening Phase 1 at Honolulu International Airport Society Contracting LLC.....7,970,700 Site and Building Improvements at Wahiawa Terrace Ralph S. Inouye Co. Ltd......2,058,700 Quarry Stairs, General Repairs Phase 2, University of Hawaii at Manoa C C Engineering &

Construction Inc. 1,891,700 Aiea Elementary School, Bldg. A, Air Conditioning

C & C Electrical Contractor Inc. 1,886,190

Bilger Addition, Replace Electrical Service Equipment, UH-Manoa Certified Construction Inc..... 1,783,000 Roof and Gutter Repair at Foreign Trade Zone No. 9, Pier 2 Facility

MAUI

\$6,471,294

Constructors Hawaii Inc. 1,666,000 Cafe Interior Improvements - Honolulu Community College, UH

Kamehameha Highway Safety Improvements, Vicinity of Kahana Valley Road to Kaaawa Bridge

Jacobsen Construction Co. Inc...... 1,665,000 Renovate 1st Floor, Phase 2, Building 6939B, Kapiolani Community College, UH

Allied Pacific Builders Inc. 1,546,588

APRIL'S TOP 10 CONTRACTORS

| 1) Nan Inc. (1) | \$80,421,400 |
|---|--------------|
| 2) Isemoto Contracting Co. Ltd. (5) | |
| 3) Jas. W. Glover Ltd. (1) | 23,127,000 |
| 4) Society Contracting LLC (1) | 7,970,700 |
| 5) Bodell Construction Co. (1) | 4,973,605 |
| 6) Maui Kupuno Builders LLC (1) | 3,227,753 |
| 7) Maui Paving LLC (1) | 2,745,621 |
| 8) Constructors Hawaii Inc. (2) | 2,207,000 |
| 9) C & C Electrical Contractor Inc. (2) | 2,076,775 |
| 10) Ralph S. Inouye Co. Ltd. (1) | 2,058,700 |
| | |

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

Wheeler Middle School, Miscellaneous R&M FY14

| Ideal Construction Inc |
|---|
| Henry's Equipment Rental & Sales Inc |
| Nanakuli Elementary and Nanakuli High and Intermediate School, Miscellaneous R&M |
| Doonwood Engineering |
| MEI Corporation |
| Grace Pacific LLC |
| Rambaud Electric LLC |
| MEI Corporation |
| Index Builders Inc |
| Ted's Wiring Service Ltd550,883 Central Fire Alarm System, Phase II, UH-Manoa |
| Site Engineering Inc |
| Rambaud Electric LLC |
| C & C Electrical Contractor Inc |
| Paul's Electrical Contracting LLC |
| Su-Mo Builders Inc |

Replacement, Windward Community College, UH

Isemoto Contracting Co. Ltd......121,392 Replace Dust Collector System, Building 386B Carpentry, Hawaii Community College, UH

Hawaii Technical Environmental

Construction Corp. 53,700 Repair Fuel Management System at Harbors Maintenance Baseyard

Ke Nui Construction LLC 49,300 Kapalama Elementary School, Various Buildings, Replace Doors for Fire Safety

Maui

Maui Kupuno Builders LLC......3,227,753 Kaumalapau 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

Guardrail Repairs and Maintenance at Various Locations

Site Engineering Inc..... 53,900 Kula Elementary School, Miscellaneous R&M FY2013

Hawaii

| Nan Inc | 80,421,400 |
|------------------------|------------|
| Kona Judiciary Complex | |

Daniel K. Inouye College of Pharmacy, UH-Hilo

Isemoto Contracting Co. Ltd......5,010,320 Kukuihaele Park Improvements, Kanahonua

Bodell Construction Co.....4,973,605 Modernization and Repair of UH Telescopes on Mauna Kea, University of Hawaii Institute for Astronomy

Waiakea High School, Miscellaneous R&M FY13

Constructors Hawaii Inc 541,000 Laupahoehoe Public Charter School, Building A Reroof

Stan's Contracting, Inc...... 488,700 Kohala Elementary School, Miscellaneous R & M FY08-10 Paauilo Elementary and Intermediate School, Miscellaneous R&M FY10-11 Edward Higa General Contracting 165,320

Kawailani Street Drywell, South Hilo

Isemoto Contracting Co. Ltd..... Honaunau Elementary School, D Installation Acc. Ramp

Isemoto Contracting Co. Ltd...... 116,474 Kealakehe Intermediate School, Miscellaneous R&M 2013

Site Engineering Inc..... 80,500 Waiakea Elementary School, Bldg. C, Renovate Office

Kauai

Cushnie Construction Co. Inc. 318,105 Installation of Lift Station and Force Main, Port Allen Harbor

LOW BIDS

The companies below submitted the low bids in April 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......\$41,899,050 Advanced Technology Training Center, Honolulu Community College, UH

Frank Coluccio Construction Co 21,080,832 Coconut Island, Marine Laboratory, Buildings 1 & 2, Interior Renovation and General Repairs, UH-Manoa

Maui Kupuno Builders LLC..... 18,354,516 Rehabilitation of Localized Streets, Phases 12B and 12C, Various Locations

MEI Corporation...... 10,310,201 Repair/Refurbish Theater Building 7885, Leeward Community College, UH

Brian's Contracting Inc.1,357,000 Classroom Renovation for Bilger Hall 335 and George Hall 227, UH-Manoa

| MEI Corporation | 1.177.012 |
|---|-----------|
| Manoa Valley District Park, Gymnasium 1 | , , |

MEI Corporation......1,129,744 Hoopono Buildings A & B - Air Conditioning, Restroom, Roof and Other Improvements

| The American Coating Co1,077,810 |
|---|
| Recoat IIT Parking Deck at Honolulu International Airport (HNL) |
| CO HA Buildors Inc. dba |

| Applied Surfacing Technology 972,007 |
|---|
| Aloha Stadium, Athletic Field Surface Replacement |
| Hawaii Works Inc734,900 |
| College of Education Retaining Wall, UH-Manoa |
| Alert Holdings Group Inc |
| Molina Engineering Ltd |
| |

| Jas. w. Glover Ltu | +02,000 |
|---|-------------|
| Manoa Elementary School, Parking Lot and Driveway | Resurfacing |
| MEI Corporation | 139,300 |
| Kalihi Fire Station Improvements | , |

| Certified Construction | Inc 319,000 |
|---------------------------------|-------------|
| Pearl City High School, D & F R | eroof |

M. Shiroma Construction Co..... 187,915 Kalani High School, Replace Gym Louvers and Hardware

Brian's Contracting Inc.....165,000 Construct Public Restrooms at Wahiawa Transit Center

Maxum Construction of Hawaii LLC 122.880 Nanakuli High & Intermediate School, Renovate Bldg. J (Gym) and Bldg. L (Band Room) Boys/Girls Restrooms

M Contracting Inc......97,200 Fern Elementary School, Bldg. B, Restroom Renovations

Brian's Contracting Inc...... 80,000 Waialua High & Intermediate School, Bldg. T, Replace Front Entry Doors and Jams

T-2 Construction Inc......74,000 Leilehua High School, Bldg. R Gym, Replace Front Door Entrance & Metal Door Jambs

Pacific Recreation Co. LLC 64,389 Kailua Elementary School, Area 02, Resurface Basketball Court

Society Contracting, LLC..... 59,906 Kalani High School, Bldg. H, Replace Carpet with VCT

Ted's Wiring Service Ltd...... 54,139 Kailua Elementary School, Area 01, Install Parking Lot Lights

Kepa Masonry & Landscaping...... 41,987 Waikiki Elementary School, Bldg. B, Extend Walkway

M. Shiroma Construction Co. 41,581 Aikahi Elementary School, Replace Louvers and Hardware (Cafetorium)

C C Engineering & Construction Inc...... 30,900 Ewa Elementary School, Bldg. L, Install Security Screens

Pacific Isles Equipment Rentals Inc...... 26,500 Waianae High School, Bldg. L, AG Garden, Install New 8 Feet Galvanized Chain

Nobu's Glass Sales & Service...... 24,895 Alvah Scott Elementary School, Bldg. J Admin Office, Install Security Screens

Paradise Roofing Corp...... 24,300 Hahaione Elementary School, Replace Covered Entryway to Cafe, Bldg. 1

Castle Creations Inc..... 24,225 Kalani High School, Bldg. H, Repaint Interior

Pacific Isles Equipment Rentals Inc...... 18,000 Waianae High School Football Field, Remove and Install New Chain Link Fence and Gates

Pacific Isles Equipment Rentals Inc......17,500 Nanakuli Elementary School, Remove and Replace 6 Feet Chain Link Perimeter Fence

D & C Plumbing Inc..... 14,964 Nanakuli High & Intermediate School, Remove Old Wet Stand Pipe & Install New and Replace Broken 6-inch Shut-Off Valve

| RD's Welding & Repair LLC |
|--|
| Akamai Glass Co. Inc |
| Pacific Island Fence LLC |
| Molina Engineering Ltd |
| Pacific Island Fence LLC |
| Alakai Mechanical Corp4,659 Hawaii Center for Deaf & Blind, Remove and Replace Gutters, Bldg. B |
| Maui |
| Arisumi Brothers Inc |
| Maui Kupuno Builders LLC 1,053,613 Haleakala Highway and Makawao Avenue Improvements |
| M. Nakai Repair Service, Ltd |
| BCP Construction of Hawaii, Inc119,840 Repairs at Maintenance Shop Building - Kahului Harbor |
| Hawaii |
| Jacobsen Construction Co. Inc7,098,000 Life Science Building Renovation , UH-Hilo |
| |

| Site Engineering Inc | |
|--|---------|
| Kohala Middle School, Resurface Field Basketball | , |
| Loeffler Construction Inc | 175,625 |
| FY16 Pavement Repairs at Hilo Harbor | , |

Konawaena High School, Portable 7 Bathroom, Accessibility Improvements

Kauai

Pacific Blue Construction LLC......975,948 Hanalei Courthouse, ADA & Septic System Design

Pacific Blue Construction LLC..... 500,349 Eleele Elementary, Waimea Canyon Middle and Waimea High Schools, Shelter Hardening

High-tech options continue to transform the industry even as it welcomes a modest growth cycle

BY DAVID PUTNAM

awaii's Top 10 roofing companies report a modest growth in 2015 revenue with a combined \$101,544,864 in business, easily topping the previous year's \$95.7 million.

tanaii's

2016

"The industry is in a growth cycle," says Tim Lyons, executive director of the Roofing Contractors Association of Hawaii (RCAH). "Products seem to be performing as intended, and 'up' is the trend.

"A growth market allows those who have perfected their skills to grow at a good rate without unnecessary operational problems. The commercial, residential and military sectors are all contributing positively to the economic health of our members."

Beachside Roofing LLC, which reports \$30.5 million in revenue in 2015, remains No. 1 among those firms who responded to *Building Industry Hawaii*'s annual survey. The rankings are based on revenue and other performance factors.

Making the biggest leap is Oceanview Roofing, which landed in the No. 5 spot—five rungs above last year's ranking. Missing from the Top 10 is Kapili Roofing, which declined to participate in this year's survey.

As Guy Akasaki notes, Hawaii's roofing industry is seeing more technology.

"The roofing industry, with the advent of nanotechnology, is transforming from what appears to be 'old' tech to 'new' old tech, or what appears to be an old technology skin but everything under it is high technology," he says.

"There is a converging interface between roofing and the photovoltaic industry in the context of BIPV (building integrated photovoltaics)."

Other ways technology is changing how roofers do business, Akasaki says, includes "properly formulated elastomeric coatings that yield great performance results in the Islands due to high UV and sun exposures, preventing the sun from thermodynamically heating the exterior wall via solar reflectance polymetric resins that have low emissivity and utilizing solarpowered roof vents properly outfitted to remove heated airspace."

Island homes and businesses, once routinely topped by shingles or tiles, now are as likely to be covered from top to bottom with high-tech coatings, along with dozens of solar panels on the roofs.

"So as you can see," Akasaki says, "roofing via technology is beginning to encompass not only the roof but the building envelope."

2015 REVENUE

HAWAII'S TOP 10 ROOFING CONTRACTORS

RANKING

| 1. Beachside Roofing LLC | .\$30,000,000 |
|---|---------------|
| 2. Commercial Roofing & Waterproofing Hawaii Inc | 19,000,000 |
| 3. Tory's Roofing & Waterproofing Inc | 14,750,000 |
| 4. Tropical Roofing and Raingutters | 6,900,000 |
| 5. Oceanview Roofing | 5,986,751 |
| 6. Honolulu Roofing Company Inc. | 5,700,000 |
| 7. (tie) David's Custom Roofing & Painting Inc | 5,000,000 |
| Pacific Industrial Coatings LLC | 5,000,000 |
| 9. Surface Shield Roofing Co | 4,708,113 |
| 10. Kokua Roofing (Pacific Crossing Inc. dba Kokua Roofing) . | 4,000,000 |

OTHER LEADING ROOFERS

| Rainbow Roof Maintenance Co. Inc. | \$2,000,000 |
|---|-------------|
| Buck Roofing Co. Inc. | 1,400,000 |
| Roofing Solutions | 1,146,611 |
| All Aces Roofing, Renovations & Raingutters Inc | 700,000 |
| Shafer's Roofing & Construction | 631,789 |

The Top 10 were selected based on factors ranging from community achievement and service to 2015 earnings as reported by those companies responding to our survey.

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BEACHSIDE ROOFING

or Beachside Roofing, 2015 "was a great year with a continued run of top-end commercial projects that provided the overall business with a steady workflow," says Scot Jimenez, president of the

company that's done business in Hawaii for 32 years.

TOP IO

For the sixth consecutive year, Beachside holds the No. 1 spot among the Hawaii's Top 10 Roofers. Its reported revenue of



Scot Jimenez

\$30.5 million last year marks a steady increase over 2014's \$29.7 million.

Beachside's list of projects completed last year includes the Ala Moana Shopping Center expansion, the Sheraton Poipu renovation and reroofing, the Hokulei Village Shopping Center, renovations at the Four Seasons Manele and the Aston Waikiki pool deck, the 801 South Street Tower I and Tommy Bahama Waikiki.

The Kapolei-based firm's client list includes many of state's major contractors, such as Hawaiian Dredging Construction Co., Nordic PCL, dck pacific and Albert C. Kobayashi Inc.

"We experienced working with many high-level professional general contractors and private clients, which results in continuing successful project outcomes," Jimenez says. "2015 was a great year for our estimating and operations departments, winning and negotiating good projects with managing and execution of projects providing good roofing systems installed in-place on schedule in a safe manner."

Last year Beachside began work on Park Lane, a luxury condominium building built on an elevated deck on the south side of Ala Moana Center.

Other ongoing projects that Beachside started in 2015 include the Kaanapali Ocean Resort, Waiea Tower, Anaha Tower, the International Marketplace, Ritz Carlton Waikiki Phases 1 & 2, The Collections and Lofts, Anaha Tower, Symphony Tower and 801 South Street Phase 2.

Among the more popular product brands that Beachside applied in 2015 are ALT Global, Soprema, Siplast, Sika, Kemperol, American HydroTech Hot Rubber, Grace, CETCO and Tremco.

CEO/PRESIDENT: Scot Jimenez

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle, all kinds of roofing, waterproofing and specialty waterproof coatings

HAWAII STATE LICENSE: BC-22075

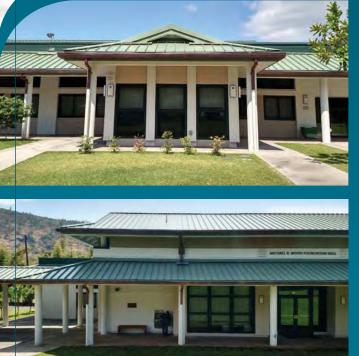
With that backlog of work heralding the company into 2016, Jimenez is optimistic for Beachside's future. He anticipates an "increase in revenue versus 2015" due to Beachside's "schedule of work and general activity."

Jimenez says 2016 "is leading into a good forward motion of 2017 and beyond. Then we will see what comes next."



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ROOFERS

COMMERCIAL ROOFING & WATERPROOFING HAWAII

ommercial Roofing & Waterproofing Hawaii had a banner year in 2015 with reported revenue of \$19 million. With projects ranging from installing a new roofing system at the Fairmont Kea Lani in Wailea—while heeding the need

to remain invisible so as not to disrupt the daily operations of the five-star hotel to re-roofing 324 buildings at Kapilina Beach Homes, the 23-year-old company is ranked No. 2 among Hawaii's Top



Guy Akasaki

10 Roofers for the sixth year in a row. Guy Akasaki, president of the

Waipahu-based firm, points to CRW's willingness to adapt and change to the times.

"In an ever-changing world, even in roofing, the way that business is done is evolving, and impacts our customers," he says. "As a result, we are adapting to this global and national shift to embrace change and provide a better product to our clients, rather than more of the same." CRW has expanded its services, Akaski says, "in two major areas: safety and facilities management services, which we call CRW Direct, for our clients.

"Safety has always been a hallmark of CRW, and after searching long and hard, we employed a full-time safety professional who seamlessly integrates into CRW's core values with a longstanding reputation in the industry."

Its facilities management services assists customers with important paperwork, from insurance to warranties.

"Bad record-keeping on the roof as a capital expense is common due to doing everything on a 'need to do now' but 'don't know what has to be done' basis which all lead to unknown costs, lack of tracking corrective actions and a few examples of how the world has been used to operating," Akasaki says. "We are engaging a new way of helping our clients access and track historical records."

CRW won a first-place award in the Roofing Contractors Association of Hawaii Awards for its tile roofing work at Punahou School.

Other major projects for CRW

CEO/PRESIDENT: Guy Akasaki

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle, roof management and maintenance (performance extension programs, solar photovoltaic cleaning programs industrial warehouse metal deck acrylic coating systems)

HAWAII STATE LICENSE: BC-18179

last year included the Safeway Lihue, McDonald's Laie, AOAO's at 1450 Young St., Fountain of Makiki and Waimalu Park Plaza, the Keauhou and Waikele shopping centers and various schools and residences.

CRW also installed a 28,862-squarefoot, standing seam metal roof at the Aloha Nursing & Rehabilitation Center.

The company's multiple projects started in 2015 range from the Walmart Kahului to ChefZone to HECO's Cooke Street offices.

> The future of Hawaii's roofing industry, Akasaki says, has been "robust," but notes that "the lack of qualified human capital and manpower continues to be problematic to our industry.

"Midsize and affordable housing, commercial construction and shopping centers are a few sectors providing a substantial backlog in our Islands. Sustainability and energysaving are becoming a hallmark" of the roofing business.

"So, as CRW moves into 2016," he adds, "we are making strategic and very deliberate initiatives to bring to our clients professionalism with a personal touch."



CRW reroofed the 19-building Cliffside Villages.

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TOP 10 ROOFERS

TORY'S ROOFING & WATERPROOFING

ith reported revenues of \$14.75 million and winning multiple awards for its work, Tory's Roofing & Waterproofing remains No. 3 among Hawaii's Top 10 Roofers for the fifth consecutive year.

Additionally, Mike Tory, vice president of the Pearl City-based company, served as president of the Western States Roofing Contractors Association.

Tory's Roofing & Waterproofing took home three first-place honors at the Hawaii Roofing Contractors Association of Hawaii (RCAH) Top Roofers Awards in late January. It won in the categories low slope single ply residential, low slope modified bitumen commercial and steep slope shingle residential.

In 2015, Tory's showed a revenue growth of \$1.75 million over its 2014 numbers.

"Business was great in 2015," says Sandra Tory, general manager of the 44-year-old firm. "We are very blessed to have been awarded the contracts and to have the resources to complete the

projects." Projects completed by Tory's Roofing in 2015 included reroofing the Ohelo and Olona buildings at Kapiolani Community College. The job had Aaron Togiai, Delbert Mercado and Paul Morales as foremen and took more than two years to complete. It was finished last July. Tory's removed the existing bur to both structures, including base and cap flashings, and mechanically fastened 3.1-inch flat polviso insulation and 5/8-inch secure rock overboard on the sloping metal decking.

There were several change orders, and "the existing roof was really thick, so tearing off took long periods of time," Tory's explained in its RCAH Awards entry form.

Accessibility was a major challenge to staying on schedule and maintaining a safe jobsite. Access for using a crane to both roofs was limited, and extra caution was needed because of students and others walking below during construction. Also, both roofs had numerous air conditioning units, pipes and vents, making the detailed work "meticulous and extremely laborious."

Other jobs Tory's completed last year were for the Harbor Center, Radford High School and Waiawa Armory.

Tory says energy-efficient roofing materials are becoming increasingly popular among "both commercial and residential clients. From coatings to heat-reflective shingles, clients are

CEO/PRESIDENT: Louis Tory Jr.

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: BC-8587

eager to learn more about maximizing efficiency through their roofing products."

Tory's ongoing projects include reroofing various buildings on the campus at Brigham Young University-Hawaii, a job it launched in 2015.

Looking ahead, Tory says Hawaii's roofing industry is growing stronger.

"Business does not seem to be slowing down anytime soon," she says, "especially in 2016. The summer is lining up to be one of our busiest in years."



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ith reported revenue of \$6.9 million, 2015 was a year of "working, working, working," says Charles Beeck Jr., president of Tropical Roofing and Raingutters. The effort lands the Waipahu-based company in the No. 4 spot among Hawaii's Top 10 Roofers for the fifth consecutive year.

CEO/PRESIDENT: Charles Beeck Jr. **SPECIALTY:** Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: C-21044

Tropical Roofing is celebrating its 30th anniversary of doing business in Hawaii. And even though its 2015 revenue slipped from 2014's \$8.8 million, Beeck is optimistic.

"We are happy with the overall numbers," he says of last year's tally. "The industry looks strong."

Tropical Roofing reports that 70 percent of its work last year was done in the public sector. The projects it completed in 2015 include the Cutter auto dealership at 777 Ala Moana Blvd., the Kahala Beach Apartments, Building 214 at Pearl Harbor, the Waialae Gardens AOAO and the Kawaiahao Church and school.

Ongoing projects begun last year include Cathedral Point, the Alika Condos and the Waikiki Trader warehouse.

Also in 2015, Tropical Roofing took home first-place honors from the Roofing Contractors Association of Hawaii (RCAH) Top Roofers Awards in the tile roofing residential category.

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OCEANVIEW ROOFING

ceanview Roofing, reporting a 42 percent increase in business in 2015, climbed five spots to rank fifth among this year's Hawaii's Top 10 Roofers with revenue of \$5,986,751.

"Business was good in 2015 and Oceanview Roofing's growth was amazing," says Oceanview Roofing's Peter Michelmore. "More commercial roofing

POOFERS



Peter Michelmore

for us was a big success."

The 23-year-old Kailua-based company's revenue last year easily topped 2014's tally of \$3.5 million, which Michelmore had said was "our best year ever."

Among the projects Oceanview completed last year are the Mililani Terrace AOAO and repairs to the housing at Marine Corps Base Hawaii.

Oceanview also took first-place in the metal roofing category in the **Roofing Contractors** Association of Hawaii (RCAH) Top Roofing Awards for its work on the Huang residence. With Matt Baley as foreman, Oceanview's crew installed Custom Bilt SL-1750 using stainless steel clips and Gaco Roof silicone system



Oceanview Roofing installed a metal roof on this residence.

on the flat sections on the Kailua home. The project involved matching the details of standing seam panels in long valleys, steep slopes and aligning the panels and the pitch. Boral underlayment was installed with the Gaco system.

Michelmore notes an increase in metal roofing in the Islands, along with agrowing demand for solar reflective products.

"Metal roofing is becoming more popular among Island roofers, especially with aluminum roofs that have lasted on Hawaii's roofs for over 75 years," he says. "Aluminum roofing such as the Interlock Aluminum high-grade .032 shakes have been hurricane-tested to 170 mph or Cat 4. These new Interlock systems also have Dupont Teflon coatings for a lifetime roof. Aluminum standing seam roofs with stainless steel fasteners can also withstand hurricane-force winds. "While asphalt shingles are still

CEO/PRESIDENT: Peter B. Michelmore

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, shingle, Spanish clay tile, slate, GACO, decking, waterproofing

HAWAII STATE LICENSE: CT-33475

popular," he adds, "the newest is solar reflective shingles that can reduce the heat which is typical of asphalt products."

Looking ahead, Michelmore says he expects "2016 will be our biggest year yet, with more commercial work and several big projects on Kauai upcoming."

And, in showing its community spirit, Oceanview took part in Kailua's Fourth of July parade.



Oceanview Roofing installed a complex new roof on a residence.



Owner

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TOP 10 ROOFERS

HONOLULU ROOFING CO.

onolulu Roofing climbed two spots to No. 6 among Hawaii's Top 10 Roofers as a result of a revenue growth from \$4.1 million in 2014 to \$5.7 million last year.

The 14-year-old Waipahu-based company held the eighth spot in last year's survey.

"We were fortunate to have a prosperous year and experienced such growth that we were



Dora Fong

recognized by *Pacific Business News*," says Dora Fong, company president. "2016 has been very busy for us, with projects on four islands, and we will also be starting work on a project near Guam very soon.

"We anticipate continued steady growth through 2017."

Honolulu Roofing took home three first-place honors at the Roofing Contractors Association of Hawaii (RCAH) Top Roofing Awards. Its work on the HPU apartments won in the single ply commercial category. Other first place awards were in the fluid applied commercial category for its work on Top of Waikiki and in shingle roofing commercial for its work on the Sheraton Maui Resort & Spa, Phase II. Additionally, the company was No. 18 on *PBN*'s "Fastest 50" list for small businesses.

With the uptick in business, Honolulu Roofing recently brought



Honolulu Roofing installed lpe pavers on the Kohala Deck at the Four Seasons Resort Oahu at Ko Olina.

Sasha Kahunahana on board as project coordinator.

Projects completed by Honolulu Roofing in 2015 include Bloomingdale's Ala Moana, the student apartments at Hawaii Pacific Aloha Tower Marketplace, the Sheraton Maui Phase II and Hilton Hawaiian Village's main lobby roof replacement.

New roofing materials are gaining popularity in Hawaii, Fong says.

"CIM Industries produces liquid applied waterproofing systems which cures in hours and forms a chemical and abrasion resistant weather barrier," she says. "It has been used widely on the Mainland with over 30 years proven performance, yet has only recently been brought to the Islands.

"We just completed a hotel renovation project in Waikiki with CIM and have another project currently in progress at a resort overhaul in West Oahu."

The Four Seasons Resort Oahu at Ko Olina was a unique project begun by Honolulu Roofing in 2015. Fong says the scope of the work involved

CEO/PRESIDENT: Dora Fong

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: C-23799

the main tower, tennis court, wedding chapel, garden huts, adult pool restroom and the *hale waa* canoe house. Honolulu Roofing installed Ipe wood pavers on TPO roofing, wood shingles on four buildings (with 34:12, 16:12, 10:12 and 8:12 slopes), tennis court surfacing over urethane waterproofing membrane, below-grade waterproofing, above-grade waterproofing, elastomeric roof coating, modified bitumen membrane roofing and concrete tile work.

Other jobs the company began in 2015 include Punahou School Grade 2-5 Phase 1A, the Hilton Garden Inn and Kapolei Commons' Regal Cinema and retail complex.



Honolulu Roofing applied Plexipave surfacing to the tennis courts at the Four Seasons Resort Oahu at Ko Olina.



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Recipient of 3 Awards for 2016 RCAH Top **Roofing projects**

HIGHLIGHTS

- Demo existing roofing
- Inspire Arcella simulated shingle roofing
- 12:12 steep slope
- Logistically challenging

PACIFIC INDUSTRIAL COATINGS

acific Industrial Coatings (PIC) had reported revenue of \$5 million in 2015 to share the seventh spot in this year's Hawaii's Top 10 Roofers with David's Custom Roofing & Painting.

POOFERS

PIC's revenue last year easily topped the \$4.5 million it earned in 2014 when it was ranked No. 6 among Hawaii's Top 10.

Bob Johnson, president of the 7-year-old firm, says "the increase was

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stringers. With 3-1/2"

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code for 4" ball rejec-

tion between treads.

(Maui job shown)

CEO/PRESIDENT: Bob Johnson

SPECIALTY: Low slope, fluid applied, spray polyurethane foam and silicone systems, waterproofing, interior spray foam insulation, solar thermal hot water systems

HAWAII STATE LICENSE: BC-30137

split among spray foam roofing, spray foam insulation and waterproofing."

A high-profile project in 2015 for PIC was the Neal S. Blaisdell Arena. "We love working on historic buildings like the Blaisdell," Johnson says.

Other projects PIC completed last year include Halawa View Apartments affordable housing, Kahuku Medical Center, Heritage House Condominium, Olelo Media Building, Maryknoll Elementary, Our Lady of Peace Cathedral, Hauula Baseyard, Grace Pacific LLC, Rengo Warehouse and the Kaena Point Satellite Tracking Station.

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DAVID'S CUSTOM ROOFING & PAINTING

avid's Custom Roofing & Painting, with reported revenue of \$5 million in 2015, ties for No. 7 in this year's Hawaii's Top 10 Roofers with Pacific Industrial Coatings.

TOP 10 POOFERS

"We saw an increase in all divisions of our company—roofing, painting and our general contracting work," says Davelyn Leong, president of the 36-yearold company in Pearl City. "We have been very blessed with consistent work, a dedicated team and great customers."

David's reports a steady revenue growth over its \$4.5 million in 2014.

"The severe weather Hawaii has seen, the continued push for solar, the rise in the amount of new construction and the older homes needing new roofs will continue to drive the roofing market. We expect another busy year for the industry," Leong says. Among David's 2015 projects was the Honolulu Myohoji Mission.

"This was an historic building that had to be split between an abatement crew to safely remove and dispose of hazardous roofing materials and the installer crew that carefully installed 260 squares of corrugated roofing completed in three months," Leong says.

"Due to the steep pitch, curvature of the roof and intricate details, specialty equipment and cranes were utilized to safely load and unload roofing materials and workers."

The project, which was headed by foreman Reynaldo Aganos, landed David's a first-place award from the Roofing Contractors Association of Hawaii (RCAH) in the metal roofing commercial category.

Other milestones in 2015 included winning the Lei Niho Palaoa Award

CEO/PRESIDENT: Davelyn Leong

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: BC-19703

from eztouse.com as Best Roofing Company in Hawaii, receiving a Super Service Award from Angie's List and earning accolades from three Honolulu magazines, including *Building Industry Hawaii*'s annual Top 10 Roofers list.

Looking ahead, Leong says "the roofing industry has been picking up over the past few years, and we foresee the roofing industry to continue on this trend into 2016."



ROOFERS

SURFACE SHIELD ROOFING

urface Shield Roofing held onto the No. 9 spot among Hawaii's Top 10 Roofers this year with reported 2015 revenue of \$4,708,113.

The nine-year-old company com-

pleted more than 200 residential jobs last year, along with a major reroofing project at the Hawaii Kai Shopping Center.

"In one of two

phases of reroof-

at Hawaii Kai

ing a few buildings



Shon Gregory

Shopping Center, we found it particularly challenging due to the steep slope and high pedestrian traffic," says Shon Gregory, company president. "We removed the existing roofing system, installed solid sheathing and installed CertainTeed's Highlander Slate Shingle. The low-pitched facets were replaced with a Carlisle 80 mil single ply membrane."

Surface Shield also began a major

reroofing job last year at Stevenson Middle School.

"Business was good," Gregory says. "We did a whole lot of residential projects coupled with a few great commercial and government jobs. All and all, we are happy with the year's outcome."

He adds that business in 2016 "is off to a great start. We have a ton of work ahead of us in both residential and commercial markets.

"We are very excited to be a part of the construction boom here in Hawaii, and don't see it ending any time soon."

Surface Shield took home first-place honors at the Roofing Contractors Association of Hawaii (RCAH) Top Roofing Awards in the fluid applied commercial category for its work on a Honolulu residence. The project involved completing a Monier Tile restoration and applying a Reflect-Tec system across a 4,300-square-foot roof on a two-story home with a 5:12 slope.

Looking ahead, Gregory expects

CEO/PRESIDENT: Shon Gregory

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: C-28235

the use of energy-efficient and environmentally friendly roofing products to increase.

"We see the energy-efficient or 'green' material market expanding," he says, "with new color options in the reflective asphalt shingle line from CertainTeed, as well as the ever-growing fluid applied roofing industry offering recycled silicone products using new innovative formulas that stay whiter longer from Gaco Western and great urethane and silicone options from AWS that offer the strength of polyurea and the longevity of silicone."



A Surface Shield crew puts a new roof on a business at the Hawaii Kai Shopping Center.

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KOKUA ROOFING (PACIFIC CROSSING INC.)

okua Roofing, based in Kailua-Kona, nearly doubled its business in 2015, reporting \$4 million in revenue to move into

Hawaii's Top 10 Roofers at the No. 10 spot.

POOFERS

Kokua Roofing, which is affiliated with Pacific Crossing Inc. of Centerville, Utah, last year was listed among "Other Leading Roofers"



Ron Lloyd

with \$2.2 million in 2014 revenue.

"We had the best year ever for our company," says Ron Lloyd, president of Kokua Roofing, which was founded in 2010. "The number of bids submitted, jobs sold and profits were at an all-time high." Projects that Kokua completed in 2015 include the Courtyard Laie, Kona Hawaiian Village, Kohanaiki Pod 7, the Kohanaiki Hale Maia and the Polynesian Cultural Center Tongan Village.

One of Kokua's more unique jobs is installing copper shingles on the roof of a residence in Kukio.

Other current projects begun last year include Koloa Landing, Kohanaiki Hale Hina Hina and Lot 17 Hapuna.

Lloyd notes that his firm has been "installing lots of coatings, and the interest in synthetic slates has increased."

And he adds that the company is poised to show another increase in business in 2016.

"We are currently on a pace to

CEO/PRESIDENT: Ron Lloyd

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, asphalt shingle, slate, wood shingle

HAWAII STATE LICENSE: CT-31641

double last year's record-breaking sales," he says. "The number of projects in planning and budgeting has increased for us by 75 percent over last year, and we are hearing of even more projects yet to come."

Kokua Roofing also continued its partnership in 2015 with the West Hawaii Habitat for Humanity.



Here is a look at other leading Hawaii roofers who did significant business in 2015 and who responded to Building Industry Hawaii's survey:

RAINBOW ROOF MAINTENANCE CO.

CEO/PRESIDENT: Steven Maero

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: C-16132

Rainbow Roof, founded in 1979, reported a drop in revenue to \$2 million during 2015.

The previous year, Rainbow posted \$2.8 million worth of business.

Among the projects Rainbow Roofing completed last year were Capital Markets, Northpointe AOAO and Stream Side at Launani.

BUCK ROOFING CO.

CEO/PRESIDENT: Hina Schipa

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: C-15237

Buck Roofing is celebrating 40 years of doing business in Hawaii this year. The Honokaa-based company reports revenue of \$1.4 million, with 95 percent of its jobs done in the public sector.

Projects completed last year include three jobs at the University of Hawaii at Hilo: the security and emergency operations center, the old student services building and making air conditioning improvements.

Other projects for Buck Roofing in 2015 were

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the Kamehameha Schools Well Tank B, Kapiolani Street waterproofing, the Wailoa Sewage Pump Station, the HELCO Kanoelehua Complex expansion and the Kealakehe High School dugouts.

Among the projects completed last year for the Honokaa-based company are the University of Hawaii at Hilo AC improvements, the First Hawaiian Bank Waiakea, reroofing at 275 Ponahawai in Hilo, Hoonani homes, Pahoa Elementary and the National Memorial of the Pacific at Punchbowl Crater.

Ongoing jobs that began last year include the Meheula Vista, the Hilo Municipal Golf Course, the Hokulia Golf Course and Waimea Middle School 8 Classroom Building.



Buck's completed several waterproofing projects in 2015.

ROOFING SOLUTIONS

CEO/PRESIDENT: Elijah DeLaGarza

SPECIALTY: Low slope, fluid applied, singly ply, modified bitumen, steep slope, metal, tile, shingle roofing, slate, wood shakes, insurance restoration

HAWAII STATE LICENSE: C-34059

Roofing Solutions in 2015 took on three unique insurance restoration projects, an area that Elijah DeLaGarza, company president, says, "This is where we shine." The Kailuabased roofer reports revenue of 2015 of \$1,146,611.

One of the restoration jobs was a laminated shingle re-roof valued at \$108,141. The project at a Kailua residence included a solar photovoltaic detach and reset coordination, and a modified bitumen flat roof tie-in.

Roofing Solutions did a

rehabiliation project on a Diamond Head Circle residence that included a wood shake roof with interior water intrusion. That insurance claim was resolved at \$220,711.

The company also installed a new roof on a \$99,833 insurance restoration claim on the University Inn at Manoa.

Roofing Solutions says it donates 1 percent of its revenue to FeedingHawaiiTogether.org to support efforts against poverty and hunger on Oahu.





ALL ACES ROOFING RENOVATIONS

CEO/PRESIDENT: Alexander Agustin

SPECIALTY: Low slope, fluid applied, singly ply, modified bitumen, metal, tile, shingle

HAWAII STATE LICENSE: C-30088

Last year All Aces Roofing Renovations completed reroofing Eden at Haiku Woods, which turned out to be a riskier job than expected.

"There was a lot of wood repairs, internal gutters—and bee hives," says Alexander Agustin, president of the Waianae-based company that's been doing business in Hawaii for seven years.

For the year, All Aces reports revenues of \$700,000.



SHAFER'S ROOFING & CONSTRUCTION

CEO/PRESIDENT: Bernadette S. Robins

SPECIALTY: Low slope, fluid applied, single ply, modified bitumen, steep slope, metal, tile, shingle

HAWAII STATE LICENSE: BC-32095

Shafer's Roofing reports revenue of \$631,789 in 2015. The 43-yearold Kapolei-based firm is headed by Bernadette Shafer Robins, who also serves as president of the Roofing Contractors Association of Hawaii (RCAH).

Robins lists a Warriors in Transition project as the company's "most challenging" last year. The scope of the job involved a concrete deck, negative slope, scuppers above roof line, six 5-inch downspouts to the roof and parapet 5-inch walls.

Other major projects for Shafer's include installing insulated metal panels and curve radius roof at Kahului Elementary School and removing existing roof at the Koko Head Rec Center and replacing it with GAF shingles. It also completed roofs for Forest City.





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A 120-foot-long MAC 175 standing seam metal roof panels fabricated onsite at Building 112, Wheeler AAF, and installed by West Coast Roofing.

High-performance materials and coatings step up to resist daily wear-and-tear of a tropical climate

BY PRISCILLA PÉREZ BILLIG

etal roof systems that incorporate solar-reflective coatings have steadily gained popularity among Hawaii's leading roofers and suppliers.

The combination of metal and coatings is designed to shield roof surfaces from harsh ultraviolet rays while lowering a building's interior temperature and delivering long-lasting weather protection.

There are many systems available to owners of commercial, industrial and residential buildings in Hawaii. One of them, according to Mark Silva, roofing sales vice president for Kloeckner Metals, is the ULTRA Cool Kynar 500 paint system.

"The heat reflecting capabilities of this long-life paint system looks great and keeps interior spaces cooler, reducing the energy needed to cool

those spaces," says Silva, adding that Kloeckner Metals uses this system on its stocking colors.

Other manufacturers also have adopted new technologies and their products are gaining greater use among roofing companies.

Another emerging favorite,

says Eric Hayes, sales manager

at Hawaii Supply, is Carlisle



Eric Hayes

Syntec Systems' APEEL Protective Film.

APEEL protects the surface of thermoplastic polyolefin, or TPO, membrane from scuffs and dirt accumulation brought on by foot traffic and construction debris during the installation process, leaving the finished roof clean and bright.

"Contractors save labor costs associated with cleaning the roof surface before turning it over to the building owner," Hayes says. "Building owners receive a clean, unblemished roof

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worthy of the large investment they've just made."

CIM Industries Inc. produces a range of high-performance industrial coatings and lining systems that provide a seamless, impermeable, abrasion-resistant barrier against water and chemicals, only recently available in the Islands. Dora Fong, president of Honolulu Roofing Co. Inc., says CIM's liquid-applied waterproofing system cures in hours and forms a chemical and abrasion resistant weather barrier.

With more architects incorporating photovoltaic (PV) installations on their projects, Silva says Kloeckner Metals is seeing an increase in orders for standing seam metal roofing systems



A Murakami Roofing workman applies GacoRoof silicone roof coating.

because of a number of factors, but especially due to their suitability to PV panel installations and their inherent wind and weather resistance.

"Standing seam roofs, like our MAC 175 and MAC 200, are ideal platforms for the attachment of PV systems through use of special, non-penetrating aluminum clamps," Silva says. "Structural penetrations (potential leak areas) are not required to secure the PV system to a standing seam roof and the addition of a properly installed PV system does not adversely affect the weather tightness or wind resistance of the standing seam roofs."

Murakami Roofing LLC recommends GacoRoof silicone roof coatings for Hawaii's unique climate. For flat or low-pitched roofs, the silicone coating can withstand ponding water and prevent leaks while also leading to longer retention of the reflective white finish. GacoRoof stands up to permanent ponding water without bubbling, peeling or breaking down.

All Weather Surfaces Hawaii offers Everroof Cool Roof Systems to the Hawaiian roofing market. AWS's statewide distribution includes paints, protective coatings, concrete repair materials, roof coatings and deck coatings.

"Everroof roof coatings offer only the highest quality acrylic, urethane and silicone combined roofing systems to the market, providing the most economical and responsible solutions to waterproofing any roof," says Keith Adams, owner of AWS. "Everoof's best-



selling Sil-Thane system combines

ROOF RATING PROGRAMS

Roof rating programs provide a source of radiative energy performance data for roofing products, as well as a means of exploring and comparing different roofing options. There are currently two nationally recognized roof rating programs in the U.S.: the Cool Roof Rating Council's Product Rating Program and the U.S. Environmental Protection Agency's Energy Star Reflective Roof Program.

The Cool Roof Rating Council (www.coolroofs.org)

The Cool Roof Rating Council (CRRC) maintains a credible and unbiased third-party rating program for measuring and reporting the radiative properties of roof surfaces. The CRRC publishes the measured solar reflectance, thermal emittance and Solar Reflective Index values in their online Rated Products Directory and on CRRC Product Labels for use by roof specifiers, code officials, architects, contractors, engineers and building owners.

Energy Star (www.energystar.gov)

The U.S. Environmental Protection Agency's Energy Star Reflective Roof Program is complementary to the CRRC Product Rating Program. Manufacturers can list their products with Energy Star as long as they meet Energy Star's minimum specifications. The Energy Star Program accepts either ratings provided from the manufacturer's own testing or ratings from the CRRC Product Rating Program.

SOURCE: COOL ROOF RATING COUNCIL



The Collection, which is a Carlisle TPO job, is supplied by Hawaii Supply and installed by Beachside Roofing.

a high quality polyurethane base coat with a high-solids silicone top coat which has performed very well in Hawaii." Dan Lopez, AWS vice president, adds "stick with the



leaders in the fluid applied market, not the 'me, too' manufacturers." Carlisle TPO

roof membrane, in conjunction with Carlisle insulation and accessories, are popular in Hawaii,

Dan Lopez

according to Hawaii Supply's Hayes. Hawaii Supply works closely with the architectural community developing specifications and plans to perform in Hawaii's demanding climate.

"In addition, Hawaii Supply provides assistance to DAGS, DOE, HDOT and the City and County of Honolulu to ensure their upcoming projects have viable options in terms of cost, longevity and energy efficiency," Hayes says.

He adds that roofing contractors in Hawaii are approved to install Carlisle TPO only after they've completed thorough training. Carlisle TPO is resistant to ponding water, requires

little maintenance, is Energy Starqualified and rated by the Cool Roof Rating Council. 💼

Roof Maintenance

Roofs are categorized by their pitch (angle), which also helps determine the right construction materials for each category. The most common roof types in Hawaii include:

FLAT ROOFS: Mostly used in commercial buildings, flat roofs seem completely horizontal. However, they are constructed with a slight tilt so water can drain. If built with shingles, the slower rate of drainage could result in water permeating through the roof. Their construction typically involves layering bitumen and strengthened tarpaper to create a watertight seal.

MINIMAL-SLOPE ROOFS: Since these roofs have a noticeable slant to them, water is quick to flow down and not get absorbed in the roofing. While ideal for asphalt or conventional shingles, the slope is not enough to support slate or wooden roofing material.

SLOPED ROOFS: These steep roofs are commonly used in residential construction projects. Supported by a complex structural design, they are much quicker in expelling water than their counterparts. Considering their lower susceptibility to moisture, you can easily use slate shingles and wood shakes on them.

SOURCE: RAINBOW ROOF



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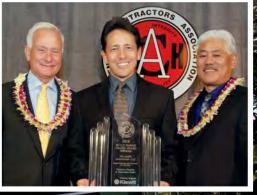
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dck pacific Wins Build Hawaii Grand Award

Walgreens store on Keeaumoku Street captures GCA's top honor for 2016



dck pacific construction won the GCA's 2016 Build Hawaii Grand Award. Accepting the award was dck pacific project manager Jason Pang (center) with Mayor Kirk Caldwell (left) and GCA President Clay Asato.

he Grand Award at the General Contractors Association (GCA) 2016 Build Hawaii Awards went to dck pacific construction LLC for its work on the Walgreens on Keeaumoku

Street.

The Walgreens store, a multi-story 35,900-square-foot steel-framed structure, won in the Design-Build/ Design-Assist Construction (\$10 million to \$30 million) category.

The GCA also honored Ronald Taketa, executive secretary-treasurer of the Hawaii Regional Council of Carpenters, with its 2016

Residential (more than \$5 million): Hawaiian Dredging, 801 South

Street Tower (Building A). Subcontractor (more than \$10M): Dorvin D. Leis Co. Inc., Ala Moana

Center, Ewa Mall Expansion.

Subcontractor (less than \$10M): American Electric Co. Inc., Kauai Biomass Power Plant.

Building Construction (more than \$25M): Hawaiian Dredging, Ala Moana Center, Ewa Mall Expansion.

Building Construction (\$10M-\$25M): Swinerton Builders, Hawaii Tokai International College, West Oahu.

Building Construction (\$1M-\$10M): Goodfellow Bros., Lanai Community Health Center.

Specialty Construction (more than \$3M): Healy Tibbitts Builders Inc.,



Ronald and Hazel Taketa PHOTO BY HAWKINS BIGGINS

Ko Olina Resort and Marina Boat Launch and Ramp Part 1, and Boat Trailer Parking Part 2.

Specialty Construction (\$1M-\$3M): Goodfellow Bros., Hanalei Stream Bank Restoration.

Specialty Construction (less than \$1M): Goodfellow Bros., Pono Kai Seawall Repair.

Renovation/Remodeling: Swinerton Builders, Hawaii Pacific University Waterfront Lofts.

Design-Build/Design-Assist Construction (more than \$30M): Kiewit Building Group Inc., Hookele Elementary School.

Design-Build/Design-Assist Construction (less than \$10M): Goodfellow Bros., Bakken Solar Array.

Highway Construction (more than

Construction Industry Partnership Award. The award is presented to companies or individuals who have consistently demonstrated support for Hawaii's construction

industry.

(See more photos from the 2016 Build Hawaii Awards on page 87.)

Eighteen other 18 projects received Awards of Excellence at the GCA event on April 23. Goodfellow Bros. Inc. took home the most awards with five, while Hawaiian Dredging Construction Co. Inc. claimed four awards.

The winners, by category, include:

\$25M): Kiewit Building Group, Kaumualii Highway, Lihue Mill Bridge to Rice Street, Phase 1.

- Highway Construction (\$10M-\$25M): Goodfellow Bros., Interstate Route H-1 Airport Viaduct Repair.
- Highway Construction (\$1M-\$10M): Hawaiian Dredging, Waiehu Beach Road Rehabilitation of Iao Stream Bridge.

Environmental Construction: Hawaiian Dredging, Kaunakakai Harbor Ferry System Improvements.

Municipal and Utilities Construction: Healy Tibbitts Builders, Replace 24-inch Underwater Waterline Crossing Pearl City Peninsula to Ford Island.

Federal Construction: dck-ecc pacific guam LLC, South Range, Grow the Army.

CONSTRUCTION AND THE LAW_

Don't Lose Your Public Bond Rights

BY SCOTT BATTERMAN

e have represented many subcontractors and suppliers who have had problems getting paid for labor and material supplied on federal, state and county projects. They assumed they would be protected from non-payment by the payment bond required for most public works contracts, but all too often—because they did not know about the short deadlines and notice requirements—they lost that protection.

Under the Miller Act, 40 U.S.C. 3131, federal contractors are required to obtain a payment bond for the protection of subcontractors and suppliers. State, city and county contractors have a similar requirement under the Little Miller Act, Section 103D-324 of the Hawaii Revised Statutes.

The "catch" is that there is a short window for providing notice, in order to preserve a right to claim against a payment bond. That short window does not apply on federal projects to persons with direct contracts with the general contractor, because first-tier subcontractors and suppliers are not required to give notice under the federal Miller Act. But it does apply to all "second-tier" suppliers and subcontractors on federal projects, and to all claimants on state projects.

If someone in those categories wants to make a claim under the bond, they must give notice no later than 90 days after the last delivery of material or supply of labor. In federal projects, notice goes to the general contractor, but in state and county projects, written notice must be sent to both the surety and the general contractor.

This is where the problem lies: Payment is often not due until 30 days after an invoice is sent. Invoicing may not even take place for a week or more after work is performed or delivery is made. Alarms often do not sound in the accounts receivable office until the payment is at least 30 days late.

By that time, most of the 90-day notice period has elapsed. Promises of payment may allay suspicions for an additional time. If a subcontractor or

STATE/CITY/ COUNTY FEDERAL PROJECT PROJECTS Little Miller Act Law Miller Act 40 U.S.C. 3131 - 3133 HRS 103D-324 Who receives the General contractor and General contractor notice? surety Sub-subcontractors and Who must give the suppliers to first-tier Everyone notice? subcontractors What must the notice state? with/supplied When is the notice

BOND RIGHTS & PROTECTIONS

The amount due and the name of the party you contracted Within 90 days of the last delivery of materials or last due? performance of work Any delivery that generates Registered or certified mail. How is the notice written verification of delivery or in the same manner as a delivered? or is served in the same summons is served manner as a summons Within 1 year of the last delivery of materials or last When must a performance of work lawsuit be filed?

SOURCE: CLAY CHAPMAN IWAMURA PULICE & NERVELL



supplier is not careful, they may lose their bond rights before they are aware there is a serious problem.

For persons supplying significant amounts of labor or material on a public works project, a more vigilant program is necessary (especially if you suspect that the general contractor is experiencing financial difficulty):

• You should obtain a copy of the bond from the government in advance.

• Invoices should be scheduled for immediate issuance and delivery after work is performed or deliveries are made.

• An expedited time frame for seeking payment of overdue invoices needs to be established, and enforced.

Giving notice preserves your rights, but it does not require you to immediately proceed to a collection action. The deadline for a lawsuit is one year from the last performance of work or delivery of material. That gives you time to see if payment can be obtained without filing a suit.

In our experience, a notice letter is often enough by itself to produce prompt payment. But if you do not give the required notice before the deadline expires, and the general contractor ends up in severe financial difficulty and cannot pay, you will have lost your rights to a claim under the payment bond as an alternate source of payment.

The accompanying chart sets forth the important information needed to preserve your bond rights, including what must be included in the notice, and how it must be delivered. If you do not feel comfortable dealing with these statutes, or are uncertain of your rights, you should consider consulting with an experienced construction attorney as soon as you suspect you may have a problem.

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 535-8400.

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TRADE UNIONS Ramp It Up

Top priorities: Enforcement of labor laws, legislative issues, expanding membership and training for members

BY PRISCILLA PÉREZ BILLIG

Enforcement of Hawaii's labor Iaws is a major challenge, says the executive director of the Hawaii Construction Alliance. Tyler Dos Santos-Tam explains that the state's Hawaii Department of Labor and Industrial Relations needs more tools, resources and inspectors to maintain compliance with the rules.

The Islands' construction industry is as much about its workforce as it is about building high-rises and developing communities. Hawaii's building crews—subject to labor laws designed to enforce wage standards, workplace safety and other measures rely on the DLIR to investigate any possible violations and ensure



and ensure Tyler Dos Santos-Tam their rights, says the HCA's Dos Santos-Tam.

"During the last recession, many positions were cut, and funding for those positions has not yet been restored," says Dos Santos-Tam. "This has hampered DLIR's ability to investigate cases where labor laws are violated.

"We advocated at the legislature for more funding for additional positions for various divisions within DLIR, and more enforcement tools like higher fines."

Building concrete curbing at Kapolei II Elementary School

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He adds that while the HCA made good progress this session, there is more to be done. Specific to the construction industry, Dos Santos-Tam says Hawaii needs to protect its "Little Davis-Bacon" law (HRS Chapter 104). This law establishes the prevailing wage rates which all workers—both union and non-union—earn while building public works projects.

"In many other states similar laws have been weakened or even repealed," Dos Santos-Tam

says. "In those states, construction workers now earn less than they did before, which harms their families and livelihoods. We need to make sure that Hawaii's 'Little Davis-Bacon'



Ron Taketa

law remains strong and uniformly enforced to ensure that Hawaii workers building public works projects earn what they are due."

Dos Santos-Tam notes that the industry must encourage the legislature to be forward thinking. He calls for more planning and funding for capital improvement projects.

"As the construction industry is highly cyclical, the administration and the legislature should be planning now for projects to implement during the next downturn, whenever that

might be," he says. "It's critical that our state and counties have public works projects ready to go to ensure stable employment for our members." According



Electrical worker with IBEW Local 1186

to Ron Taketa, executive secretary-treasurer for the Hawaii Regional Council of Carpenters, two members of the Honolulu City Council introduced bills in March that would prohibit the city from accepting applications for building and grading permits on projects from Kalihi to Aiea.

"Our union expressed strong concerns on the policy's impact on affordable housing, and the Department of Planning and Permitting questions the legality of the proposal," Taketa says. "The bills have been tabled for now but, as an industry, we need to push back on these types of bad policies."

The International Brotherhood of Electrical Workers Local 1186, currently about 4,000 members strong, represents the electrical construction industry (electricians), telecommunications, Oceanic Time Warner Cable and civilian workers on the military bases. "We are constantly looking out for legislative bills that will weaken our procurement system, proper payment of wages and benefits, and making sure other

trades do not infringe in our jurisdiction of work," says Damien Kim, IBEW Local 1186 business manager-financial secretary.



Damien Kim

Join Up

Representing the carpenters, laborers, cement masons, bricklayers and operating engineers' unions, the Hawaii Construction Alliance boasts more than 15,000 members. Dos Santos-Tam says the HCA has seen modest growth in membership influenced by two factors: new and returning workers and older members.

"We have a new generation of apprentices and journeymen coming into the union, as well as former

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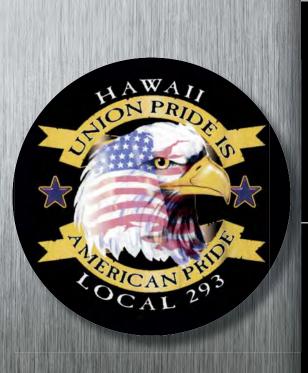
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members who are finally returning to the union after the last recession," Dos Santos-Tam says. "However, many of our older members are beginning to retire or plan to do so in the next few years. So while we have a lot of new energy coming into the unions, some of our most experienced workers will soon be on their way out."

Even with 2016's first

quarter slowdown in new permits, the state's building industry added 2,000 jobs during the same period. Brooke Wilson, political and education director for the Hawaii Regional Council

of Carpenters, whose membership is 6,800 members, says, "construction has been growing, especially on Oahu, although growth is nearing a peak. Activity should remain at a healthy level."

Brooke Wilson

Wilson adds that of the new non-agriculture

jobs created statewide, 65 percent were in construction. Oahu was responsible for 85 percent of the construction job growth, and construction employment statewide and on Oahu are at all-time highs.

"Ongoing and forthcoming projects are sufficient to maintain high employment in coming quarters, although there is considerable variation

> in project activity and inventory by county," Wilson says.

"Honolulu is easily the healthiest environment. Its construction industry will benefit from the onset of work on Hoopili and

Koa Ridge as the first round of Kakaako projects nears completion."

Taketa says that due to the current upswing in construction, many journey workers who were forced to leave the trade during the recession have returned to the Regional Council of Carpenters. "We have also indentured more than 800 new carpenter and drywall apprentices in the past two years, bringing the total number of apprentices to over 2,000 statewide," he says.

The IBEW Local 1186 membership has been growing since 2008, when its membership was at about 3,200. Since then, membership has grown 25 percent to 4,000 members.

"Even though we had a tough 2009, the electrical industry held its own because of strict licensing laws for electricians," Kim says. "Our total number of members at Oceanic Time Warner Cable also grew as it became more innovative and offered upgrades to its systems. The telecommunications side also grew as technology is always changing and licenses became an issue."

Get Trained

"Our training programs



are all mindful of the need to ensure that there are enough well-trained, younger workers in the pipeline for all of the construction projects taking place in the years ahead," Dos Santos-Tam says.

In addition to the Hawaii Regional Council of Carpenters' extensive training curriculum, Taketa says its goal is to have all apprentices certified in fall protection and fire stopping.

"We will also be implementing the Career Connections program, which will enable high school students to develop some of the skills required in the building industry," Taketa says. "This program was developed to better prepare young adults for advanced training in a registered apprenticeship program upon graduation."

Kim says training

programs within the electrical industry will always have new things on the horizon. However, he adds, IBEW Local 1186 strives to make its Apprenticeship Program and Safety Program better each time as they are the most focused on improvement, work skills and quality of work.

"Apprenticeship training is important to keep up with replacing our retiring members and continually providing workers in a booming industry," Kim says. "We also want to provide our contractors the best of the best in the workforce. Safety is important to make sure our members go home each and every day to their loved ones in one piece. Year-round classes in CPR, First Aid, OSHA, Blood Bourne and NFPA 70E are emphasized for all."

Dos Santos-Tam



says he believes that Hawaii's construction industry trades need to weigh in on the "big picture" issues facing Hawaii: easing the high cost of housing, supporting tourism and the military, promoting agriculture and food

sustainability and protecting our environment by directing growth where it's appropriate.

Our members are all local residents and have a stake in making sure that Hawaii remains a special place that we can all enjoy."



Electrical worker with IBEW Local 1186



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HOKU NUI MAUI Off-Grid in Upcountry

Development bridges the gap between community and agriculture

BY PRISCILLA PÉREZ BILLIG

Set among the mid-slopes of Haleakala lies Hoku Nui Maui, the future home of the largest off-grid community in Hawaii. The development will transform 258 acres once covered with pineapples in the upcountry *paniolo* region of Makawao into a community of sustainable and affordable homes, a productive agricultural operation and a native and endemic Hawaii habitat.

The Frost family, which purchased the property in 2012, engaged Workshop-HI, an architectural and project management firm, to design 20 market-rate homes, 20 1,000-squarefoot affordable homes, or accessible dwelling units, a farm market, community kitchen, maintenance shed, administrative offices, various ancillary agriculture structures and on-site working houses as well as a hula halau. Much of the remaining acres will be retained as organic farmland, pastureland and native habitats. "The Frost family vision is to help redefine sustainable growth and prototype off-grid community development for Hawaii," says Jason Selley,

Workshop-HI's principal and design director. "The project is using only on-site water and rain catchment, on-site storm and wastewater treatment, an independent micro-grid



Jason Selley

utilizing energy from nearly an acre of solar panels, and the use of sitefabricated compressed earth bricks for both the residential and agricultural structures."

Selley adds that the bricks are made from on-site soil—essentially from the graded footprints from each building. The project is looking to close the gap of sourced material to finished structures, which he says has been "a fundamental challenge for development in Hawaii."

Photovoltaic solar panels with battery storage backed up by a biodiesel generator will power the off-grid energy system. "We are targeting net zero," says Selley, adding that the Hoku Nui project continues to explore other forms of renewable energy.

"With the solar roofing system we have been developing, we are looking to use the panels themselves as the waterproof roof membrane," he says. "This cuts down on material use from the typical roofing system with panel racking system attached."

Striving for More

Applications and bids from specialty contractors have been submitted. Subject to public hearings, the review process may take place in September.

Along with Workshop-HI, the phase I project team includes HNU Energy, electrical engineering; Munekiyo Hiraga, planning; Scott Engineering room, 2.5-bath concept rendering

LLC, structural engineering; Otomo Engineering, civil engineering; Neil S. Nishida Engineering, mechanical engineering; Roth Ecological Design International, ecological engineering; and Susty Pacific, sustainability strategic and business planning. "Collaborating with the Hoku Nui team has pushed our studio to explore environmental building design beyond a LEED standard and even beyond net-zero," Selley says. "We are striving toward a regenerative architecture that can be a model of health for both humans and ecological systems."

After years of pineapple planting, the soil's health needed to be regenerated and prepared for organic farming. Agricultural specialist Darren Doherty was added to the team of Hoku Nui consultants and engineers. His "Regrarian Platform" system is aimed at agricultural regeneration and provides an integrated framework for multiple species, pastoral and localized processing, logistics and marketing.

Hoku Nui Maui will include

livestock, apiculture, agroforestry, silviculture, native habitats and horticulture. Supporting the agriculture component will be a community kitchen and farmers' market offering items such as honey, eggs and goat milk. Multimodal roads will support alternative forms of transportation, such as biking, walking, electric farm vehicles and horseback riding paths.

With an eye toward integrating Hawaiian culture into the community, Hoku Nui Maui has gifted 3.5 acres for the building of a cultural resource center and a permanent home for Kumu Hula Kealii Reichel's Halau Kealaokamaile. The cultural project is the first of its kind built on Maui.

"We are interested in creative solutions to the big issues—how to build sustainably, or even restoratively; how to create diverse and delightful environments; how the built environment can create and enhance a sense of community; and how to make buildings meaningful and loved," Selley says.

"Workshop-HI's architecture is not based on any one style or set of solutions, but we allow the architectural expressions to emerge from the answers to these questions and our awareness of the local context."

Owner Erik Frost inspects the brick press fabrication in Makawao.

Taking the Lead

September's AIA Design Awards will honor the 'best of the best,' including entries with 'potential to reshape Hawaii's building industry'

THE DOLLARS

BY BRETT ALEXANDER-ESTES

64 BUILDING INDUSTRY HAWAII JUNE 201



Right now, photographers all over the Islands are aiming their lenses at this year's contenders for the American Institute of Architects-Honolulu Chapter's 58th Design Awards.

"Recipients of AIA Design Awards are the best of the best," says Ben Lee,

AIA-Honolulu's 2016 president and Clifford Planning & Architecture principal. Lee notes that this year AIA Honolulu has added a Student Design Awards contest and says he expects a record number of AIA statewide entries



Ben Lee

from the "many good and interesting projects under construction and/or near completion."

It's only fitting that in September, the best of the best will be honored at a gala at the Daniel K. Inouye NOAA Center. "The NOAA Facility, designed by Ferraro Choi And Associates Ltd. and HOK San Francisco, received an AIA Design Excellence Award last year and is a LEED Gold project," says Lee.

The NOAA Facility's photovoltaic panels, innovative seawater air conditioning, gray- and rain-water recycling system, and use of recycled materials highlight how the AIA-Honolulu Chapter and members such as Ferraro Choi are shaping Hawaii's projects.

And in 2016 some AIA-Honolulu initiatives have the potential to reshape Hawaii's building industry.

Changes in Codes

In January 2016, Hawaii's State Building Code Council, an attached agency of the Department of Accounting and General Services, accepted a new set of building codes governing Hawaii construction.

Earlier, the AIA-Honolulu Chapter held meetings to gather input regarding proposed changes to the 2012 International Building Code, or IBC. Included in the proposed changes to the IBC are revisions to an IBC subchapter, the International Residential Code, or IRC.

"The Honolulu Chapter of the

AIA was assigned the responsibility to lead the review of the non-structural provisions of the IBC and the IRC,"

savs architect Jim Reinhardt, Architects Diagnostics Ltd. president and AIA member. "The Structural Engineer's Association of Hawaii (SEAOH) was assigned the



lim Reinhardt

review of the structural provisions of the IBC and IRC."

"The IBC is applicable to all build-



ing structures," explains Gaur Johnson, the Code Council's current chair and a structural engineer. The IRC, he says, applies to detached one- and two-family dwellings and town-

Gaur Johnson

houses of not more than three stories above ground.

On the council, Johnson represents SEAOH and Reinhardt represents the AIA-Honolulu Chapter. The Building Industry Association of Hawaii (BIA-



The Daniel K. Inouye NOAA Center won the AIA's 2015 Design Excellence Award. PHOTO COURTESY ALAN KARCHMER

"The IBC is applicable to all building structures." —Gaur Johnson

Hawaii) and other private industry and public body stakeholders are also represented.

The new Hawaii adaptations of the IBC and IRC mandate new and upgraded construction methods and materials that are needed to keep the state in line with national standards and to withstand mounting hurricane threats.

The new adaptations cover windborne debris damage to windows and doors, safe rooms and uplift ties, among many other categories.

As for approval of the new adaptations by the council, Reinhardt says "the next step in the formal adoption of the 2012 IBC is to have the proposed modifications reviewed by the State Attorney General's office, the Chamber of Commerce's Small Business Committee and to hold a public hearing." Reinhardt says this

involves setting the recommendations in a legal format as required by the State Administrative Rules. "These next steps require the expenditure of a few thousand dollars," he says. "Unfortunately, the Legislature has not funded this process, so it is at a standstill."

Eve-Hand Coordination

The AIA-Honolulu Chapter fosters cooperation between Hawaii's architects and GCs through quarterly "brown bag" meetings.

Troy Miyasato, Ferraro Choi architect and principal, is AIA chair for the AIA-GCA (General Contractors Association of Hawaii) Committee. Miyasato says the meetings bring



together members of the two organizations to strengthen relationships between architects and contractors in Hawaii.

"A variety of events are held throughout the year, providing opportunities for education, discussion and networking," says Miyasato. "Events

include informative meetings on topics such as integrated technologies being utilized in the design and construction processes, and project delivery methods including Design-Build and Design-Assist."



Dale Keep, Layton Construction Co. business development manager and committee chair on the GCA side, says the brown bag sessions are often in a board room-style meeting with planned topics and panels. "We usually have a project site visit once a year that features the topics of discussions from the previous meetings," Keep says.



Voices and Visions

As Hawaii's young architects strive to find their professional footing, AIA-Honolulu provides a base and a network to support their goals.



"Participation and engagement with a community of like-minded professionals and some form of mentorship is critical to provide the continuity of passionate and qualified architects

lason Takeuchi

we need for the next generation," says Jason Takeuchi, a Ferraro Choi intern and AIA member. Takeuchi, who is also the AIA Honolulu's 2016 associate director, says his volunteer efforts with the chapter have created new programs and events, including a mentorship program for young designers and this year's Design Awards student category.

The pluses of chapter membership surprised Chris Hong, associate at Group 70 International Inc. and AIA-Honolulu 2016 vice president.

"Prior to joining AIA-Honolulu five

Code Change Closeup

Mark Kennedy, State Building Code Council member and Haseko project manager, addresses changes to the IRC and how the changes might affect Hawaii residential construction:

When the revisions are introduced, will projects need to adopt the revised code immediately?

KENNEDY: Generally speaking, buildings in permitting phase or under construction will be allowed to continue using code they were permitted under. After code change, and once it is adopted, new buildings will proceed using new code.

Are Hawaii glass and window vendors aware of the pending revisions?

KENNEDY: Most vendors are or will be aware as a natural progression of codes and migration of ucts to provide codecompliant glazing.



New codes address hurricane impact, such as from Hurricane Iniki in 1992. PHOTO COURTESY LAWAI BEACH RESORT

Will code-compliant window and door products cost more?

KENNEDY: There are a few options to meet code requirements. If winresearched and are able to produce specialty stand-alone code-compliant windows. In pricing these windows, we found that they were 300 percent to 400 percent or more then standard windows, depending on configuration or style. There is also an enhanced multi-point door locking system that may be required for each exterior door. Cost is close to \$600 for each.

Will the revised IRC add to the cost of residential projects?

KENNEDY: Most likely it will, due to structural requirements and possible enhanced building procedures to meet wind requirements like roofing and siding.

years ago, I never would have expected the benefits and opportunities I have



Chris Hong

found through the organization," he says. "I have met a large number and variety of people ranging from architects to government officials, vendors, allied professionals and colleagues."

Some young professionals like Takeuchi see the current building scene as a mixed blessing. "As we look beyond what's visible today, an issue that I hope we confront is that local, young designers are leaving the state and/or the profession because of either financial hardship or lack of engagement and fulfillment," Takeuchi says.

Current construction has sparked other issues for Hawaii's young designers.

"With the rail transit line and a number of housing complexes slated to alleviate some of (Hawaii's) growing pains, the most pressing issue I think

we face today is how well we can integrate these solutions into our built and natural environment," says Lorena Yamamoto, architect at Roy K. Yamamoto Architect AIA



Lorena Yamamoto

Inc. "How can we improve the areas surrounding these solutions to compliment and support these new insertions into our neighborhoods?"

Blazing a Trail

As with amendments to the building code, the AIA-Honolulu Chapter and its younger members are charged with blazing a trail for sustainable construction to follow.

Luckily, says Lee, "our economy is on the uptick." More projects mean more employment, more options for designers, more funding for innovation and improved odds for sustainable construction.

"It's a good sign that there are lots of projects 'on the boards,' " Lee says. "It's great to see architects, planners and the design profession busy and bouncing back from the recession we had a few years ago." 💼



đ

Renovation of hotel on Lewers Street brings 1960s-era North Shore to Waikiki

he task was to renovate a Waikiki hotel with a "North Shore" retrofit—"not typically found among the standard hotel fare" in Honolulu's busiest tourist area, says Greg Liu of general contractor Design Trends Construction Inc.

In April, Design Trends completed the upgrades to the Surfjack Hotel & Swim Club, formerly the Hokele Suites, on Lewers Street. The project entailed two renovations, the guestrooms and then public areas and restaurant.





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The building is owned by Komomai Hospitality II LLC and the Surfjack is under the management of Aqua-Aston Hotels. Honolulu Builders performed construction management on the renovations and Bryce E. Uyehara AIA Inc.



was the architect.

With reed ceilings and koa carvings, the hotel's 112 guestrooms reflect the surfing culture of Oahu's North Shore. The renovations includes retro headboard upholstery by Tori Richard, handcrafted wallpaper by Andrew Mau and a fern gallery created by Honolulu boutique Paiko. Surfjack has also opened Mahina and Sun's, a new restaurant by Chef Ed Kinney.

Liu, president of Design Trends since January 2001, says the project was "definitely one of our most chal-

lenging and difficult projects, but also one of the most satisfying that Design Trends Construction has had the opportunity to GC." He says the eight-month job included a complete redesign and



Greg Liu

renovation of the lobby, pool lounge, offices, restaurant and guestrooms.





"The numerous 'as built' conditions discovered upon work commencing was a constant challenge from beginning to end," Liu says. "We had a very cohesive team of architects, designers and contractors that were committed to pull together and overcome every hurdle and face all of the challenges together."

The team included Honolulu Builders, which oversaw the construction management of the project, "particularly the guestroom renovations," Liu says. "This project would not be complete without their partnership, expertise and tremendous effort. It was in all, a great total team effort to bring this project from planning and designs to reality."

In addition to Mahina and Sun's restaurant, the 10-story hotel includes a full range of amenities, including an Olive & Oliver outlet, Caffe Luxxe coffee, pool cabanas, book and board game rentals and WiFi internet.

"Retro Hawaii with an urban chic twist," Liu says in describing the

outcome, "and all modern conveniences with wireless access throughout, video projector poolside and a fully equipped restaurant and bar. "Everyone is really happy to have this property in operation again, and looking great."



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Construction and Art Collide on Guam

Island revives 1% law requiring new projects to support creations by local artists

BY MAR-VIC CAGURANGAN

onspicuously displayed at the lobby of the Guam Regional Medical City is a 12-foot by 30-foot painting by local artist Judy Flores titled, "Where Patients are Partners." The \$70,000 project was commissioned by the new private hospital, which opened in Dededo last summer, under the island's Percent for the Arts initiative.

The official opening of the sprawling 118,000-square-foot Gloria B. Nelson Public Service Building, which houses the Guam Power Authority and Guam Waterworks Authority offices in Mangilao, in December 2014 coincided with the unveiling of art pieces purchased from local artists. GPA and GWA have purchased more than 100 contemporary art pieces valued at approximately \$300,000.

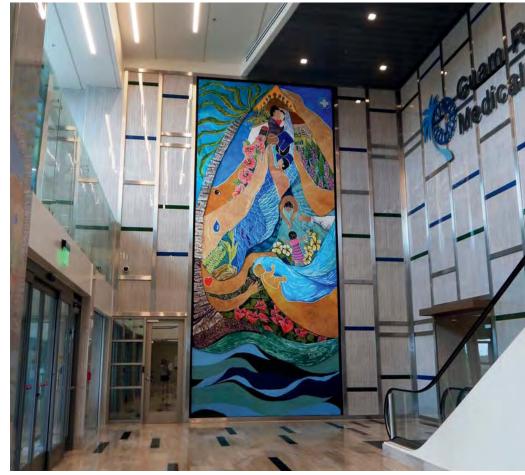
Both the hospital and the utilities buildings have evolved into ad hoc galleries for the local arts scene.

Arts and construction are not typically paired up, but now the

announcement of an upcoming construction project is a cue for Guam artists to update their portfolios, draft their Request for Interest and get the canvases and paints ready.

Guam is the first among the U.S. territories to establish a Percent for the Arts program. The Arts in Public Buildings and Facilities law provides that plans for new construction and renovations of public buildings worth more than \$100,000 must "contain provisions for the inclusion of works of art by local artists."

Though the Percent for the Arts law was enacted 37 years ago, Guam's government has only recently begun an aggressive implementation of the program. The law requires developers to set aside 1 percent of the total cost of overall construction, remodeling or renovation of a building for the acquisition of works of art. It applies to



One of the art pieces commissioned by the Guam Power Authority and Guam Waterworks Authority.

public buildings and private projects supported by federal funds or local government subsidies, such those granted qualifying certificates (QC).

The QC program provides tax breaks to developers, including 50 percent of unpledged business privilege tax payable to the government of Guam for 20 years; 75 percent income tax rebate for 20 years; 100 percent real property tax abatement for 10 years on property used for activities outlined in the QC; and 100 percent use tax exemption with respect to the property used to construct, furnish and equip new facility construction or the substantial expansion of an existing building.

Compliance with the Percent for Arts law is a requirement for the issuance of an occupancy permit, and the permitting process now actively involves the Council for Homeowners and Contractors, have earthquakes caused more cracks on your walls?

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Building The Marianas Since 1958 1402 Route 15, Mangilao, Guam 96913 • Tel: (671) 734-2971/8 Fax: (671) 734-0990 • www.hawaiianrock.com the Arts and Humanities Agency (CAHA).

The Guam Regional Medical City has already invested \$205,000 into the program, according to Kevin Kerrigan, GRMC communications officer. The amount includes purchase of 700 works of art from 50 local artists and cost of installation.

"GRMC is committed to supporting the Percent for the Arts program," says Margaret Bengzon, CEO of the newly opened hospital that holds a qualifying certificate. "For us, this is much more than compliance with a law.

"Through our collaboration with CAHA, we are designing programs that harness the well-established value of the arts in promoting wellness and healing, even as we contribute on a broader scale to the enrichment of our island's culture."



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Artist Rolly Zepeda with his painting that was purchased for the Gloria B. Nelson Public Service Building in Mangilao.

Pros and Cons

Hotel construction is among the development projects eligible for the Guam Economic Development Authority's (GEDA) qualifying certificate program. And with several new hotel construction projects underway, the local art community anticipates a windfall.

The \$130 million Citta di Mare hotel project in Tumon, for example, would require the developer to set aside \$1.3 million for local art, which is manageable, says JMSH 11 President Hee K. Cho.

"I think 1 percent or even 3 percent of the cost is not high, whether it's a QC or not," Cho recently told the GEDA board.

Milton Morinaga, managing director of P.H.R. Micronesia, which is building the Tsubaki Towers in Tumon, agreed that the 1 percent local art requirement is not a problem as long as "the artist's work fits with the interior design of the hotel, considering the millions of dollars being spent on design."

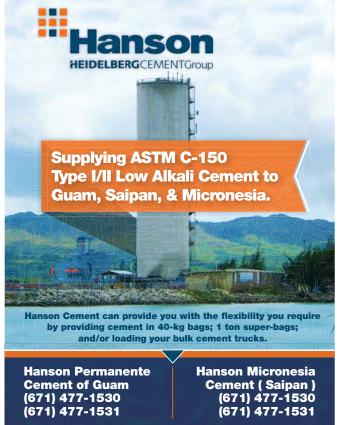
Not everyone, however, is amenable to the Percent for Arts mandate. At a recent GEDA board meeting, one of the members raised concerns about the requirement.

"How do we get around that?" asked board member George Chiu. "I think that's a ridiculous requirement. We want investors to invest more money. Let's say the next investor puts up \$500 million. We will get them to buy \$5 million of local art? Does that make any sense to put a percentage on local art? I mean, which artist sells a painting for \$500,000 on Guam?" Chiu has recommended a cap on local art expenditure. "Let's be reasonable," he says. "We want to promote art but let's not deter investment just because there's 1 percent investment for local art."

In the same meeting, David John, GEDA board vice chairman, suggested that the agency reach out to the legislature to "see if there's a potential to put a cap on it somewhere."

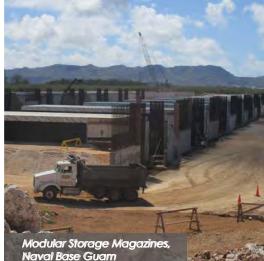
Guam's Percent for the Arts program was instituted in 1979 as P.L. 15-50, which was later amended to Public Law 20-27. The program was later amended to include other forms of art. Currently pending before the legislature is a bill to adopt rules and regulations that would provide guidelines for the appropriation of capital expenditures for the acquisition of works of art, art education programs or performances to be used in public buildings or buildings supported by either federal or Guam government tax incentives, such as tax abatements or loans, or other subsidy arrangements.

"The rules and regulations spell out the process whereby the Percent of Arts laws are carried out by various participating government agencies and so that builders are made aware of the 1 percent requirement," artist Judy Flores said at a recent public hearing, "from the time they first begin the building permit process at the Department of Public Works, and from the first time they inquire at GEDA about the eligibility for the tax exemption and qualifying certificate."



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From Cinder Blocks to Cutting Edge

3468 Waialae Avenue reboots a 1940s Kaimuki property

BY BRETT ALEXANDER-ESTES

Exterior circulation at new office building PHOTO COURTESY FRANZEN PHOTOGRAPHY

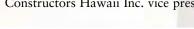
cluster of old mom-andpop storefronts near 9th and Waialae avenues in 2014 attracted a new generation of entrepreneurs.

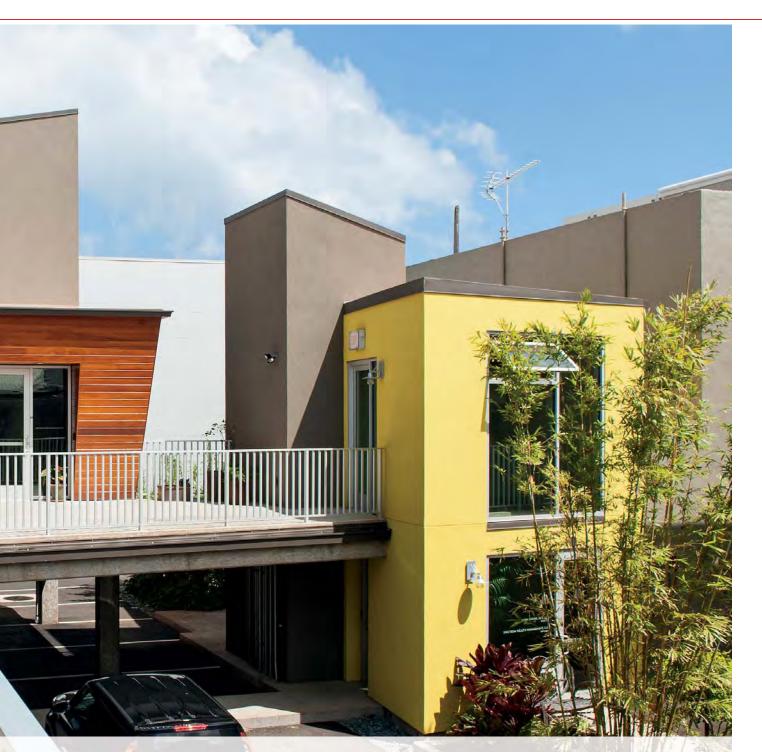
"The project involves a brother and sister who invested in this property," says Geoffrey Lewis, project architect and Geoffrey Lewis Architect Inc. principal.

According to David Thom, project manager and Constructors Hawaii Inc. vice president, the owners



Geoffrey Lewis







David Thom

purchased two adjacent lots to make one large building.

Lewis says the 15,400-square-foot property is zoned "B-2 – Community Business District" and uses a joint development agreement to bridge the two lots with the new office structure. Six vintage buildings filled the

site. "3470 Waialae – Remodel and

Addition was the name of the project," Thom says. "However, the owners changed the property address to 3468 Waialae."

The new owners wanted to make their mark. "Their appreciation for a strong aesthetic pushed us to come up with a cool design that functions well," says Lewis.

With a history of successful collaboration that includes the headquarters of the American Institute of Architects-Honolulu Chapter, GLAI and Constructors Hawaii broke ground in June 2014.

Recently, *Building Industry Hawaii* caught up with Lewis and Thom and surveyed the team's "most challenging" project to date.

COLLABORATION: General Contractors & Architects

What did the client want?

THOM: The intent was to build an office building and parking lot for two different businesses.

LEWIS: To design a project that was efficient to build, visually interesting with 'green' principals applied—good day lighting, envelope energy efficiency, visual connections to nature, PVs to be added. We also wanted to add positively to the ongoing evolution of the Waialae 'strip.'

Have Constructors Hawaii and GLAI renovated other commercial properties in Hawaii?

THOM: We have been in business since 1972 doing new commercial construction and renovation projects. **LEWIS:** 1210 Ward Avenue.

Waialae Avenue street frontage prior to renovation PHOTO COURTESY GLAI/FRANZEN PHOTOGRAPHY

Were all six vintage buildings renovated?

LEWIS: Ninety-five percent of the project is actually new construction.

THOM: Four buildings in the back of the property were demolished to clear the area for the new building. Two buildings along the street remained.

How did the project's location influence its design?

LEWIS: Parking is always a bear and dictates how much square footage one can build, so parking layout efficiency is most critical.

THOM: A tunnel was made through the building to create an entrance driveway to the new building at the rear of the property. This tunnel was critical to allow two means of access.

Why were two means of access needed?

LEWIS: To provide the required

What were your design tasks?

LEWIS: Renovate existing Waialae Avenue street frontage, including access through the existing buildings. Provide new infrastructure for entire project—new electrical, water, sewer, telecommunications, fire sprinklers. Electrical for the 4,000-square-foot, two-story ewa frontage building, since we renovated it. The other 3,800-square-foot, two-story frontage building stayed as is except for one pop-out on the façade. Design a new office building—roughly 5,000 square feet—with 6,000 square feet of new off-street parking below.

How did you alter the site?

THOM: Demo four existing structures. Create a tunnel through existing buildings along Waialae. Replace existing below-grade sewer lines.

What were your tasks on the new office building?

THOM: Pour-in-place concrete foundations, columns and suspended slab. Erect structural steel for areas with





New access tunnel through existing Waialae building

wide spans and overhangs. Watertight the roof with spray-on polyurethane foam with a silicone elastomeric coating. Build out the remainder of the structure with metal studs, utility rough-ins and interior finishes. Apply exterior finishes, which included paint, EFS and cedar siding. Pave new parking lot with asphalt pavement.

How did you integrate parking and access?

THOM: The new building is a suspended concrete slab sitting on concrete columns; the space below is used for parking. A standalone elevator with a separate lobby area is tied to the office building with an exterior walkway.

2016 PROJECTS

Constructors Hawaii Inc. David Thom:

- Big Island branch: a few public projects.
- Honolulu branch: a new building at Lyon Arboretum and a second renovation at the Kroc Center
- "We have been seeing the private side pick up with more bid invitations coming out, especially on the retail side. Healthcare work has also been keeping us busy."

Geoffrey Lewis Architect Inc. Geoff Lewis:

• "We seem to be at about a 75 percent residential, 25 percent boutique retail/commercial mix lately, which works well for us."

Access to the second floor is also via two sets of concrete stairs. There is also a pedestrian walkway created between the two existing buildings for access from Waialae Avenue.

What 'green' guidelines did you follow?

LEWIS: Good building insulation, a reflective roof, double-insulated glazing, eave overhangs (sun shading).

Were there any special challenges?

LEWIS: Traffic control for street work, hazardous wastes removal, tight access and working conditions, discovery of site infrastructure that required complete replacement andof course!—lots of paper work.

How did Constructors Hawaii and GLAI work as a team?

LEWIS: Great! They are a very well organized and professional outfit.

THOM: They are very flexible in regards to details to help us achieve the ultimate look that they envisioned. They walked the site every week after our OAC meetings which allowed us to work out details in person.

LEWIS: The fact that this is our fourth project together says something about our relationship.

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

LEWIS: Being the biggest of our collaborative projects, I would say it was the most challenging due to its many components. Both players worked very hard through this process and were able to find good solutions.

THOM: The exterior cedar siding on battered walls. The siding continued

through a glass storefront and onto the interior walls. The details and finish surrounding this installation took a lot of time and effort from both sides.

How did Constructors Hawaii and GLAI coordinate construction with the client?

THOM: This was done via weekly OAC meetings. The owner was in the loop every step of the way.

What, in your opinion, is the proiect's standout feature?

THOM: The building in its entirety in regards to shapes, colors and finishes. A diamond in the rough, per se.

LEWIS: One enters through the very simple and nondescript front building into a very exciting village of forms and materials. Very unexpected, and sort of exciting!

What local products were used?

THOM: Waihona Builders provided all our wood siding, wood doors, frames and millwork. Lighting Concepts furnished the light fixtures.

When the project wrapped in October 2015, had the client's goals been achieved?

THOM: The owners have expressed to us how very pleased they are with the finished product.

LEWIS: A new employee of one of the owners told me the other day that he took this job over another because he thought the building was really cool, and looked forward to working here. That is about as good of a compliment that I could ever ask for.

Besides each other, who else would you like to single out for their contribution to the success of this project?

LEWIS: The owners hired and trusted us as designers and builders, allowing us to do our work and perform to their expectations. I'd also like to recognize Jon Staab, who collaborated with our firm on the interiors. He is a visionary artist with great energy.

THOM: The owners played a significant role. They had the aspiration and ambition to initiate this project. We are very appreciative that they invested in GLA and CHI to execute their ideal building. 💼

Sause Bros. Launches Namakani

Namakani, the newest addition to Sause Bros.' fleet of Wind Class barges, in September will make her maiden voyage to Honolulu and help ship more than 400,000 tons of cargo to Hawaii annually.

Namakani was christened and launched on April 30 in Portland. The barge will begin routes to the Islands after being outfitted at the company's SOMAR shipyard in Coos Bay, Ore.

Advanced simulation software

known as Computational Fluid Dynamics (CFD) predicts *Namakani* to be the most energy-efficient barge to date and projected to achieve 1,200 ton-miles. By comparison, previous barges are estimated at 950 ton-miles with rail at 430 and trucks at 180.

The *Namakani* is 438 feet long, with a maximum deck load of 3,650 pounds per square foot. Sause's other Wind Class barges include *Kamakani* and *Columbia*.



Namakani launches into the Willamette River, a major tributary of the Columbia River in Oregon.

HART Unveils First Train

The Honolulu Authority for Rapid Transportation (HART) unveiled its first four-car train at the Rail Operations Center in Waipahu in May. Federal, state and city officials and project staff and supporters got a close-up look and walk-through of the first fully automated driverless train in the U.S.

Each four-car train can carry approximately 800 passengers. Riders will experience modern features, including air conditioning, free WiFi, closed-circuit security cameras and space for wheelchairs, luggage, strollers, bicycles, surfboards and coolers.

CEMCO Joins Steel Framing Industry Association

California Expanded Metal Products Co. (CEMCO), which manufactures cold-formed steel framing and metal-lath products, has joined the Steel Framing Industry Association, a trade group dedicated to expanding the market for cold-formed steel in construction.

"The SFIA has strong marketing efforts to use cold-formed steel (CFS) in the mid-rise construction building sector—an important building type as Honolulu continues to develop high-density structures in the urban corridor," says Akira Usami of CEMCO's Hawaii and Pacific Rim office. "With transitoriented development in our future, CFS is the ideal building material for mid-rise structures due to its economical, durable, lightweight and non-combustible characteristics."

CEMCO President Tom Porter was appointed to a two-year term as secretary of the SFIA. Founded in 1974, CEMCO produces steel framing and metal lath systems at four facilities, two in California and one each in Denver and Fort Worth.



Unveiling ceremony for HART'S Honolulu Train #1 at the Rail Operations Center PHOTO COURTESY ANSALDO HONOLULU/ISHOWCASE HAWAII

Nordic PCL to Start 2nd Phase of Punahou School Renovations

This summer, Nordic PCL will start Phase 1B of Punahou School's Grades 2-5 Neighborhood renovations. In March 2015, Nordic broke ground on Phase 1A. This first phase of campus renovations is slated to wrap soon with the new facilities opening for Fall 2016 classes.

Phase 1A provides 22,675 square

feet of floor space and includes four two-story studios containing 16 classrooms and a shared breakout room. The studios feature 447-square-foot lanais and moveable partitions for combining classrooms.

According to Brian Sharp, Nordic's project manager, the school's design focus for its new Phase 1A facilities is "LEED Platinum and beyond. Meaning that sustainability in



construction and in student education are of utmost importance." To that end, he says, the buildings contain learning tools about the design, construction and operation of the building and its systems as well as outdoor green spaces designed for specific learning outcomes.

Sharp says that during Phase 1B, "the Julia Ing Learning Center will be transformed into a 20,000-square-foot Learning Commons for grades K-8. Currently a library and multimedia facility for grades K–4, the new facility will include technology and media labs, instructional and conference



Nordic PCL installs Punahou School Grades 2-5 Neighborhood Project infrastructure. PHOTO COURTESY NORDIC PCL

rooms, as well as studios for music and arts programs. This phase also includes three more studios, adding another 12 classrooms to the Grades 2-5 Neighborhood."

Phase 1B will create 17,000 square feet of studio floor space with the size of the Learning Commons to be determined. Phase 1B construction is expected to take about 25 months.

Punahou's Campus Master Plan anticipates future projects beyond the Grades 2-5 Neighborhood Project currently under construction.

NEWS BEAT

Fairmont Kea Lani Installs PV

A 500-kW rooftop photovoltaic installation is scheduled to be completed in June at the Fairmont Kea Lani, a luxury beach resort in Wailea, Maui. The resort's 1,528 solar panels are expected to offset over 10 percent of current energy demand and reduce CO2e emissions annually by 457 metric tons.

HNU Energy is the contractor.

"The completion of our photovoltaic project allows us to take a major step toward reducing the overall footprint of Fairmont Kea Lani by harnessing renewable energy and reducing our carbon emissions," says Charles Head, Fairmont Kea Lani general manager.

The project is in partnership with Fairmont Hotels & Resorts, Host Hotels and Resorts and Maui Electric Co. and is designed by Resort Energy Ventures.



Guam's Pago Bay Project Overcomes First Hurdle

Despite protests from some village residents, the Guam Land Use Commission has approved the developer's application for height variance zone change for the proposed twotower Pago Bay Marina Resort in the southern part of the island. Although Guam Wangfang



Guam Wangfang Construction Ltd. originally proposed a 15-story and a 14-story tower in Yona, but the Guam Land Use Commission has set limits on the height variance to 12 and 11 stories. PHOTO BY MAR-VIC CAGURANGAN

Construction Ltd. originally proposed a 15-story and a 14-story tower—to be connected by a common area containing restaurants—the commission has set limits on the height variance to 12 and 11 stories.

The commission denied Guam Wangfang's request for a density variance. The developer was asking for approval of an additional 65 units on top of the R2 zone's cap of 239, down from the originally planned 304 units.

The project, a C-shaped building proposed for a beachfront property in the village of Yona, is a multifamily residential facility that will complement the Laguna at Pago Bay Resort in an adjacent property. A number of residents, however, continue to protest the project, saying 32 percent of the site has already been delineated as protected wetlands.

NEW PRODUCTS

Impact Wrench

The Bosch IWMH182 18V EC brushless 1/2–inch impact wrench is a cordless tool designed for fastening and anchoring applications in tight spaces. The wrench delivers 2,213 inches/pounds of torque for applications that include fastening for large lag bolts. A three-LED light design provides maximum illumination of a work area; a slim-diameter, soft-grip handle gives users more comfort with less user fatigue. www.boschtools.com



Green Magic

Promoted as "a new way to live with nature," Green Magic Homes is a building system based on structural modules prefabricated in lightweight composite materials and in sizes that allow for easy transportation and manipulation on site. The structure is made of a strong, waterproof shell. Composed of up to 80 percent recycled materials and natural resins, the Green Magic home is water- and fire-resistant, non-corrosive, 100 percent non-toxic and produces no emissions. www.greenmagichomes.com

Screw Extractors

TORX screw extractors from Sock It Out eliminate hassles associated with typical spiral and straight-fluted extractors and do not require drilling into the stripped fastener. The extractors wedge deeply into the stripped recess, providing a strong grip. Their design allows for use in tighter or more compact spaces, mitigating the risk of damage to the mating threads. www.sockitout.com

Waste Containers

Toter introduces a redesigned line of commercial-grade Atlas stationary waste containers built to withstand tough jobsite abuse. The new Atlas cans are reinforced and upgraded to meet industry needs for increased strength, capacity and sturdiness. Container bottoms are non-slip with fully enclosed handles. Cans feature a built-in dolly adapter compatible with universal caster dollies and available in 32- and 44-gallon sizes. www.toter.com



Cool Roof

All Weather Surfaces Hawaii offers its best-selling Sil-Thane cool roof maintenance coating system by Everroof Cool Roof Systems. This silicone/



urethane fluid applied coating combines a polyuria base coat with a high solids silicone topcoat. Combining the fire retardant, durability and strength of an aromatic urethane with the UV and water resistance of silicone, this system extends the life of a roof system and withstands ponding water. www.allweathersurfaces.com

Sil-Thane's bright red base coat and the same room covered with the Sil-Thane's white topcoat

Fujikawa Installed as SMCA President

Robert Fujikawa, president of Continental Mechanical of the Pacific, was installed as board president of the Sheet Metal Contractors Association (SMCA) of Hawaii at its 48th Installation Banquet at the Halekulani Hotel on April 30.

SMCA, founded in 1962, represents 40 sheet metal contractors. The group also installed six other officers to its board of directors, including: Vice President Kyong Tae Chang of Preferred Mechanical, Secretary Cheryl Shimizu of Master Sheet Metal, Treasurer Owen Muramatsu of Elite Mechanical and directors Brian Sen of Oahu Plumbing and Sheet Metal, Glenn Saito of Commercial Sheet Metal and Barry Lai of Air Central, who is also the immediate past president.

Kealoha Takes Reins at Hawaii Energy

Brian Kealoha was named executive director in May of Hawaii Energy, the energy conservation and efficiency



program for Hawaii, Honolulu and Maui counties. Kealoha's more

than two decades of experience in the energy sector includes stints at Pacific Gas & Electric, Avista Utilities and

Brian Kealoha Brian Kealoha Maui Electric Co., and most recently, as regional director of OpTerra Energy

Services/Chevron Energy Solutions. "I am excited to join the Hawaii Energy team to help the state achieve its clean energy goals." says Kealoha. "Lowering energy demand from energy efficiency and conservation is the first and most cost-effective step. I look forward to collaborating with our community and energy stake-



The SMCA offiers include, from left, Brian Sen, Barry Lai, Robert Fujikawa, Kyong Tae Chang, Owen Muramatsu and Glenn Saito.

solutions for Hawaii."

Kealoha replaces **Ray Starling**, who is retiring after seven years at Hawaii Energy.

Katayama Named VP at J. Uno

Brett Katayama has been promoted to vice president at J. Uno & Associates Inc., where he will oversee operations

and estimates and the maintenance and growth of existing customer relations and new employee training.

Brett Katayama

Katayama, who joined the Hawaiibased firm in 2010, has been serving as a senior estimator. J. Uno & Associates, founded in 1989, specializes in providing construction cost estimating services to architects and engineers during the design process.

Architects Hawaii Promotes Five

Architects Hawaii Ltd. (AHL) has promoted Daniel B. Moats and Nathan Saint Clare to senior associates. AHL also promoted Colette Abe Lee, James Hoapili Jr. and Jeffrey Lee to associates.

Moats specializes in high-rise condominiums and served as project manager/ architect on Aeo at Ward Village, Symphony Honolulu, Pacifica, The



Daniel B. Moats

Watermark, Allure Waikiki and Moana Pacific.

holders to help facilitate innovative

Saint Clare, project architect, has designed hospitality and retail projects including the Tokyo Disneyland Hotel, The Castle Hotel in Dalian, China,



Four Seasons Hotel Doha at The Pearl and various projects in the Middle East, California and the Pacific Rim. Previously with Pelli Clarke Pelli, Hart Howerton and WATG,

Nathan Saint Clare

his projects include Ka Makana Alii Regional Mall and the Town Center of Mililani redevelopment.

Colette Lee, a senior interior designer, has worked on projects such as the Windward Community College Library and Learning Center, Kapiolani Medical Center for Women and Children fourth-floor renovation

and Diagnostic Laboratory Services regional headquarters. Recent projects include Aeo at Ward Village, Velocity Automotive Showroom,



Colette Abe Lee

Moena Café Restaurant at Ka Makana Alii Regional Mall and renovations at



Aulani, A Disney Resort and Spa. Hoapili Jr., a project administrator, has more than 15 years of experience in education, institutional and hospitality projects such as the

Moanalua High School Performing Arts Center, Kamehameha Schools Kawaiahao Plaza Renovations and Allure Waikiki Condominium.

Jeffrey Lee, a project administrator, has worked on projects including the Ka Makana Alii Regional Mall, Maui IBEW 1186 Office/Hawaii Electricians Training Center, Royal

Hawaiian Center revitalization. FBI Honolulu Field Office, AHL's "1 percent pro bono" project Salvation Army Family Treatment Services Facility and Punchbowl National

Memorial Cemetery of the Pacific Information and Visitor Center.



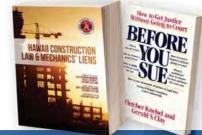
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lames Hoapili Ir.

Farrington High School Master Plan,

DPP Speaks at BIA-Hawaii

At the Building Industry Association of Hawaii's General Membership luncheon at its CTC-Pacific offices in Waipahu on May 12, Art Challacombe of the Department of Planning and Permitting spoke on the DPP's One-Time Review process for single-family residential permits.







Wallace Carvalho, Art Challacombe, Timothy Hiu



Daniel Sandomire, Robert Richards, Nick Tang, Cruz Romero, Patrick Ambler



Daysha Madriaga, Beau Nobmann

Gerald Tokuno, Joanna Griffith, Lance Inouye





Gary Chung, Craig Washofsky, Kim Green

PHOTOS BY HAWKINS BIGGINS

FACES



(Back) Joshua Magno, Mitchell Tenants, John White, Shayne Chung, Kai Hoohuli, (front) Sean Newcamp, Ron Taketa, Hazel Taketa, Brooke Wilson, Joy Nishino, Cheryl Walthall



Rick Heltzel, Yumi Heltzel, Peter Lee, Jane Lee, Lauren Mix



Cedric Ota, Lisa Asato, Emmit Kinney, Clay Asato



Maurice Yamasato, Jeanie Yamasato, Lance Inouye

Adam Picadura, Oulilani Kam, Mariano Ponsiano

FACES_GCA Build Hawaii Awards



Sarah Beaton, Jim Beaton, Les Kempers, Fatima Kempers



Roy Amemiya, Johnny Higa, Mayor Kirk Caldwell, Karen Berry



Sal Lacagnina, Hitoe Lacagnina



Kate Wilhelm, Lance Wilhelm, Mike Trusso, Anna Herrera



Tony Benabesu, Teri Moritomo, Shannon Alidado



Sean Spencer, Atsushi Michael Saffen, Mathew Lee, Jacqueline Rush Lee, Carl Williams, Gail Nakamura, Lauren Bresnahan



Mark Stritzel, Maegen Best, Shane Trout





Ben Northey, Tina Northey, John Makoff



April Gebhardt, Herb Gebhardt, Karen Watase, Kimo Pierce



John Heideman, Candice Heideman, Michael Kast, Heidi Nobmann, Beau Nobmann



Kristine Yamashita, Scott Gilliland, Chris West, Tricia Miyashiro, Duane Miyashiro



Erik Hashizume, Lari Bloom, John Bloom, Herb Wong, Troy Okimoto



Andy Ragasa, Centa Ragasa, Carol Hoga, Lori Isara, Sandra Kunioka, Brian Kunioka

UH Engineering Dinner

The University of Hawaii held its 16th annual College of Engineering Dinner at the Hawaii Convention Center on April 21. Dennis Toba, vice president at Ronald N.S. Ho and Associates Inc., received the Outstanding Service Award and Brennon Morioka, deputy executive director for the Honolulu Authority for Rapid Transportation (HART), was named Distinguished Alumni.

Marian Nakama, Dennis Toba, Martin Nakasone

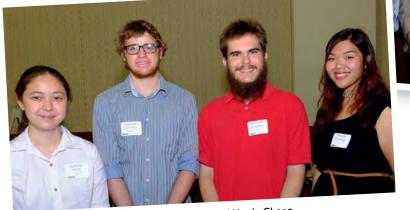
Ryan Harada, Kevin Tsutomi, Chad Uyehara



Herbert Allen, Samuel Spake, Kenzie Allen Endrina

Timothy Byers, Isaiah Aribal, Conner Higashino, Richie Chio, Cristina Felicitas, Allie Kim, Michelle Shimoda





Leanne King, Jordan Romanelli, Mattew Bowers, Wendy Chong





Arshia Taeb, Colin Nguyen

PHOTOS BY BOB HAYES





Peiyi Kwok, Davelyn Kaaihoe, Shaynalynn Ah Sam, Chane Hayashida, Bryson Padasdao, Khaldoon Ismaeel



Darlene Ferreira, Pete Pascua, Jed Miyazaki, Kaily Pascua



Robert Akinaka, Kathy Hirota, Peter Crouch



Ronald Ho, Donna Vuchinich, Ken Hayashida, Ross Okuda



Brian Chock, Reid Noguchi, Jeremy Degracia, Jamiel Ishaque



Tiffanee Pahia, Iliana Argyris, Shoshana Douglas, Alverne Ribao, Stephen Sabala, Bryant Delgado, Jeremy Santiago



Farrington Color Guard: 1st Sgt. Aguilar, Peter Tablason, Isaiah Nauasquez, Tyron Raquiza, Alaricson Afaese

Melvin Nishida, Mark Yen, Lucia Indelicato, Michael Nishikawa, Dean Estabilio

Governor's Pacific Rim Safety & Health Conference

The 14th Biennial Governor's Pacific Rim Safety & Health Conference, hosted by the American Society of Safety Engineers Hawaii Chapter, featured more than 75 exhibitors and 50 speakers on workplace safety. The May 2-4 event was held at the Sheraton Waikiki.



Darrell Suzuki, Mike Hiu, Phyllis Gomes



Dale Brito, Tristan Aldeguar, Molly Washburn



Rick Pendleton, Mahea Villanueva, Jefferey Camplin



Brandon Chavez, Barbara Nishikawa, Cathleen Langin

PHOTOS BY HAWKINS BIGGINS AND KAREN BERRY



Mary Sullivan, Terrill Watkins, Linda Chu Takayama, Mark Behrens, Barbara Goto, Jim Newberry, Tristan Aldeguer, Dale Brito



Barbara Yee, Eddie Vidad, Cathy McCurnin



Anthony Kalili, Richard Lee, Anthony Brown, Cheryl Holliday, Sean Ryall, Daniel "Bert" Bertubin



Prospero Agudo, Randy Yama, Llewellyn Honda



Rick Pollock, Diana Stegall, John Stevens



Lito Alcantra, Charlie Cook, Nestor Lazo



Jack Almanza, Laureen McCoy, Peter Landry



Alohanapua Silva, Brenda Carinio, Loren Jerlow

Adopt Revenue-Generating IT Strategies

Reports show information technology plays key role in business growth and survival



BY GARRETT SULLIVAN

Every year, the IT services firm JBKnowledge Inc. releases an annual construction technology report, based on a survey of thousands of builders, that contains findings which can help you evaluate your company in terms of information technology. With this evaluation, you can strengthen your company as a whole and further its other departments, as well as enhance the way you do business or handle certain projects or tasks, including those related to finance and accounting. This year's survey will be conducted starting in June 2016.

According to Computer Economics, most construction companies' IT budget is approximately 2 percent to 5 percent. However, out of 19 industries, the construction industry spends the least, 1 percent, of its budget for computer technology. The construction industry outsources 16 percent of its IT spending. Regardless of size, 63 percent of construction companies have IT staffs of five employees or fewer.

Are you contributing to your company's tech advancement?

Builders identify that the most limiting factors in adopting new technology are their budgets and a lack of staff to support it. Interestingly, smaller companies are more likely to be more flexible with IT. The key to success is to turn your IT department into a revenue generator.

Regardless of the size of your company, have you considered starting a small research and development department that will help your organization keep up with the many rapid changes in the industry? Consider spending time on how you, as the owner, can create a culture of research, development and tinkering that provides continual technological advancement in your firm while creating an ROI and not just expenses.

One example of how you might create an IT return on investment is moving more of your company's processes and data to cloud technology. Basically, cloud computing is storing and transmitting data on the internet, so there are some security risks which can nevertheless be minimized through the following:

- Employee training
- Installing remote solutions on corporate mobile devices
- A comprehensive corporate IT policy
- Two-factor authentication
- Liability insurance coverage

Mobile technology

Your smartphone is fast becoming your computer. At the job site, most millennial project engineers/managers and superintendents expect the new technology to extend to mobile components and apps. Many older, more boomer-type managed construction companies have been slow to adopt these capabilities. Nonetheless, the companies that do utilize IT use mobile apps for time tracking and document management, including one of the most popular known as Autodesk.

According to JBKnowledge's Construction Technology Report, more than 80 percent of companies provide laptops and smartphones to employees. Since important data can be lost and certain costs arise, you need to develop a set of policies and procedures for allowing your employees to bring their own devices.

Download the full report at http://jbknowledge.com/report

Software integration

For most construction companies, custom integrations are not an option due

to budget constraints. Construction Open Standards Alliance (http://cosa.build) develops open integration standards that are available to all software providers.

Historically, estimators had been spending 75 percent of their time counting and measuring plans but, by utilizing software integration, they now spend only 10 percent of their time doing so.

Collecting data in the field is still mostly done by a manual process known as Client Relationship Management (CRM). Business development is crucial to any construction company, and CRM software allows companies to accurately measure and manage inbound work projects. File storage and collaboration software programs include Dropbox and Google Drive, while conferencing and communications software programs include GoToMeeting, FreeConferenceCall and Skype.

Is your company missing a major opportunity to nurture and maintain client relationships?

Business development is important in any construction company, especially in project-driven companies looking for their next job. CRM software programs such as Salesforce and Zoho allow companies to accurately measure and manage their inbound pipeline of work.

If you have not already integrated IT into your business as a crucial element, your company is going to gradually become less competitive in this constantly changing industry where applications of the latest IT developments are critical to the company's growth and survival. Plus, by keeping informed of the latest technological innovations, you will not be shocked in the not-too-distant future when you see robots on the job completing manual labor.

Garrett Sullivan is the president of Sullivan & Associates Inc., and advises contractors how to develop a standalone company though his Next Level Business Process. Connect with him at GSullivan@SullivanHi.com, www.SullivanHi.com or (808) 478-2564.

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