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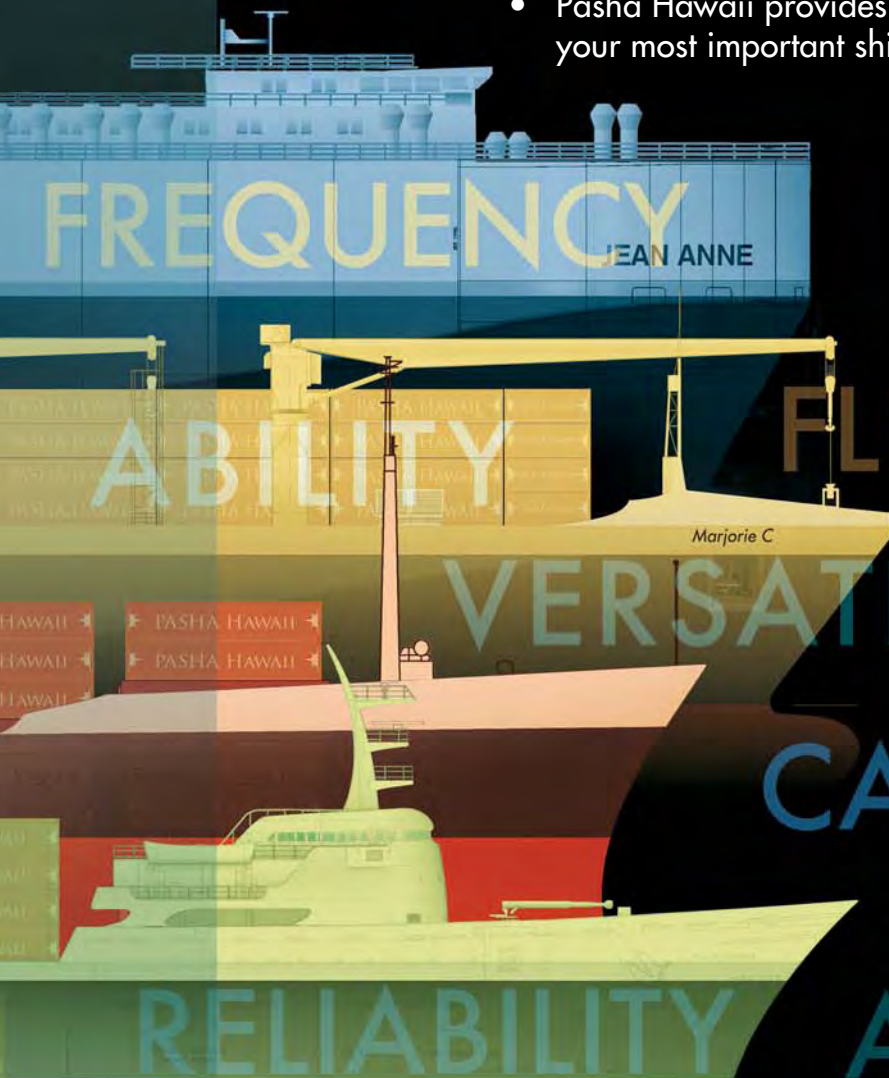
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COFFEE BREAK

Since 1987, Trade Publishing Co. has published an annual ranking of Hawaii's Top 25 Contractors. In this July's issue of *Building Industry Hawaii* you will notice some absences, and additions, in the list of elite companies. Familiar names from past surveys—Delta, Alakai, Elite, Graham, Arisumi—are missing; some chose not to participate, others have closed their doors.

We profile each Top 25 company and again take a look at Noteworthy Contenders, contractors who had strong years in 2015 but fell shy of making it into the Top 25. We hope you enjoy reading the profiles on all of these industry leaders.

We offer our congratulations to this year's Top 25 Contractors and Noteworthy Contenders.

Be sure to read up on the overall health of the Islands' construction sector. While the number of construction jobs on the Mainland have dwindled, the employment rate in Hawaii is experiencing a growth spurt.

In this issue we also review the list of bills that the state senate and house have produced regarding Hawaii's building industry. Many of the bills in the 2016 legislative session are aimed at residential construction and promoting "smart" development across the Islands.

And we take a look at new buildings going up that are incorporating high-tech innovations into their design.

This month's "Construction & the Law" column offers a 12-step guide to compiling vital documentation to support or defend a construction-related claim. As columnist Scott Batterman notes, "Written documents will almost always outweigh conflicting testimony." 🏠

A hui hou,

david@tradepublishing.com



Gerry Majkut of Hawaiian Dredging
PHOTO BY GREG YAMAMOTO

BUILDING INDUSTRY HAWAII

The Construction Magazine of Hawaii

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COMING IN AUGUST

Building Industry Hawaii reports on **Big Island Construction** and offers an update on **Hawaii's Infrastructure**. Other features include looking at what's new in **Doors, Floors & Windows** and **Painting & Finishing** as well as **Excellence in Renovations**.



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JULY 2, 16

AIA Architectural Walking Tour

In July, the American Institute of Architects (AIA) Honolulu Chapter's Saturday walking tours are led by Frank Haines, who relates the tales and architectural history of Honolulu's downtown district. Tour groups must be 4-10 people.

9-11:30 a.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment in advance at aiahonolulu.org. Online registration until July 1 (for July 2) and July 15 (for July 16). For more information, go to contact@aiahonolulu.org, or call 628-7243. Fee: \$15 per person.

JULY 5, 13, 20

Hawaii Engineering and Architecture Intern Forum

The AIA Honolulu Chapter's presentations by engineers and architects offer career options for interns in these disciplines. Lunch provided.

Noon-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP to Robert Kubota. Call 687-6875 or go to rkubota@douglasengineering.com.

JULY 6, 13, 20

Presentation Skills Course: Level I (Sessions 4, 5, 6)

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

6-8:30 p.m., Wednesdays. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. For registration and information contact Pam Chambers at 377-5679 or via SpeakOut@pamchambers.com. Fee: \$575.

JULY 8

How the New FLSA Rule Changes Could Impact Your Business

This Building Industry Association of Hawaii (BIA-Hawaii) seminar features a presentation by Ryan Sanada,

director of legal and government affairs for the Hawaii Employers Council, and covers labor and employment law compliance issues related to the recent changes to the Fair Labor Standards Act. Learn how to estimate and minimize overall costs resulting from higher salary levels and how to communicate with employees affected by the changes, which go into effect on Dec. 1. For company owners, executive management and HR personnel.

8:30-10:30 a.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration until July 8 at biahawaii.org. Contact Lea Wong at 629-7506 or LKK@biahawaii.org for information and registration. Fee: BIA-Hawaii members \$25; nonmembers and walk-ins \$35.

JULY 8-10

Post-Tensioning Institute Certification Workshop (Levels 1 & 2)

This Cement and Concrete Products Industry (CCPI) of Hawaii workshop features instructors from the Post-Tensioning Institute and provides a review of post-tensioning principles and certification procedures. Times and location to be announced. For more information, go to ccpihawaii.org or wkawano@ccpihawaii.org, or phone 848-7100.

JULY 15

First Aid/CPR Class

The General Contractors Association (GCA) of Hawaii presents First Aid/CPR training.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. For more information, to download registration form and to remit payment, go to gcahawaii.org. Attendees will be confirmed via email. Fee: GCA of Hawaii members \$70, nonmembers \$100. After July 11, \$20 additional fee for no-shows and cancellations.

JULY 15

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. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. AIA members only. Register/RSVP online at aiahonolulu.org until July 15. Contact Scott Wilson at scottrw51@gmail.com.

JULY 15

Understanding Today's Concrete: Seminar with Ken Hover

CCPI of Hawaii's seminar features Ken Hover, past president of the American Concrete Institute, and covers the interaction of various elements in concrete, how mix design affects concrete characteristics and behavior, field tests, advances in concrete technology and more. Recommended for contractors, inspectors, engineers, architects and construction agencies, owners and developers.

7:30-8 a.m. (continental breakfast/table top exhibits); 8 a.m.-noon (seminar/lunch). Honolulu Country Club, 1690 Puumalu St. Registration deadline: July 8. For registration and payment, go to ccpihawaii.org and download form. Mail with payment to CCPI, 2153 N. King St., #327. Go to wkawano@ccpihawaii.org or phone 848-7100 for more information. Fee: \$95 per person.

JULY 18-21

OSHA 501: Trainer Course in OS&H Standards for General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day course prepares students to teach the 10- and 30-hour Outreach Programs. Thorough knowledge of OSHA General Industry Standards (CFR 1910) is required. A Verification of Prerequisite Form with OSHA 511

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documentation and other industry or academic credentials is required to register. Students become authorized Outreach Programs trainers after successfully completing class. Laptop recommended. Materials provided on first day of class. No online class enrollment.

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

JULY 20

BIA Networking Night

At BIA-Hawaii's Networking Night hosted by Servco Home & Appliance Distribution, you'll enjoy pupus and drinks, get the latest industry buzz and network with peers. Special guest Daniel Griffin, Best & Broan national account manager (West), and new appliances by Bosch, GE and other leading manufacturers are also featured.

5:30-7:30 p.m. Servco Home & Appliance Showroom, 2841 Pukoloa St. Register online at biahawaii.org until July 20. For more information, go to biahawaii.org or contact Cathleen Langin at CNL@biahawaii.org or 629-7507.

JULY 21

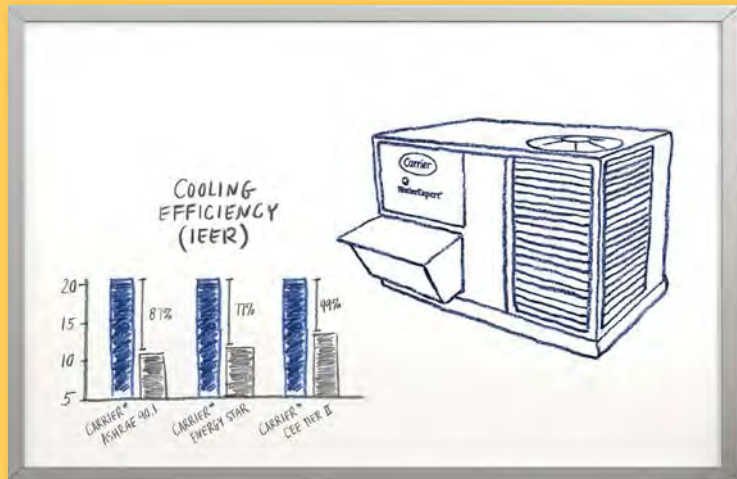
NAWIC General Membership Meeting

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.

JULY 21

AIA Monthly Membership Program



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The AIA Honolulu Chapter's Monthly Membership Program features seminars, educational credits and fellowship. Agenda to be announced. Lunch provided.

11:30 a.m.-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced registration and payment required. Limited seating; first come, first served. To register, contact@aiahonolulu.org or call 628-7245. Fee: AIA Honolulu members \$20; nonmembers \$35.

JULY 23

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.

JULY 23, 30

Improving Productivity and Managing Project Costs (STP Unit 5)

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 5—Improving Productivity and Managing Project Costs (2015 Edition)—is the fifth in STP's six-course program. Instructor Glenn Nohara, Genba Hawaii Inc. president, covers construction estimates, managing project and labor costs, working with project partners and more. Includes manual and lunch. Certificate available after completion of course. Courses and units need not be taken in order.

7:30 a.m.-4 p.m. (daily). GCA

JULY 29 Pacific Building Trade Expo: Early Bird Deadline

July 29 is the "early bird" deadline for exhibit space at the 17th annual Pacific Building Trade Expo to be held Oct. 25 at the Hawaii Convention Center. Hawaii's leading building industry trade show, presented by Honblue and produced by the AIA Honolulu Chapter and the Construction Specifications Institute, showcases products and services from more than 300 vendors as well as two dozen continuing education seminars.

Register online at pacificbuildingtradeexpo.com/attendees/. Contact Barbie Rosario at barbie@pacificbuildingtradeexpo.com to register for exhibit space or sponsorships. To present a seminar, contact Reid Mizue at 721-4267 or reid@omizuarch.com. For more expo information, go to pbtexpo.com.

Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP/register by July 6. To register and for more information, email info@gcahawaii.org or go to gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refunds after July 17. Replacements accepted.

JULY 26

Sister Organization Event

The AIA Honolulu Chapter's sister organization event presents a program for organizations that is designed to strengthen common viewpoints and initiatives and explore upcoming opportunities.

11:30 a.m.-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100, Conference Room. Register/RSVP by July 26 by contacting Shirley at aia@aiahonolulu.org. For more information, contact Ben Lee, FAIA via Ben.Lee@clifford-planning.com.

JULY 28

ARE Study Session: Construction Documents & Services

This AIA Honolulu Chapter's ARE exam prep session covers the fundamentals of construction drawings and common project delivery methods to assist those on the path to licensure.

5:30-7:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required at aiahonolulu.org and available until July 28. For more information, contact Jason DeMarco at JDeMarco@ferrarochoi.com. Fee: AIA/AIAS members \$10 per person; nonmembers \$20. Substitutions available.

AUGUST 2

AIA/GCA Committee Meeting

The AIA Honolulu Chapter sponsors this brown-bag meeting of AIA members and GCA of Hawaii members exploring current design and building industry trends. Open to all AIA and GCA members. Topic to be announced.

11:30 a.m.-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100, Conference Room. Register/RSVP online at aiahonolulu.org until Aug. 2. Contact Troy Miyasato, committee chair, at troy@ferrarochoi.com.

AUGUST 2, 4, 6, 9, 11

40-Hour Safety Hazard Awareness Training

Offered through BIA-Hawaii. Designed specifically for the Site Safety & Health Officer (SSHO), this course provides the training for additional required certification as stated in the NAVFAC UFGS 1.6.1.1.1. Industry prerequisites required. Certification provided after successful testing.

7:30 a.m.-4:30 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Aug. 2. For more information, contact Barbara Nishikawa at BLN@biahawaii.org or 629-7505. Fee includes EM-385 Manual. Fee: BIA-Hawaii members \$350; nonmembers \$475; \$237.50 with available ETF funding.

AUGUST 2, 4

ACI Concrete Field Technician Grade I Review Session

This CCPI of Hawaii program provides a review of concrete mix designs and concrete performance tests for the Aug. 20 American Concrete Institute's (ACI) certification exam. For more information, go to ccpihawaii.org or wkawano@ccpihawaii.org, or phone 848-7100.

AUGUST 8-10

AGC's Safety Management Training Course

This GCA of Hawaii and Associated General Contractors of America three-day seminar presents basic skills for managing a construction company safety program that covers Focus Four and key job site safety issues. Topics include OSHA inspections, job safety analysis, electrical and concrete safety and more. Instructors are national OSHA specialists Bob Emmerich and Jim Goss.

7:30 a.m.-4:30 p.m. GCA Conference Room, 1065 Ahua St. For more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Register online at gcahawaii.org /www.agc.org. Fee: \$995.

AUGUST 11, 16, 18, 25, 30

OSHA 30-Hour for the Construction Industry

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

7:30 a.m.-3 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Registration required by Aug. 4. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA members \$200, nonmembers \$300. No refunds after August 3. Replacements accepted.

AUGUST 15-18

OSHA 2225: Respiratory Protection

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day class covers OSHA standards and protocols for respiratory protection. Learn how to establish and monitor a 29 CFR 1910.134-compliant respirator program, evaluate compliance using OSHA standards and the Small Entity Compliance Guide, and more. Prior completion of the OSHA 521 course recommended. All materials provided on the first day of class.

8 a.m.-4:30 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Register via email or online at oshatraining@ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit oshatraining@ucsd.edu. Fee: \$750. No refunds after Aug. 1.

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School Projects Keep GCs Rolling

The University of Hawaii awarded 16 contracts valued at more than \$41.7 million in May, the most generous of the nine government agencies that handed out \$104,082,600 in work.

The month's total also far surpasses May 2015, which coughed up only \$61,201,311 in contracts. This May's contracts brought the year's five-month total to \$464,118,713.

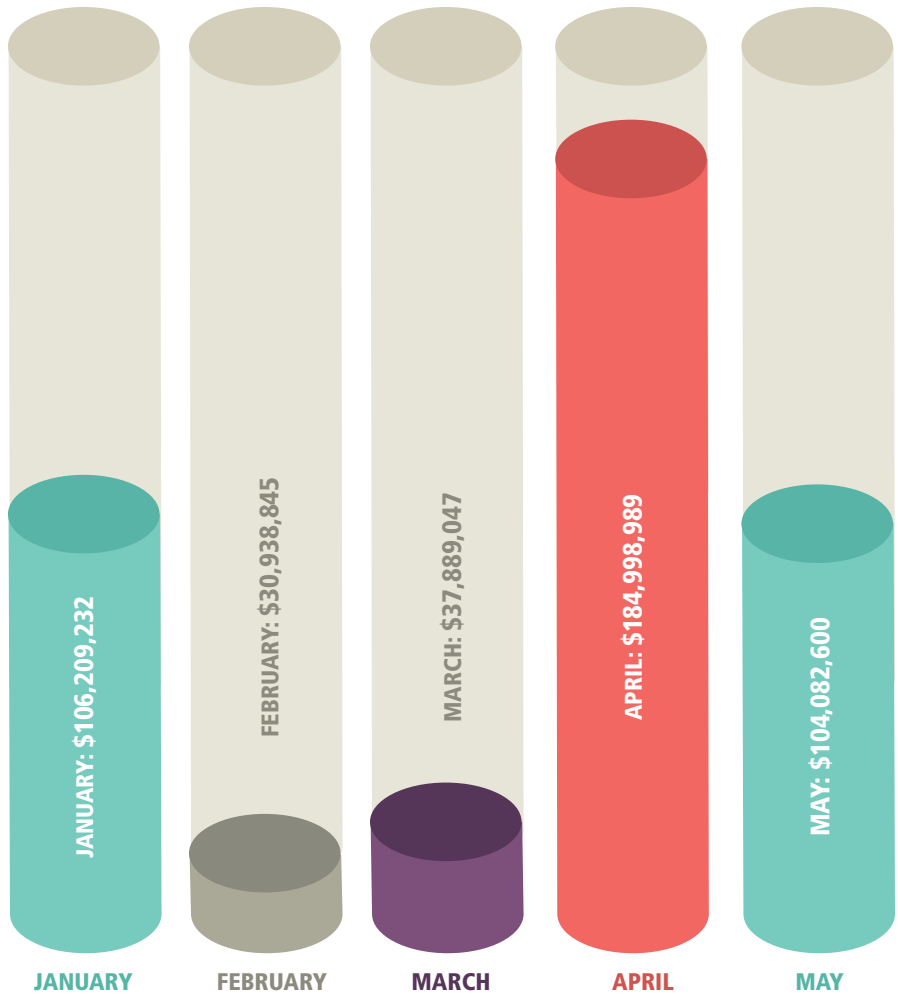
After UH, the U.S. Army and the Department of Transportation awarded the largest contracts at \$26,084,000 and \$11,392,935, respectively.

The largest single award was claimed by general contractor Pacific

Blue Construction LLC, a \$26,226,334 project for a classroom addition at Kauai Community College in Lihue. Swinerton Builders landed a \$26,084,000 bid for the health clinic

parking structure at Schofield Barracks while Isemoto Contracting Co. Ltd. won five contracts totaling \$13,032,220, including a \$6,985,800 bid for roadwork at North Kona.

2016: MONTH-BY-MONTH
 JANUARY: \$106,209,232
 FEBRUARY: \$30,938,845
 MARCH: \$37,889,047
 APRIL: \$184,998,989
 MAY: \$104,082,600



Awards By Agency

UH	\$41,734,883
Army	26,084,000
DOT	11,392,935
NELHA	6,985,800
DPWHI	6,985,800
DAGS	3,823,369
DHHL	2,896,800
DOD	2,041,082
HPHA	1,421,757
TOTAL	\$104,082,600

Awards By Area

Oahu	\$51,038,161
Kauai	29,998,065
Hawaii	19,554,194
Maui	3,492,180
TOTAL	\$104,082,600

MAY'S TOP 10 CONTRACTORS

1) Pacific Blue Construction LLC (1)	\$26,226,334
2) Swinerton Builders (1)	26,084,000
3) Isemoto Contracting Co. Ltd. (5)	13,032,220
4) Contech Engineering Inc. (1)	5,254,778
5) Jacobsen Construction Co. Inc. (1)	4,942,214
6) BCP Construction of Hawaii Inc. (2)	4,354,957
7) Able Electric Inc. (1)	3,365,000
8) Goodfellow Bros. Inc. (1)	2,896,800
9) Certified Construction Inc. (2)	1,971,195
10) MEI Corporation (1)	1,938,408

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

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

Oahu

Swinerton Builders	\$26,084,000
FY16 PN80412, Health Clinic Parking Structure, Phase 1, Schofield Barracks	
Contech Engineering Inc.	5,254,778
Hangar 110 Renovation, Phase 4 at Kalaeloa Airport	
BCP Construction of Hawaii Inc.	3,585,869
Halawa Correctional Facility, Replace Plumbing Lines	
Able Electric Inc.	3,365,000
Access Control and CCTV System Upgrade at Hilo International Airport	
MEI Corporation	1,938,408
Diamond Head Portable Improvements, Leeward Community College, University of Hawaii	
Isemoto Contracting Co. Ltd.	1,704,420
Honokaa Safe Drop Off, Phase 1, Hamakua	
Certified Construction Inc.	1,520,201
Reroof Phase II, Building 7882, Campus Center, Leeward CC, UH	
All Maintenance & Repair	1,262,757
Repair to Trash Chutes at Punchbowl Homes, HA1011, Makamae 1046 and Pumehana, HA 1047	
BCP Construction of Hawaii Inc.	769,088
Building 300A Renovations, Fort Ruger, Hawaii Army National Guard, Department of Defense	
Index Builders Inc.	758,500
Ohia Auditorium Improvements, Kapiolani Community College, UH	
Allied Pacific Builders Inc.	677,100
8803 Auto Body Reroof, Honolulu Community College, UH	
Wasa Electrical Services Inc.	619,000
Stan Sheriff Center, Replacement of Lighting Controls, UH-Manoa	
Brett Hill Construction Inc.	589,700
Jabsom Vivarium Suite 1 Renovation, John A. Burns School of Medicine, UH-Manoa	
Ohana Environmental Construction Inc.	478,000
Hazardous Materials Abatement for Building 832 Armory, Wheeler AFB, Hawaii Army National Guard, DOD	
Certified Construction Inc.	450,994
Roof/Repair/Replacement for Buildings 1784, 1785 and 1788, Kalaeloa, Hawaii Army National Guard, DOD	

Haron Construction Inc.	353,877
Repave Back Parking Lot and Driveway Between Naauao (Noeau) and Manaleo (Laakea), Buildings 5980 and 5977, Windward Community College, UH	
StarCom Builders Inc.	343,000
Committal Shelter Roof and Ceiling Repairs and Miscellaneous Improvements at the Hawaii State Veterans Cemetery, Office of Veterans Services, DOD	
R.H.S. Lee Inc.	340,000
Waialeale Livestock Research Station, Demolition of the Bice Hall and Poultry Houses, College of Tropical Agriculture and Human Resources, UH-Manoa	
Su-Mo Builders Inc.	338,670
Repair/Replace AC in IT Rooms, Buildings 8802 Campus Center and 8806 Administration, Honolulu CC, UH	
Amethyst Builders LLC	336,500
UH-Manoa, Moore Hall, Confucius Center Classroom Renovation	
D&C Construction Inc.	159,000
Installation of New Backflow Preventers at Paoakalani, HA 1036 and Kalakaua Homes, HA 1062	
Heartwood Pacific LLC	55,121
De Silva Elementary School, Bldg. A, Repair Playground Walkway, Hilo	
Pacific Power Electrical Contracting LLC	28,000
5988 Imiloa Electrical Conduit, Repair/Replacement, Windward CC, UH	
Yap's Electric	26,178
Wheeler Elementary School Portables, Fire Alarm Repairs	

Maui

F&H Construction	1,624,884
2207 Ceramics Interior Renovation, Phase II, University of Hawaii Maui College, Kahului	
Maui Kupuno Builders LLC	1,567,318
Dairy Road and Haleakala Highway, Pavement Preventive Maintenance, Wailuku	
Hawaiian Dredging Construction Co. Inc.	299,978
Concrete Deck Repairs at Kaunakakai Harbor, Molokai	

Hawaii

Isemoto Contracting Co. Ltd.	6,985,800
Airport Connector Roads and Other Roads in Host Park, County Dedicable Roads A & C, North Kona	
Jacobsen Construction Co. Inc.	4,942,214
Life Science Building Renovation, University of Hawaii at Hilo	
Isemoto Contracting Co. Ltd.	3,367,400
Kuawa Street New Sports Fields Development, Hilo	
Sterling Pacific Construction	1,448,000
Afook-Chinen Civic Auditorium, Reroofing and Repairs, Waiakea	
Jas. W. Glover Ltd.	1,191,000
Ingress & Egress, Phase 1, Omkum Visitor Information Center, UH-Hilo	
Isemoto Contracting Co. Ltd.	624,800
Konawaena Swimming Pool, Solar Heating System Repairs, Kealakekua	
Isemoto Contracting Co. Ltd.	349,800
Kamehameha Park Swim Complex, Reroofing and Repairs, Kapaa	
Stan's Contracting Inc.	237,500
Hawaii Community Correctional Center, Hale Nani Dormitory, Convert Men's Restroom to Women's Restroom, Hilo	
Loeffler Construction Inc.	175,625
FY16 Pavement Repairs at Hilo Harbor	
Rec and Roll LLC dba NyLawn	126,255
Lincoln Park Playground, Resurfacing and Repairs, Ponehawai	
Kokea Construction & Consultants Inc.	105,800
Repair Termite Damaged Buildings, Phase II Campuswide, Kapiolani Community College	

Kauai

Pacific Blue Construction LLC	26,226,334
4459a Fine Arts 1 Classroom Addition, Kauai Community College, UH, Lihue	
Goodfellow Bros. Inc.	2,896,800
Anahola Reservoir Improvement Project	
Grace Pacific LLC	730,236
Kaunualii Highway Resurfacing, Lele Road to Hanapepe Bridge, Waimea	
Society Contracting LLC	144,695
4468 Chiller Plant Reroof, Kauai CC, UH, Lihue	

LOW BIDS

The companies below submitted the low bids in May 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

Hensel Phelps Construction	\$197,699,290
HNL NDWP IIT Mauka Extension at Honolulu International Airport (HNL)	
Swinerton Builders	29,941,000
Administration and Allied Health Facility, University of Hawaii-West Oahu	
Frank Coluccio Construction	21,080,832
Coconut Island, Marine Laboratory, Buildings 1 and 2, Interior Renovation and General Repairs, UH- Manoa	
S&M Sakamoto Inc.	15,525,000
HNL Concession Improvements, Diamond Head Concourse	
Maui Kupuno Builders LLC	10,837,671
Rehabilitation of Localized Streets, Phase 16A	
Index Builders Inc.	9,003,150
HNL DH Concourse Improvements	
Grace Pacific LLC	5,895,110
Rehabilitation of Localized Streets, Phase 18, Mokuieia to Waimea Bay	

Performance Systems Inc.	5,174,407
Emergency Generators at Kalihi Yard and Shaft, Halawa Shaft and Kunia Wells I	
Performance Systems Inc.	4,066,241
Luualaei Line Booster System Improvements	
Nan Inc.	3,850,000
Window System Replacement, B117, Bravo Co., Hawaii Army National Guard, Department Of Defense	
Oahu Plumbing & Sheetmetal	3,354,267
Stan Sheriff Center, Repair/Replace Central Plant System Controls and Support Equipment, UH-Manoa	
Network Power Solutions Inc.	3,350,000
Access Control and CCTV System Upgrade at Hilo International Airport	
Ideal Construction Inc.	3,173,348
Papii Road Improvements	
Close Construction Inc.	3,152,595
HNL NDWP Elliott Street, Hawaiian & Aloha Facility Demolition	

Nan Inc.	2,544,802
Escalator Improvements, Kahului Airport	
Mocon Corp.	2,345,100
Culvert Remediation at Various Locations on Oahu, Phase 1	
Performance Systems Inc.	2,329,490
Uwahu Wastewater Pump Station Upgrade	
Civil-Mechanical Contractor	2,157,455
Keanu Line Booster, Replacement of Pumping Units	
Performance Systems Inc.	2,036,856
Keehi Transfer Station Loadout Modifications, South End	
RMY Construction Inc.	2,020,062
Ala Moana Regional Park, Renovate Irrigation System	
Cornerstone Detention & West Coast Roofing	1,925,000
Oahu Community Correctional Center, Security System Repairs and Improvements, Phase I	

...continued on page 102

LEADING the PACK

Honolulu's metro area construction job market ranks among top 3 nationwide, thanks to rail and projects anticipating its completion

BY DAVID PUTNAM

While the nation's construction industry is seeing a sharp drop in the job market, a new analysis of construction work from April 2015 to April 2016 ranks Honolulu as the third-fastest growing area in the United States.

The U.S. Bureau of Labor Statistics reports that the nation saw 15,000 fewer jobs in May, the industry's worst month since December 2013, according to an analysis by the national office of the Associated Builders and Contractors (ABC). However, the Associated General



The first 10 miles of the rail's guideway is being built by Keiwi Corp. Construction of the first group of stations is expected to begin soon.

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Contractors (AGC) of America reports that during a 12-month span, employment in Honolulu's building industry hit an all-time April high.

"Thanks to new projects like the light rail and commercial projects that are being built in anticipation of the new line, this area is now one of the fastest growing construction job markets in the country," says Brian Turmail, the AGC's national spokesman.



Brian Turmail

"Hawaii contractors in general are reaping the benefits of a robust construction industry right now, but as we have learned over the years, what goes up will come down."

—Jonathan Young, ABC Hawaii

Turmail in June reported that the Honolulu metro area added 5,000 new construction jobs between April 2015 and April 2016, a 20 percent increase. He added that, out of the 358 metro areas that the AGC tracks, only two metro areas added construction jobs at a faster rate—El Centro, Calif., and Monroe, Mich. Honolulu currently has 29,400 construction workers, up from 24,400 a year ago, he says.

Hawaii's job market includes myriad construction projects that got underway in 2016, or carried over from previous years. Along with the rail system, major projects include retail and residential construction in Kakaako, the final stages of the International Market Place, The Ritz-Carlton Residences, the MV22



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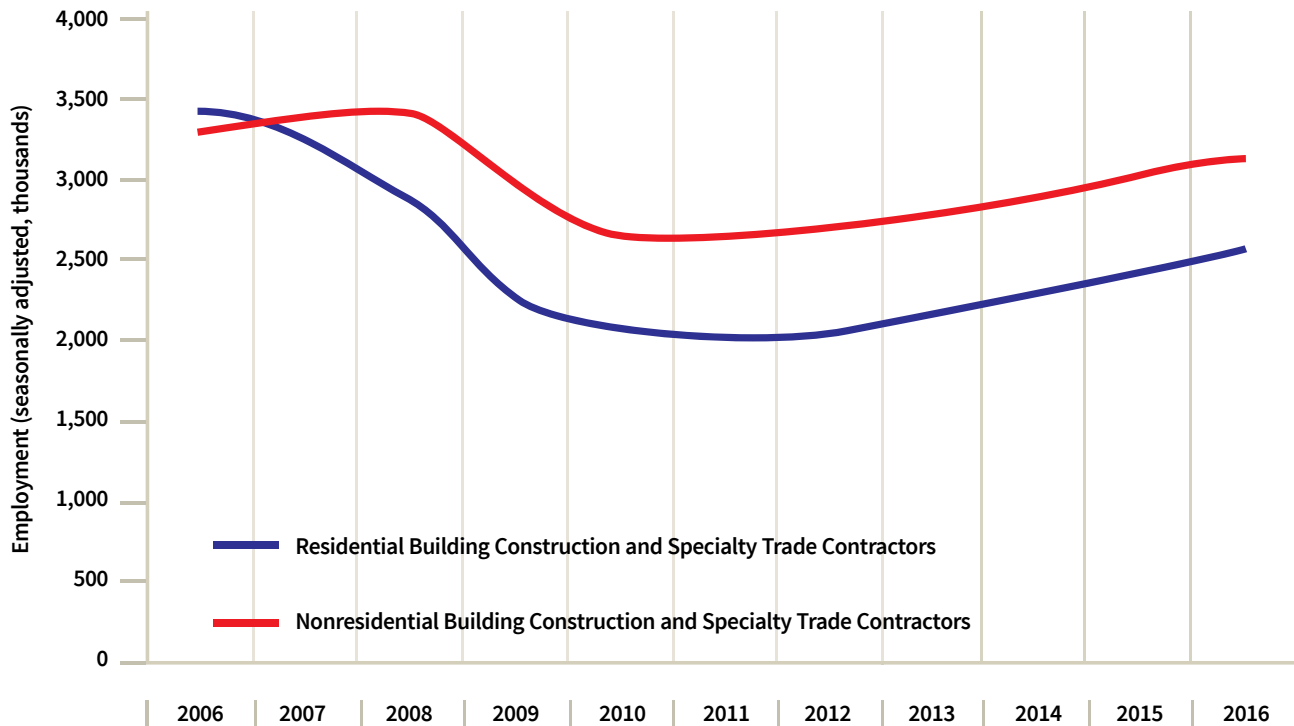
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Construction Employment Growth: Residential v. Nonresidential May 2006 - May 2016



SOURCE: BUREAU OF LABOR STATISTICS

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Hangar at Marine Corps Base Hawaii in Kaneohe, Kewalo Basin Harbor improvements and various hotel renovations.

Jonathan Young, president and CEO of the ABC Hawaii chapter, says the job growth in the Honolulu metro



Jonathan Young

area “indicates that there are enough projects in the local pipeline to last at least another couple of years. Of course, this depends on several factors including, most of all, the contin-

ued strength of the economy locally, nationally and globally.

“Hawaii contractors in general are reaping the benefits of a robust construction industry right now,” Young adds, “but as we have learned over the years, what goes up will come down.”

According to the U.S. Bureau of Labor report, the nation’s construction industry unemployment rate fell to 5.2 percent in May, which the ABC claims is the lowest level since October 2006. Anirban Basu,



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the ABC's chief economist, says that overall the nation's construction industry lost 20,000 jobs in April and May, according to national labor statistics.



Anirban Basu

“Without question, the U.S. economy is associated with significant weakness.

However, there are sources of strength based on other data series, including both the auto and housing sectors,” Basu says. “Still, contractors should be on guard. Many developers believe that the current real estate cycle is now in its seventh inning or later.

“It is quite likely that job growth will pick up during the months to come.”

Sector Cooperation

Clay Asato, president of the GCA of Hawaii and president of Koga

“Thanks to new projects like the light rail and commercial projects that are being built in anticipation of the new line, this area is now one of the fastest growing construction job markets in the country.”

—Brian Turmail, AGC of America

Engineering, says cooperation between state, federal, city and private entities is in large part responsible for the current rise in Hawaii projects and the current gains in the Islands' construction employment. Asato made his comments at a news conference at the building site



Clay Asato

of Keauhou Place on South Street in June. For the AGC, a key topic at the news conference was to voice support for a bill to reauthorize nationwide funding for construction projects.

Asato says state and federal investment, particularly investment in Hawaii's infrastructure, has been crucial to the building boom in Kakaako as well other Hawaii projects. An example, he points out, is the expansion of the H-1 corridor. Asato says more state and federal funding is crucial to similar highway and other infrastructure projects, such as ports and airports.

“These investments are vital to our construction industry and the state,” he says, noting that long-term funding of infrastructure and other projects is needed.

Keauhou Place developer Stanford Carr attended the June news conference and later told

Building Industry Hawaii that “2017 will be a peak for construction activity in Kakaako. However, we expect the rail will be the catalyst for infill housing development

opportunities along the 21 stations over the next two decades.”

Gerry Majkut of Hawaiian Dredging Construction Co. Inc., the general contractor on the South Street project, also spoke at the June news conference and noted that Hawaii's building industry is growing more competitive. “Several new contractors have come in from the Mainland” and are bringing in both “management and labor,” he told the media.



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Gerry Majkut

From April 2008 to April 2010, the Honolulu metro area lost 5,100 construction jobs, or about one in five jobs, Turmail says.

'A Breakout Year'

According to the University of Hawaii Economic Research Organization (UHERO) May economic forecast, "last year was a breakout year" for builders on the Neighbor Islands and "another strong one for Oahu. Honolulu is much further along in the cycle, and payroll job counts are now above the previous peak, driven by Kakaako condos, commercial building and rail."

UHERO says that Hawaii's "prospects remain good for the next few years, supported by health in the U.S. economy, local labor markets and construction. Growth rates will begin to trend lower, as each county converges toward its trend path and as construction moves to, and then beyond, the next cyclical peak."

Resort development and more residential construction are being seen on the Neighbor Islands, UHERO points out, adding that "the extent of this building upswing will be more limited than in the past. High single-digit or low double-digit construction job growth will be seen on all islands this year, before growth rates slow as we approach the cyclical peak."

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Each of Hawaii's four counties face challenges, UHERO notes. Oahu must deal with "the financial problems of rail rapid transit," it says, while

Maui has been hit with "the closure of HC&S" and Kauai "continues to struggle with inadequate infrastructure to support tourism and local

communities." Opposition to Mauna Kea telescopes on the Big Island "raises concerns about the future of the high-tech economy."



Stanford Carr Development's Keauhou Place at 855 South St., with Hawaiian Dredging Construction Co. as general contractor



Hoopili rendering

“These challenges will play out against what is a generally positive macroeconomic outlook for the next several years,” UHERO reports.

The Numbers Game

Housing construction has not been keeping pace with Hawaii’s needs, says Gladys Quinto Marrone, president of the Building Industry Association of Hawaii (BIA-Hawaii). While the state’s “overall construction industry has been robust, the housing industry has experienced little activity, at least not at the level required to meet demand,” she says.

Marrone notes that 809 building permits were issued in 2014 for new single-family homes and 38 permits for new two-family homes. “However, these numbers don’t necessarily equate to new housing formations or addresses. The state reported that 68,000 new housing units are needed between 2015 through 2025; we are falling further behind with each passing year.

“We are excited that, over time, Hoopili and Koa Ridge will add about 15,000 new homes to the market, but more homes are needed. Because not enough new homes are being built,” she adds, “contractors who do remodeling work will continue to be busy. This is reflected in the 13,685 permits issued in 2014 for additions, alterations and repairs to single-family homes.”

Meanwhile, developers and contractors continue to monitor monthly and annual construction industry reports, both locally and nationally.

Turmoil of the AGC says 235 of 358 metro areas nationwide added new construction jobs from April a year ago. And he cautioned that 67 metro areas lost construction jobs during the same period, while employment levels were stagnant in another 56 areas.

“Everyone knows that construction drives the economy, and this may be a signal of a nationwide slowdown looming as foretold by several key economists,” Young says. “Everyone knows that Hawaii generally lags about six to eight months behind the Mainland economy, and this is sure to bring concern to those that follow cyclical statistics.” 🏠

Assistant Editor Brett Alexander-Estes contributed to this report.



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Wear the Right PPE for the Job

Safety issues can be avoided by providing quality gear for your staff against hazardous waste

BY ALBERT LANIER

Anything on the job site potentially hazardous poses a risk that, if not dealt with properly, can create health and safety issues, underlining the importance of protective personal equipment, or PPE.

George Proctor, sales manager for Safety System and Signs Hawaii, defines PPE specifically as “gloves, hardhats, goggles, safety glasses, footwear, jumpsuits.”



In short, he adds, PPE includes all specific clothing and gear that must be worn to deal with substances and waste of a hazardous nature.

Governing the regulations, along with the EPA and the DOH, is the Hawaii Occupational Safety and Health (HIOSH) office. Nationally, OSHA and the EPA have different mandates.

“OSHA is to protect the employee,” Proctor says. “EPA is to protect the environment.”

Major producers of waste, says Tom Brand, a hazardous waste inspector with the state Department of Health’s Solid and Hazardous Waste Branch, are industry “generators,” facilities or companies that produce waste. Some are defined as large-quantity generators and others are known as small-quantity generators.

Hawaii has about 500 small-quantity generators, Brand says.

“We do pretty well based on the types of industries here,” he says, adding that in relation to hazardous waste in the Islands, “we don’t have big chemical industries. Our problem is small guys who don’t know the law.”

Brand says he “inspects a wide variety of facilities, including military bases, pharmacies, hospitals, shipyards and refineries. We regulate hazardous waste and used oil.”

Another problem area, he says, are residents who become hoarders, and salvage yards that may contain such substances as fuel oil.

An advantage for Hawaii, says Dean Higuchi of the Environmental Protection Agency, is that the state doesn’t have “hazardous waste disposal facilities.” Most, if not all, gets shipped off to disposal facilities on the Mainland.

Hawaii, however, has its share of waste generation and generators.

Knowing the Difference

Underlining the difference between hazardous waste and hazardous substances is a good starting point.

Higuchi, of the EPA’s office in Hawaii, which is part of the agency’s Region 9 that includes California and Nevada, says the “EPA has regulatory authority on hazardous waste, as it was once a usable hazardous substance that now someone is wishing to dispose of.”

“So a hazardous substance is an item, say, like paint thinner, that you have and are using, while hazardous waste is that very same paint thinner that you want to dispose of.”

Brand says that a product such as paint could be hazardous because of solvents within the substance. An everyday product or substance like paint that contains agents wouldn’t become hazardous waste until it is improperly thrown away—for instance on the ground or in the ocean or a stream.

Protection to Fit the Job

PPE is among Safety Systems and Signs’ top-selling products. “Every business that we deal with requires protection,” says Proctor. “We try to drive our business to consumer needs.”

The PPE industry, he says, is not a “cut-and-dry” business, and meeting the customers’ needs “depends on the safety program and what the employees face on a daily basis.”

Most condominium and apartment communities often require only grounds-keeping and minimal maintenance work for their employees. Likely, only gloves and safety glasses would be all that an employee might need.

However, a hotel has numerous facets



where protection would be needed, such as painting, electrical, housekeeping and grounds maintenance. So additional PPE—jumpsuits, boots, goggles, an air respirator and similar gear—would be a reasonable requirement for those employees involved in these tasks.

The cost for a property to provide PPE can vary depending on the amount of work involved. “That’s why they tell us what they need, as opposed to us telling a company what they need,” says Proctor.

The key factor for a project or property manager is determining what PPE to provide its staff. Simple neoprene gloves won’t do if the task requires heat and cut resistant protection.

While all PPE products are tested to determine if they meet safety standards, the level of product quality chosen for the property’s workers should be carefully researched, Proctor says. 🏠

TOXIC BREAKDOWN

Hazardous substances and waste have four characteristics, as classified by the EPA:

IGNITABILITY: The substance could ignite or catch fire if near or by coming into contact with a source of heat.

CORROSIVITY: The substance’s PH level.

REACTIVITY: The substance’s reactive qualities.

TOXICITY: The substance’s inherent chemical properties, which can include 39 types such as chromium or barium.

The EPA code for each characteristic must be noted on paperwork filed when waste is removed from properties or facilities by waste disposal firms and companies.

Sample EPA codes: Ignitability would be D-001, Corrosivity D-002, Reactivity D-003 and Toxicity D-004 through D-0043.



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HAWAII'S TOP

25

CONTRACTORS

A Record Year for No. 1 Hawaiian Dredging

Signs of a healthy construction industry stretch across Oahu as cranes, heavy trucks and the railway carry the island into the future. And it's busy as well on the Neighbor Islands as Hawaii's Top 25 Contractors report a combined revenue of more than \$3.8 billion in 2015.

Hawaiian Dredging Construction Co. Inc., with a company record of \$662 million in revenue last year, tops *Building Industry Hawaii's* annual list for the 11th consecutive year. Since the inaugural ranking in 1987, the magazine's rankings rely on Hawaii-based revenue as reported by the companies that responded to requests for information.

Gerry Majkut, president of Hawaiian Dredging, says the state might experience a slowdown in construction, but notes that the outlook for builders remains strong.

"For the construction industry in 2016 in Hawaii, I believe the market, which is currently strong, has the potential to start slowing down," he says. "Overall, the outlook is still positive as there are new opportunities in residential, retail, hospital-ity, medical, heavy and highway and federal."

Hawaiian Dredging, with 1,018 employees, had the largest workforce in the Islands last year, up from 862 in 2014. Nan Inc. reports the next biggest crew at 531, up from 438 in 2014, while Dorvin D. Leis Co. hiked its staff to 477 compared to 395 the previous year. And Shioi Construction more than doubled its payroll, increasing to 414 workers in 2015 over the 189 it employed in 2014.

Michael Inouye, Ralph S. Inouye Co. vice president, says that current construction appears to be a mixed bag. "Overall, the industry should do well in 2016," he says. "However, the high-end condominium boom, most noticeable in Kakaako, appears to be slowing and could have a trickle-down effect on the rest of the industry in 2017 and beyond."

Ron Yee, president and CEO of Wasa Electrical Services agrees. "We will be busy for the next two years," he says. "After that, questionable except for rail work."

Sixteen of the Top 25 Contractors maintained a workforce of 100 or more employees in 2015, with 14 of them showing increases in the number of workers.

And that's another good sign.

"Now that we are approaching the halfway point of 2016 I think all indications are that it could be a record year in terms of construction volume," says Dan Jordan, principal at Honolulu Builders. "While this is primarily due to the large

HAWAII'S TOP 25 CONTRACTORS

RANKING	2015 REVENUE
1. Hawaiian Dredging Construction Co. Inc.	\$662,000,000
2. Nordic PCL Construction Inc.	433,000,000
3. Kiewit Corp.	399,558,000
4. Albert C. Kobayashi Inc.	367,000,000
5. dck pacific construction LLC	239,200,000
6. Nan Inc.	197,500,000
7. Swinerton Builders	195,000,000
8. Hensel Phelps Construction Co.	190,111,000
9. Layton Construction Co. Inc.	167,100,000
10. Dorvin D. Leis Co. Inc.	137,010,000
11. Watts Constructors LLC	87,000,000
12. Isemoto Contracting Co.	83,100,000
13. Coastal Construction	81,900,000
14. Allied Builders System	75,400,000
15. Moss Construction	72,074,512
16. Wasa Electrical Services	65,000,000
17. Shioi Construction Inc.	60,000,000
18. Royal Contracting Co. Ltd.	50,700,000
19. Group Builders Inc.	50,100,000
20. (tie) Arita-Poulson General Contracting LLC (tie) Ralph S. Inouye Co. Ltd.	37,000,000
22. F&H Construction	33,985,039
23. S&M Sakamoto Inc.	27,400,000
24. Honolulu Builders	26,000,000
25. Paradigm Construction LLC	25,020,000

NOTEWORTHY CONTENDERS

Healy Tibbitts Builders, Inc.	\$22,650,000
Constructors Hawaii Inc.	17,773,874
Quality General Inc.	14,050,000

Rankings rely on 2015 Hawaii-based revenue as reported by those companies that responded to our requests for information.

number of large projects, it has unfortunately put a small damper on small-to-medium projects, which is our bread and butter. The labor resources utilized on the large projects has made it difficult for us and our subcontractors to pursue some projects due to labor shortages.

"The other effect," Jordan adds, "is that when subcontractors are running at 100 percent capacity, prices tend to creep up and schedules are often impacted.

"Not to complain, though. It's just a different set of problems than we have been used to in the last eight years."

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Hawaiian Dredging Construction Co. Inc.

PARENT COMPANY: Kajima USA Inc., Atlanta, Ga. | CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 114
EMPLOYEES IN HAWAII: 1,018 | PUBLIC WORK SECTOR: 20 percent | WORK SUBCONTRACTED: 70 percent

With a company record \$662 million in revenue in 2015, Hawaiian Dredging Construction Co. Inc. tops *Building Industry Hawaii's* annual Top 25 Contractors list for the 11th consecutive year.

Hawaiian Dredging has seen its revenue skyrocket by \$237 million over the past two years. The company, which has been doing business in the Islands for 114 years, reported revenue of \$546 million in 2014 and \$425 million in 2013.

"Business overall was very strong for Hawaiian Dredging in 2015," says



Gerry Majkut

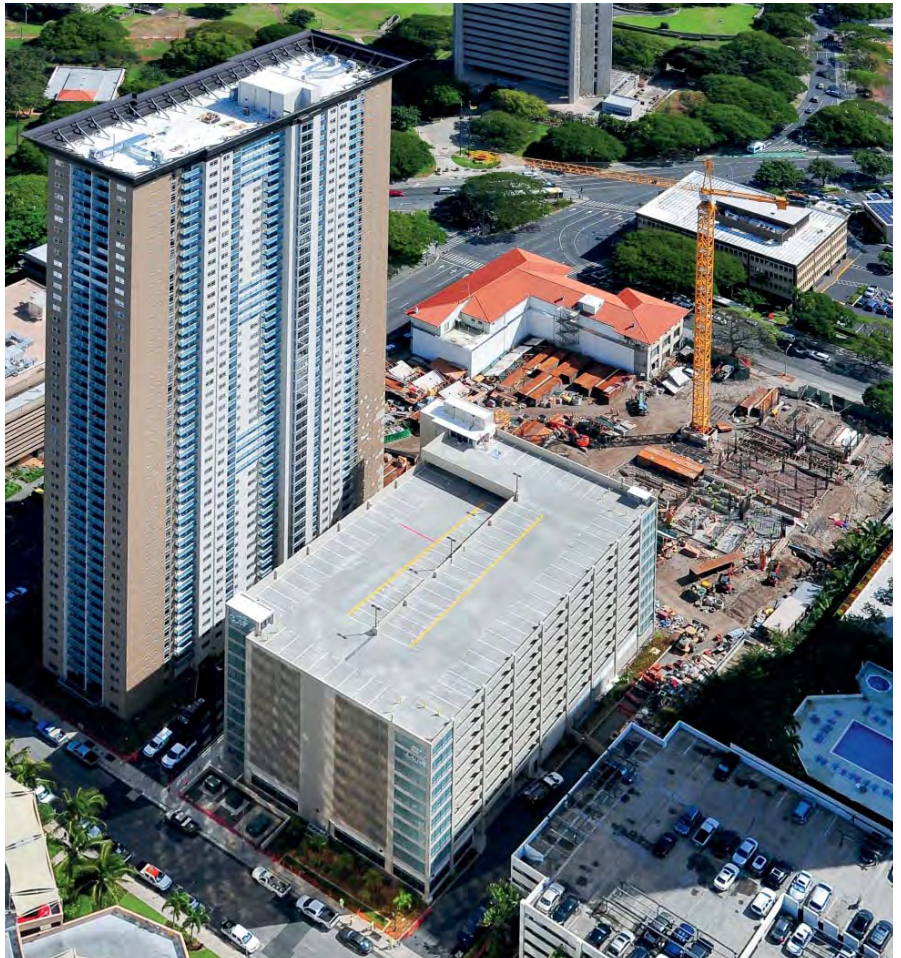
Gerry Majkut, president. "It is a very exciting time at Hawaiian Dredging as technology is changing at such a rapid pace.

"We continue to study and implement new building techniques in each of our five divisions—building, commercial, heavy, waterfront and foundation and power and industrial—to enable us to provide the highest level of services to our customers and provide opportunities for our employees.

"The talent of all of our employees combined with the new technologies provides for an exciting future," he says.

In 2015 Hawaiian Dredging, an affiliate of Atlanta-based Kajima USA Inc., completed its work on the Ala Moana Center Ewa Mall Expansion—a "unique and exciting project," Majkut says.

"It required a tremendous amount of coordination and involved many different aspects in construction. Work included demolition, renovation and new construction. What made the project particularly challenging," he adds, "is that Ala Moana Center was operating during business hours the entire time while the construction activities were in progress.



801 South Street Tower A

PHOTO COURTESY ED GROSS, THE IMAGE GROUP LLC

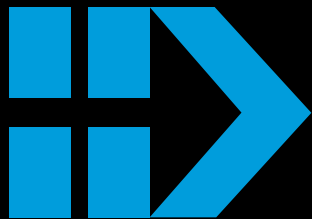
"The entire project team, including General Growth Properties, Hawaiian Dredging, subcontractors, vendors and consultants worked cooperatively together to complete this very successful project."

Jobs the firm completed last year include 801 South Street Tower A and SALT at Our Kakaako along with the Kahului Airport Access Road Phase 1, Waiehu Beach Road rehabilitation, Kaunakakai Harbor ferry system improvements, Ala Moana Center renovation and the Nordstrom's shell and core.

Projects started in 2015 include the Westin Nanea Ocean Villas, Keauhou Lane and Keauhou Place, the rail's Farrington Highway station group and resurfacing Kuihelani Highway.

Ongoing jobs include 400 Keawe St. (completed in May) and 440 Keawe St. and the Laie Wastewater Reclamation Facility UV System, both due to wrap in July. Later this year, Hawaiian Dredging is on track to complete 801 South Street Tower B in September, The Collection in November and both the H-3 Tunnel Fan Rehab and Sand Island Bioconversion Facility in December.

In 2017, the company is scheduled to complete the Synagro Centrifuge replacement in March, the Kapolei Business Park Pump Station in April, Keauhou Lane in August 2017 and Keauhou Place in October. Also in the pipeline are the Access Road to Hana Highway and widening taxilanes G and L at Honolulu International Airport.



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#2 HAWAII'S TOP 25 CONTRACTORS

Nordic PCL Construction Inc.

PARENT COMPANY: PCL Construction Services Inc., Denver, Colo. | **CONSTRUCTION SPECIALTY:** General contractor, cast-in-place concrete, carpentry and millwork | **YEARS IN HAWAII:** 79 | **EMPLOYEES IN HAWAII:** 310 | **PUBLIC WORK SECTOR:** 10 percent
WORK SUBCONTRACTED: 80 percent

Nordic PCL Construction Inc. has placed No. 2 on *Building Industry Hawaii's* Top 25 Contractors list. Bringing in a whopping \$433 million in 2015, Nordic PCL well-outpaced its previous year's earnings of \$196 million.

Employing 310 Hawaii workers, including Elton Murakami as the new special projects division manager, general contractor Nordic PCL has operated in the Islands for 78 years with specialties in cast-in-place concrete, carpentry and millwork. The company subcontracts about 80 percent of its work, with 10 percent built for the public sector.

"We experienced a surge in growth in 2015," says Nordic PCL President Glen Kaneshige. "Anchored by the



Glen Kaneshige

Symphony, Waiea and Ka Makana Alii projects, we already had a strong backlog going into 2015. We then secured the Four Seasons Resort Lanai at Manele Bay renovation on

the island of Lanai and the conversion of the former JW Marriott Ihilani at Ko Olina into a Four Seasons. It was a perfect storm that we had to navigate."

Projects completed in 2015 include the renovation of Hawaiian Airlines premier lounges, the Sky Waikiki Structural Improvements and Virgin American at Honolulu International Airport and Maui's Kahului Airport stations. Achievements include the 2015 General Contractors Association's Build Hawaii Excellence Award for a residential project, more than \$20 million.

"I think we'll look back at 2015 as the year that the construction market rotated away from luxury condominium high-rises and large retail developments in Kakaako and Waikiki into a broader base of hospitality, state Department of Transportation and

Department of Education, healthcare and workforce housing projects," Kaneshige says.

Started last year was work on Punahou School's Grades 2-5 Neighborhood and Four Seasons Resort at Ko Olina. Ongoing projects include the Waiea, Symphony Honolulu, West Oahu's Ka Makana Alii mixed-use regional mall and Punahou School.

"I believe many of us are optimistic

that the local construction market will continue to do well in 2016 and into 2017," Kaneshige adds. "Although interest rates are expected to move upwards in 2016, they remain at historical lows, so there seems little concern for a spike. The shortage in the availability of skilled manpower will continue to be an industry challenge. Contractors will continue to cover the skilled labor shortage risk with higher pricing."



Nordic PCL's work at the Waiea



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PARENT COMPANY: Kiewit Corp., Omaha, Neb. | **CONSTRUCTION SPECIALTY:** Construction management; design-build; commercial; hotels; healthcare; government and public sector work in the areas of infrastructure, bridge and marine; industrial and building work.

YEARS IN HAWAII: 31 | **EMPLOYEES IN HAWAII:** 212 | **PUBLIC WORK SECTOR:** 91 percent | **WORK SUBCONTRACTED:** 20 percent

Kiewit Corp.—like Hawaii’s rail project—has earned a place in the history books.

In 2015, Kiewit earned \$399,558,000 in Hawaii receipts—an increase of nearly 54 percent over its \$260,000,000 in earnings the previous year. The gain cements the Omaha-based company’s ranking as No. 3 among Hawaii’s Top 25 Contractors.

“It was a record year for the construction industry in 2015 and the market continues to thrive,” says Greg Uyematsu, Kiewit project manager.

It’s a market that seems precisely



Greg Uyematsu

geared for Kiewit’s focus (91 percent) in the public sector. Kiewit Corp., founded in 1884, concentrates in construction management, design-build, and commercial, hotel, healthcare, government, infrastructure, bridge, marine, mining and industrial projects nationwide and internationally.

Like Kiewit’s current reconstruction of Taxiway Z at Honolulu International Airport, the company’s installation of HART’s West Oahu Farrington and Kamehameha guideways is an ongoing project that will shape Oahu’s future mass transportation.



The rail along the guideway by Farrington Highway in West Oahu

So far, “more than 450 shafts have been drilled and 350 columns were constructed,” says Uyematsu, including the completion of the balanced cantilever construction of the rail segment over H-1. Uyematsu notes that HART’s Maintenance and Storage Facility, which consists of four buildings and special track work and ties to support all of the guideway segments, also approached substantial completion in 2015.

Kiewit’s contracted 10 miles of rail contain multiple elevations, traffic barriers and urban densities, Uyematsu says. “Using the balanced cantilever approach for the bridge work over H-1 was a significant highlight of the West Oahu/Farrington Guideway project,” he says.

“With H-1 serving as a main east-west thoroughfare, it was critical

that we limited disruptions to traffic, and this approach allowed us to do so. Also, by using span-by-span construction, we were able to reduce the impact of construction activities on surrounding areas.”

Uyematsu says Kiewit also established a precast concrete yard “that maximized efficiency and ensured the highest level of quality. To date, more than 3,260 segments have been cast.”

In addition to Oahu transit, Kiewit was busy in 2015 as it wrapped on a variety of projects in other sectors: Leihano Senior Living Facility, Hookele Elementary School, Kaumualii Highway (Lihue Mill Bridge to Rice Street), the exterior renovation of Hangar 110 at Kalaeloa Airport and the joining of Continental and United Airlines at Honolulu International Airport.

In 2015, Kiewit’s Hawaii staff grew—from 170 to 212 employees. “We place the highest regard on people, integrity, excellence and stewardship,” says Uyematsu. “As a team, we focus heavily on the fundamentals—getting the work done right and on schedule. Above all, safety is paramount. We care about our people and the community, and take our responsibility to keep each other safe very seriously.

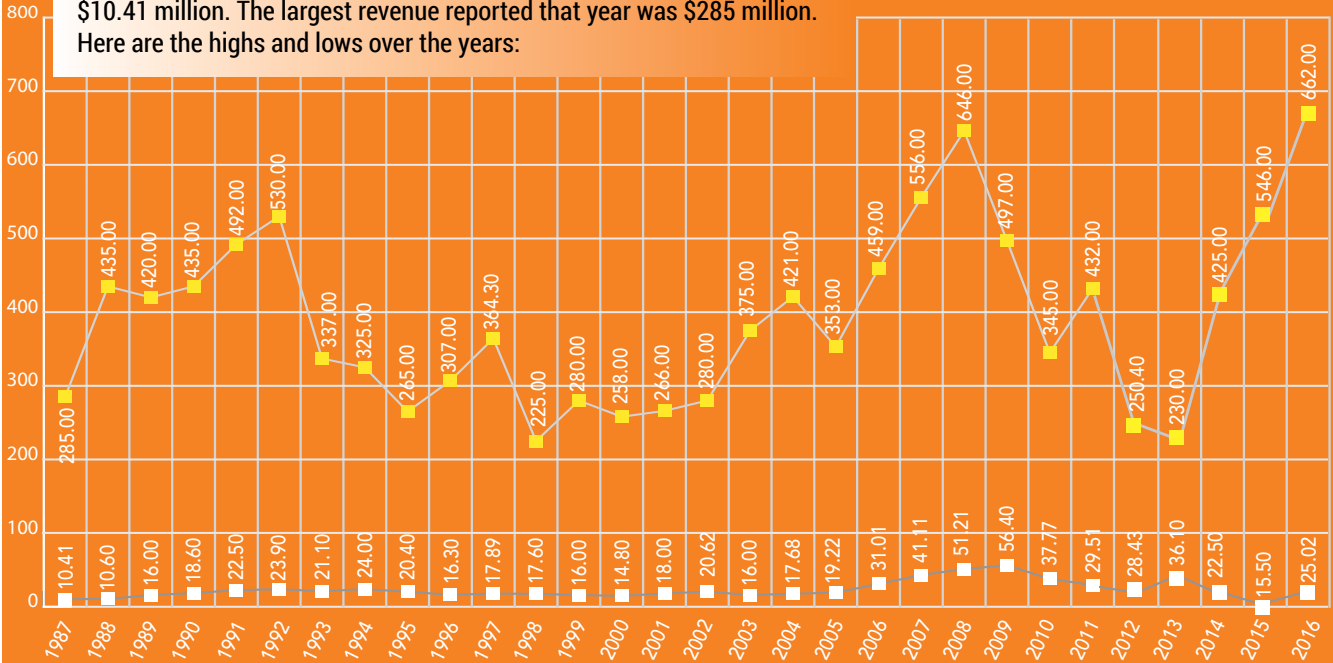
“We are optimistic about the future and the opportunities it will provide us.”



COMPETITIVE MARKETPLACE

■ HIGH
■ LOW

Landing a berth in the inaugural Top 25 Contractors rankings in 1987 meant that a company's Hawaii-based revenue needed to be at least \$10.41 million. The largest revenue reported that year was \$285 million. Here are the highs and lows over the years:



At Kiewit, every project we work on is the most important. With a strong local presence and access to a vast network of resources, Kiewit can quickly mobilize and provide the best solution and value for any project. Combining modern class with local sensibilities, we understand the way business is done in Hawai'i and our resources and experience ensure clients receive the highest quality and hands-on service they've come to expect. Kiewit continues to provide our state with projects of all types and is a proud contributor to Hawai'i's future and growth.

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#4 HAWAII'S TOP 25 CONTRACTORS

Albert C. Kobayashi Inc.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 53

EMPLOYEES IN HAWAII: 380 | PUBLIC WORK SECTOR: NA | WORK SUBCONTRACTED: 70 percent

Albert C. Kobayashi Inc. has placed No. 4 in *Building Industry Hawaii's* Top 25 Contractors ranking. Employing 380 Hawaii workers, ACK brought in \$367 million last year, up from \$228 million in 2014.

Russell Young, president and CEO, now heads the 53-year-old company.



Russell Young

Executive promotions include Michael Young to vice president and Joseph Alameda to operations manager. Albert C. Kobayashi Inc. is an Employee Stock Ownership Plan (ESOP) company and subcontracts an average of 70 percent of its work.

ACK completed Phase 1 construction on The Ritz-Carlton Residences,

Waikiki Beach on Kuhio Avenue earlier this year and began on Phase 2 of the project last year. In 2015, ACK completed construction of the Park Lane Ala Moana Podium.

“Last year was the busiest year ever for ACK,” Young says. “Our three largest projects—Park Lane, Anaha Tower and The Ritz-Carlton Residences—kept us and all of our subcontractors extremely busy. There was a lot of long overtime hours put in by everyone to keep us on schedule. It appeared that the whole construction industry was busy.”

Work on the HART Maintenance & Storage Facility wrapped in April while ACK's Foodland Farms Ala Moana project is set for completion in August. Anaha Tower, a 35-story, 311-unit building at Ward Village, is scheduled for an April 2017 finish and Park Lane Residential is set for an



Anaha Tower at Ward Village

October 2017 completion.

“The forecast for 2016 also appears very promising for the construction industry,” Young says. “We are fortunate to have bigger jobs which will keep us busy through all of 2016. The whole construction industry should be busy through 2016. The problem may be that after that, it could get slower.”



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#5 HAWAII'S TOP 25 CONTRACTORS

dck pacific construction LLC

PARENT COMPANY: dck worldwide, LLC, Pittsburgh, Pa. | CONSTRUCTION SPECIALTY: General construction, design-build, construction management at risk, preconstruction services, development services | YEARS IN HAWAII: 77 | EMPLOYEES IN HAWAII: 204
PUBLIC WORK SECTOR: 15 percent | WORK SUBCONTRACTED: 70 percent



GTA South Range Road project at Schofield Barracks

dck pacific construction LLC remains the fifth-ranked firm among Hawaii's Top 25 Contractors for the second consecutive year. dck pacific earned \$239.2 million in 2015, compared to \$213 million in 2014 when it also placed fifth in the annual survey by *Building Industry Hawaii* magazine.

The completion of the P-822 Marine Corps Base Hawaii Terminal Operations Complex earned the firm a 2015 Design-Build Institute of America National Award of Merit in the aviation category, says Jason Pang, dck pacific project manager.

"This project earned the award

by successfully implementing DBIA best practices from the request for quotation stage to post-award phases of design and construction," Pang said. "The DBIA standards of practice proved critical because of the challenges of designing/constructing multiple facilities under a single project with complex scopes and challenging environments."

The year also saw dck pacific complete the Walgreens flagship store on Keeaumoku Street with its unique shape and Hawaiian-theme designed building.

Another project completed was the GTA South Range Road project,

which at \$128 million was the largest single construction contract awarded by the U.S. Army Corps of Engineers, Pang says. The project at Schofield Barracks was spread over 43 acres and comprised 23 vertical buildings, site-work and roadways, he says.

As the builder of other iconic structures in Hawaii, including the First Hawaiian Bank tower, dck pacific, which has been in business for 77 years in Hawaii and 94 years worldwide, is known for construction in retail, the military and hospitality in Hawaii, Guam and other Pacific Rim areas.

One notable ongoing project is the new International Market Place in Waikiki, which is a design-build by dck pacific. The six acres of construction will include three levels of retail, dining and entertainment.

A project like the International Market Place bodes well for the immediate future, Pang says.

"We see 2016 and the next couple of years to show continued strength in public and private sector project opportunities that include a reallocation of construction volume from Kakaako and Ala Moana (from the transit-oriented development created by the fixed rail project) to West Oahu," Pang says.



The International Market Place in Waikiki

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#6 HAWAII'S TOP 25 CONTRACTORS

Nan Inc.

CONSTRUCTION SPECIALTY: General contracting | **YEARS IN HAWAII:** 26
EMPLOYEES IN HAWAII: 531 | **PUBLIC WORK SECTOR:** 81 percent
WORK SUBCONTRACTED: 43 percent

Nan Inc. had a “fruitful and rewarding” year in 2015, says Ryan Nakaima, vice president, and reports revenue of \$197.5 million to rank No. 6 among this year’s Hawaii’s Top 25 Contractors.

“In addition to successfully delivering key projects mapped out in our business blueprint,” Nakaima adds, “we are continuing to solidify our diversified portfolio to ensure steady and stable growth.”

Nan landed a prestigious General Contractors Association of Hawaii Excellence Award for its work on the Physical Fitness Center at Camp Smith in 2015. And it has a couple of high-profile jobs on the books—the Combat Aviation Brigade, Phase 2 and the Punchbowl National Cemetery Memorial Wall.

However, its revenue last year was down from the \$233.9 million in 2014 and \$246.7 million in 2013. It ranked in the top three both of those years.

Nakaima remains positive for the future of Hawaii builders. “The

construction industry is still running strong, and although there are indications that things may be slowing on the horizon for certain markets, 2016 should still prove to be a prosperous year,” he says.

Nan reports 531 employees in 2015, up from the 428 the previous year. Only No. 1-ranked Hawaiian Dredging employed more workers last year.

Among the projects Nan completed in 2015 were the \$43.7 million Quad D renovations and a \$16.9 million shoulder lane conversion on Keaau-Pahoa Road.

Jobs Nan broke ground on last year include the Pahoa Park Master Plan, Phase I (\$24.1 million), ARFF facility improvements, Hilo International Airport (\$18.1 million), Honolulu International Airport concession improvements, Ewa concourse (\$11.1 million). Ongoing projects also include the Combat Aviation Brigade Complex, Phase 2, which is a \$69.7 million project. Nan also won a \$56.1 million contract to build the West Oahu Stations Group for the rail system.

One of the more unique projects in the Islands is the Punchbowl National Cemetery Memorial Wall, which was “30 percent complete” as of the end of

Combat Aviation Brigade, Phase 2

May, says Romeo Vea, project manager.

Vea says the job presented some unusual challenges, including being stalled during hurricane season. “Site restoration on the slopes was on hold while awaiting city and county approval. The project had to build temporary retention ponds and additional BMPs to prevent heavy erosion and storm run-off discharge into the drainage system,” he says.

Vea says the building footprint on the Wall “is over an existing sloping ground with drilled piers as its foundation. In order to perform the drilling safely and effectively, the ground had to be backfilled and leveled. After completing the pier drilling, the backfill material was removed and restored to its original grade.”

Nan took advantage of the leveled surface for the drilled pier operation to safely build the columns, he adds. Another challenge involved the specified column and wall cast-stone caps for the Memorial Wall and Columbarium. Vea says specifications called for no visible cracks exceeding 0.005 inches. Nan workers carefully sorted through the caps and chose only those that met the specs, he says.

Punchbowl National Cemetery Project



Ryan Nakaima

Association of Hawaii Excellence Award for its work on the Physical Fitness Center at Camp Smith in 2015. And it has a couple of high-profile jobs on the books—the Combat Aviation Brigade, Phase 2 and the Punchbowl National Cemetery Memorial Wall.

However, its revenue last year was down from the \$233.9 million in 2014 and \$246.7 million in 2013. It ranked in the top three both of those years.

Nakaima remains positive for the future of Hawaii builders. “The

construction industry is still running strong, and although there are indications that things may be slowing on the horizon for certain markets, 2016 should still prove to be a prosperous year,” he says.

Nan reports 531 employees in 2015, up from the 428 the previous year. Only No. 1-ranked Hawaiian Dredging employed more workers last year.

Among the projects Nan completed in 2015 were the \$43.7 million Quad D renovations and a \$16.9 million shoulder lane conversion on Keaau-Pahoa Road.

Jobs Nan broke ground on last year include the Pahoa Park Master Plan, Phase I (\$24.1 million), ARFF facility improvements, Hilo International Airport (\$18.1 million), Honolulu International Airport concession improvements, Ewa concourse (\$11.1 million). Ongoing projects also include the Combat Aviation Brigade Complex, Phase 2, which is a \$69.7 million project. Nan also won a \$56.1 million contract to build the West Oahu Stations Group for the rail system.

One of the more unique projects in the Islands is the Punchbowl National Cemetery Memorial Wall, which was “30 percent complete” as of the end of

Combat Aviation Brigade, Phase 2

May, says Romeo Vea, project manager.

Vea says the job presented some unusual challenges, including being stalled during hurricane season. “Site restoration on the slopes was on hold while awaiting city and county approval. The project had to build temporary retention ponds and additional BMPs to prevent heavy erosion and storm run-off discharge into the drainage system,” he says.

Vea says the building footprint on the Wall “is over an existing sloping ground with drilled piers as its foundation. In order to perform the drilling safely and effectively, the ground had to be backfilled and leveled. After completing the pier drilling, the backfill material was removed and restored to its original grade.”

Nan took advantage of the leveled surface for the drilled pier operation to safely build the columns, he adds. Another challenge involved the specified column and wall cast-stone caps for the Memorial Wall and Columbarium. Vea says specifications called for no visible cracks exceeding 0.005 inches. Nan workers carefully sorted through the caps and chose only those that met the specs, he says.

Punchbowl National Cemetery Project



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#7 HAWAII'S TOP 25 CONTRACTORS

Swinerton Builders

PARENT COMPANY: Swinerton Inc., San Francisco, Calif. | **CONSTRUCTION SPECIALTY:** Hospitality, retail, education, multifamily, industrial, federal, senior living, renewable energy | **YEARS IN HAWAII:** 13 | **EMPLOYEES IN HAWAII:** 98
PUBLIC WORK SECTOR: 90 percent | **WORK SUBCONTRACTED:** 80 percent

Building Industry Hawaii has ranked Swinerton Builders No. 7 in its Top 25 Contractors list. Swinerton's revenue for construction work totaled \$195 million in 2015, up from \$161 million the previous year.

Employing 98 Hawaii workers, the 13-year-old construction company subcontracts an average of 80 percent



of its work projects. Work done for the public sector averages 90 percent.

Swinerton Builders is headed by Vice President and Division Manager George Ehara who served as 2015 president of the General Contractors

Association of Hawaii. The company specializes in hospitality, retail, education, multi-family residential, industrial, federal, senior living and renewable energy projects. Notable achievements for Swinerton in 2015 include the GCA Safety Award—Best in Category—Zero Incident Rate and one of the Best Places to Work 2016 for medium-sized companies.

Projects completed in 2015 include Waterfront Lofts for Hawaii Pacific University at Aloha Tower Marketplace, Hawaii Tokai International College in Kapolei and Bloomingdale's Ala Moana Center. Begun in 2015 were 808 Futsal, Bloomingdale's, Hilton Garden Inn Waikiki, Kalakaua Gardens, Macy's Kapolei and Target Kahului.

Work continues on the Hyatt Regency Maui and the Royal Hawaiian Center Renovation project, both with expected completion dates in late 2016. Ongoing projects also include the Aqua Waikiki Wave and the Waikiki Trade Center, both with a completion date of spring 2017.



EFFECTIVE EXECUTIVES

The top executives of Hawaii's Top 25 Contractors and Noteworthy Contenders in 2016.

ALBERT C. KOBAYASHI INC.
Russell Young, president/CEO

ALLIED BUILDERS SYSTEM
Gary Oda, president

ARITA-POULSON GENERAL CONTRACTING LLC
Daryl Arita and Robert Poulson, principals

COASTAL CONSTRUCTION CO. INC.
Kenneth M. Sakurai, president

CONSTRUCTORS HAWAII INC.
Colin Yoshiyama, president

DCK PACIFIC CONSTRUCTION LLC
Stephen D'Angelo, president/CEO
dck worldwide

DORVIN D. LEIS CO. INC.
Stephen T. Leis, president

F&H CONSTRUCTION
Charles Ferrell, president/CEO

GROUP BUILDERS INC.
Anacleto R. "Lito" Alcantra, president

HAWAIIAN DREDGING CONSTRUCTION CO. INC.
Gerry Majkut, president

HEALY TIBBITTS BUILDERS INC.
Rick Heltzel, president

HENSEL PHELPS CONSTRUCTION CO.
Brad Jeanneret, vice president

HONOLULU BUILDERS LLC
Dan Jordan and Tom Ryan, principals

ISEMOTO CONTRACTING CO. LTD.
Leslie Isemoto, president

KIEWIT CORP.
Bruce Grewcock, president/CEO

LAYTON CONSTRUCTION CO. INC.
David S. Layton, president

MOSS CONSTRUCTION
Scott Moss, president/CEO

NAN INC.
Fooney Freestone, president/CEO

NORDIC PCL CONSTRUCTION INC.
Glen Kaneshige, president/CEO

PARADIGM CONSTRUCTION LLC
Alex M. Kwon, president/CEO

QUALITY GENERAL INC.
Phyliss Wada, president/CEO

RALPH S. INOUE CO. LTD.
Lance M. Inouye, president/CEO

ROYAL CONTRACTING CO. LTD.
David C. Hulihee, president/CEO

S&M SAKAMOTO INC.
Gerard Sakamoto, CEO; Dale S. Yoneda, president

SHIOI CONSTRUCTION INC.
Conrad Murashige, president/CEO

SWINERTON BUILDERS
George Ehara, vice president and division manager

WASA ELECTRICAL SERVICES INC.
Ronald Yee, president/CEO

WATTS CONSTRUCTORS LLC
Gennaro Di Nola, general manager

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PARENT COMPANY: Hensel Phelps; Greeley, Colo. | CONSTRUCTION SPECIALTY: General contractor | YEARS IN HAWAII: 23
EMPLOYEES IN HAWAII: 228 | PUBLIC WORK SECTOR: 25 percent | WORK SUBCONTRACTED: 70 percent

With a hefty \$190 million in 2015 Hawaii revenue, Hensel Phelps Construction Co. weighs in again at No. 8 among the Top 25 Contractors.

The Colorado-based company's revenue represents a nearly 34 percent increase over the previous year's total, and its 2016 projects will likely produce another substantial gain.

"Hensel Phelps was awarded the \$149 million Kailua Regional Wastewater Treatment Plant TIPS and Headworks project located in Kailua,

Hawaii," says Kyle Spraberry, project development director. Spraberry notes that the project, which had six months of preconstruction and broke ground in March 2016, is



Kyle Spraberry

part of a 25-year, \$4 billion consent decree between the EPA and the City and County of Honolulu.

Other new 2016 HP projects likewise reflect the company's 25 percent public sector concentration.

On Oahu, these include the \$62.5 Marine Corps Base Hawaii

P907 MV-22 Parking Apron/Infrastructure/P-908 MV-22 Hangar project and the \$43 million P-1551 Upgrades To Red Hill Fuel Storage Facility project. Later this year, Hensel Phelps will begin Guam's Simon Sanchez High School renovations, reportedly valued at \$77 million.

Public sector projects slated to wrap this year include the \$26 million P-320 Submarine Production Support Facility and the \$15 million Repair Building 26A to Relocate Central Security Forces project, with Hensel Phelps as JV partner with Granite Traylor Pacific.

A national general contractor whose services include renovation, preconstruction, design-build and ground-up construction, Hensel Phelps' wide range of projects includes upscale properties as well as massive public, transportation and industrial structures.

This year, Hensel Phelps' notable luxury builds include the ongoing construction of the Hilton Grand Islander timeshare tower and the renovation of Lanai's Four Seasons Resort Lanai. Last year's standout, the Straub Doctors on Call Clinic Relocation at Sheraton Waikiki Resort, earned

Hensel Phelps the Build Hawaii Merit Award for Building Construction, \$1 million-\$10 million.

"The project had a five-month aggressively phased schedule that had zero days of float," says Spraberry. "In response, Hensel Phelps performed a virtual scan of the existing site, utilities and structure to eliminate potential constructability and conflict issues. We incorporated the laser scan data with the BIM model, and shared this with all trades. Our solution eliminated any unforeseen conditions, improved the schedule, and mitigated any unforeseen cost increase during construction in an existing space."

With its scope of expertise well-established, Hensel Phelps looks forward to a strong market in all Hawaii sectors.

"Federal, local, state government and private have multiple projects both small and large scheduled to be released in 2016," says Spraberry. "These projects are all targets for Hensel Phelps."



CONTRACTOR CONNECTIONS

Websites of Top 25 and Noteworthy Contenders:

ALBERT C. KOBAYASHI INC.
www.ack-inc.com

ALLIED BUILDERS SYSTEM
www.abshawaii.com

ARITA POULSON GENERAL CONTRACTING LLC
www.aritapoulson.com

COASTAL CONSTRUCTION CO. INC.
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www.constructorshawaii.com

DCK PACIFIC CONSTRUCTION LLC
www.dckww.com

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www.f-hconst.com

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www.hdcc.com

HEALY TIBBITTS BUILDERS INC.
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MOSS CONSTRUCTION
www.mosscm.com

NAN INC.
www.nanhawaii.com

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PARENT COMPANY: Layton Construction Co. Inc., Sandy, Utah | **CONSTRUCTION SPECIALTY:** Construction management, design-build, general contracting; hospitality, healthcare | **YEARS IN HAWAII:** 11 | **EMPLOYEES IN HAWAII:** 75 | **PUBLIC WORK SECTOR:** 2 percent
WORK SUBCONTRACTED: 95 percent

With a nearly 80 percent rise in Hawaii-based revenue in 2015, Layton Construction Co. LLC jumps to No. 9 among Hawaii's Top 25 Contractors.

In 2015, Layton's Hawaii projects earned \$167.1 million in revenue, nearly doubling 2014's \$94.2 million—which also represented a nearly two-fold increase from the prior year. The company ranked No. 11 in last year's survey.

"Layton works to provide predictable outcomes," says Alan Rindlisbacher, corporate marketing director of the Utah-based firm. "With construction work completed and more projects on the horizon—in education, entertainment, healthcare, hospitality, office and retail markets—the future looks bright."

In January 2016, Layton broke ground on Timbers Resort Hokuala, a Kauai luxury development, and in February turned the first shovelfuls on Aeo, a new Kakaako mixed-use project by The Howard Hughes Corporation. Hokuala is expected to be complete in fall 2017, says Rindlisbacher, and Aeo—a 40-story residential tower anchored by a Whole Foods market at its base—is scheduled for a 2020 wrap.

Ongoing hospitality projects include Koloa Landing Phase 3 and The Point at Poipu, both on Kauai. Construction



Koloa Landing on Kauai

on Koloa Landing Phase 3 represents \$85 million of an approximately \$250 million for continuing project phases of the oceanfront resort, says Rindlisbacher.

On Oahu, Layton continues construction of Kapiolani Medical Center in conjunction with dck pacific construction LLC.

Layton's 2015 project completions include Laie Courtyard Marriott, Kaanapali Beach Club renovation, Lihue Safeway and Kapolei Commons Theater, with the Marriott project garnering a Merit Award from the General Contractors Association of Hawaii.



Aeo

During the Kaanapali Beach Club renovation, says Rindlisbacher, Layton's expertise was front and center. "The project involved demolishing three existing 'space frame' rooftop canopies located 13 stories above an occupied hotel with open-atrium walkways below. All of the work was done with the resort at full occupancy," he says.

Layton sees Hawaii's construction market in 2016 as "strong and improving," Rindlisbacher says. "Layton continues to rely on its six decades of construction experience to deliver quality projects, while addressing the unique challenges of construction that are found in the Islands."

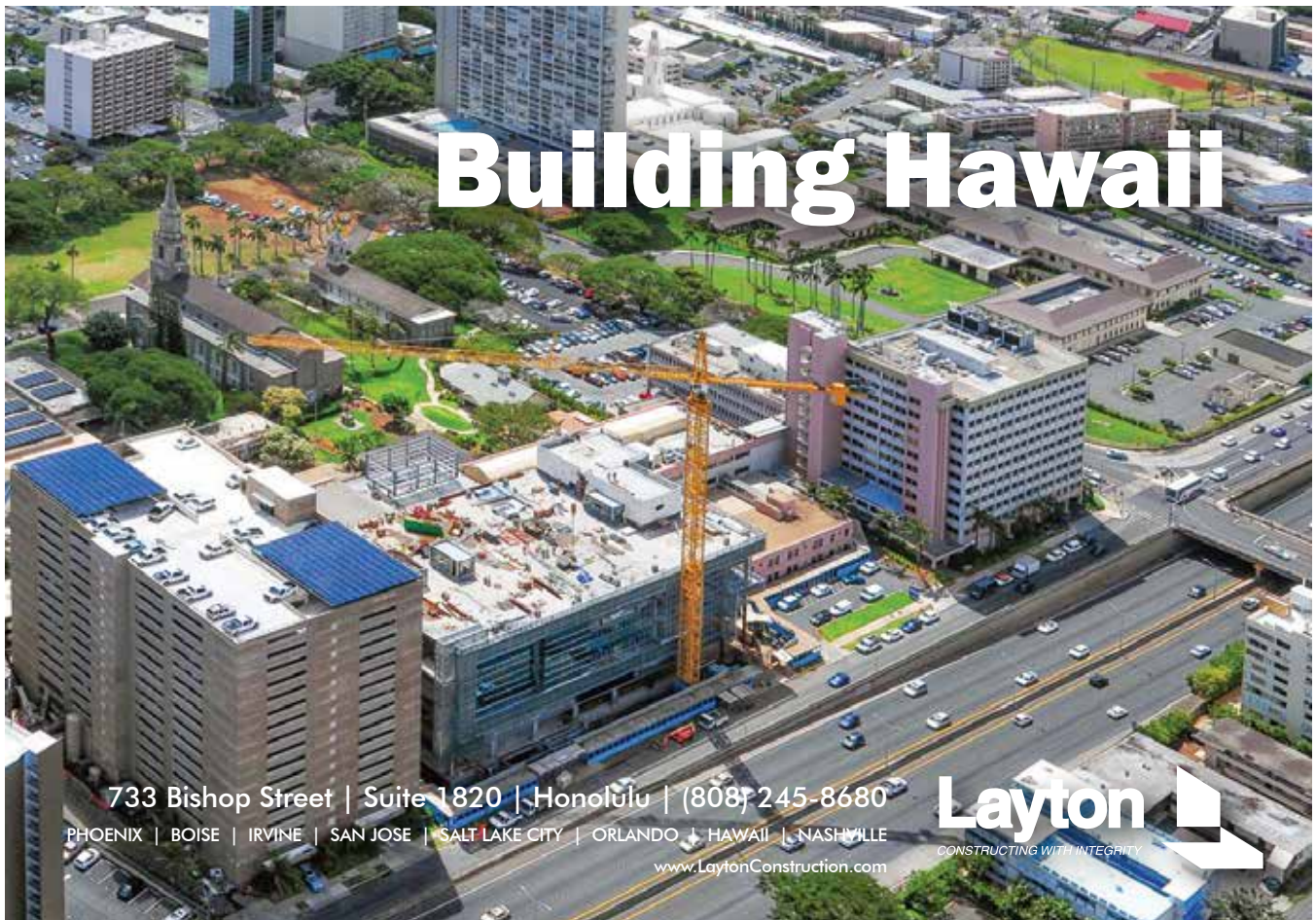


Kapiolani Medical Center

TOP EMPLOYERS

Companies with at least 100 employees among the Top 25 and Noteworthy Contenders include:

COMPANY	2015 EMPLOYEES	2014 EMPLOYEES
Hawaiian Dredging Construction Co. Inc.	1,018	862
Nan Inc.	531	438
Dorvin D. Leis Co. Inc.	477	395
Shioi Construction Inc.	414	189
Albert C. Kobayashi Inc.	380	375
Wasa Electrical Services Inc.	325	277
Nordic PCL Construction Inc.	310	250
Coastal Construction Co. Inc.	300	380
Hensel Phelps	288	110
Group Builders Inc.	270	350
Isemoto Contracting Co. Ltd.	219	180
Kiewit Corp.	212	170
dck pacific construction LLC	204	165
Watts Constructors	153	108
Royal Contracting Co. Ltd.	100	75



PARENT COMPANY: Aikane Pacific Corp., Kahului, Maui | **CONSTRUCTION SPECIALTY:** Full-service mechanical, HVAC, plumbing, fire protection, sheet metal | **YEARS IN HAWAII:** 48 | **EMPLOYEES IN HAWAII:** 477 | **PUBLIC WORK SECTOR:** 40 percent
WORK SUBCONTRACTED: 5 percent

For Dorvin D. Leis Co. Inc., the key to survival in the up-and-down construction marketplace is building relationships. The Kahului, Maui-based firm reported a 41 percent increase in revenue to \$137 million in 2015 from \$96.9 million in 2014.

And that growth should continue for DDL, a full-service mechanical, heating, ventilating and air conditioning, plumbing and fire protection firm that has garnered the No. 10 spot among Hawaii's Top 25 Contractors for the second year in a row.



Stephen Leis

“The market in Hawaii looks strong for the short term,” says Stephen Leis, president of DDL. “Moving forward, however, we expect and are seeing a much more

competitive market with declining margins.”

The firm was founded by Dorvin Duane Leis in California in 1961. It moved to Hawaii six years later and now has established offices on all four main Hawaiian Islands and on Guam, on a selective basis, Leis says.

Relationships with subcontractors is the backbone of the company, he says. The firm works closely with builders, general contractors and architects to design, engineer and install the required plumbing and air conditioning, heating and ventilation systems, according to the company's website.

“Hawaii is a great place to work,” Leis says. “While freight logistics and interisland travel are examples of everyday challenges in our market, most important to the success is maintaining relationships, performance and being a man of your word.”

This year saw the completion of the

Hilton Waikoloa Village Palace tower on the island of Hawaii, the Kaanapali Alii condominiums on Maui, the Four Season's Ko Olina Resort on Oahu and the Four Seasons Resort Lanai.

In addition, the firm earned recognition from the General Contractors Association of Hawaii for the 2016 Build Hawaii Award of Excellence. DDL also received a safety award from the Association of General Contractors of America.

“We take a great deal of pride in all of our projects, which include a diverse portfolio of projects on all of the islands,” Leis says.

Looking forward, Leis says that 2016 “will be similar to 2015; however, the market is poised to change toward more public works projects, more Neighbor Island work and a softening of the high-end luxury condominium market in Honolulu.”

The Kaanapali Alii condos on Maui



HOME SWEET HOME

Headquarters of Top 25 Contractors and Noteworthy Contenders:

OAHU

Albert C. Kobayashi Inc.
Allied Builders System
Coastal Construction Co. Inc.
Constructors Hawaii Inc.
Group Builders Inc.
Honolulu Builders LLC
Moss Construction
Nan Inc.
Paradigm Construction LLC
Quality General Inc.
Ralph S. Inouye Co. Ltd.
Royal Contracting Co. Ltd.
S&M Sakamoto Inc.
Shioi Construction Inc.

NEIGHBOR ISLANDS

Arita-Poulson General Contracting
LLC (Puunene, Maui)
Dorvin D. Leis Co. Inc. (Kahului,
Maui)
Isemoto Contracting Co. Ltd.
(Hilo, Hawaii)

OUTSIDE HAWAII

dck pacific construction LLC
(Pittsburgh, Pa.)
Hawaiian Dredging Construction
Co. Inc. (Atlanta, Ga.)
Healy Tibbitts Builders Inc.
(Cranford, N.J.)

Hensel Phelps Construction Co.
(Greeley, Colo.)
Kiewit Corp. (Omaha, Neb.)
Layton Construction Co. LLC
(Sandy, Utah)
Nordic PCL Construction Inc.
(Denver, Colo.)
Swinerton Builders (San Francisco,
Calif.)
Wasa Electrical Services Inc.
(Osaka, Japan)
Watts Constructors LLC (McLean,
Va.)

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PARENT COMPANY: Contrack Watts Inc., McLean, Va. | **CONSTRUCTION SPECIALTY:** Design-build, building structures, marine/waterfront, historic renovations, seismic upgrades | **YEARS IN HAWAII:** 12 | **EMPLOYEES IN HAWAII:** 153 | **PUBLIC WORK SECTOR:** 95 percent
WORK SUBCONTRACTED: 70 percent

Watts Constructors LLC ranks No. 11 among Hawaii's Top 25 Contractors. Watts' revenue from work performed in Hawaii dipped to \$87 million in 2015, down from almost \$131 million in the previous year.

The company, which has been doing business in Hawaii for 12 years, was involved in several projects on Guam.

Specializing in design-build, building structures, marine/waterfront, historic renovations and seismic upgrades, Watts Constructors employs 153 Hawaii workers. An average of 70 percent of construction projects are sub-contracted, with 95 percent of work done for the public sector.

Projects completed in 2015 include the Central Vehicle Wash Facility and the Honolulu Airport Emergency Power Facility. Projects started in 2015 are the Nanakuli

Library and the Joint Traffic Management Center and the USARPAC Command & Control Facility, Phase 2.

Watts Constructors also completed major projects on Guam, primarily for the U.S. military, and has more than half a dozen military projects ongoing there.

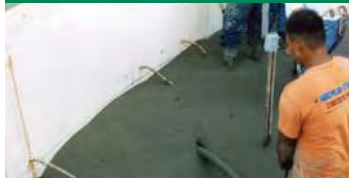
Watts Constructors and its ongoing JV projects include P-904, MV-22 Hangar and Infrastructure & P-905, Aircraft Staging Area, MCBH, Kaneohe and the Army Aviation Support Facility, Phase 1 Project Number 150023 at Kalaeloa set for completion late this year.

Additional ongoing projects are the Waimano Ridge building and site improvements; state Department of Health in Pearl City; Command and Control Facility, Fort Shafter; Joint Traffic Management Center, Honolulu; and the Nanakuli Library on

Oahu, all expected to wrap in 2017. Watts' traction electrification project sub-contracted for the Honolulu rail system has a 2019 finish date.

Notable achievements in 2015 include the ABC STEP (Safety Training Evaluation Process) Award in the Diamond category for Watts' Guam office. The Guam Contractors Association's 2015 Excellence in Construction event awarded the Guam MACC Builders JV's North Ramp project first place in the Heavy Infrastructure category and first place in the Overall construction projects group. The Victor Wharf project's Bulltrack-Watts JV team also received a merit award in the Heavy Infrastructure category.

"We anticipate a continued favorable outlook for our markets in 2017," says Gennaro Di Nola, Watts Constructors general manager.



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#12 HAWAII'S TOP 25 CONTRACTORS

Isemoto Contracting Co. Ltd.

CONSTRUCTION SPECIALTY: Heavy sitework, commercial buildings, roads, utilities | YEARS IN HAWAII: 90 | EMPLOYEES IN HAWAII: 219
PUBLIC WORK SECTOR: 65 percent | WORK SUBCONTRACTED: 33 percent

After nearly a century of building commercial buildings, roads, utilities and sitework, Isemoto Contracting Co. Ltd. has taken a few spins through the cyclical nature of Hawaii's construction industry.



Leslie Isemoto

Most important is to never let your guard down, says Leslie Isemoto, president of Isemoto Contracting Co. Ltd. Isemoto, who is the third generation working for the 90-year-old Hilo-based company, says he has a philosophical approach to the ups and downs of the construction industry.



Kapiolani Street extension

"The single most important lesson is to not be complacent," Isemoto says. "The minute you feel

complacent, Murphy's law kicks in and you will be broke."

Since 2010 Isemoto has earned a place among Hawaii's Top 25 Contractors. Last year's ranking for the firm was No. 18, and for 2015 it moves up to No. 12.

The company reports a 14 percent increase in revenue of \$83.1 million. With 65 percent of its earnings coming from government work, Isemoto says, he sees the rest of this year to be fairly stable. It's 2017 that he's concerned about because of forecasted rising costs.

"We have been awarded 24 contracts in excess of \$68 million to date," he says. "Recent rises in fuel and steel costs may hinder or stop some of the projects."

Isemoto's firm completed the HMSA Keau Village building, a 20,000-square-foot complex.

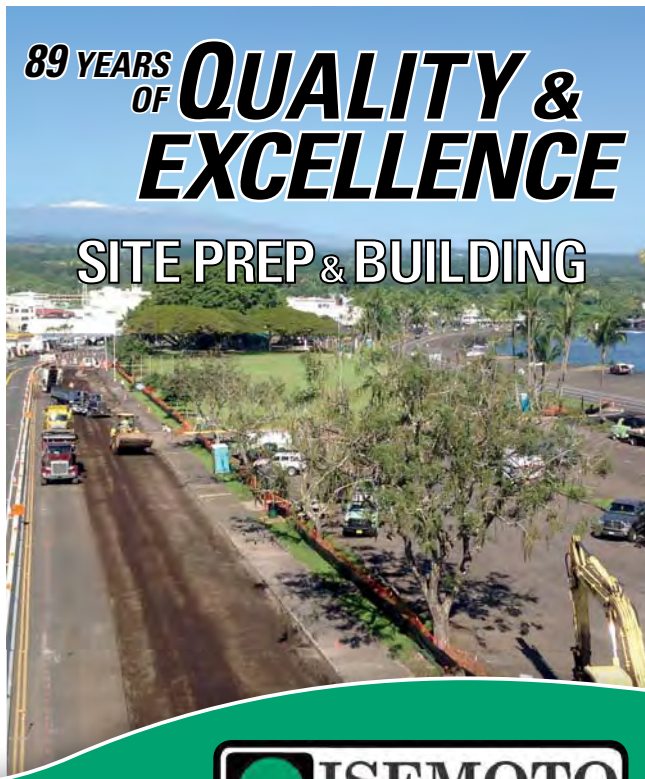
"It ended up being a good year," Isemoto says. "We had a fair amount of road projects we started in 2015, and they're moving along as scheduled."

In addition, Isemoto says the firm began construction on the Kapiolani Street extension project and Waimea Middle School classroom building, which will continue through 2017.

Working with four unions—carpenters, operating engineers, laborers and masons—earned Isemoto recognition as 2015 Outstanding Union Builder of the Year.

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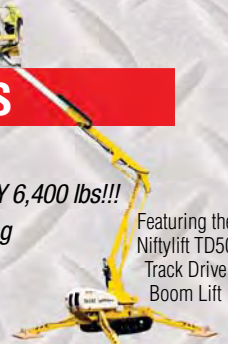


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#13 HAWAII'S TOP 25 CONTRACTORS

Coastal Construction Co. Inc.

CONSTRUCTION SPECIALTY: New residential construction, framing and drywall | YEARS IN HAWAII: 43 | EMPLOYEES IN HAWAII: 300
PUBLIC WORK SECTOR: 10 percent | WORK SUBCONTRACTED: 15 percent

More than four decades of building in Hawaii has earned Coastal Construction Co. Inc. a prominent place among Hawaii's Top 25 Contractors. Coastal, whose focus is new residential construction, framing and drywall work, claims the No. 13 spot on the annual list.



Kenneth Sakurai

Over the years the company has framed or built more than 14,000 homes, from Ewa Beach—where Coastal spent 18 years building Haseko's master-planned community of Ocean Pointe—to Department of Hawaiian Home Lands (DHHL). Coastal Construction has forged a relationship

with developers in Hawaii, says Kenneth Sakurai, president and owner.

"We have been fortunate in the relationships and partnerships we have formed over the years to help us get through the downturns in the economy," Sakurai says.

Throughout the company's history, he says, Coastal has developed a reputation for building quality homes with a reliable workforce of roughly 300 people. The DHHL projects are over three islands, Sakurai says.

It's that kind of reputation that earned the company a 24.5 percent increase in revenue, from \$61.8 million in 2014 to \$81.9 million in 2015.

Some projects completed in 2015 are the Haleiwa commercial renovation, student housing at Brigham Young University in Laie, the HMSA Keaau,

the Hyatt Regency renovation and the Kapolei Lofts clubhouse.

"Without a doubt, building homes for Castle & Cooke Homes Hawaii for the past 40 years has been our greatest accomplishment," Sakurai says. "The opportunity to provide gainful and continued employment for our union workers has been most gratifying."

While the bulk of past and present projects are on Oahu, Sakurai said as of 2015 about 40 percent of the company's workload is on the island of Hawaii.

Projects started this year are the Townhomes in the Ala Moana area and are part of The Collection, a residential rental renovation at Noelani on the island of Hawaii and the Kings' Land timeshare buildings at Waikoloa.

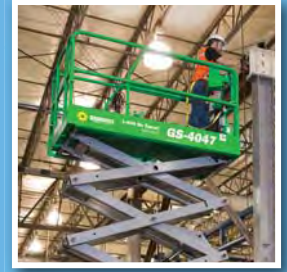
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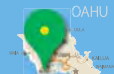
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#14 HAWAII'S TOP 25 CONTRACTORS

Allied Builders System

CONSTRUCTION SPECIALTY: Commercial general contractor | YEARS IN HAWAII: 46 | EMPLOYEES IN HAWAII: 67
PUBLIC WORK SECTOR: None | WORK SUBCONTRACTED: 69 percent

As Hawaii's building boom was affecting all sectors of construction during the past year, Allied Builders System worked on expanding its qualifications for specialized areas of construction, and established guidelines



Gary Oda

to tailor project delivery methods for individual clients, says Gary Oda, president of the 46-year-old company.

“We are most thankful for the continued growth and depth of our staff during these demanding times,” Oda says.

“The construction industry generally lags behind the design industry. Discussions with design professionals in 2015 indicated

that they are extremely busy, which gave a good indication that the construction industry will be robust in 2016.”

Allied, which specializes in commercial renovation, saw an increase in revenue from \$69.3 million in 2014 to \$75.4 million in 2015 to rank No. 14 among Hawaii's Top 25 Contractors.

Allied Builders' 8 percent growth is due in part to the company's ability to offer services ranging from design-build to design-assist. Clients can benefit from the experience of the team, Oda says.

Among some of Allied Builders' completed projects in 2015 were the CVS/Longs Drugs in Waikiki, the new Y. Hata & Co. distribution center near Honolulu International Airport, the St. Francis Chapel in Nuuanu and work on the Menhune Water building.

Allied started renovation of a

four-story, 78,000-square-foot Clinical Laboratories of Hawaii lab, a job that required complete demolition inside the building, construction of a new fire sprinkler system and installation of a new state-of-the-art air conditioning system.

“This complete building renovation will need to be done while keeping in operation existing cellular phone towers presently located on the roof of the building,” Oda says.

The success of Allied, he says, can be found in the company's slogan: “Teamwork. Our motto. Our method.”

“This philosophy not only applies to our clients we work with, but especially with our own people,” Oda says. “There is much more that can be accomplished when you can leverage the combined abilities of many rather than an individual or a few.”



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#15 HAWAII'S TOP 25 CONTRACTORS

Moss Construction

CONSTRUCTION SPECIALTY: Construction management at risk, general contracting, design-build and public-private partnerships
YEARS IN HAWAII: 2 | **EMPLOYEES IN HAWAII:** 24 | **PUBLIC WORK SECTOR:** None | **WORK SUBCONTRACTED:** 80 percent

Florida-based Moss Construction makes its first appearance with a No. 15 ranking among the Top 25 Contractors with \$72,074,512 in 2015 Hawaii revenue.

So far, Moss is focusing on Oahu projects in civilian and military communities: Kapolei Lofts, Wakea Garden Apartments, Kalaeloa Professional Center and Kalani Gardens on the civilian side, and the renovation of Hana Like, a 1991 Marine Corps Base Hawaii neighborhood.

Moss' agile construction skills were brought to the fore with its build-out of Kapolei Lofts, set to wrap in July.



Scott Moss

"The two buildings have a combined unit total of 77 comprised of 87,932 gross square feet," says Scott Moss, president. "In order to begin renting out units early by owner request, the Kapolei Lofts team worked seven days a week, 11 hours per day to accelerate the turnover of buildings A and B by approximately 30 days."

Moss' experience in public-private partnerships gives the firm added leverage. "Moss has a substantial amount of P3 projects (public-private partnerships) on a national level, and we are hopeful to obtain a contract for a P3 project in Hawaii in 2016," says Moss.

Previous partnerships include the Hawaii Public Housing Authority, the University of Hawaii and the Hawaii Housing Finance & Development Corporation.

Kalani Gardens, a 2015 residential venture in Mililani, was a \$6 million design-assist project "which resulted in the complete renovation of 118 dwelling units, plus renovation of building amenities including two laundry rooms, a computer room and a manager's office," says Moss. Improvements included new 301 kW rooftop PV, new electrical and plumbing fixtures and new wood plank flooring, among others.

Moss says the company foresees continued activity in the high-rise residential market, growth in the limited-service hotel sector in Kapolei and the Neighbor Islands and a continued demand for projects, primarily in West Oahu.

"Hoopili is an obvious highlight," he says.



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#16 HAWAII'S TOP 25 CONTRACTORS

Wasa Electrical Services Inc.

PARENT COMPANY: Kinden Corp., Osaka, Japan
CONSTRUCTION SPECIALTY: Electrical | **YEARS IN HAWAII:** 66
EMPLOYEES IN HAWAII: 325 | **PUBLIC WORK SECTOR:** 10 percent
WORK SUBCONTRACTED: 10 percent

Along with enjoying a healthy increase in business in 2015, Wasa Electrical Services Inc. moved into new offices in Mapunapuna.

“We moved into our new office and baseyard this year and we are gearing up to expand our business as our facility has doubled in size,” says Ron Yee, president and CEO of the company that’s been doing business in Hawaii for 66 years.

Wasa Electrical claims the No. 16 spot among Hawaii’s Top 25

Contractors, reporting revenue of \$65 million—two notches higher than last year’s ranking. The firm, whose parent company is Osaka, Japan-based Kinden Corp., reported \$60.3 million in 2014.

“2015 was a good year, and so will 2016,” says Yee. “Getting licensed, skilled journeymen seems to be the biggest problem we face.”

Among Wasa Electrical’s projects that began in 2015 is The Ritz-Carlton.

“Most of the mechanical equipment was on the



Among projects for Wasa Electrical in 2015 was JN Velocity, a car dealership on the lower four floors of Symphony Honolulu.

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rooftop where there was very little space to work with,” Yee says. “Getting all the feeders for the equipment up to the roof was very tight and required coordination because of many clashes with other trades.”

Other projects for Wasa Electrical, which has 325 employees, include JN Velocity at Symphony

Honolulu, renovations at the Hyatt Regency, Target Kailua, the Four Seasons Resort Oahu at Ko Olina and military jobs in Kona and Kaneohe.

New members have also been added to the team: Bruce Kugiya as executive vice president, Robin Perreira as Kauai general manager and Gaylet Muraki as vice president and CFO.

#17 HAWAII'S TOP 25 CONTRACTORS Shioi Construction Inc.

CONSTRUCTION SPECIALTY: Multifamily/affordable, medical, educational, design-build, drywall and plaster
YEARS IN HAWAII: 68 | **EMPLOYEES IN HAWAII:** NA
PUBLIC WORK SECTOR: 5 percent
WORK SUBCONTRACTED: 45 percent

Shioi Construction Inc., which has been doing business in Hawaii for 68 years, ranks 17th for the second year in a row among Hawaii's Top 25 Contractors with a 15 percent increase in revenue in 2015.

The company, based in Pearl City, reports doing \$60 million in jobs last year, compared to the almost \$51 million it rang up in 2014 and was No. 17 in the Top 25 rankings.

door repair at the AARF Station at Lihue Airport.

Jobs initiated in 2015 include the air conditioning system for Building 4455 at Kauai Community College, the American Savings Bank branch at Hokulei Village and the Kaahumanu Homes modernization.

The rest of this year, and the future, looks "good through summer 2017, barring any geo-political event," Murashige says.

Since reporting \$43.3



Longs Drugs at The Shops at Kukuiaula in Poipu

"Volume and profits increased and should continue for 2017," says president Conrad Murashige of the company that specializes in multifamily/affordable housing, medical, educational, design-build and drywall and plaster.

Among the projects Shioi completed in 2015 are the Rice Camp Elderly Housing, reroofing the Sheraton Kauai garden wing, the Kauai Medical Clinic Bone and Joint expansion and bay

million in business in 2011, Shioi's revenue has shown a steady rise. It did \$38.6 million in 2012, \$49.7 million in 2013 and \$50.9 million in 2014.

Shioi's crew ran into a unique challenge when completing the Kauai Shores lobby and Lava Lava restaurant, he says, "due to a two-month stoppage when *iwi* were found. We worked through the Christmas and New Year's holidays."

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COMPANY	YEARS
Hawaiian Dredging Construction Co. Inc.	114
Isemoto Contracting Co. Ltd.	90
Nordic PCL Construction Inc.	79
dck pacific construction LLC	77
Shioi Construction Inc.	68
Wasa Electrical Services Inc.	66
Royal Contracting Co. Ltd.	55
Albert C. Kobayashi Inc.	53
Ralph S. Inouye Co. Ltd.	53
Healy Tibbitts Builders Inc.	52
Dorvin D. Leis Co. Inc.	48
Quality General	48
Allied Builders System	46
Constructors Hawaii Inc.	44
Coastal Construction Co. Inc.	43
Group Builders Inc.	36
S&M Sakamoto Inc.	76
Kiewit Corp.	31
Arita-Poulson General Contracting LLC	30
Nan Inc.	26
Hensel Phelps	23

This list includes only those companies who responded to our survey.

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#18 HAWAII'S TOP 25 CONTRACTORS

Royal Contracting Co. Ltd.

CONSTRUCTION SPECIALTY: Heavy equipment sitework and landscaping | YEARS IN HAWAII: 55 | EMPLOYEES IN HAWAII: 100
PUBLIC WORK SECTOR: 30 percent | WORK SUBCONTRACTED: 25 percent

In 2015 Royal Contracting Co., which has performed heavy equipment sitework and landscaping in Hawaii for 55 years, launched a \$20 million project to widen Kalaeloa Boulevard in Kapolei.

The job boosted Royal Contracting's revenue to \$50,700,000 last year and into the No. 18 spot among Hawaii's Top 25 Contractors. In 2014, Royal reported revenue of \$30.2 million and ranked No. 20.

Leonard Leong, Royal's vice president, says 2015 "was an improvement over 2014. You could see a positive trend toward recovery. We saw our site-work contracts increase, especially with the widening of Kalaeloa Boulevard."



Leonard Leong
The road improvement project posed extra challenges because of the need to accommodate traffic, especially during rush hours, Leong says.

"New challenges, that's the fun part of construction. Otherwise it's all just the same," Leong says, noting that Royal's crews had to keep work going on the jobsite along a busy Kalaeloa Boulevard, which is "the only feed into Campbell Industrial Park." Extra caution had to be taken, especially during the late afternoon as people got off work and traffic backed up in the area.

The road widening project is expected to be completed in September.

Projects completed last year by Royal, which had 100 employees last year and does 30 percent of its work in the public sector, include Ewa Villages Area 36. The company also began work on the Diamond Head Bikeway and the East Kapolei Increment IIB.

Ongoing jobs for Royal include

grading at Hoopili Phase 1, a 1,554 acre mixed-use community in East Kapolei, and Koa Ridge.

Looking forward, Leong says he's optimistic that Hawaii's construction

industry will remain strong.

"As far as sitework, the outlook is positive because we have city and state projects as well as Hoopili and Koa Ridge."

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#19 HAWAII'S TOP 25 CONTRACTORS

Group Builders Inc.

CONSTRUCTION SPECIALTY: Drywall, plastering, fireproofing, acoustic, insulation, cabinetry
YEARS IN HAWAII: 36 | EMPLOYEES IN HAWAII: 270 | PUBLIC WORK SECTOR: NA
WORK SUBCONTRACTED: 1 percent

The Grand Islander

Group Builders Inc. revenues dipped slightly in 2015 to \$50.1 million from \$66.5 million the previous year. Employing 270 Hawaii workers, Group Builders ranks No. 19 on *Building Industry Hawaii's* Top 25 Contractors list.

Headed by Anacleto "Lito" Alcantra, CEO and president, 36-year-old Group Builders specializes in drywall, carpentry, plastering, fireproofing, acoustics, insulation and cabinetry and subcontracts 1 percent of its work. The company operates on all main Hawaiian Islands, Guam and the Philippines.



Anacleto Alcantra

Projects completed in 2015 include 801 South St. Phase 1, The Ritz-Carlton Residences, Waikiki

Beach 307-unit Tower 1 and various renovations at Kaiser Permanente Moanalua Medical Center and the Kaiser Honolulu Clinic. Projects started in 2015 include Four Seasons Resort Lanai, Symphony Honolulu, 801 South St. Phase 2, Park Lane Ala Moana Residences, The Grand Islander by Hilton Grand Vacations Club and the Hampton Inn & Suites.

One project, scheduled for completion in December 2017, is the Park Lane Ala Moana Residences. Other ongoing projects include The Ritz-Carlton Residences, Waikiki Beach 39-story, 289-unit Tower 2, The Grand Islander by Hilton Grand Vacations Club and The Collection.

Looking back on 2015, Alcantra says, "We had some unexpected challenges during the year but I'm thankful to everyone that we pulled together as a team to come up with a good year end."

He adds that the most challenging

project for Group Builders was still the Four Seasons Manele Bay Resort Renovation. "We were awarded a new contract to finish in a short span of time which made us have two work shifts," he says. "With limited flight accommodations and one barge a week to bring materials to Lanai, the logistics were even more challenging."

Alcantra describes 2016 as a great year. "Our volume is almost double toward the end of the year as compared to 2015. Our most challenging projects are the Park Lane Ala Moana Residences and Anaha. Being able to handle challenges makes us grow into a better company.

"Our team is stronger than ever and we have brought in many new faces who we hope can carry on with us the company's mission and goals to finish each project beyond our clients' expectations."

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Arita-Poulson General Contracting LLC

CONSTRUCTION SPECIALTY: New commercial | YEARS IN HAWAII: 30 | EMPLOYEES IN HAWAII: 38 | PUBLIC WORK SECTOR: 12 percent
 WORK SUBCONTRACTED: 66 percent

Daryl Arita, manager of Arita-Poulson General Contracting LLC on Maui, is optimistic about Hawaii's construction industry. "Looking ahead for two years," he says, there will be a "continued escalation of projects available to be built."



Daryl Arita
 Puunene-based Arita-Poulson reports 2015 revenue of \$37 million, a hefty increase over its \$29.8 million in 2014 revenue. The 30-year-old firm ranks No. 20 among this year's Top 25 Contractors, in a tie with Ralph S. Inouye Co. Last year Arita-Poulson



The ABC Island Gourmet Market

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"2015 was good," Arita says, adding he sees a "30 percent increase in available construction projects."

"We would like to follow the projects' escalation but also develop long-term relationships."

Arita-Poulson was founded in 1986 by Daryl Arita and Robert Poulson who merged their companies, D. Arita Construction and Robert Poulson Construction.

Among its notable projects in 2015 is the ABC Island Gourmet Market in Wailea. The IGM offerings include Hawaiian gifts, a coffee bar that also serves fruit smoothies, Paia gelato, pastries from Sugar Bake Shop, fresh ahi, marlin, Atlantic salmon, more than 10 types of poke and crab and lobster tails.

Another major job completed last year is the TJ Maxx in Kahului at the Maui Mall. It includes a 26,000-square-foot retail building, additional parking and a 6,000-square-foot accessory building for future tenants.

Arita-Poulson in 2015 also began work on the Maui Lani Village Center and the Cafe Lani Hawaii Island Gourmet Market.



Ralph S. Inouye Co. Ltd.

CONSTRUCTION SPECIALTY: New buildings, renovations, design-assist | **YEARS IN HAWAII:** 53 | **EMPLOYEES IN HAWAII:** 48
PUBLIC WORK SECTOR: 85 percent | **WORK SUBCONTRACTED:** 70 percent

In 2015, Ralph S. Inouye Co. Ltd. earned \$37 million, soaring 103 percent over 2014's total and lifting the company into a tie at No. 20 among Hawaii's Top 25 Contractors with Arita-Poulson General Contracting.

"We have been successful this past year because of our people," says Michael Inouye, RSI vice president. "We have dedicated and professional project managers, and an experienced and highly skilled union labor force."

Inouye adds that while the company traditionally focuses on projects in the \$5 million to \$25 million range, this year "we have found a lot of success in the \$1 million to \$5 million range as well."

Three sizable 2015 RSI projects have carried into 2016: renovations for the \$25.3 million Kamamalu

Building, the \$19.3 million Farrington High School Athletic Field and the \$14 million Kawanakoa Middle School Auditorium.

These ventures come on the heels of Damien Memorial School's \$3.2 million athletic building, "a project that we are proud to have completed recently," says Inouye.

At the Kamamalu Building, RSI is completing the interior renovation of the existing structure, including HVAC, electrical and plumbing. At Farrington, the company is putting in new turf, bleachers and a locker room, as well as renovating existing structures. Renovation of Kawanakoa's auditorium has required a "complete gut and replacement of the interior of the auditorium," says Inouye. "Care needed to be taken during demolition to preserve the existing roof and

exterior wall systems."

Kawanakoa is expected to wrap in August, and both the Kamamalu and Farrington renovations are scheduled for completion in December.

Earlier this year, RSI received a 2016 GCA Build Hawaii Award of Merit for the Honolulu Federal Credit Union New Branch and Admin/Office.

"The building's exterior glass, metal and tile add to the overall appeal of the renovation," says Inouye. "The interior space is warm and inviting and the concept of a 'living room' space is a new trend in the modern banking experience."

Inouye credits design-assist delivery for the project's success: "The partnership between HFCU (HOCU), Ushijima Architects and Ralph S. Inouye Co. Ltd. is what really helped earn the award."



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PARENT COMPANY: F&H Construction, Stockton, Calif. | CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: NA
EMPLOYEES IN HAWAII: 25 | PUBLIC WORK SECTOR: NA | WORK SUBCONTRACTED: NA

For two decades F&H Construction, a Stockton, Calif.-based company, has steadily built a solid foundation as a knowledgeable contractor in Hawaii.

It is that strong base that has earned F&H its No. 22 ranking among Hawaii's Top 25 Contractors for 2015.



Dan Blackburn

A newcomer to the annual ranking, F&H's business is driven mostly by county, state and federal construction, says Dan Blackburn, division manager.

F&H completed several projects in 2015, from the Kapiolani Community College Phase 1A Culinary Arts Building on the slopes of Diamond Head where the old Cannon Club was located, to replacing air conditioning at the Kihei Public Library on Maui.

That success, Blackburn says, was the result of a refocus on business in the Islands.

"A business decision was made to focus more on our Hawaii operations and less on our West Coast operations," he says. "We picked up several private projects, as well, and that gives us a balanced profile."

The company, which has 25 employees in its office in Kahului, Maui, has been doing business in the Islands since 1993 and was founded in Stockton in 1987.

F&H reports revenue of \$33,985,039 in 2015, a healthy increase over the \$29.1 million it posted for 2014. A notable project for the company last year is the Hawaii Community College Palamanui campus in Kona because of its LEED Platinum designation.

F&H also started work in 2015 on the \$50 million West Maui Hospital project and the \$17.2 million Kihei Charter School building.

Its Hawaii resumé includes

construction of resorts, convention centers and apartment/condominium complexes, according to its website. On Maui, it worked on the Maalaea power plant, the Kahului Elementary School repair and maintenance and the Lahaina Intermediate School student restroom renovation.

Projects begun in 2015 include the King Kekaulike High School Performing Arts Center, the Omaopio water tank replacement project in Kula for Maui County and the Natural Energy

Laboratory of Hawaii Authority's incubation center in Kona for alternative energy and biotechnology, which should be completed this year.

All of this means a robust bottom line for F&H.

"For the kind of work F&H typically does, we do not see a slowdown in the market for the next couple of years," Blackburn says. "The private sector is driving the market, but the tax base that it has created from this makes both sectors extremely robust."

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#23 HAWAII'S TOP 25 CONTRACTORS

S&M Sakamoto Inc.

PARENT COMPANY: S Group Inc., Honolulu | CONSTRUCTION SPECIALTY: General contractor | YEARS IN HAWAII: 76
EMPLOYEES IN HAWAII: 32 | PUBLIC WORK SECTOR: 60 percent | WORK SUBCONTRACTED: 70 percent

Three generations of the Sakamoto family have worked to expand S&M Sakamoto Inc. from its origins in 1940 as a home-builder to a general contractor with the capabilities of completing all types of construction throughout the Islands.

“Our business philosophies remain unchanged, and we continue to produce high-quality projects for our customers,” says Dale Sakamoto Yoneda, president of S&M Sakamoto. “A strong focus on customer satisfaction is one of our main goals.”

For the second straight year S&M Sakamoto ranks No. 23 among Hawaii’s Top 25 Contractors. The Honolulu-based firm reports revenue of \$27.4 million for 2015, a solid increase from the \$20.9 million the previous year.

“In 2015, we were fortunate to

have a good year with new and return clients,” Yoneda says.

Projects the company completed in 2015 include Tanaka of Tokyo Ohana East, the Shriners Family Hospital Family Quarters expansion, Genki Sushi Kaneohe and Pearlridge, the Hawaii Laborers building renovation and repairs to the University of Hawaii at Manoa Campus Center.

Also last year S&M Sakamoto began work on the CS Wo Kapolei Furniture Gallery and Kapalama Hale. Other ongoing jobs include the Hale Kula Elementary School campus improvements, Genki Kapahulu and renovations to the Rehabilitation Hospital of the Pacific.

The company won the 2015 Masonry Institute of Hawaii Project of the Year award for its work on Hale Kula Elementary School’s new



Hale Kula Elementary School's new classroom building

classroom building.

Now in its 76th year of doing business in the Islands, S&M Sakamoto and other Hawaii GCs have reason to be optimistic, Yoneda says.

“The construction industry should be stable for 2016 with the influx of state government projects being bid out in June 2016,” she says.

#24 HAWAII'S TOP 25 CONTRACTORS

Honolulu Builders Inc.

CONSTRUCTION SPECIALTY: Commercial, design-build, hospitality, residential | YEARS IN HAWAII: 14 | EMPLOYEES IN HAWAII: 20
PUBLIC WORK SECTOR: 15 percent | WORK SUBCONTRACTED: 85 percent

Last October, iconic Seattle-based clothing retailer Tommy Bahama opened its first Tommy Bahama Restaurant and Bar on Oahu. The three-level, 19,323-square-foot store moved into the building at 298 Beach Walk in Waikiki that previously was occupied by HIC Surf and Burberry.



Tommy Bahama Restaurant and Bar in Waikiki

Honolulu Builders’ Dan Jordan says the restaurant and bar is “probably one of the most challenging projects we completed in 2015. This project involved an almost total gut of the existing building, including the removal of 60 percent of the third-floor structure, and creating the ground-level retail space with a second-floor restaurant and rooftop bar.

“If you haven’t been there yet,” Jordan adds, “we encourage you to check it out. It’s a beautiful addition to that area of Waikiki.”

Honolulu Builders, established in 2002 by Jordan and Tom Ryan, finished 2015 with reported revenue of \$26 million and ranks No. 24 among this year’s Top 25 Contractors. The company, which has been doing business in Hawaii for 14 years, moved up a notch from last year’s ranking when

it posted \$15.5 million in revenue.

Other projects the company began in 2015 include The Residence at Makiki, American Tire in Kapolei, a retail building at 1731 Kalakaua Ave., the Punaluu Residences and the Wailea Marriott’s Kapa Pool Bar & Grill. Ongoing projects also include the Pad Site at Milltown, Paradise Beverages’ Keg Cooler and Tsukada Nojo Restaurant.

“Honolulu Builders experienced a rebound of sorts in 2015,” says Jordan. “We are working primarily in the private sector and the robust economic recovery has justified our renewed focus.

“We look forward to continuing to increase our restaurant/retail/tenant improvement business, as well as continuing to work on select commercial projects such as warehouses and cold storage.”



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PAST TOP 25 CONTRACTORS LISTS

2014 (FIGURES REPORTED IN 2015 BY THE 2014 TOP 25 LISTEES.)

1. Hawaiian Dredging Construction Co. Inc.	\$546.00 (million)
2. Kiewit Corp.	260.00
3. Nan Inc.	233.90
4. Albert C. Kobayashi Inc.	228.00
5. dck pacific construction LLC	213.00
6. Nordic PCL Construction Inc.	196.00
7. Swinerton Builders	167.00
8. Hensel Phelps Construction Co.	142.00
9. Watts Constructors LLC	130.90
10. Dorvin D. Leis Co. Inc.	95.50
11. Layton Construction Co. Inc.	94.20
12. Isemoto Contracting Co. Ltd.	71.30
13. Allied Builders System	69.30
14. Group Builders Inc.	66.50
15. Coastal Construction Co. Inc.	61.80
16. Wasa Electrical Services Inc.	60.30
17. Shioi Construction Inc.	50.90
18. Alakai Mechanical Corp.	47.30
19. Delta Construction Corp.	45.00
20. Royal Contracting Co. Ltd.	30.20
21. Arita Poulson General Contracting LLC	29.79
22. Healy Tibbitts Builders Inc.	22.10
23. S&M Sakamoto Inc.	19.69
24. Ralph S. Inouye Co. Ltd.	18.30
25. Honolulu Builders LLC	15.50

1987: THE FIRST ONE (FIGURES IN MILLIONS AS PUBLISHED IN 1987)

1. Hawaiian Dredging Construction Co. Inc.	\$285.00
2. Pacific Construction Co. Ltd.	126.00
3. E.E. Black Ltd.	60.00
4. Pan Pacific Construction Inc.	39.60
5. Hawaiian Bitmuls & Paving Co.	35.00
6. Royal Contracting Co. Ltd.	35.00
7. Albert C. Kobayashi Inc.	35.00
8. Grace Pacific Corp.	33.00
9. Santa Fe Engineers	31.50
10. Charles Pankow Builders Ltd.	27.00
11. Nordic Construction Ltd.	27.00
12. G.W. Murphy Construction Co. Ltd.	27.00
13. Constructors Hawaii Inc.	17.03
14. S&M Sakamoto Inc.	16.89
15. Oahu Construction Co. Ltd.	16.82
16. Robert M. Kaya Builders Inc.	16.11
17. The Jackson Companies	15.58
18. Koga Engineering & Construction Inc.	15.84
19. Kiewit Pacific Co.	15.10
20. Honolulu Roofing Co. Ltd.	15.00
21. Okada Trucking Co. Ltd.	14.67
22. Ralph S. Inouye Co. Ltd.	14.00
23. Highway Construction Co. Ltd.	13.20
24. K. Shioi Construction Inc.	11.20
25. Coastal Construction Co. Inc.	10.41



Paradigm Construction Inc.

CONSTRUCTION SPECIALTY: Heavy civil and general building | **YEARS IN HAWAII:** 11 | **EMPLOYEES IN HAWAII:** 37
PUBLIC WORK SECTOR: 15 percent | **WORK SUBCONTRACTED:** 30 percent

Breaking into Hawaii's Top 25 Contractors for the first time is Paradigm Construction Inc. at No. 25. The 11-year-old heavy civil and general building company is based in Waipahu.

Paradigm reports a strong rise in revenue to \$25,020,000 in 2015, up from \$17,200,000 in 2014.

"For Paradigm Construction, 2015 was a very busy year as our revenue increased by 40 percent, but also a challenging year due to lack of available labor force in the construction industry," says Alex Kwon, president.

"Paradigm has taken a new direction to attract more clients by diversifying our construction services by self-performing both general building and heavy civil work."

Projects completed by Paradigm,

which had 37 employees in 2015 and performs about 15 percent of its work in the public sector, include Ewa By Gentry Area 14; Mehana Parcel 7 in Olinu at Kapolei and Mehana arterial roadways. It also began work on Kamakana Street in Ewa Beach and on Windward Community College's Hale Kakoo, Building 5983.

Paradigm expects to complete an ongoing job at Ewa By Gentry Area 52 in April 2017.

"Hawaii's construction industry for 2016 and beyond looks very promising in terms of number of projects due to low interest rates, which are revitalizing our housing markets and associated infrastructure work," Kwon says. "However, lack of labor force and ever-increasing costs of construction continue to hinder our

ability to build affordable homes and meet very demanding construction turnover schedules."



Paradigm Construction crews at work at Windward Community College.

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HAWAII'S **NOTEWORTHY** CONTENDERS



Healy Tibbitts Builders Inc.

PARENT COMPANY: Weeks Marine Inc., Cranford, N.J. | **CONSTRUCTION SPECIALTY:** Marine construction, dredging, deep foundations including piledriving, drilled shafts and auger cast piles | **YEARS IN HAWAII:** 52 | **EMPLOYEES IN HAWAII:** 90
PUBLIC WORK SECTOR: 80 percent | **WORK SUBCONTRACTED:** 20 percent

Healy Tibbitts Builders Inc. reports revenue of \$22,650,000 for 2015 to top our Noteworthy Contenders this year. The Aiea-based firm fell just \$2.3 million shy of making it into the Top 25.

Healy Tibbitts, which had 90 employees last year, specializes in marine construction, dredging, deep foundations including piledriving, drilled shafts and auger cast piles.

The company, which has been doing business in Hawaii for 52 years, saw an increase in 2015 over the previous year's \$22,650,000, when it held the No. 22 ranking.

It was honored by the General Contractors Association of Hawaii with Build Hawaii Awards of Excellence for its work on the Navy's \$11 million underwater waterline crossing, Pearl City Peninsula to Ford



Island project and the Ko Olina Marina Resort's boat ramp and parking facility project.

Also last year Healy Tibbitts began work in a joint venture with Hawaiian Dredging on the \$40 million Hilo Pier 4 project for the Department of Transportation. Among its ongoing jobs is an \$11 million improvement project at Piers 12 and 15 in Honolulu.



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Constructors Hawaii

CONSTRUCTION SPECIALTY: General construction
YEARS IN HAWAII: 44 | **EMPLOYEES IN HAWAII:** 29
PUBLIC WORK SECTOR: 40 percent
WORK SUBCONTRACTED: 80 percent

With revenue rising more than \$4 million in 2015 over the previous year, Constructors Hawaii returns among the Noteworthy Contenders.

The general construction firm, which has been doing business in Hawaii for 44 years, reports revenue of \$17,773,874 for 2015. In 2014, it reported \$13,738,861.

Constructors Hawaii, which in 2015 did 40 percent of its work in the public sector, completed several key projects last year, including a remodel and addition at 3470 Waiialae Ave. and the Oahu Veterans Center Meeting Hall addition. It also started work on the Friendship Christian School Sanctuary and the Central Pacific Bank's Kailua branch.

Ongoing projects include fourth-floor renovations of patient rooms at Kapiolani Medical Center for Women and Children, which is expected to be completed in October; and Lanakila Public Housing, Phase III B.



Constructors Hawaii's project at 3470 Waiialae Ave.



Quality General Inc.

CONSTRUCTION SPECIALTY: Concrete and masonry | **YEARS IN HAWAII:** 48
EMPLOYEES IN HAWAII: 70
PUBLIC WORK SECTOR: NA
WORK SUBCONTRACTED: 10 percent

Rounding out the Noteworthy Contenders with \$14.05 million in revenue is Quality General, which specializes in concrete and masonry.

The firm, founded in 1969, employs 70 people.

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We are proud to know each and every one of you. And we look forward to many more years of Hawaii's Top 25 Contractors and Noteworthy Contenders.

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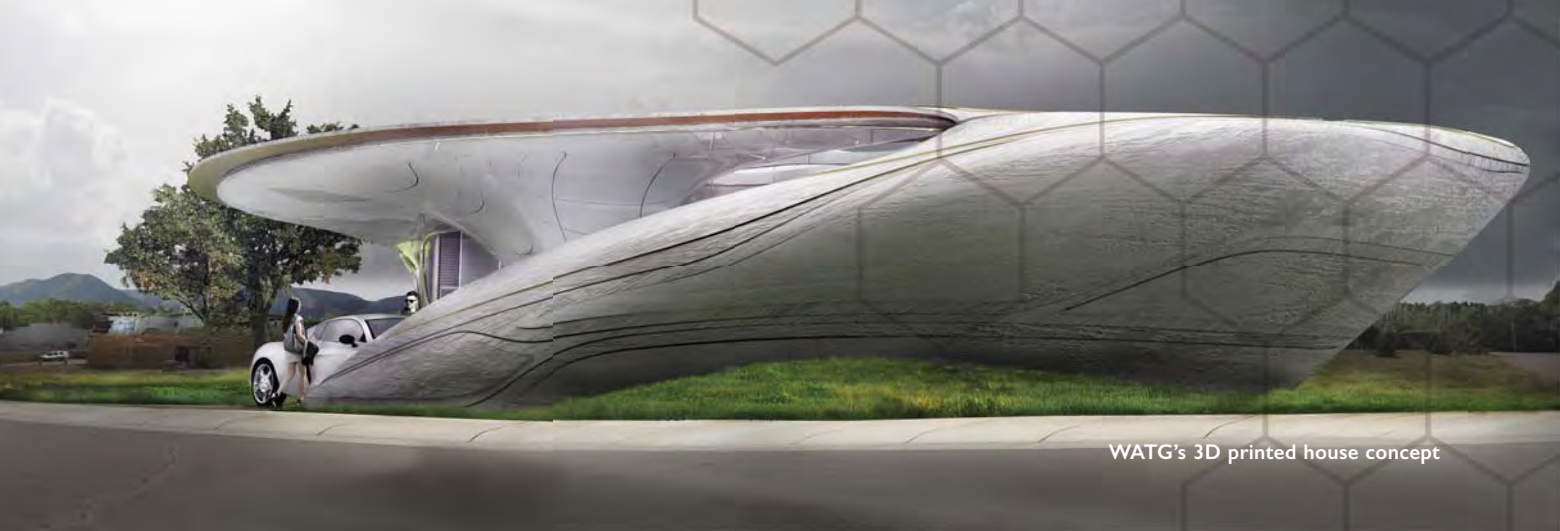
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BY PRISCILLA PÉREZ BILLIG



WATG's 3D printed house concept

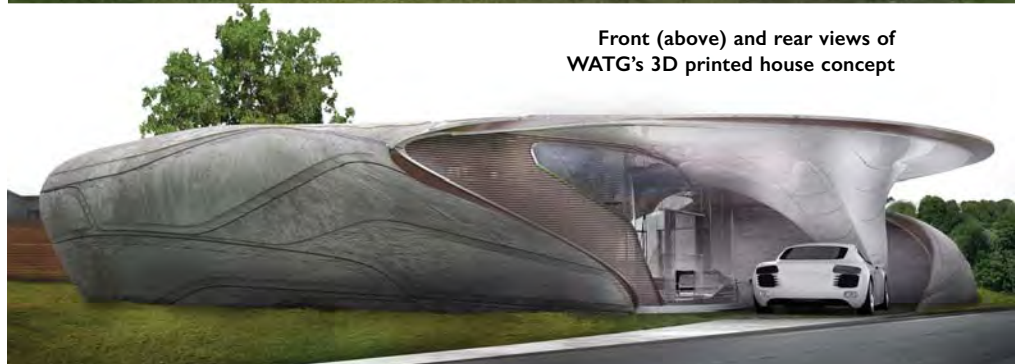
Advances in science and technology are fueling Star Wars-like innovations in building design.

WATG's Urban Architecture Studio, a component of the architectural firm of Wimberly, Allison, Tong & Goo, in June walked off with a grand prize in high-tech home design competition after submitting a proposal for a house comprised of 3D printed plastic and carbon-fiber panels wrapped around glazed walls.

The Freeform Home Design Challenge, sponsored by the Tennessee 3D printing firm Branch Technology, invited architects, designers, engineers and artists to rethink traditional architecture involving construction and building systems while proposing a



Front (above) and rear views of WATG's 3D printed house concept





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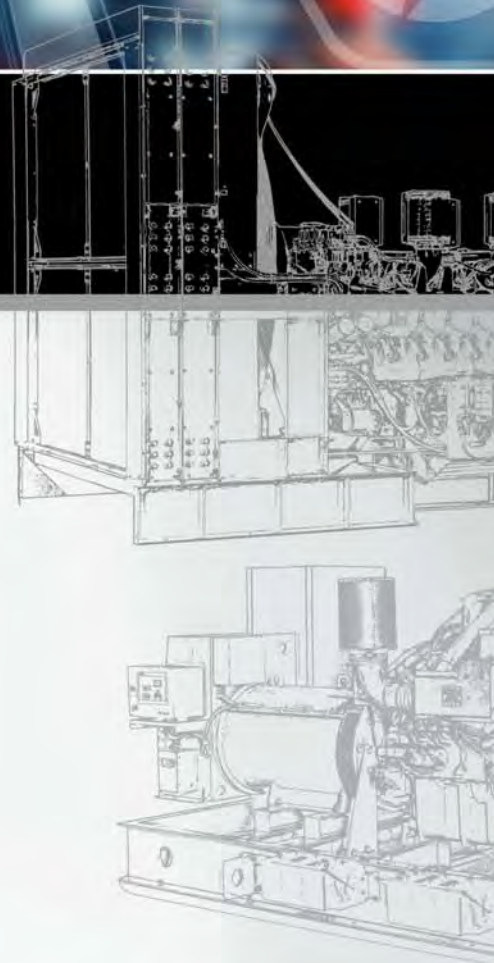
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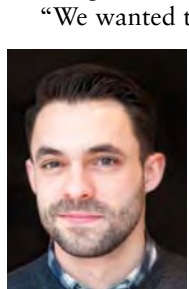
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Daniel Caven

“We wanted to create a higher dialogue between architecture and technology,” says Daniel Caven, WATG architectural designer. “The architecture we set out to create needed to have a dynamic sleek appeal—so

we dealt with multiple strategies that merged into a singular fluid-like design, all the while keeping with a standard of realistic representation.”

The building envelope was to consider material applications, fenestration and structure. The interiors were to include a kitchen, bath, living area and one bedroom. Building systems were to resolve mechanical, electrical, plumbing and lighting requirements while also allowing for passive solar design strategies.

Founded in 1945 in Honolulu, WATG moved from Waikiki to the Topa Financial Center on Bishop Street, where it occupies a floor and a half.

The WATG Chicago-based team’s project—titled Curve Appeal—comprises a curvaceous, arching structure

“Curve Appeal is a very thoughtful approach to the design of our first house.”

—Platt Boyd, WATG Branch Technology founder

made up of panels that create an exterior skin and an interior core. These are combined to form the roof and large portions of the façade.

Competition organizer Branch Technology has developed its own mix of plastic and carbon fiber that can be printed into a “self-supporting cellular matrix.”

“Curve Appeal is a very thoughtful approach to the design of our first house,” says Platt Boyd, Branch Technology founder. “It responds well to the site conditions, magnifies the

possibilities of cellular fabrication and pushes the envelope of what is possible while still utilizing more economical methods for conventional building systems integration.”

The house will enter planning phases at Branch Technology’s lab in Chattanooga, Tenn., and is expected to begin 3D printing next year.

Another notable WATG project is OmanTel Headquarters in Muscat, Sultanate of Oman. The building’s design takes visual inspiration from the form of the orbiting curve of the moon about the sun, says Michael Brown, WATG senior associate.

“The curvaceous brise soleil façade also represents the more basal elements of past, present and future in its



Platt Boyd



Interior of WATG’s 3D printed house concept

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“We wanted to create a higher dialogue between architecture and technology.”
 —Daniel Caven, WATG architectural designer



The crescent atrium at the OmanTel Headquarters

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iteration of earth, air and water; curving and overlapping lines represent the geological strata, the life-sustaining benefits of flowing water, and for OmanTel’s product, the representation of verbal communication flowing across the airwaves,” Brown adds.



Michael Brown

The exterior metal brise soleil provides 51 percent transparency, helping to shade the internal glass curtain wall from the sun and to lower temperatures on the glass. Efforts to reduce energy for cooling are reinforced by the use of shading fins, which reflect the sun’s rays and enhance the interior experience. The two buildings under one skin are veiled to look inward, while keeping the harsh elements outside.

“Beyond the elevational connectivity to Oman’s Sultanate history, the plan form represents the importance of the Sun and Moon in Islamic daily life and how patterns of society such as daily prayers, fasting and feasting are all connected to the sun or the lunar

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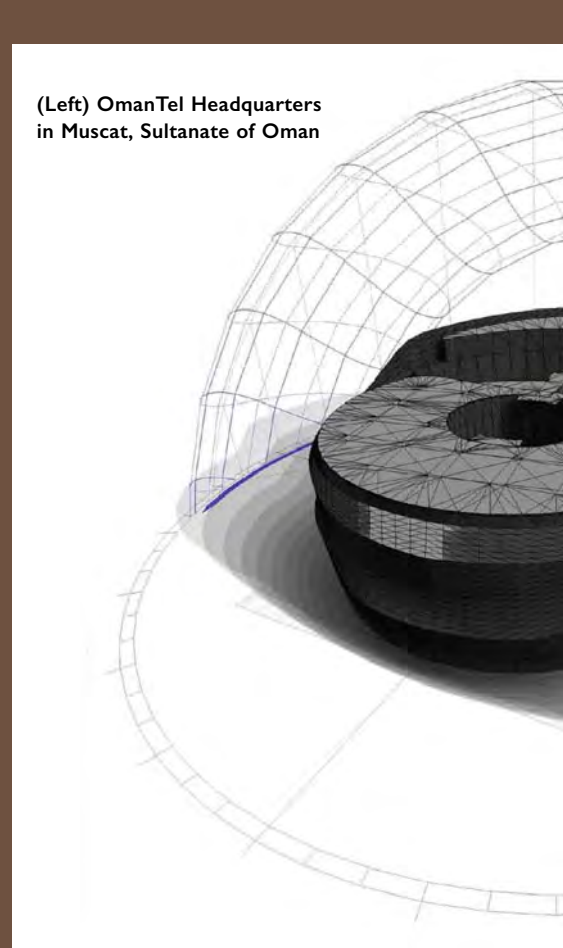


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(Left) OmanTel Headquarters in Muscat, Sultanate of Oman



WATG's OmanTel Headquarters in Muscat, Sultanate of Oman

The diagram shows that the sunpath in Oman throughout the year is quite steep—excluding winter month. Especially in the summer the sun shines about noon, almost perpendicular on the building.

The layering of the shadows shows the exposure the building receives—especially on the east and the west. Therefore, precautions need to be considered to provide the users of the

building comfortable and glare-free working conditions.

Note: Horizontal sun blades are mostly not given on the east and west façade and, due to the low-slung sun which shines almost perpendicular on the façade, horizontal sun blades with a big distance between each other don't help either. This must be considered in choosing the right material for the outer layer and for the glass.

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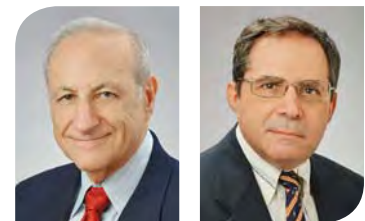


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Our principals Gerald Clay and Scott Batterman contributed with Karen Holma and John Manaut to Hawaii Construction Law & Mechanics Liens and with Fletcher Knebel on Before You Sue

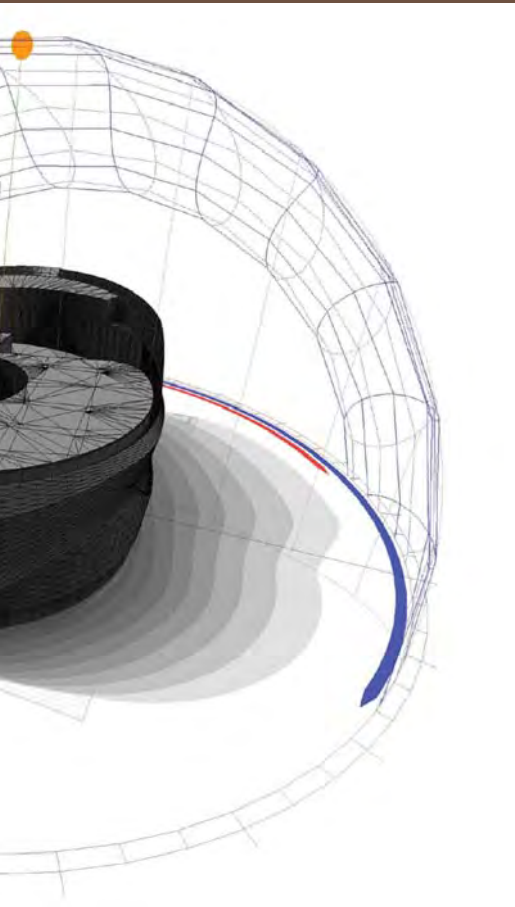


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cycle,” Brown says. “Their pairing as seen in the ground plane expresses the efforts of OmanTel in bringing together through communication the needs of a growing 21st Century nation.”

Back in the Islands

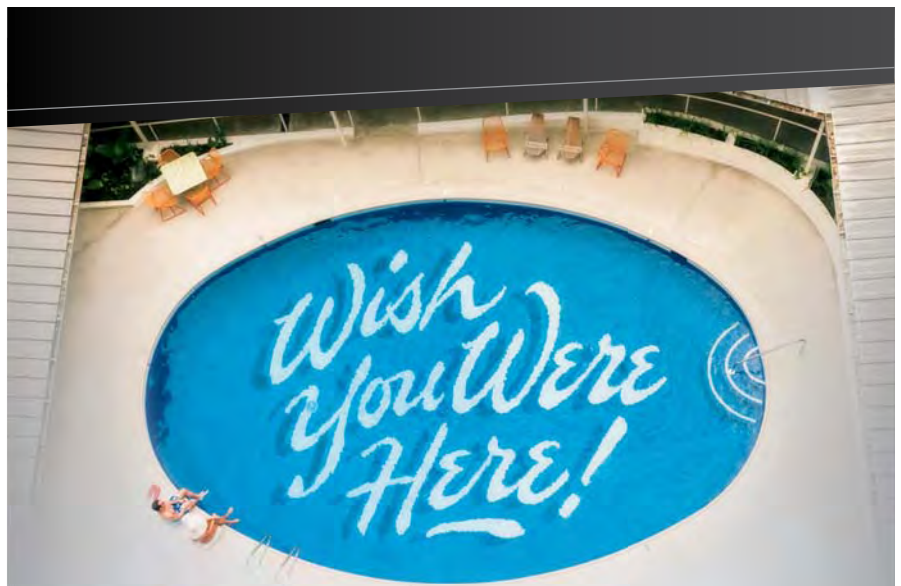
Ferraro Choi and Associates Ltd.’s plans for the new Culinary Institute of the Pacific include many high-tech design features. The 44,000-square-foot educational facility will be built on nearly eight acres along the northern slope of Diamond Head State Monument.

“The Culinary Institute of the Pacific at Diamond Head will offer students, instructors and visitors numerous high-tech design features which serve to enhance the school’s energy conserva-



David Akinaka

tion and learning environment,” says David Akinaka, principal at Ferraro Choi and Associates and the project’s architect and designer.



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 Hotel Management: Aqua-Aston Hotels/GM: **Lynette Eastman**
 Construction Management: Honolulu Builders LLC: **Tom Ryan**
 General Contractor: Design Trends Construction, Inc.: **Greg Liu**

Architect: **Bryce Uyehara, AIA**

Landscape Architect: **Randall Monaghan**

Interior Designers (Public Area):

The Vanguard Theory: **Michelle Jaime & Judy Tamashiro**

Interior Designers (Guestrooms): Studio Collective Inc.: **Christian Shulz**

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 Digital Alarm Technology • EYC Electric • Fine Builders •
 Hawaii Glass and Glazing • Honolulu Fire Protection • Island Demo
 Island Railings • Johnson Controls • King’s Roofing • MJ Masonry •
 Oahu Contracting • Pacific Perma-Treat • Pat Woodwork LLC • Siu’s Electric
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Rendering of the Culinary Institute of the Pacific set for construction at the site of the former Fort Ruger Cannon Club



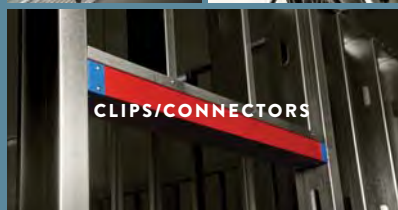
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The design features four culinary instructional laboratories, three classrooms with distance-learning capability, a culinary demonstration area and support kitchen in the auditorium, offices and meeting areas for administration and faculty, a student lounge and associated support spaces. A fine dining restaurant and cocktail lounge will offer panoramic views of Honolulu and the ocean. An outdoor *imu* pit and three garden theme plots will allow for cultural instruction.

The campus complex will prioritize northerly and southerly orientation for effective day lighting to optimize energy performance and to provide an enhanced learning environment, according to Ferraro Choi and Associates. Renewable energy sources, which take advantage of the sunny weather at the site, are under consideration in the form of photovoltaic roof panels and solar thermal collectors for hot water generation.

Jacobsen Construction has been selected as the general contractor and U.S. Green Building Council's LEED Silver certification is targeted.

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THE FACTS

- *Construction continues to be a steady feeder of new jobs in Hawaii. In the first three quarters of 2015, 1,100 construction jobs were added, a 3.5 percent rise from 2014. *Hawaii Department of Business, Economic Development and Tourism*
- *From January to October 2015, residential permitting rose 120 percent compared to the same time period in 2014. *National Association of Home Builders, U.S. Census Bureau*
- *Demand for North American Engineered Wood Products (EWP) is expected to jump by 20 to 25 percent through 2019. *APA – The Engineered Wood Association*

*LifeCycle Assessment of Borate-Treated Interior Framing
**Study of Hawaii Based Retailers in 2012, HWT

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An instructional kitchen designed for the Culinary Institute of the Pacific



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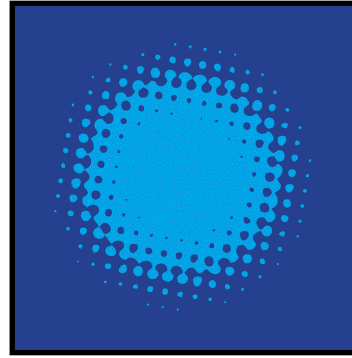




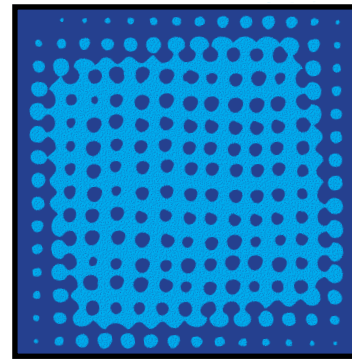
Culinary Institute of the Pacific's fine-dining restaurant



project is the Hawaii Institute of Marine Biology—a 24,000-square-foot research facility located on Moku o Loe in Kaneohe Bay and surrounded by 64 acres of fringing coral reef—for which Ferraro Choi's design team provided a revised master plan. The expanded research facility will be upgraded and interconnect existing labs and support buildings with new labs. A new integrated energy-efficient and environmentally sensitive infrastructure will protect the local



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“Technology has become more an integral part of our lives; technology is doing the exact same for buildings.”

—John Adversalo, Architects Pacific president



McCully Mixed-Use Project designed by Architects Pacific

ecosystem with the goal of developing the island into a self-sustaining site.

Sustainable design strategies include optimal building orientation, natural daylight and shading techniques, panelized construction, high-efficiency mechanical systems, on-site low-impact environmental sewage treatment and rainwater harvesting.

While no general contractor has been chosen for the project, the facility design targets the U.S. Green Building Council's LEED Gold rating.

Architects Pacific Inc. is showcasing its McCully Mixed-Use Project set to become the tallest net-zero structure in North America that does not use ancillary land to generate electricity. The seven-story building will generate 100 percent of the energy it consumes on an annual basis. Advanced lithium ion batteries provide storage during the evening and periods of extended inclement weather.

The design calls for all surfaces on the south, east, west and rooftop to be completely covered with high-efficiency photovoltaic modules. The only exceptions are windows allowing daylight and natural ventilation. Retail and parking will be available on the ground and second floors. Residential apartments make up the remainder above the second floor podium.

Architect Pacific's design offers private, high-efficiency elevators to access individual residential units, maximizing the unit's interior space of individual units and allowing for larger exterior surfaces for a



John Adversalo

combination of PV module installation and windows.

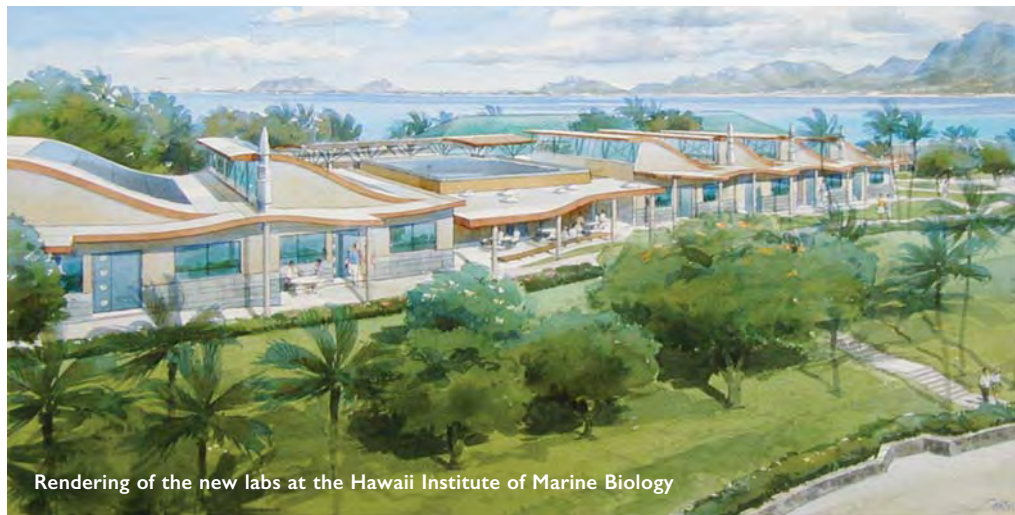
John Adversalo, Architects Pacific president, says both appearance and function are integrated into the unique modern visual expression of the building.

PhotonWorks Engineering LLP is the energy consultant and project developer and will also take on the role of general contractor.

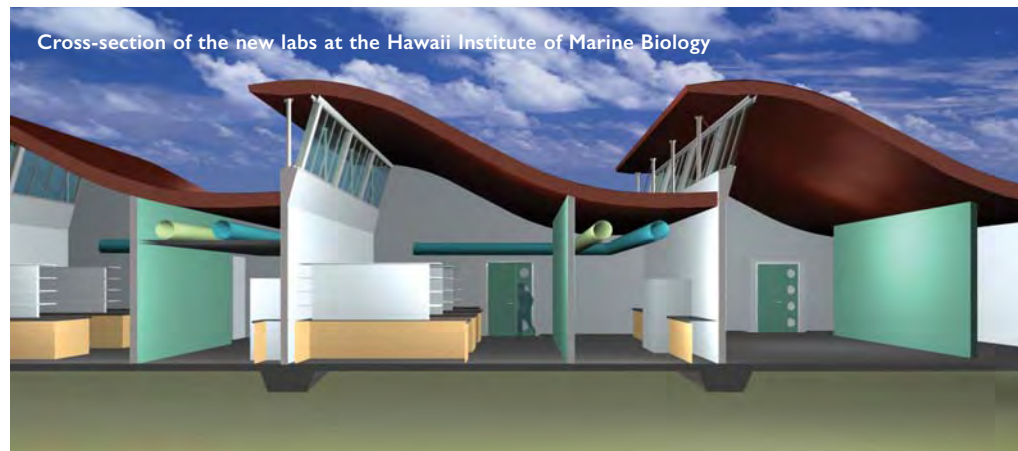
“As architecture evolves, changes are quickly transforming and shaping

buildings from simple defined spaces to much, much more,” Adversalo says. “Technology has become more an integral part of our lives; technology is doing the exact same for buildings.

“By default, buildings are becoming smarter and more efficient. The practice of good sensible design will help us live and work healthier and lower its impact on the environment. The future is exciting and optimistic.” 🏠



Rendering of the new labs at the Hawaii Institute of Marine Biology



Cross-section of the new labs at the Hawaii Institute of Marine Biology



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LEGISLATIVE ISSUES

BUILDING



AND THE LAND:

Bills Seek a Balance

2016 legislation aims to advance Hawaii residential construction and the state's construction industry

BY BRETT ALEXANDER-ESTES

In 2016, the City & County of Honolulu, state lawmakers and building industry groups have fielded many measures that may boost Hawaii residential construction and the fortunes of Island builders.

From fee waivers to funding strategies, current legislation aims to shave time and start-up costs from residential and other new building projects.

State procurement changes and federal HUD policy and Clean Water Act determinations are also in the lineup.

CITY & COUNTY OF HONOLULU

Bill 27

"Bill 27 waives sewer fees, grading



Mayor Kirk Caldwell

fees, grubbing fees, stockpile fees," says Honolulu Mayor Kirk Caldwell. The bill, he says, allows homeowners to build accessory dwelling units (ADUs) on the county's approximately 120,000 available residential lots without first forking over an average of \$11,000 in fees per unit.

"We really want to assist people to take advantage of doing an ADU because it's a way to get an affordable rental very, very quickly," Caldwell says. The bill would also be retroactive, meaning those who have paid the fees for an ADU will receive a refund.

Bill 27 is scheduled for a third and

final reading before the Honolulu City Council on July 6, and is expected to pass.

Faster ADU Permitting

"We're also trying to expedite permitting fees for all ADUs," the mayor says. The Department of Planning & Permitting's One-Time-Review process, designed to cut building plan approval time, now has a dedicated OTR staffer who is "handling the processing of ADU applications so that it goes quicker," Caldwell says.

Infrastructure

"(Besides) rail that you see going up, we're rebuilding our sewer system at \$5 billion, and repaving at almost \$650 million," Caldwell says of 2016 efforts implementing the city's 2010

wastewater consent decree and the mayor's 2013 repaving initiative. "This administration is all about the foundation that goes underground and on the ground, so that everything that happens off the ground can happen."

STATE OF HAWAII

2017 State Budget

Hawaii lawmakers have passed the state's 2017 \$13.7 billion budget. The Associated Press reported

that the budget earmarks \$12 million for homelessness programs, \$36.6 million for the state's Rental Housing Revolving Fund, \$25 million for the Dwelling Unit Revolving Fund, \$29 million in bonds to construct and renovate public housing, \$6 million to repair empty public housing units, \$23.9 million to the Department of Hawaiian Home Lands and \$160.5 million in bonds to rebuild the Hawaii State Hospital.

"Gov. Ige has until July 12 to sign (2016) bills into law," says state



Rep. Sharon Har

Rep. Sharon Har (House District 42 – Kapolei, Makakilo).

More than 2,300 bills were introduced this legislative session, says Sherry Menor-McNamara, Chamber of Commerce Hawaii CEO. "Many of the bills that were harmful for business either did not pass or were amended," Menor-McNamara says, "and many of the bills that were good for business passed."



Sherry Menor-McNamara

Housing- and construction-boosting bills that the governor must consider include:

SB2561: Housing

"Senate Bill 2561 establishes a goal of developing or vesting the development of at least 22,500 affordable rental housing units ready for occupancy between Jan. 1, 2017, and Dec. 31, 2026," says state Rep. Matthew LoPresti (House District 41 – Ewa).



Rep. Matthew LoPresti

"It establishes a temporary special action team on affordable rental housing to make recommendations to the governor, legislature and other parties to achieve the goal."

Moreover, notes Gladys Marrone, Building Industry Association of Hawaii (BIA-Hawaii) CEO, \$100,000 in funding for the action team is provided.



Gladys Marrone

Construction of the proposed housing units is on an "accelerated timeline," says Har. "Those in the building industry who participate in developing affordable housing should benefit."

SB2566: Housing

"(This bill) transfers excess monies from the Rental Assistance Revolving Fund to the Rental Housing Revolving

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2016-2017 Funding for Housing & Homeless

State Rep. Mark Hashem says addressing affordable housing and homelessness in Hawaii were “high priorities at the 2016 legislative session. As Chair of the Housing Committee in the House of Representatives, we were able to secure \$156,800,000 in the state budget for FY 2016-2017 for these areas:”

- \$66.6 million for the Rental

Housing Revolving Fund (RHRF) to construct approximately 600 new affordable rental units.

- Approximately \$29.2 million for public housing improvements and about \$1.1 million for the state rent supplement program.
- Approximately \$27.8 million for homeless services, including a lump sum of \$12 million to be used as necessary for homeless programs.

- \$25 million to the Dwelling Unit Revolving Fund (DURF) for infrastructure construction related to affordable housing.
- Approximately \$4.2 million in tax credits for construction loans to developers of low-income housing projects.
- \$3 million to the Housing Trust Fund to build new affordable housing.

Fund (developer and contractor loans and grants),” says state Rep. Gene Ward (House District 17 – Hawaii Kai, Kalama Valley).



Rep. Gene Ward

SB2833: Housing

“(This bill) increases funding for affordable rental housing development by making the state low-income

housing tax credit more valuable,” says Ward. The bill also reduces the state tax credit period from 10 to five years.

HB2305: Infrastructure

“House Bill 2305 is one of the sleeper bills that passed this session,” says state Rep. Mark Hashem (House District 18 – Kahala to Hawaii Kai). “Although it was rarely mentioned in the media, it will have a huge impact on the housing industry in Hawaii.”



Rep. Mark Hashem

The bill, says Hashem, allows the state to coordinate with the counties in providing basic municipal infrastructure and ‘regional state infrastructure’ in areas of planned growth.

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A Cool \$100M

Gov. Ige signed a \$100 million initiative on May 5 that funds 2016 cooling upgrades for Island public school classrooms. The DOE sent out its first bid request the same day.

The DOE says the first schools slated for air conditioning or other cooling and energy upgrades are:

- Ewa Beach Elementary
- Ilima Intermediate
- Campbell High
- Kamaile Academy
- Kaimiloa Elementary
- Nimitz Elementary
- Mokulele Elementary
- Pearl Harbor-Kai Elementary
- Lehua Elementary
- Waimalu Elementary
- Aliamanu Elementary & Middle
- Waipahu High
- Ewa Elementary
- Barbers Point Elementary
- Waipahu Intermediate
- Pearl Harbor Elementary
- August Ahrens Elementary
- Waipahu Elementary
- Waiialua High & Intermediate
- Leihoku Elementary
- Honowai Elementary
- Nanakuli Elementary
- Nanakuli High & Intermediate
- Kaunakakai Elementary
- Kilohana Elementary
- Manana Elementary
- Princess Nahienaena Elementary
- Lahaina Intermediate
- Lihikai Elementary
- Kekaha Elementary
- Kahakai Elementary
- Maui High

bill. Hashem says the bill is similar to San Francisco's Bay Area Transit-Oriented Affordable Housing fund, "where county and/or private funds are allowed to invest into the dwelling unit revolving fund to support affordable housing."

HB2019: Infrastructure

"(This bill) establishes the Water Infrastructure Loan Program under the Dept. of Agriculture to enable private

entities to purchase or install water infrastructure equipment for water distribution systems," says Ward.

HB2293: Mixed-Use

"(This bill) authorizes the Hawaii Housing Finance and Development Corporation to develop mixed-use developments in partnership with state and county departments and agencies," says Ward. "This is a vital component to developing compact, walkable and



"Maluhia," one of HPM Building Supply's residential options
PHOTO COURTESY HPM BUILDING SUPPLY

are reasonable, ensure correlation with the penalty and also include a cap on the per offense penalties."

FEDERAL

HR3700: HUD Modernization

"Earlier this year the (U.S.) House unanimously approved legislation that includes many bipartisan fixes to HUD programs," says Marrone, and cites positive changes to HUD

contract terms, program administration, Section 8 Housing Choice Voucher requirements, loan repayments and FHA condominium regulations.

2015 Waters of the U.S. Rule

"BIA-Hawaii strongly opposes the new WOTUS rule because it ... changes what areas can be regulated by the federal government under the Clean Water Act and when builders

more livable communities."

LoPresti says the "measure will encourage the development—including transit-oriented development—of communities with affordable housing, jobs, shops and government services within close proximity, and enable the HHFDC to develop commercial, industrial and other uses."

HB2060: Procurement-Related

"(This bill) requires a procurement officer to make a written determination whether a price is fair and reasonable for each contracting action, including change orders and contract modifications that adjust prices,"



Shannon Alivado

says Shannon Alivado, the General Contractors Association of Hawaii director of government relations. "GCA is opposed to the bill because it may delay approval of change orders."

SB2723: Public Works Penalties

"This measure increases penalties for non-compliance with Chapter 104 and prevailing wage rates for public works construction projects," says Alivado. "GCA initially opposed this measure because the increases were egregious, (but) the current bill is more acceptable as the increased penalties

Running A Business In Hawaii



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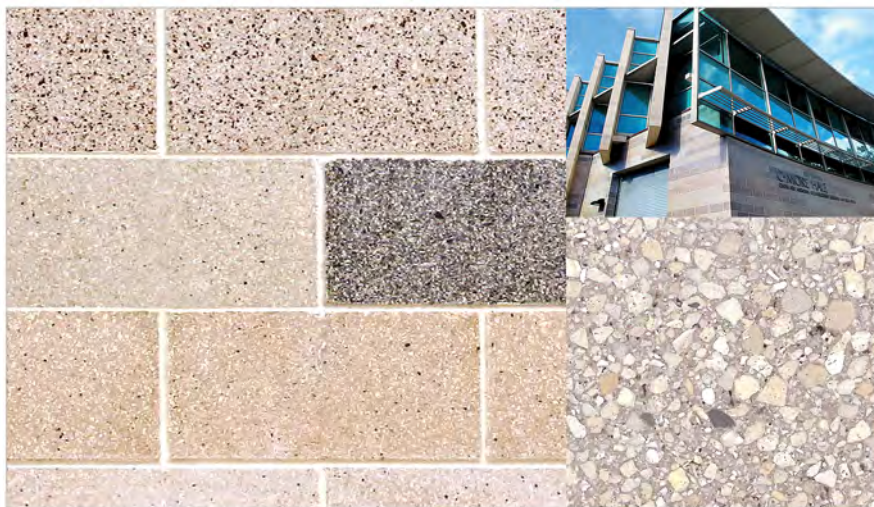
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Muck removal at the City and County of Honolulu's Kaneohe Kailua Gravity Sewer Tunnel. PHOTO COURTESY CITY & COUNTY OF HONOLULU

and developers must obtain federal permits," says Marrone. "This will delay or completely halt construction projects nationwide and slow economic growth."

The GCA of Hawaii's Alivado says that on May 31 the U.S. Supreme Court issued a ruling that will give the construction and development industries a way to respond immediately to Army Corps of Engineers and federal government WOTUS determinations affecting potential project sites. The Associated General Contractors of America, GCA of Hawaii's national association, she says, "submitted a Friend of the Court brief making a strong case for why it is vital for contractors to know with certainty whether their projects contain WOTUS."

Marrone says the May 31 Court ruling means "landowners can challenge an Army Corps jurisdictional determination in court. This is a huge win for property owners to be able

to assert their rights if they disagree with an arbitrary directive by the federal government."

Framing the Future



Gov. David Ige

the public on the importance of development and that it is not a negative thing," says Har, who notes that many recent bills favor environment over development. This, Har says, perpetuates Hawaii's lack of affordable housing inventory and exacerbates homelessness.

"So long as the legislature continues to promote smart growth development," she says, "we will be able to strike that balance." 🏠

Ige's signature will put many of this year's bills in play, and frame the course of future Hawaii legislation.

"Heading into the 2017 legislative session, we must continue to educate

Quicker DPP Permits

Curtis Lum, a Honolulu City and County Department of Planning and Permitting spokesman, says the following initiatives will help speed up the permit approval process:

Over-The-Counter Permit Application & Review

A DPP clerk at the Fasi Municipal Building and Kapolei Hale Permit Centers now approves several types of permit applications through one over-the-counter review.

This streamlines the former practice of routing a permit application to various departments and agencies.

Applications can now also be submitted by owner/builders—rather than licensed contractors—for single-family residential properties only.

Third-Party Reviewers

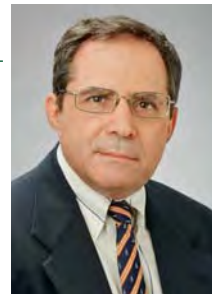
Architects and structural engineers licensed in Hawaii can now serve as third-party reviewers of residential building plans.

Contractors wishing to qualify as third-party reviewers must first pass a DPP exam.

This also expedites the permit approval process for private firms hired to review and approve building plans. These licensed design professionals must still submit plans to the DPP for issuance of a building permit.

DPP Website (dppweb.honolulu.gov)

The DPP website can now process more permits. Permits are issued at any time of day, saving time and money.



Critical Documentation

Proving liability and damages in a construction claim depends on thorough record-keeping

BY SCOTT BATTERMAN

At the start of every project, goodwill and trust are usually at their high point, and contractors often do not write down key agreements and understandings. When problems start to arise, trust and goodwill too often give way to the financial realities of potential construction claims—and you discover that your oral agreements are not remembered by the other side the same

way you remember them.

Failure to properly record and document construction projects can be fatal to a claim. Written documents will almost always outweigh conflicting testimony.

It is crucial to keep in mind the following items during the course of a project, which will help to support or defend a claim should one arise:

- 1.** Keep all bid documentation; this may be crucial in proving damages from delay and from impacts on work.
- 2.** Record any pre-contractual agreements, representations and understandings. Insist they are recorded in the final contract, even if they have to be added as a special addendum.
- 3.** Save and back up your e-mail and all other electronic documents. Today, almost all project correspondence is by e-mail. If you go to court, and you cannot produce your e-mails, your credibility may be greatly damaged.
- 4.** Record all relevant conversations and send follow-up correspondence. Parties may proceed on a project for months based on a particular representation or understanding, only to find out later during litigation that the other party denies everything. Where there is no response to correspondence, a court may find that a failure to respond affirms what was said in the letter.
- 5.** Take pictures or videos at all stages of the project. Nothing can help a judge or lawyer more to understand a problem or deficiency on a project than actually seeing it.
- 6.** Keep all plans and drawings and ensure that you have accurate records of all amendments or addendums.
- 7.** Make sure a project diary is kept along with diaries for key personnel. Diaries should record the weather; manpower, visitors and contractors on site; key deliveries; and any notable event such as hidden site conditions or events that may cause delay or affect productivity. Ensure that entries express facts, rather than opinions.
- 8.** Maintain an as-planned schedule and regularly update it with an as-built schedule. Having an accurate schedule for a project and regularly updating it will provide a valuable tool for tracking and recording delay and the impact of that delay.
- 9.** Record all key events, especially ones that may lead to a claim, and specifically record when the event occurred, what it was, who noticed it, the projected impact it may have on cost and time, whether notice was given and to whom, and response to notice.
- 10.** Record all change orders and claims for extras and when they were submitted for approval, and separate those that are approved from those that are not. A contractor who has failed to get approval for a change order should always diligently express and protest their ongoing concerns in writing. When doing so, the contractor should adhere to the contractual notice requirements. Parties should also be aware of the ability to give notice that they are performing under protest or subject to a claim to be filed.
- 11.** Document the additional costs caused by an event. It is particularly important to keep proper accounting and employee payroll records pertaining to additional overhead and employee costs. Accounting records should be able to recreate the costs associated with particular tasks and problems as well as to create a snapshot of costs incurred at a particular point in a project.
- 12.** Finally, contact legal counsel as early as possible. Contractual interpretation and strategic decisions made early can greatly enhance your prospects for success in a construction claim. 🏠

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

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MJ Construction Co......**292,000**
Pupukea Beach Park Comfort Station, Roof Reconstruction, Shark's Cove

Molina Engineering Ltd. **280,477**
Kamokila Community Park, Recreation Building Improvements

Integrated Construction Inc......**249,700**
Waimano Ridge, Vehicle Barrier and Site Improvements

Site Engineering Inc...... **228,200**
Enchanted Lake Elementary School, Buildings F & K, New Covered Walkway and Outdoor Stage

AA Electric Ltd. **198,931**
Kalakaua Middle School, Various Buildings, Install Ceiling Fans

Amethyst Builders LLC**194,000**
Liliha Civic Center, Health and Safety Improvements

D&C Construction Inc. **188,705**
Kahaluu Fire Station, National Pollutant Discharge Elimination System Improvements

Statewide Painting & Refinishing Inc. **188,000**
Waipahu High School Campus Bldg., Repaint Exterior

Molina Engineering Ltd. **187,522**
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Road Builders Corporation..... **173,050**
Red Hill Elementary School, Area 01 Resurface

Ted's Wiring Service Ltd...... **168,468**
Replacement of Street Light Meter Cabinets and Transformers, Phase 3

Ted's Wiring Service Ltd...... **164,576**
Pearl City Elementary School, Electrical Upgrade

Brian's Contracting Inc...... **157,000**
Aloha Tower Beacon and Frame Repair at Honolulu Harbor

MJ Construction Co...... **150,000**
Lehua Elementary School, Bldg. D, Renovate Upstairs Restrooms

Pacific Star Roofing **144,478**
Kamiloiki Elementary School, Buildings A & B Reroof

DYC Electrical Services.....**131,135**
Stevenson Middle School, Various Buildings, Install Ceiling Fans

Brian's Contracting Inc...... **130,000**
Kalihii Corporation Yard Fueling Station Renovation and Kalihii Shaft Waste Removal

Delta Ag LLC.....**124,995**
Maunawili Elementary School, Various Buildings, Install/Replace Ceiling Fans

MJ Construction Co......**121,500**
Linapuni Elementary School, Building B, Renovate Restrooms

Molina Engineering Ltd. **120,029**
Palolo Valley District Park, Roofing and Miscellaneous Improvements

D&C Plumbing Inc. **97,298**
Aiea Intermediate School, Science Classroom Upgrades

Society Contracting LLC..... **90,000**
Hawaii State Library, Foundation Stabilization and Floor Repairs

Close Construction Inc. **53,425**
Kapolei Judiciary Complex, Court Building First Floor, Public Service Counter Improvements

Paul's Electrical Contracting LLC**47,700**
Repair Shore Power Receptacles at Pier 51, Honolulu Harbor

Leeward Roofing & Gen. Contr. Co. **40,644**
Heeia Elementary School, Building B Reroof

Hoonani Landscaping Ltd...... **39,888**
Pearl Harbor Kai Elementary School, Irrigation System

Pacific Power Electrical Contracting LLC..... **36,390**
Pearl City High School, VV Stadium, Lights Electrical Correction

T-2 Construction Inc...... **31,000**
Wahiawa Middle School, Bldg. G, Repair Girls' Shower

Kepa Masonry & Landscaping..... **26,015**
Liholiho Elementary School, Bldg. B, Construct Walkway to Field

Haron Construction Inc......**15,125**
Sidewalk, Curb and Gutter Repairs at Various Locations, Island of Oahu

Maui

Maui Paving LLC..... **3,957,580**
Kamehameha V Highway Resurfacing, Kapuokoolau to Kamalo, Molokai

Cornerstone Detention & West Coast Roofing**3,334,086**
Maui Community Correctional Center, Security Systems Repairs and Improvements (Rebid)

Maui Paving LLC.....**3,237,904**
Hana Highway Resurfacing, Haleakala Highway to Paia and Haleakala Highway Resurfacing, Hana Highway to North Firebreak Road

Hellas Construction Inc...... **3,209,200**
King Kekaulike High School, Track and Field Facility Improvement

F&H Construction..... **2,130,000**
Maui Community Correctional Center, Upper Campus, Roofing Repairs and Improvements, Wailuku

Maui Kupuno Builders LLC.....**2,004,110**
Honoapiilani Highway Improvements, Kapunakea Street to Keawe Street, Lahaina

Banks Pacific Construction Inc...... **909,622**
Repairs at Pier 1 Shed, Kahului Harbor

F&H Construction..... **562,086**
Baseyard Roof Replacement at Molokai Airport, Hoolehua

F&H Construction..... **508,000**
Wailuku Health Center, Building Improvements

Tom's Backhoe & Excavation Inc......**398,850**
Waterline Replacement at Hana Airport

Castaway Construction & Restoration LLC **391,000**
Maui District Health Office, Building Improvements

Abhe & Svoboda Inc......**183,700**
Substructure and Fender Repairs at Piers 1 and 2, Kahului Harbor

Abhe & Svoboda Inc......**181,250**
Emergency Shoring of Leleka Bridge

Kamoku Contracting LLC **95,610**
Beach Parks Shower Drainage, Phase I, Paia

Kamoku Contracting LLC **93,470**
Fencing Improvements at Papohaku Park, Wailuku

Hawaii

Hawaiian Dredging Construction Co. Inc. **994,500**
Substructure Repairs at Piers 1 and 2, Hilo Harbor

Isemoto Contracting Co. Ltd...... **470,839**
DAGS Kona Baseyard, Office Building Expansion and Related Improvements, Keauhou

Heartwood Pacific LLC **315,608**
Naalehu State Office Building, Roofing and Other Miscellaneous Repairs and Improvements

Site Engineering Inc...... **179,000**
Hilo Intermediate School, Bldg. A, Repave Driveway/Parking

Loeffler Construction Inc...... **168,450**
Pavement Repairs at Kawaihae Harbor

Isemoto Contracting Co. Ltd...... **140,000**
Kona Health Center, Replace Flooring and Install Ceiling Fans, Kailua- Kona

Site Engineering Inc...... **89,370**
Install Wheel Stops at Container Yard, Kawaihae Harbor

Kauai

Shioi Construction Inc. **1,895,000**
Kilauea Elementary School, Renovation of Building B

Shioi Construction Inc. **729,136**
Skylight Renovation and Related Repairs at Lihue Airport

Kauai Builders Ltd. **691,911**
Kauai Friendship House, Roofing, Ventilation and Air Conditioning Improvements, Kapaa

Oahu Plumbing & Sheetmetal Ltd. **239,492**
Waimea Public Library, Replace Chiller, Pumps and Other Improvements

Society Contracting LLC.....**145,000**
Repair Siding at Pier 2 Shed, Nawiliwili Harbor

Work Continues on Iconic Aquarium

With major renovations underway, the Pacific Beach Hotel is expected to close its Oceanarium Restaurant on Sept. 1. Balcony restoration and painting on the exterior of the Oceanarium Tower began in May.

The 837-room hotel has shut down its iconic three-story, 280,000-gallon saltwater aquarium located in the restaurant. According to reports, the fish have all been relocated.

The general contractor for the job had not been announced as of mid-June. The hotel, which is owned by HTH Corp., says it plans to reopen the aquarium in 2017.



The aquarium at Pacific Beach Hotel's Oceanarium Restaurant

FORTA®

KAUMALAPAU HARBOR, ISLAND OF LANAI, HI



CHALLENGE: Replace outdated breakwater system.

SOLUTION: Use Core-loc® Concrete Armor Units reinforced with FORTA-FERRO®.

OVERVIEW 2007: The Kaumalapau Harbor required a complete reconstruction of an outdated breakwater system to properly protect the harbor shoreline. The unique system utilized Core-loc® Concrete Armor Units that were developed and patented by the U.S. Army Corps of Engineers, Waterways Experiment Station's Coastal and Hydraulics Laboratory. The protruding arm helps to lock each unit in place with the next. The shape prevents them from moving when the waves hit the shoreline. The project required 70,000 lbs. of FORTA-FERRO® macro-synthetic fibers to cast 800 Core-loc® units.

UPDATE 2016:

- Even after 9 years, they look as good as new!
- No reported major deterioration of the Core-loc® units.
- Shoreline shows no signs of breakwater damage.

DETAILS

Date: 2007

Location: Kaumalapau Harbor, Island of Lanai, HI

Owner: State of Hawaii Department of Transportation- Harbors Division

Engineer: U.S. Army Corps. of Engineers- Honolulu District, Honolulu, HI

Concrete Producer: Island Ready Mix, Kapolei, HI

Contractor: Traylor Pacific, Irvine, CA

Precast Sub Contractor: GPRM

Dosage: 5.0 lbs./ cu.yd.

Fiber: FORTA-FERRO® 2 1/4"

Concrete Depth: 1 unit = 78,000 lbs. / 13-foot cube dimension



- NPCA: Creative use of Precast 2008
- Honorable Mention underground
- FORTA®: U.S. Project of the year 2007
- General Contractors Assoc. of Hawaii
- Build Hawaii Award 2008



DISTRIBUTOR:
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CONTACT: KIMO SCOTT
(808) 671-2886

New Jobsite Tech at Keauhou Place

Keauhou Place, Stanford Carr Development LLC's residential tower and townhome complex under construction in Kakaako by Hawaiian Dredging Construction Co. Inc., is combining a building information modeling (BIM) computer model and a surveying system for survey and layout implementation in the field.

The construction team developed a Revit computer model in collaboration with the architect to utilize in construction.

"The goal is to seamlessly integrate the BIM computer model from 'desktop to construction jobsite,'" says James Abeshima, Hawaiian Dredging senior project manager.

The 95,000-square-foot complex includes a tower, townhomes and parking structure, and is designed to complement the transit hubs, retail shops and dining in Kakaako.



The 43-story post-tensioned concrete tower is flanked by a four-story townhome building constructed of structural steel and metal decking. The finished complex will contain a total of 423 living units with a seven-story post-tensioned concrete parking garage.

The complex foundations include 60 caissons (diameter: 48 inches and 60 inches; lengths: 35-116 feet) and 65 auger cast-in-place piles (diameter: 24 inches; lengths: 50-90 feet). Hawaiian Dredging will use three tower cranes to construct the high-rise tower, townhomes and parking structure.

The project, which is approximately 12 percent complete, broke ground in October 2015 and is set to wrap in October 2017.



Tower crane at Keauhou Place jobsite



Lanai ‘Jacks’ Withstand Waves, Time

Core-Locs protecting Kaunalapau Harbor Breakwater since 2007 remain in ‘excellent’ shape

BY DAVID PUTNAM

The Kaunalapau Harbor today operates at full speed behind a breakwater comprised of more than 800 massive and unique concrete “jacks.” Less than a decade ago, however, Lanai’s only commercial harbor had fallen into dire straits.

The ocean and time had scrubbed away more than half of the breakwater’s original 400-foot length. And with the existing breakwater failing, more wave energy was entering the harbor and making loading and unloading at the barge landing increasingly difficult—and risky. In 2007, the U.S. Army Corps of Engineers, Honolulu District, installed 819 specially designed 35-ton concrete Core-Locs units that look like huge “jacks” to rebuild the breakwater.

After nine years, the Core-Locs are maintaining a strong wall of protection at the breakwater, loath to yield an inch back to the ocean.

Joseph Bonfiglio, the Corps’ chief of public affairs, says the concrete units and underlayment rock that break up waves “remain in excellent condition.” He adds that “annual inspections by Honolulu District personnel have been conducted since 2007.”

A major factor in manufacturing the concrete armory units was the decision to use Forta Ferro synthetic fibers rather than the standard steel reinforcements. OK Hardware and Construction Supply was brought in to supply the Forta Ferro.

Kimo Scott of OK Hardware and Construction Supply says he was told by the Corps that the units had been “designed without any steel and they did not want any ‘cracking,’ and could only think about the use of Forta Ferro synthetic fibers to reinforce the Core-Locs.”

Scott says the team, which included Island Ready Mix, Rock Mountain Precast and representatives from the

Honolulu District, met “to determine the task of manufacturing of the Core-Locs. The real work was coming up with the mix design by Island Ready Mix that would meet all of the ingredients of the mix.”

After several discussions, he says, the team agreed on a “dosage” of 5 pounds per cubic yard.

The Honolulu District routinely inspects the breakwater by testing a prototype Core-Loc for flexural strength and breakage potential, collecting wave data and a surveying technique called Tripod-LiDAR that tracks settling and movement of the armor units to an accuracy of 0.5 inches.

“The project reduces wave action in the harbor and increases harbor safety,” says Bonfiglio of the breakwater at Kaunalapau Harbor, which continues to be “essential to the welfare of the Island’s residents and visitors.”



A closer look at the 35-ton Core-Locs

PRP Blitz Promotes Fair Pay, Safety on Island Jobsites

Pacific Resource Partnership, a non-profit labor-management organization supporting Hawaii's building industry, in June launched a new multi-media campaign promoting safety and fair compensation on Island jobsites.

"With the unprecedented amount of construction work happening in Hawaii, it's important we remain vigilant in ensuring projects are being built the right way," says John White, PRP executive director.

"Development projects should pay Hawaii workers a living wage and provide benefits. Safe construction practices should be implemented at all times to protect both workers and the general public. And we must maintain a construction environment that rewards contractors who play by the rules."

White says the campaign is designed to "shine a bright light on the construction industry; to recognize



John White

the people in the industry who play by the rules and challenge those who don't to change their ways."

The campaign's first 30-second TV spot, "Deserve," was released on June 13.

The campaign's first 30-second TV spot, "Deserve," was released on June 13.

NAVFAC Transfers Leadership

Naval Facilities Engineering Command (NAVFAC) Hawaii held its traditional change of command ceremony on June 10 at Joint Base Pearl Harbor-Hickam, Hawaii. Captain Dean A. Tufts, a Civil Engineer Corps officer, relinquished command of NAVFAC Hawaii's 1,200 civilian federal workers and 225 Navy and Air Force, officer and enlisted military personnel to Capt. Richard D. Hayes III.

Tufts led the NAVFAC Hawaii delivery of more than \$1.2 billion in facilities engineering and management services to Navy Region Hawaii, Marine Corps Base Hawaii and other Department of Defense and federal agencies throughout the state. He spearheaded a strategic energy initiative, achieved funding for Hawaii Region military construction and special project requirements and collaborated



Captain Richard D. Hayes III and Capt. Dean A. Tufts during the Naval Facilities Engineering Command Hawaii change of command ceremony June 10. PHOTO BY DENISE EMSLEY, NAVFAC HAWAII PUBLIC AFFAIRS

with Navy, Environmental Protection Agency and the Hawaii Department of Health leadership on the future of Red Hill Bulk Fuel Storage Facility resulting in the signed Red Hill Administrative Order of Consent.

Hayes, of Charleston, W. Va., is a registered professional engineer

in the state of California and a Seabee Combat Warfare Officer. He is also a member of the Defense Acquisition Corps and a Certified Energy Manager. Most recently, Hayes was the Civil Engineer Corps' head detailee, Navy personnel Command in Millington, Tenn.



Bridge Capital LLC wants to build a \$421 million facility at the former site of Guam Greyhound Raceway Park in Tamuning.
PHOTO BY MAR-VIC CAGURANGAN

\$421M Complex Facility Proposed on Guam

Bridge Capital LLC, a Saipan-based asset and investment management company, is proposing to develop a \$421 million integrated facility complex at the former site of Guam Greyhound Raceway Park in Tamuning.

Based on the draft conceptual plans, the proposed complex will feature twin towers with 590 hotel rooms, a leisure park and an upscale 800,000-square-foot retail establishment.

The company plans to lure investors through the EB-5 visa program to meet its capital requirements for the project. Under the EB-5 visa program, permanent residency is made available to foreign investors putting in a minimum of \$500,000 or \$1 million to qualifying projects.

Last year, Bridge Capital created an Invest Guam Regional Center LLC when it also applied to USCIS for designation as a regional center for the EB-5 program for Guam.

“The Guam Greyhound site is probably the largest undeveloped land plot in the Tamuning area and the proposed \$421 million development project would become the second largest mall in Guam after Micronesia Mall,” says Philip James, asset director for Bridge Capital and CEO of Invest Guam Regional Center LLC.

The Guam Greyhound Raceway Park has been idle since 2008. James says Bridge Capital is finalizing project plans to be submitted the Guam Land

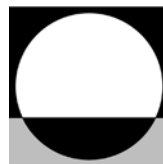
Use Commission. The company targets a groundbreaking next year and anticipates the construction to be completed in two years.

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CRW Hires Kalani

Steven Kalani has joined Commercial Roofing and Waterproofing Hawaii Inc. (CRW) as safety officer. He will be responsible for implementing the company's site safety accident prevention plan and overseeing the overall job site to ensure compliance with government safety and health regulations.

Previously, Kalani was with dck worldwide where he was the safety representative. His experience includes serving as risk control consultant at Lawson and Associates and as a safety representative at Swinerton Builders.



Steven Kalani

Wayper Named President at NW Demolition

Portland-based Northwest Demolition and Dismantling (NW Demolition), which has been doing business in Hawaii for 15 years, has appointed **Richard Wayper** as its new president.

Also, **Dave Williams** has been named vice president-operations and **Chad Hoffart**

has been named vice president-administration.

Wayper previously served as vice president-business development. He replaces Brian Smith, who is retiring after 45 years in the industry.

Northwest Demolition has worked for over a decade in the military housing privatization market where dozens of communities have been demolished and rebuilt. The firm recently began the next phase of demolition for Hunt Builders.



Richard Wayper



Dave Williams



Chad Hoffart

Stone, Normandin Take New Posts at Belt Collins

Jay M. K. Stone, has been named chief engineer and senior associate and **Michelle L. Normandin** has been named project manager/project planner at Belt Collins Hawaii LLC, a Hawaii-based planning, design and consulting firm.

Stone served as a senior project manager since rejoining the firm in 2012.

He specializes in process design, desalination, wastewater and water systems, storm water management, best management practices, permitting and training.

Normandin has 18 years of experience in land planning, urban design, and environmental consulting.



Jay Stone



Michelle Normandin

B+K Hires Kovacs, Katipunan

Sean Kovacs has joined architectural and engineering firm Bowers + Kubota Consulting. The company hired Kovacs as change and claims specialist while **Dionela Katipunan** has joined the firm as an estimator.

B+K, founded in 1980, specializes in architecture, construction management, program management and project development.



Sean Kovacs



Dionela Katipunan



High-output Luminaires

WAC Lighting adds high output Single Spot and Double Spot luminaires to its line of exterior lighting. The 15-watt LED single spot replaces a 75-watt halogen fixture while the 30-watt LED double spot is a retrofit for a 150-watt halogen fixture. The luminaires are offered in 3,000K and 5,000K color temperatures and an 85 CRI while delivering up to 2,060 lumens. These luminaires are direct wired for use on a 120-volt system.

www.waclighting.com

Workbench/ Table

Tjernlund Products introduces Model FB2632, a sturdy space-saving work surface that folds up and stores compactly on the wall when not in use. This workbench/table features a heavy-duty load rating of up to 250 pounds and is made of heavy gauge, anti-corrosive steel. It is designed for easy attachment to 16-inch or 24-inch O.C. wall studs.



Unit dimensions are 32 inches x 26 inches x 2 inches, weight is 25 pounds and all mounting hardware is provided.

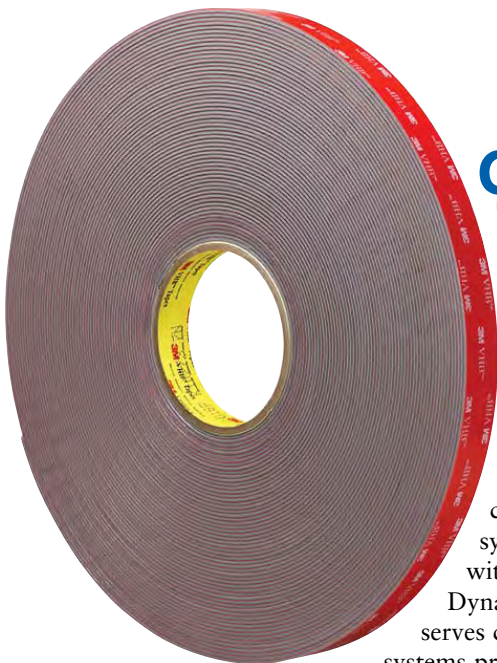
www.tjernlund.com



Mobile Light Tower

Larson Electronics, specializing in industrial lighting solutions, releases a towable self-contained metal halide floodlight tower equipped with an 8.1kW Marathon generator with a Kubota Z482 EPA Tier 4 engine. The WCDE-7.5K-4X1000W-MLK mobile light tower produces enough light to illuminate up to five acres. The generator provides stand-alone power for the light tower and incorporates a 28-gallon fuel tank, allowing the engine to operate for up to 50 hours.

www.larsonelectronics.com



Glazing Tape

3M VHB tape serves as a replacement for mechanical fasteners, structural silicone sealants and spacer tape for commercial window systems. Partnering with Project Vision Dynamics, 3M now serves contract glazers, systems providers and architects providing tape solutions for bonding glass or metal panels to cassette and unitized curtain walls, as well as commercial window, door and architectural panel systems.

www.3M.com

GCA Safety Awards

The General Contractors Association of Hawaii held its annual Safety Awards banquet on June 8 at the Pomaikai Ballrooms at Dole Cannery.

Randall Sebastian, Yvonne Yanagihara, Eddie Vidad, Tristan Aldeguer, Shawn Briggs



Mardi Miyamoto, Pam Yorita, Holly Chun-Ming, Christine Tsukahara



Rocky Guillermo, Michael Ebbert, Romy Sarte



Shannon Alivado, Peter Landry



Ben Dernbach, George Proctor, Bryan Osaki, Hurley Brand



Alan Suzuki, Robert Fujikawa, Colin Ching, Chad Ishibashi



Kenan Sonoda, Dan Vasilash, Gary Moura



Johnny Higa, Sara Schell, Gary Nowicki, Anji Lee



Jill Uyeda, Johnnie Clark, Mardi Miyamoto



Tristan Aldeguer, Faye Horibata, Josh Murphy, Lester Sasaki



Joaquín Diaz, Macy Wessel, David Fujikawa



Jon Lang, Nilma Allison, Shereese Galindo



Mary Kutscherenko, Joan Nacino, Melissa Strohlin

BIA-Hawaii and Hoopili

The Building Industry Association of Hawaii hosted a presentation on “Hoopili and Beyond: D.R. Horton Connecting People, Building Communities and Creating Opportunities in Hawaii” at its general membership meeting on June 15 at the CTC-Pacific building in Waipahu.



Gabriel Gongob, Nicole Campbell, Lauri Yonemoto, Orson Moon



Dean Asahina, Brian Adachi



Barbara Guss, Greg Thielen, Sarah Robertson



Sean Kiaaina, Ron Dalmacio



George Massengale, Jean Lilley, Nani Medeiros, Mark Kennedy, Eric Carson, Naomi Choquette



Brandon Goegas, Derek Cabral, Ryan Takahashi, John Caprina, Melo Diaz-Rotger, Brandon Dick, Ryan Watanabe



Kathleen Georges, Charles Spiegel



Austen Dabboul, Miguel Robledo, Dan Barnett



Charles Teixeira, Stan Perreira, James "Kimo" Scott



Anna Jacang, Darcie Wharton-Gongob, Joyce Holtzmann



Chamoine Loa, Keith Sasaki, Vince Sokusawa



Benchmarking

5 Ways to Improve Your Company's Performance

BY GARRETT J. SULLIVAN

The economy is good, you have a lot of work, margins are the best you have experienced in many years and the ability to obtain excellent profitable work going forward remains very bright. Maybe you are feeling a bit smug. If so, a question to consider: Are you really playing your best "A" contractor game, or are other businesses in your sector beating the pants off you and you don't even know it?

One way to answer this question is to begin to benchmark your company against other contractors in your area against similar work categories and revenue ranges. You might be pleasantly surprised and have a reason to feel puffed-up, or you may find that there is a lot of room for improvement to increase profitability, return on investment, quality and overall field operations.

Benchmarking is the process of comparing one's business processes and performance metrics to industry bests and best practices from other companies. The Construction Financial Management Association (CFMA) (www.cfma.org) conducts an annual financial survey each year which provides a tremendous amount of financial performance comparisons for the construction industry.

Here are five ways to compare your company against others and begin to increase your performance:

Benchmark Yourself

First, determine what is important to benchmark and begin to measure yourself if you are not already doing so on a regular basis. Create a Trailing Twelve Months (TTM) of your company's financial health. This is a continuous look at the company over the past 12 months, regardless of financial year-end, and could include items such as revenue, net income, cash and ratios. When prepared in an Excel format, it can easily be converted to charts to give you and your team a visual picture of how you are performing and will show the trend for each category.

Focus on Critical Financial Areas

Start with a financial comparison of your company with those in the CFMA survey "Best in Class." The "Best in Class" are those contractors in the top 25 percent of the CFMA annual survey in their given work category and revenue range. Compare your financial results in the areas of solvency, liquidity, funds management and profitability ratios. If you find you are falling short, get with your team, make that particular area a target for improvement and focus on it until you are in "Best in Class." The Ratio Analysis Chart is an example of the "Best in Class" comparison. If you are a "Best in Class" contractor or are on your way to becoming one, consider including the comparison chart in your financial documents to your banker and bond company.

BEST IN CLASS COMPARISON

DATE:		
RATIO ANALYSIS	XYZ	BEST IN CLASS
INDICATORS OF SOLVENCY		
DEBT TO EQUITY RATIO	1.1	1
REVENUE TO EQUITY	4.8	5.7
ASSET TURNOVER	2.3	2.4
FIXED ASSET RATIO	12.9%	26.9%
UNDERBILLINGS TO EQUITY	5.5%	21.9%
AVERAGE BACKLOG TO EQUITY	2.8	3.5
INDICATORS OF LIQUIDITY		
NET WORKING CAPITAL TURNOVER	5.4	6.9
CURRENT RATIO	1.8	1.8
QUICK RATIO	1.8	1.7
FUNDS MANAGEMENT RATIOS		
DAYS SALES OUTSTANDING	34.8	38.9
DAYS PURCHASES IN PAYABLES	66.4	33.1
PROFITABILITY RATIOS		
RETURN ON TOTAL ASSETS	16.1%	18.7%
RETURN ON SHAREHOLDERS' EQUITY	33.9%	40.7%
TIMES INTEREST EARNED	45%	38.3%

control, and change order management in comparison to your competition. Are you keeping up with the times in terms of technology, equipment management, and subcontractor payment systems or are you taking the position that you are just too busy now to deal with it? Ask a trusted adviser or friend with deep knowledge of the industry to critique your organization and offer suggestions on ways to improve. Then act on their recommendations.

Analyze Your Allocation of Resources

Are you investing more resources into the same areas as your competition? Do they have more or less employees? In which areas, office or field? Are you keeping up with the many emerging technologies in the construction industry that are quickly become the norm, such as building information modeling (BIM), laser scanning and off-site prefabrication methods, to name a few?

Calculate Revenue Per Employee

Do you have more or less employees than your competition to obtain, administer and build the work?

This is a difficult number to obtain and one way to look at office admin staff is to consider \$1 million/office employee and compare that against your annual revenue. Another way is calculate the sales per employees and compare it over time. If it is low to begin with or is dropping over time, maybe you need to reconsider the type of work you are going after.

Now is the time to sharpen your edge if you are not satisfied with your benchmark results as there are some tiny cracks in the economy that are starting to appear. Benchmarking is a great long-term way to manage costs, maintain efficiency and improve profitability. 🏠

Benchmark Your Efficiency

Take a look at the efficiency of your business in the area of field operations, quality

Garrett Sullivan is the president of Sullivan & Associates Inc. and advises contractors how to develop a stand-alone company through his Next Level Business Process. Connect with him at GSullivan@SullivanHi.com, www.SullivanHi.com or 808.478.2564.



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