

BUILDING INDUSTRY HAWAII

AUGUST 2016/\$4.95

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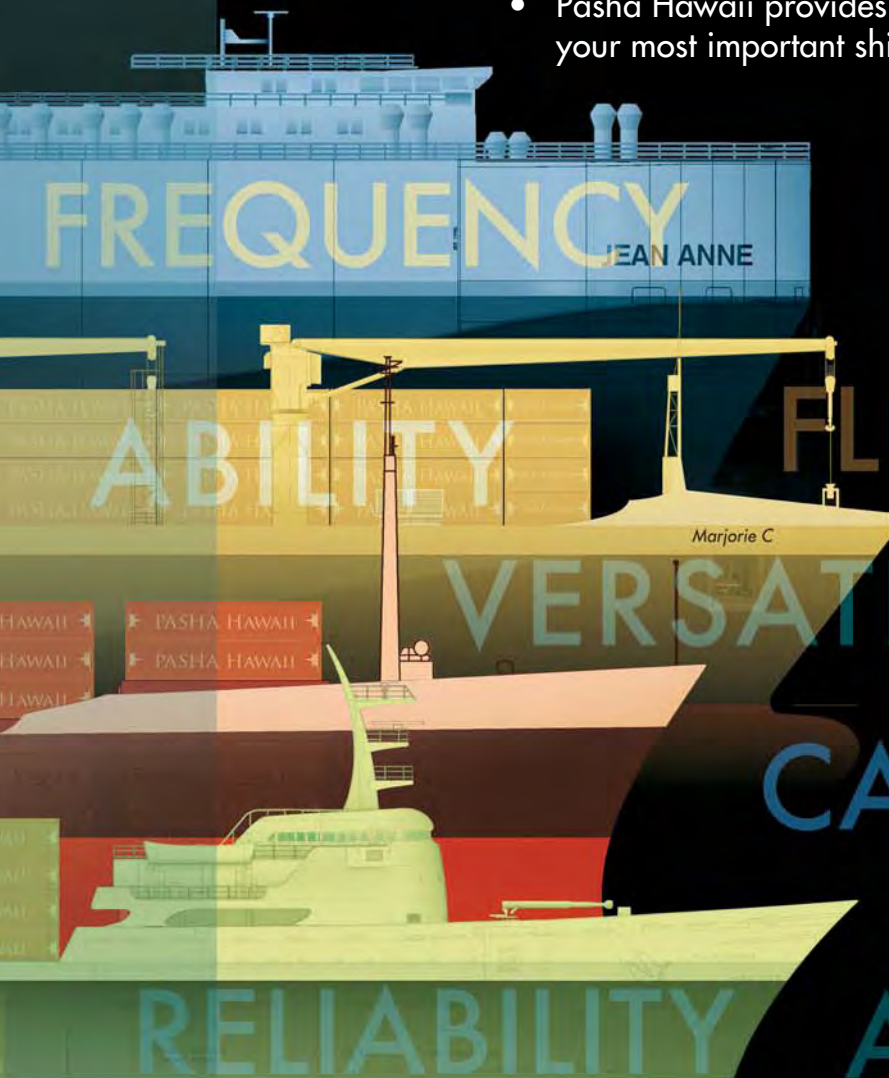

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COFFEE BREAK

Hawaii's infrastructure, according to our report in this issue, is at that age where it could use a major facelift, from its road to its water system. Keeping the state's support systems in prime condition certainly is not an easy job.

Everyone has a story about a monster pothole that needs repairing. The task just to schedule all the needed work seems daunting. The up-side? Between the number of residents and visitors constantly rolling up and down the roads and bridges and the raising of a 20-mile elevated railway, the Islands' infrastructure also provides lots of jobs.

The demand for tiny homes, or accessory dwelling units, is slowly increasing across the Islands. In our report, local businesses discuss the emerging industry.

Builders on the Big Island say the construction "bubble is still growing," with projects from Kona to Hilo keeping them busy. We also take a look ahead to what's in the pipeline for 2017.

Also in this issue, maintaining Hawaii's status as one of the world's most popular destinations reflects an effort by architects to provide designs with a sense of place and history for myriad renovations going on across the Islands.

Paints and finishes today are asked to do much more than merely re-decorate. The coatings, from walls to roofs, must be able to meet "a number of conditions" to pass muster in Hawaii's diverse climates, according to our report. 🏠

A hui hou,

david@tradepublishing.com

SETTING IT STRAIGHT

The Howard Hughes Corporation's Aeo tower is expected to be completed in 2018. An incorrect completion date was provided for a profile on Layton Construction Co. LLC in the July issue.

The amount of a contract awarded in May to Pacific Blue Construction Inc. for a project at Kauai Community College was incorrectly listed in the July issue. The correct amount is \$2,622,634.

Cash Flow Problems?



- Slow Accounts Receivable Payment?
- Unable to Collect Retentions?
- Challenges in Planning for Tax/Union Payments?

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BUILDING INDUSTRY HAWAII

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Four Seasons Resort Oahu at Ko Olina, Renovation



Kapolei Commons Entertainment Center



Ka Makana Ali'i



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Keawe 400, Kakaako



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CONTENTS

AUGUST 2016 VOL. 62 NUMBER 8

BUILDING
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Features

16 Spotlight on Success: Welcome Home

Hawaiian Dredging builds a quality residential low-rise in Kakaako.

20 Modernizing Hawaii

Crumbling infrastructure burdens fall to local government.

28 Solid Gains

Despite a drop in permits, Big Island construction continues its steady climb.

38 Warming Up to Tiny Homes

Incentives help fuel interest in building living spaces under 400 square feet.

42 Design Excellence

An architectural renaissance contributes to more renovation and building, including projects at high-profile Waikiki properties.

48 Best Bets in Floors, Doors & Windows

Products protect every kind of building from the wear-and-tear of Hawaii's weather.

54 GCs & Architects: Executive Action

Kaiser Permanente Hawaii Regional Headquarters builds a health-centric workplace.

58 Getting More from Paints

Functionality in coatings and finishes is as important as being decorative in Hawaii's diverse climates.

62 Construction and the Law

Good news for subs on indemnity clauses.

News Beat

- 63 Kapiolani Residence breaks ground
- 63 A&B transforms Kailua Macy's building
- 64 Moss Foundation donates \$50,000
- 64 Hawaiian Cement aids cancer group
- 65 Kapolei Lofts lands Gold Nugget
- 65 Work begins on Phase 2 of Camacho project
- 66 BIA-Hawaii wins NAHB education award

Departments

- 4 Coffee Break
- 8 Datebook
- 12 Contracts Awarded/ Low Bids
- 66 News Makers
- 67 New Products
- 68 Faces: NAWIC
- 70 Best Practices



On the Cover
A Design Renaissance
Design by Davin Iyamatsu

COMING IN SEPTEMBER

Building Industry Hawaii reports on **Construction on Kauai** and takes a look at **Construction & Tourism**. Our coverage will include an update on the **Site Prep** sector and what's new in **HVAC**. Other features include looking at what's building on **Guam**. Plus, a special section on the **Hawaii Steel Alliance**.



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AUGUST 2

AIA/GCA Committee Meeting

The American Institute of Architects (AIA) Honolulu Chapter sponsors this brown-bag meeting of AIA members and General Contractors Association (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 the Building Industry Association of Hawaii (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 Cement and Concrete Products Industry (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 at Ameron Hawaii on Sand Island. For more information, go to ccpihawaii.org or wkawano@ccpihawaii.org, or phone 848-7100.



AUGUST 6, 20

AIA Architectural Walking Tour of Honolulu

The AIA-Honolulu Chapter's Saturday walking tours are led by an architect 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 Aug. 5 (for Aug. 6); Aug. 19 (for Aug. 20). For more information: contact@aiahonolulu.org or 628-7243. Fee: \$15 per person.

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. Includes training material, breakfast and lunch.

7:30 a.m.-4:30 p.m. GCA Conference Room, 1065 Ahua St. Register by June 30. For registration, email info@gcahawaii.org or go to gcahawaii.org or call 833-1681. For more information, contact Raj Vohra at (703) 837-5409 or vohrar@agc.org. Fee: \$995. No refunds after June 30. Substitutions available.

**AUGUST 10, 17, 24, 31;
SEPTEMBER 7**

Presentation Skills Course: Level II (Classes 1-5)

The AIA Honolulu Chapter hosts Presentation Skills Course Level II. August 10 is the first in the series of Pam Chambers' five public speaking classes 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 SpeakOut@pamchambers.com.

AUGUST 11

Young Architects Forum: Starting a Firm & Wine Tasting

The AIA-Honolulu Chapter hosts the Young Architects Forum (YAF) discussing the basics of starting a design firm. Topics include key decisions, logistics, relevant experience and lessons learned in founding a firm. YAF welcomes professionals that are nearly licensed, newly licensed, and out to ten years of licensure. Credits pending.

5:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment in advance at aiahonolulu.org. For more information, contact Jason DeMarco at JDeMarco@fer-rarochoi.com or 540-0815. Fee: AIA members \$25; nonmembers \$35.

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. Register by Aug. 4. To register and for more information: info@gcahawaii.org, gcahawaii.org or 833-1681. Fee: GCA members \$200, nonmembers \$300. No refunds after August 3. Replacements accepted.

AUGUST 12-14

BIA Remodel It Right Expo

BIA-Hawaii's 12th annual remodeling expo starts at 5 p.m., Friday at the Neal Blaisdell Exhibition Hall.

One-day admission \$7; three-day pass \$9 with discounts for seniors. The schedule:

- Friday, Aug. 12, 5-9 p.m.
- Saturday, Aug. 13, 9:30 a.m.-8:30 p.m.
- Sunday, Aug. 14, 9:30 a.m.-3:30 p.m.

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 online at osha.ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit osha.ucsd.edu. Fee: \$750. No refunds after Aug. 1.

AUGUST 16

General Membership Meeting / Construction Update

GCA of Hawaii presents construction updates by the City & County of Honolulu and the State of Hawaii at its general membership meeting. Network with your peers and learn the status and specifics of current and upcoming C&C, DAGS, DOE and DOT projects.

5 p.m. (no-host cocktails and table tops); 6 p.m. (dinner); 7 p.m. (program). Honolulu Country Club, 1690 Ala Puumalu St. RSVP by Aug. 5. To register and for more information, go to info@gcahawaii.org or gcahawaii.org or call 833-1681. Fee: GCA members \$60; nonmembers \$90. No refunds for cancellations after Aug. 10. Substitutions available.

AUGUST 18

AIA General Membership Meeting

The AIA Honolulu Chapter's General Membership Meeting features seminars, educational credits and fellowship. Program 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 628-7243. Fee: AIA Honolulu members \$20; nonmembers \$35.

AUGUST 18

AGC Free WebINAR: How to Produce Accurate Workforce Reports

GCA of Hawaii and AGC of America present a free webinar that teaches the fundamentals of current workforce reporting requirements, including tracking and monitoring of female, minority, local, disadvantaged/low income, apprentice/trainee and veteran workers. Covers common pitfalls associated with complying with these requirements and shows how to produce real-time, accurate and detailed workforce reports.

2-3 p.m. (EST). For more information: info@gcahawaii.org, gcahawaii.org or call 833-1681.

AUGUST 18

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); 5:45 p.m. (dinner and meeting). Honolulu Country Club, 1690 Ala Puumalu St. For more information: nawic114@yahoo.com or Honolulu-nawic.org. Dinner fee \$35.

AUGUST 22-26

OSHA 5410 – Occupational Safety & Health Standards for the Maritime Industry

Offered by BIA-Hawaii and UC-San Diego’s OSHA Training Institute. Five-day class covers the standards for the Maritime Industry and is a prerequisite for the OSHA 5400 Trainer Course in Maritime Safety. Learn how to identify the jurisdictional responsibilities of federal regulatory agencies in maritime industries and how the hierarchy of rules applies to maritime industries covered by OSHA, Inspections, Citations and Enforcement Policies. Instructor Thomas Stefanik has more than 25 years’ experience in safety and occupational management within industrial and military organizations. All materials provided on the first day of class. Various credits available.

8 a.m.-4:30 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Register at osha.ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit osha.ucsd.edu. Fee: \$925. No refunds after Aug. 8.

AUGUST 24

ADA Program: Document Review Process & Common Errors

The AIA Honolulu Chapter’s custom program is prepared by the Disability and Communications Access Board (DCAB). Mona Higa, DCAB facility access coordinator, presents a guide to common errors in the ADA document review process. Earns 2 AIA/CES (HSW).

8-10 a.m. Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced registration and payment required at aiahonolulu.org. Limited space available; first-come, first-served. For more information, contact Camilla Nicholas at camilla@aiahonolulu.org. Fee: AIA members \$20; nonmembers \$35.

AUGUST 25

ARE Study Session: Structural Systems – Part I

The AIA Honolulu Chapter presents an ARE Study Session covering structural fundamentals, strategies, materials and technologies to assist those on the path to licensure.

5:30-7 p.m. Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required. Register at aiahonolulu.org until August 25. For more information, contact Jason DeMarco at JDeMarco@ferrarochoi.com. Fee: AIA/AIAS members \$15 per person (\$10 when registering online in advance); nonmembers \$25 (\$20 when registering online in advance). Substitutions available.

AUGUST 26

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. Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. AIA members only. Register/RSVP at aiahonolulu.org until Aug. 19. Contact Scott Wilson at scottrw51@gmail.com.

AUGUST 27

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.

AUGUST 27

Introduction To Blueprint Reading–Architectural

GCA of Hawaii offers a hands-on introductory course that teaches the basics of blueprint reading, including scale, dimensions, symbols and notations.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. RSVP by August 12. To register and for more information: info@gcahawaii.org, gca-hawaii.org or call 833-1681. Limited seating; first-come, first-served. Fee: GCA members \$175; nonmembers \$250. No refunds for cancellations after Aug. 21. Substitutions available.

AUGUST 30

Identifying Trouble Areas in Residential Buildings & Permitting – August

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

9 a.m.-1:30 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration until August 30. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA members: \$85; nonmembers: \$100; \$50 through available ETF funding.

AUGUST 30, 31

Universal Design-Build – August

Offered by BIA-Hawaii. National Association of Home Builders specialist and contractor Curt Kiriu shows builders how to expand their target markets by applying universal design principles that accommodate all users. Class meets many design and building industry continuing education requirements. Includes continental breakfast and lunch.

8 a.m.-5 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Aug. 30. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members

\$375; nonmembers \$450; \$225 with available ETF funding.

SEPTEMBER 10, 17, 24; OCTOBER 2

Contract Documents (STP Unit 4)

GCA of Hawaii and the Associated General Contractors of America present a Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 4—"Contract Documents" (2015 Edition)—is the fourth in STP's six-course program. Honolulu attorneys Gerald S. Clay and Scott I. Batterman (Clay Chapman Pulice & Nervell) cover contracts and construction law, managing documents, deadlines and more. Includes course manual and refreshments. Certificate available after completion of course. Courses and units need not be taken in order.

7:30 a.m.-noon (Sept. 10, 24);
7:30 a.m.-12:30 p.m. (Sept. 17); 7:30 a.m.-1 p.m. (Oct. 2). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP by Aug. 26. To register and for more information: info@gcahawaii.org, gcahawaii.org or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refunds after Aug. 26. Replacements accepted.

SEPTEMBER 12-14

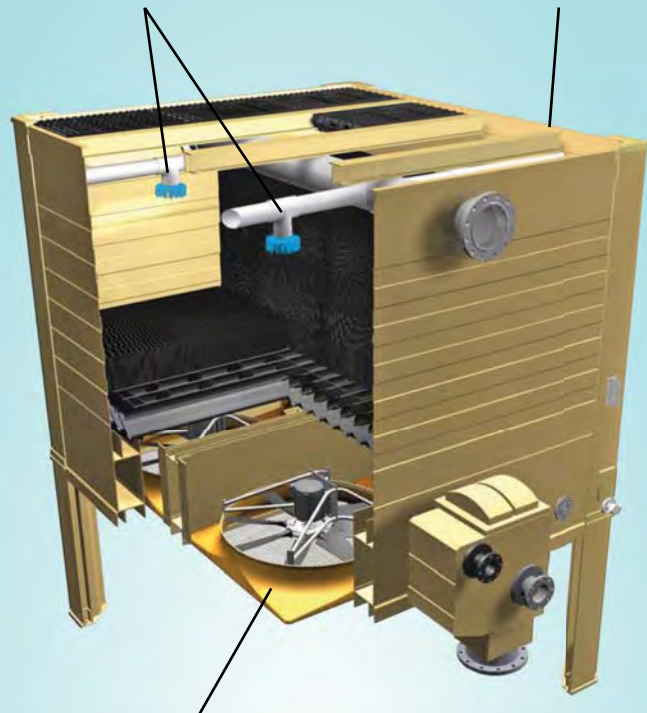
Scaffolding

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Course covers OSHA compliance standards for various types of scaffolding including supported, suspended, and aerial lifts. Hands-on training in basic load analysis and field exercises. Also includes OSHA standards for scaffolding and resource material. Topics include platforms, bracing, guardrails, falling objects, tie-ins and scaffold bracing, and mobile scaffolds. All materials provided on first day of class. Various credits available.

8 a.m.-4:30 p.m. CTC-Pacific, 94-487 Akoki Street, Waipahu. Register at osha.ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit osha.ucsd.edu. Fee: \$675. No refunds after Aug. 29.

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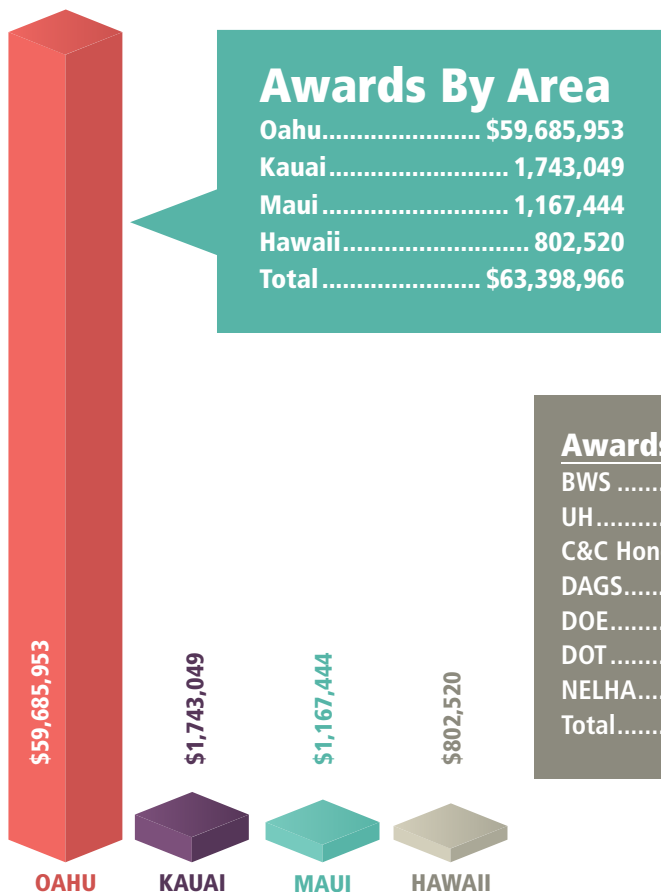
2016 Awards Top \$500M

Government agencies awarded \$63,398,966 in contracts in June, pushing the six-month total to \$503,913,979.

The Board of Water Supply and the University of Hawaii handed out jobs worth \$22,478,314 and \$20,433,885, respectively. The City and County of Honolulu followed with awards totaling \$8,422,113.

MEI Corp. and Oceanic Companies Inc. each landed two bids in June worth a combined \$21,757,656.

Two firms each won four contracts to rank among June's top 10 contractors: LTM Corp., which is based in Aiea and is doing business as Civil-Mechanical Contractor, for a total of \$6,107,708, and Honolulu-based Brian's Contracting Inc., for a total of \$3,274,000.



BWS	\$22,478,314
UH	20,433,885
C&C Honolulu	8,433,113
DAGS	4,294,151
DOE	3,945,979
DOT	3,151,004
NELHA	662,520
Total	\$63,398,966

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

Oahu

MEI Corp.	\$10,256,335
Repair/Refurbish Theater Building 7885, Leeward Community College, University of Hawaii	
Oceanic Companies Inc.	10,054,398
Kalihi Pump Station Renovation	
Performance Systems Inc.	4,056,091
Luualaei Line Booster System Improvements	
Oahu Plumbing & Sheetmetal Ltd. ...	3,336,332
Stan Sheriff Center, Repair/Replace Central Plant System Controls and Support Equipment, UH-Manoa	
LTM Corp. dba Civil-Mechanical Contractor	2,157,455
Keanu Line Booster, Replacement of Pumping Units	
Performance Systems Inc.	2,077,856
Keehi Transfer Station Loadout Modifications, South End	
LTM Corp. dba Civil-Mechanical Contractor	2,037,680
Barbers Point Line Booster Improvements	
RMV Construction Inc.	2,020,062
Ala Moana Regional Park, Renovate Irrigation System	
Brett Hill Construction Inc.	1,998,900
UH Cancer Center, Various MEP Improvements, UH-Manoa	
Elite Pacific Construction Inc.	1,755,000
Reroof Building 5982 (Hale Alakai), Windward Community College, UH	
LTM Corp. dba Civil-Mechanical Contractor	1,682,779
Hawaii Loa Booster No. 2 Mute Structure and Drainage Improvements	
Su-Mo Builders Inc.	1,391,718
Repair/Replace Three (3) Elevators, Building 8802, Campus Center, Honolulu Community College, UH	

Index Builders Inc.	1,384,000
Hoopono Buildings A & B, Air Conditioning, Restroom, Roof and Other Improvements	
Brian's Contracting Inc.	1,357,000
Classroom Renovation for Bilger Hall 335 & George Hall 227, UH-Manoa	
MEI Corp.	1,177,012
Manoa Valley District Park, Gymnasium 1 Roof Replacement	
Elite Pacific Construction Inc.	1,100,000
Part A, Drainage Improvements and Facility Repairs for Kailua Heights and Waimanalo Booster Stations; Part B, Demolition of Kailua Heights 230-foot Reservoir	
A's Mechanical & Builders Inc.	1,081,348
Honolulu Police Department Headquarters, Parking Structure Ventilation System Improvements	
The American Coating Co.	1,077,810
Recoat IIT Parking Deck at Honolulu International Airport	
Rambaud Electric LLC	1,061,265
Waiialua High and Intermediate School, Fire Alarm System Upgrade	
Brian's Contracting Inc.	990,000
Facility Reroofing and Repainting, Kawela 228-foot Reservoir	
Brian's Contracting Inc.	797,000
Kauluwela Elementary School, Bldg. E, Replace Air Conditioning	
StarCom Builders Inc.	704,500
Honolulu Hale, Men's Restroom Improvements	
C C Engineering & Construction Inc.	606,000
Makakilo Fire Station	
Amethyst Builders LLC	539,000
Waipahu Civic Center, Office Space Renovations	
Maui Kupuno Builders LLC	511,550
FY16 One-Year Maintenance Contract for Pavement Repairs at Pier 52 & 53 Container Yard, Honolulu Harbor	

Rambaud Electric LLC	493,935
Kapolei Elementary School, Replace Fire Alarm System	
Close Construction Inc.	387,273
Mililani Uka Elementary School, Miscellaneous R&M FY14	
A's Mechanical & Builders Inc.	347,836
Pali Golf Course Clubhouse, Air Conditioning System Improvements	
Color Dynamics Inc.	338,600
Phase I and Phase II Parking Structures, Structural and Miscellaneous Repairs, UH-Manoa	
Close Construction Inc.	338,182
Waikiki-Kapahulu Public Library and Library for the Blind & Physically Handicapped, Landscape and Irrigation Improvements	
Certified Construction Inc.	319,000
Pearl City High School, D & F Reroof	
Commercial Electric Inc.	312,000
Mauka Lani Elementary School, Electrical Upgrade	
Oceanic Companies Inc.	269,911
Red Hill Bulk Fuel Storage Facility Monitoring Well Drilling	
Site Engineering Inc.	248,400
Lanakila Health Center, Install Security Fencing, Gates and Lights	
LTM Corp. dba Civil-Mechanical Contractor	229,794
Replace Heavy Duty Lift at Pearl City Bus Facility, Waimano Home Road	
Close Construction Inc.	201,594
Kamaile Elementary School, Building F, Structural Evaluation/Construction	
D&C Construction Inc.	188,705
Kahaluu Fire Station, National Pollutant Discharge Elimination System Improvements	
Molina Engineering Ltd	187,522
Mililani Waena Elementary School, Bldg. B & D, AC Improvements	

MJ Construction Co.	150,000
Lehua Elementary School, Bldg. D,- Renovate Upstairs Restrooms	
MJ Construction Co.	145,220
OR & L Annex,- Reroof and Spall Repair	
Brian's Contracting Inc.	130,000
Kalihi Corporation Yard Fueling Station Renovation and Kalihi Shaft Waste Removal	
Society Contracting LLC	90,000
Hawaii State Library, Foundation Stabilization and Floor Repairs	
Haron Construction Inc.	60,500
Sidewalk, Curb and Gutter Repairs at Various Locations	
Pacific Power Electrical Contracting LLC	36,390

Pearl City High School, Stadium, Lights Electrical Correction

Maui

F&H Construction	521,000
Maui District Health Office, Building Improvements, Oahu	
F&H Construction	388,000
Wailuku Elementary School, Building C, Shelter Hardening	
Arisumi Brothers Inc	189,375
Repairs at Maintenance Shop Building, Kahului Harbor	
BCP Construction of Hawaii Inc.	69,069
Repair Revetment at Causeway, Kaunakakai Harbor, Molokai	

Hawaii

Bolton Inc	662,520
HNEI Hydrogen Fueling Test Bed, North Kona	
Isemoto Contracting Co. Ltd	140,000
Kona Health Center, Replace Flooring and Install Ceiling Fans, Kailua-Kona	
Kauai	
Paul's Electrical Contracting LLC	1,157,700
Traffic Signal Rehabilitation at Various Locations	
Pacific Blue Construction LLC	500,349
Eleele Elementary, Waimea Canyon Middle and Waimea High Schools, Shelter Hardening	
National Fire Protection	85,000
Repair Fire Riser at Shed, Port Allen Harbor	

LOW BIDS

The companies below submitted the low bids in June 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

Nan Inc.	69,014,200
Koa Terminal Modernization Program Phase 1 at Kona International Airport, Keahole, Kailua-Kona, Hawaii	
Index Builders Inc.	19,700,000
NDWP Roadway/Terminal Signage Improvements at Honolulu International Airport (HNL)	
Grace Pacific LLC	15,053,290
Rehabilitation of Localized Streets, Phase 19B & 19C, Newtown, Pacific Palisades and Pearl City Areas	
Grace Pacific LLC	13,576,765
Rehabilitation of Localized Streets, Phases 19D, 19E & 19F, Village Park, Waipio, Waikele and Waipahu Areas	
Grace Pacific LLC	10,810,290
Farrington Highway Resurfacing, Vicinity of Kili Drive to Satellite Tracking Station Road	
Abhe & Svoboda Inc.	10,655,680
Aloha Stadium, Health and Safety Improvements, Phase 4	
Oceanic Companies Inc.	10,054,476
Kalihi Pump Station Renovation	
Nan Inc.	8,861,970
Interstate Route H-1, Guardrail and Shoulder Improvements, Middle Street to Punchbowl Off-Ramp	
LTM Corp. dba Civil-Mechanical Contractor	7,799,493
Kalanimoku Building, Replace Chillers, Cooling Towers and AHUS	
Diède Construction Inc.	6,450,000
No. 1 Capitol District Building, Reroof and Repair Exterior	
57 Engineering Inc.	5,999,888
Kalani High School, Girls Athletic Locker Room Building	
T. Iida Contracting Ltd	5,988,000
Waianae High School, Architectural Barrier Removal	
Kone Inc.	5,571,110
Escalator Improvements, HNL	
Ralph S. Inouye Co. Ltd	5,560,000
Kekuaanoa Building, Renovations for PUC Room 103 and Building Fire Alarm System Upgrade	
Pave-Tech Inc.	5,421,111
Runway Rubber Removal and Pavement Markings Maintenance Statewide	
Ralph S. Inouye Co. Ltd	5,050,000
Waianae Elementary School, New Administration Building	
MEI Corp.	5,015,833
Kahuku High and Intermediate School, Girls' Athletic Locker/ Shower Room Building	
Grace Pacific LLC	4,248,598
Rehabilitation of Streets, Unit 84	
MEI Corp.	3,951,587
Anoi Road Water System Improvements	

Close Construction Inc.	3,359,535
Hawaii Film Studio, Various Improvements, Phase 2	
Brian's Contracting Inc.	2,745,000
Motor Vehicle Safety Office Renovation	
Brian's Contracting Inc.	2,735,000
Central Middle School, Structural Repairs and Restoration of Buildings A, B & C	
Drayko Construction, Inc.	2,378,200
Miscellaneous Permanent Best Management Practices, Phase 2A	
S&M Sakamoto Inc.	2,234,000
Radford High School, Multi-Purpose Classroom	
MEI Corp.	2,121,733
Department of Agriculture Facilities, Energy Efficiency Improvements Statewide	
Civil-Mechanical Contractor	2,037,680
Barbers Point Line Booster Improvements	
Hellas Construction Inc.	1,970,301
Moanalua High School, Track Facilities Improvements	
Ralph S. Inouye Co. Ltd	1,959,250
Commercial Driver's License and Motorcycle License Testing Facility Examination Site and Office Renovation Beneath Interstate Route H-1, Pearl City Viaduct	
Hawaii Retail Services	1,726,850
Replacement of Automatic Motorized Doors, HNL	
StarCom Builders Inc.	1,599,000
Shafter Elementary School, Relocate/Construct Temporary Facilities	
Global Specialty Contractors Inc.	1,556,480
Guardrail and Shoulder Improvements at Various Locations	
LTM Corp. dba Civil-Mechanical Contractor	1,495,864
Kinau Hale, Replace Chiller System	
T. Iida Contracting, Ltd.	1,488,000
Makaha Elementary School, Buildings A & B, ADA Improvements	
Brett Hill Construction Inc.	1,384,296
Washington Place, Health, Safety and Preservation Improvements	
LTM Corp. dba Civil-Mechanical Contractor	1,378,989
Kekauloahi Building, AC System Improvements and Emergency Generator Connection	
A's Mechanical & Builders Inc.	1,228,134
Keelikolani Building, Replace Cooling Towers and Repair Enclosure	
Index Builders Inc.	1,220,000
Mililani Public Library, Roof Repair and Courtyard Enclosure	
Ideal Construction Inc.	1,151,900
Substructure Repairs at Pier 17, Honolulu Harbor	
Oceanic Companies Inc.	1,121,539
ITTB 3rd Level Storage Area, Phase 1, HNL	

StarCom Builders Inc.	1,109,000
Replacement of Holding Room Doors, HNL	
Commercial Electric Inc.	1,068,200
State Civil Defense, Birkhimer Tunnel, Infrastructure Improvements, Phase 3	
Paul's Electrical Contracting LLC	1,047,700
Kalanimoku Building, Fire Alarm System Improvements	
A's Mechanical & Builders Inc.	1,016,342
Honolulu Police Department Headquarters, Air Conditioning System Improvements	
Drayko Construction Inc.	986,000
Farrington Highway Drainage Improvements, Vicinity of Princess Kahanu Avenue	
Maxum Construction of Hawaii LLC	952,727
Kailua Beach Park, Bathhouse and Pavilion Improvements	
A's Mechanical & Builders Inc	924,523
Kaimuki Public Library, Replace AC Chillers & Cooling Tower and Other Improvements	
Road Builders Corp.	890,431
Rehabilitation of Nipo Street	
Prometheus Construction	787,860
NPDES Erosional Area Improvements at Kaneohe Stream near Keole Place	
Paradigm Construction LLC	753,200
Kaimuki High School, Building O, New Parking Lot and Driveway	
Island Construction & Demolition	751,833
Waianae High School, Athletic Field, Remove/Replace Bleachers	
D&C Construction Inc	733,010
Storm Water Management Plan Improvements at Beretania Complex and Heeia Corporation Yard	
Site Engineering Inc.	729,100
Waianae District Park, Renovation of Comfort Station	
Ke Nui Construction LLC	716,800
Bus Stop ADA Access Improvements (FY15) at Various Locations	
Hawaii Works Inc.	714,020
Bus Stop Improvements (FY15)	
Sea Engineering Inc.	658,958
Substructure Repairs at Pier 8, Honolulu Harbor	
MJ Construction Co.	656,000
Aiea Intermediate School, Cafe Stage Improvements	
Site Engineering Inc.	649,000
Reconstruction of Baseball Field Improvements at Kahala Community Park	
F&H Construction	615,500
Hawaii School For The Deaf & Blind, HS Science Facilities Upgrade	
Network Power Solutions Inc.	582,721
Mililani Uka Elementary School, Electrical Upgrade, Phase 2	

Integrated Construction Inc......567,700
Fire Hydrant Installations at Various Locations, Part B

Integrated Construction Inc......559,700
Kainalu Elementary School Campus, Replace Water Lines

Pacific Isles Equipment Rentals Inc.....528,000
Nanakuli High School, Stadium Facilities Improvements

Brett Hill Construction Inc.520,402
Ewa Concourse Gate 26 Lounge Space Repairs, HNL

StarCom Builders Inc......518,000
Terminal Roof Repairs at Kalaeloa Airport

Brian's Contracting Inc......518,000
Ala Wai Elementary School, New Covered Walkways

Global Specialty Contractors Inc......469,973
Guardrail Improvements FY2012, Phase 2

StarCom Builders Inc......446,000
Keelikolani Building, Soundproof Room 217 and New Conference Room in Room 223

Brian's Contracting Inc......438,000
Ewa Beach Elementary School, Renovation of Buildings F & G

MJ Construction Co.433,000
ICSD Waimanalo Ridge Radio Facility, Facility and Site Improvements

Hawaii Works Inc.406,230
Ala Wai Neighborhood and Community Park, DPR NPDES MS4 Permit Program Improvements

HSI Mechanical Inc.382,422
DOA King Street Facility, Young Street Annex & Boardroom, Replace Air Conditioning Systems

Ideal Construction Inc.378,420
Concrete Pavement Repairs at Pier 39, Honolulu Harbor

Castaway Construction & Restoration LLC 368,208
Ticket Lobby Enclosure at Kapalua Airport, Maui

Amethyst Builders LLC 356,000
Waipahu Intermediate School, Bldg. J (Library), Shelter Hardening

A's Mechanical & Builders Inc.347,836
Pali Golf Course Clubhouse, Air Conditioning System Improvements

Sea Engineering Inc.336,325
Demolition of Wharf and Electrical Repairs at Pier 18, Honolulu Harbor

Kaikor Construction Associates Inc. 319,930
Worcester Underpass Spall Repairs, HNL

Site Engineering Inc.313,700
Likelike Elementary School, Area 01, Playground and Basketball Court Improvements

ITC Water Management Inc......312,211
Ewa Villages Golf Course, Irrigation Pump System Improvements

Site Engineering Inc......304,000
Kaahumanu Elementary School, Building F to C, Covered Walkway

Jas. W. Glover Ltd......301,000
Central Middle School, Area 04 & 05 Resurface Parking Lot

Island Construction & Demolition..... 299,410
Lincoln Elementary School, Miscellaneous Repair and Maintenance FY2013

Close Construction Inc.281,705
Waipahu Elementary School, Area 02 & Area 03 Site Improvements

StarCom Builders Inc.253,000
IITB Parking Structure Entrance Shelters, HNL

Site Engineering Inc.248,400
Lanakila Health Center, Install Security Fencing, Gates and Lights

Brian's Contracting Inc.223,000
Kaelelupu Elementary School, Miscellaneous R&M FY2013

BCP Construction of Hawaii Inc...... 216,905
Department of Defense, Kaunakakai Armory, Accessibility Improvements

Site Engineering Inc. 199,000
Central Fire Station, National Pollutant Discharge Elimination System

A's Mechanical & Builders Inc.198,664
Honolulu Police Department Headquarters, Parking Structure Ventilation System Improvements

Construction Engineers LLC 194,560
Ewa District Court, Ground Stabilization and Building Repair

Leeward Roofing & Gen. Contr. Co. 169,378
Kahuku High and Intermediate School, Buildings Q & T Reroof

HSI Mechanical Inc.145,000
Makiki District Park, Agee Hall, Air Conditioning System Replacement

Site Engineering Inc.136,000
ICSD Koko Head Radio Facility, New Wind Barrier for Emergency Generator Fuel Tank

Continental Mechanical of the Pacific 106,366
Roosevelt High School, Bldg. N, Replace AC

Doonwood Engineering 56,000
Ala Auana Underpass Drainage Improvements, HNL

Leeward Roofing & Gen. Contr. Co. 26,892
Kahuku Elementary School, Building C Reroof

AA Electric Ltd. 26,711
Makaha Elementary School, All Portables Electrical Work and Repairs

Leeward Roofing & Gen. Contr. Co. 20,000
Kalakaua Middle School, Bldg. T, Install Concrete

Castle Creations Inc...... 10,865
Dole Middle School, Bldg. H, Shops 1 & 2 - Repaint Exterior and Interior

Kamaaina Plumbing Inc. 10,209
Waikole Elementary School, Cafeteria Kitchen, Remove Water Heaters and Replace with Tankless Water Heaters

Mau

Goodfellow Bros. Inc. 16,623,410
Kihei High School, Phase 1 Infrastructure

F&H Construction9,809,000
Nahienaena Elementary School, Classroom Building, Lahaina

Castaway Construction & Restoration LLC4,480,000
Lahainaluna High School, Science Facilities Upgrade, Bldg. A, Bldg. H & Bldg. J

Site Engineering Inc. 1,465,930
Installation of Wash Rack at Kahului Airport

Arisumi Brothers Inc. 877,448
Lahaina Intermediate School, Relocate/Construct Temporary Facilities

F&H Construction795,400
ICSD Puu Kilea Radio Facility, Radio Tower Repair, Maintenance, Painting and Antenna Realignment, Lanai

Oahu Plumbing & Sheetmetal Ltd...... 508,396
Kaunakakai Civic Center, State Office Building, Phase 2, Replace Condensing and Air Handling Units, Molokai

Oceanic Companies Inc.496,586
Sewer Pump Station Repairs at Kahului Airport

Paul's Electrical Contracting LLC 217,700
Replace Papi at Molokai Airport

Sonny Vicks Paving Inc.152,957
Repair Pavement at Kaunapalapa Harbor, Lanai

RHC Inc.148,000
Restroom Expansion at Lanai Airport

F&H Construction 49,967
Makawao Elementary School, Various Flooring Replacement

Hawaii

F&H Construction10,183,000
Kohala High School, New STEM/Science Buildings, Kohala

F&H Construction3,198,000
Honokaa High School, Athletic Facility Improvements

Isemoto Contracting Co. Ltd......3,002,642
Pahoa High and Intermediate School, Gymnasium Renovation

Jas. W. Glover Ltd......2,720,700
Keaau-Pahoa Road, Shoulder Lane Conversion Phase 2, Shower Drive Intersection Improvements, Puna

Isemoto Contracting Co. Ltd......1,347,700
Lightning Protection System at Hilo International Airport

Stan's Contracting Inc.1,337,700
Waiakea Elementary School, Covering of Existing Playcourt, Oahu

Paul's Electrical Contracting LLC1,297,700
Lightning Protection System at Kona International Airport

Nan Inc.894,145
Waiakea High School, Softball Field Improvements, South Hilo

Isemoto Contracting Co. Ltd......848,500
Waiakea High School, Batting Cage Facilities, Hilo

Bodell Construction Co......811,586
UV Disinfection System Replacement at Kona International Airport at Keahole, North Kona

Isemoto Contracting Co. Ltd......679,700
Miscellaneous Improvements at Waimea-Kohala Airport, Kamuela

Isemoto Contracting Co. Ltd......434,102
Terminal Repairs and Improvements, Phase I at Kona International Airport at Keahole, Kailua-Kona

Sterling Pacific Construction.....396,807
Commuter Terminal Upgrades at Kona International Airport, Kailua-Kona

Isemoto Contracting Co. Ltd......389,164
Kau High School, Buildings D & N, Renovate Old Gym and Locker Room, Pahalai

Stan's Contracting Inc. 373,300
Laupahoehoe Public Charter School, Science Facilities Upgrade

Central Construction Inc. ... 204,418
Keaau Middle School, New Covered Walkways

William K. Kapololu Jr. 189,000
Keaau High School Campus, Clear Land, Phase 2

Network Power Solutions Inc...... 173,973
Konawaena High School, Bldg. N, Replace Gym Light Fixtures

Stan's Contracting Inc.164,300
North Kohala Former Court House Painting and Repairs, Kapaa

Network Power Solutions Inc...... 73,254
Honokaa High School Armory, Replace Gym Light Fixtures

Kauai

HI Built LLC..... 13,329,202
Runway 3-21 And Taxiway B Rehabilitation at Lihue Airport

Kauai Builders Ltd......3,496,467
Kapaa High School, Science Facilities Upgrade

Shioi Construction Inc. 1,548,000
Kapaa High School, Renovation to Career Pathways Classrooms and Adjoining Facilities

Kauai Builders Ltd...... 1,168,889
Lihue Health Center, Main Building, Reroofing and Air Conditioning System Improvements

Shioi Construction Inc. 548,500
Former Kauai Police Station Demolition, Lihue

Pacific Concrete Cutting & Coring Inc.117,500
Shed Repairs at Port Allen (Phase 2)

Mau

Maui Kupuno Builders LLC..... 59,896
General Aviation Apron Repairs at Lihue Airport

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Exterior view of Hawaiian Dredging's 400 Keawe St. project

Welcome Home

Hawaiian Dredging completes a quality residential low-rise in Kakaako

BY PRISCILLA PÉREZ BILLIG

A new low-rise condominium has risen in the heart of Kakaako's nine-block revitalization vision—and is completely sold out. Hawaiian Dredging Construction Co. Inc. has completed the six-story condo, 400 Keawe St., for Castle & Cooke Homes Hawaii.

Breaking ground in November 2014, 400 Keawe St. was constructed on a 66,000-square-foot lot consisting of old warehouses at a cost of approximately \$36 million. The condominium includes 95 units with one-, two- and three-bedrooms ranging in size from 581 square feet to 1,327 square feet. Eight commercial spaces are on the ground floor, along with the parking area with 145 stalls.

Auger cast piles were used to speed up the foundation work of the building, says Hawaiian Dredging's Project Engineer Clayton Ing. Precast floor planks and beams were used to accelerate the building of the shell.



Clayton Ing

Construction had its challenges. "Another building adjacent to the project was being built at the same time; therefore space for staging and access was limited," Ing says. "Coordination and timing of deliveries was necessary to maintain the project schedule. The 14-month schedule would have been difficult to meet and the cost would have exceeded the



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owner's budget if concrete was cast in place. Therefore, precast beams and floor planks were used to maintain the schedule.”

Interior features include a Bosch stainless steel French door refrigerator, stainless steel large-capacity range, stainless steel built-in dishwasher and stainless steel ductless microwave and hood; a GE front load washer and dryer; Kohler plumbing fixtures; espresso oak kitchen cabinets and glass door upper kitchen cabinets; engineered stone quartz kitchen and bath countertops; a full decorative kitchen backsplash; hard surface kitchen, bath and entry flooring; wall-to-wall carpeting with premium padding; and wire shelving in closets.

“400 Keawe St. was developed under a joint development agreement with an adjacent parcel owner



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(Top) Rendering of the interior of a unit at 400 Keawe St. (Above) Rendering of a kitchen. COURTESY CASTLE & COOKE HAWAII



planning a low-rise rental project,” says Bruce Barrett, executive vice president—Residential Operations, Castle & Cooke. “This allowed both projects to be bid together under separate contracts benefiting both the owners and contractor. We wanted to bring a quality low-rise mixed-use residential project to market to meet the needs of Hawaii residents.” 🏠

MAHALO

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(Top) Artist's rendering of HART's Airport Station. (Below) Hawaiian Dredging is widening Taxiways G and L at Honolulu International Airport. (Bottom Right) Hawaiian Dredging's Iao Stream bridge project included the seismic retrofitting and strengthening of abutments and piers.



Modernizing Hawaii

Crumbling infrastructure burdens fall to local government





BY PRISCILLA PÉREZ BILLIG

With an infrastructure rife with roadway potholes, traffic gridlock, crumbling bridges, backed up sewers and sink-holes, Hawaii needs a facelift—and it's not the only state in dire need of repair.

The American Society of Civil Engineers' (ASCE) 2013 report card on infrastructure assigned the nation a grade of D+, citing dilapidated roadways, insufficient waterways and "a pressing need for modernization." The next infrastructure report card is scheduled for release in 2017.

ASCE estimates a \$3.6 trillion investment is needed for U.S. infrastructure by 2020 just to raise the country's support systems to acceptable levels. "We're like a third-world country when it comes to infrastructure," says former Secretary of Transportation Ray LaHood.

Despite a critical need for national infrastructure repair or replacement, federal government spending on addressing the problem has decreased 9 percent in the past decade. In Hawaii, state and local county government agencies are presumably left to do the heavy lifting. With an estimated population of 1,431,600 and an average visitor count of 214,000 per day, here are a few highlights of Hawaii's infrastructure challenges:

Elevated Rail

The Honolulu Authority for Rapid Transportation (HART) last month awarded the contract for the rail project's airport guideway and stations to Shimmick Traylor Granite Joint Venture in the amount of \$874,750,000.

The job includes design and construction of 5.2 miles of elevated guideway and four stations.

HART requested proposals for the project in April 2015 with a price range of \$750 million to \$875 million.

The airport guideway runs from near the Aloha Stadium to the Middle Street Transit Center Station. In addition to the Middle Street Station, the project also includes the Lagoon Drive Station, the Pearl Harbor Naval Base Station and the Honolulu International Airport Station.

"We're certainly encouraged that the contract price falls within the range we estimated," says HART Executive Director and CEO Dan Grabauskas. "We've been concentrating on the rail system's first 10 miles for several years, and now we look forward to building the next five miles of our project, and the four

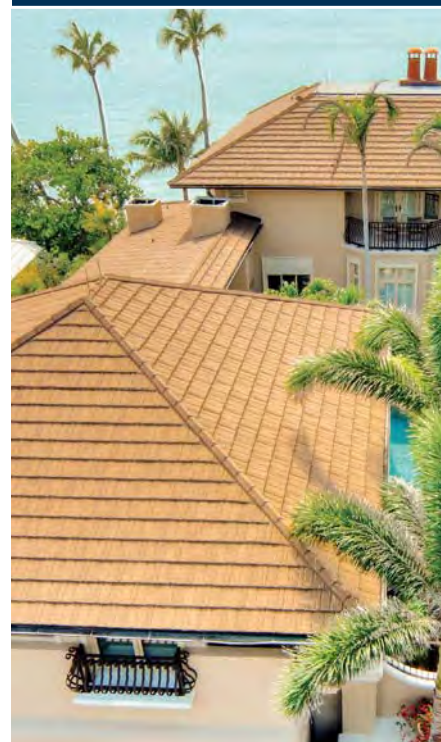


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rail stations that go with them. We're making real progress on a project that will deliver an affordable transportation option for our city's working families."



Dan Grabauskas

Shimmick/Traylor/Granite was selected from three joint ventures competing for the latest rail work. The other two joint ventures—Healy/Hawaiian Dredging and Nan-POSEC-HLRT—bid \$1 billion and \$1.5 billion, respectively.

Kiewit Corp. won the contract to construct the first 10 miles of the elevated guideway for HART, but opted not to bid on other sections of the rail.

"Kiewit does not publicly discuss the reasons we do not pursue specific projects," says Alyssa Tenorio, Kiewit Infrastructure West Co., public involvement manager, Honolulu Rail Projects. "However, we can say that after careful analysis of these projects we decided to remain focused on our commitments to the West Oahu/Farrington and Kamehameha

Guideway projects and other project pursuits in Hawaii."

Kiewit repaved, restriped and installed new guardrail on the highway and is now doing road restoration work through Waipahu.

Hawaiian Dredging won a \$78.9 million award to build the three stations that comprise the Farrington Highway Station Group at Leeward Community College, Waipahu Transit Center and West Loch.

Nan Inc.'s bid of \$56.1 million landed the contract for the West Oahu group that includes Hoopili, East Kapolei and the University of Hawaii at West Oahu stations. Nan Inc. also will build the Kamehameha Highway Stations Group at a cost of \$115.81 million. The wrap date is expected to in 2019.

Highways & Byways

The 2016 Hawaii State Legislature approved a \$305,003,519 operating budget for Hawaii Department of Transportation's Highways Division for fiscal year 2017.

The Legislature also approved \$37 million to expedite more special



Hawaiian Dredging's Access Road to Hana Highway project

maintenance projects for Hawaii's roadways. Primary sources of funding include user fees—gas tax, registration fee, vehicle weight fee and federal apportionment. HDOT leadership has opted to focus on preservation of existing roadways rather than launch new projects.

HDOT's Highways Division currently works on \$135 million in improvement projects across the state. Among the largest of these projects is the \$34 million Keaau-Pahoa Shoulder Lane Conversion Phase 2 project on the Big Island and the \$18 million Kamehameha Highway Kipapa (Roosevelt) Bridge Replacement project on Oahu.

A current project is the infrastructure work on Kalaeloa Boulevard. Each weekday approximately 40,000 vehicles use Kalaeloa Boulevard. This roadway is the main access to Kapolei Business Park, James Campbell Industrial Park and Kalaeloa Harbor, Hawaii's second busiest commercial port.

Kapolei Properties Division of the James Campbell Company is working with Hawaiian Dredging and Royal Contracting Co. on a \$50 million infrastructure project to widen and improve Kalaeloa Boulevard and other projects. The City and County of Honolulu is assisting Kapolei Properties with project approvals. Project wrap is expected in 2018.

Hawaiian Dredging is also resurfacing Kuihelani Highway and will work on Access Road to Hana Highway and the H-3 Tunnel Fan Rehab project scheduled for completion in December 2017. Last year, Hawaiian Dredging completed Maui's Waiehu Beach Road Rehabilitation project, a stretch of 1.5 miles connecting Kahului Beach Road

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to Kahekili Highway.

“The Kahului Airport Access Road to Hana Highway will provide a main thoroughfare into the airport alleviating traffic through the much congested Dairy Road,” says Hawaiian Dredging’s Craig Okita, project manager.



Craig Okita

In June Hawaiian Dredging won HDOT’s design-build contract for Lahaina Bypass 1B-2 Phase, in cooperation with the Federal Highways Administration—Central Federal Lands Highway Division. The \$38.6 million contract includes design and construction services for 2.7 miles of the bypass at the southern terminus, south of Lahaina on Maui. Completion date is January 2018.

Maui Kupono Builders LLC will begin work repaving residential, feeder, and secondary streets in the areas of Iwilei, Kalihi, Kapalama, Liliha, Punchbowl and Puunui. The repaving of 1,500 substandard lane miles is planned for completion within five years. This latest project will total over 90 lane miles at a cost of \$18.3 million.

Hawaii Island’s Department of Public Works is working on several projects totaling about \$73.4 million, including the Mamalahoa Highway widening and reconstruction, culvert replacement and street improvements in various areas.

The City and County of Honolulu’s infrastructure projects include roadway repavement—upgraded road surface repairs, including “slurry seal” process, to extend life of completed repairs—of more than 1,100 miles of roadways in the last four years. Plans are in the works to complete 2,000 miles by 2020.

Two new automated pothole repair machines have been put into service. In the same time period, Honolulu has filled 150,613 potholes.

“The City and County of Honolulu is a tide that floats all ships and between rail, the rebuilding of our sewer system, the repaving of roads and investments in TheBus and public parks, the infrastructure that we’re laying on this island is generating huge economic growth,” says Mayor Kirk Caldwell. “When you combine that with tourism and military spending,

much of the revenue that fuels the entire state is being generated here on Oahu.”

Airports

The 2016 Hawaii State Legislature approved a \$504,123,631 operating budget for Hawaii Department of Transportation’s Airports Division for fiscal year 2017. According to Ford Fuchigami, HDOT’s Airports Division continues its statewide Hawaii Airports Modernization Program, the \$2.7 billion, multi-year program designed to transform the state’s airports into contemporary, energy-saving and proficient facilities that will enhance passenger experience and support Hawaii’s top industry—tourism.



Ford Fuchigami

Kiewit Corp. continues work on the reconstruction of Taxiway Z at Honolulu International Airport while Hawaiian Dredging Construction Co.

widened taxilanes G and L.



Colin Ching

“The Widening of Taxilanes G & L is a very important part of the modernization of Honolulu International Airport and the expansion of the Interisland Terminal,” says Hawaiian Dredging’s Colin Ching, project manager. “The new taxilanes are now able to accommodate the increased loading of new larger aircrafts and also allow the larger planes to pass by each other safely. These upgrades will allow the airlines to operate more efficiently and will make it easier for passengers to transfer between their mainland and interisland flights.”

Harbors

The 2016 Hawaii State Legislature approved a \$106,717,041 operating budget for Hawaii Department of Transportation’s Harbors Division for fiscal year 2017. Harbors Division is currently working on close to \$470 million in improvements and maintenance projects across the state.

The largest of these projects include the \$250 million Kapalama Container Terminal, Wharf and Dredging project

Who is Shimmick Traylor Granite Joint Venture?

The Shimmick Traylor Granite Joint Venture combines companies based in California and Indiana. Here’s a look the three Mainland companies:

- **Shimmick Construction Co. Inc. (SCCI):** Founded in 1990 and has been involved in the seismic retrofit of highways and bridges in Southern California along with utility and sewer projects in the San Francisco Bay Area. In 2003, SCCI did the \$175 million, design-build San Fernando Valley Bus Rapid Transit Project. SCCI also handled a \$155 million Golden Gate Bridge Seismic Retrofit Project and the \$206 million Skinner Water Treatment Plant in Southern California.

- **Granite Construction Inc.:** Among the nation’s largest diversified transportation contractors and construction materials producers, the firm is headquartered in Watsonville, Calif. Its recent projects include a joint venture effort on the \$659 million contract to build the Queens Bored Tunnels and Structures for Long Island Rail Road’s East Side Access project in New York.

- **Traylor Bros. Inc.:** The family-owned business was founded in 1946 in Evansville, Ind. It specializes in heavy civil construction focusing on bridges, tunnels, dams, ports, storm sewers and water transmission. It was part of a JV, along with Hensel Phelps and Granite, that was awarded a \$15.1 million contract by the U.S. Naval Facilities Engineering Command, Hawaii, Joint Base Pearl Harbor-Hickam, Hawaii, for the design and repair of Building 26A at Joint Base Pearl Harbor-Hickam.

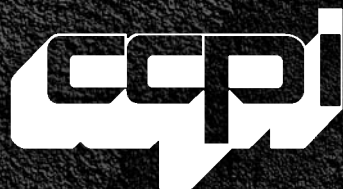


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Healy Tibbitts works on the \$11 million improvement project at Piers 12 and 15 in Honolulu.

and the \$200 million Kapalama Container Terminal Yard at Honolulu Harbor. More than \$12 million is dedicated to projects on the Big Island, Maui and Kauai.

Hawaiian Dredging's Kaunakakai Harbor Ferry Improvement Project modernized the harbor terminal with a new fire protection system and upgraded utilities. The terminal building for the Molokai Ferry was also upgraded to accommodate ferry passengers with restroom facilities and covered waiting area. The project also included the installation of 3,600 linear feet of 12-inch diameter water-line and 2,400 linear feet of 6-inch diameter sewer line.

Ke Nui Construction LLC is repairing the old and damaged loading dock on the south side of Heeia-Kea Small Boat Harbor boat launch ramp. The project will include replacement of structural members beneath the deck, installation of new fendering and new cleats at a cost of \$68,750.



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"HAPI members design, manage and construct asphalt pavement projects," says Jon M. Young, executive director. "We are appreciative of the volume of work being contracted by the various agencies.

"For example, Mayor Caldwell's paving of 300 lane-miles a year program has provided many

projects over the past three years.

The HDOT Highways Division has recently completed several major projects such as Interstate Route H-1 Rehabilitation, Kalaniana'ole Highway Resurfacing, Kaunualii Highway Resurfacing, and Hawaii Belt Road Safety Improvements.

But it's not only roads. HDOT's Airports Division has also been busy

with airfield projects such as the completed Runway 26L (Reef Runway) Pavement Improvements."



Jon Young

Drinking Water

Honolulu's Board of Water Supply's 2016 annual budget includes \$20.8 million for the Island's water main replacements. The state's largest water utility, BWS provides approximately 145 million gallons of water a day to about 166,000 services connections on Oahu.

The Department of Water Supply, County of Maui is investing \$24.9 million in water service projects to replace waterlines, rehabilitate storage tanks, upgrade and improve the efficiency of treatment plant facilities and drill an exploratory well.

"One of our greatest challenges is one faced by utilities throughout the nation—that of an aging water infrastructure," says Ernest Lau, manager and chief engineer for Honolulu's Board of Water Supply in *Construction Preview 2016*.

Wastewater

In late June Hensel Phelps Construction Co. completed three-mile tunneling for Kaneohe-Kailua gravity sewer tunnel, the City and County of Honolulu's largest sewer project costing \$149.43 million. The route linking Kailua Regional Wastewater Treatment Plant to the Kaneohe Wastewater Pre-treatment Facility (KWWPTF) took 13 months to bore.

The first phase of the Kaneohe-Kailua gravity sewer tunnel, called a "hole through," represents the near-completion of the 13-foot diameter, roughly 16,000-foot long tunnel bored at depths of up to 400 feet.

"In addition to using gravity rather than energy, this project provides storage for wet-weather flows, preventing

spills when wastewater flows exceed the system's existing capacity," says Mayor Kirk Caldwell.

The final activity of phase one will be to install and grout a pipe-line 10-feet in diameter throughout the tunnel to transport wastewater flows. Pipe installation is expected to commence in August or September.

Phase two of the project is installation of a tunnel influent pump station (TIPS) in the Kailua shaft. TIPS will receive and pump the tunnel flows up to the KWWPTF. The third and final phase of the project is construction of a tunnel influent facility (TIF) at the KWWPTF. Upon completion of all phases, the existing force main that transports wastewater from Kaneohe to Kailua will be decommissioned and the flows redirected to the new gravity sewer tunnel in 2018.

Hawaiian Dredging and Royal Contracting Co. are working on the new Kalaeloa Wastewater Pump Station and sewer system, a \$50 million infrastructure project for Kapolei Properties Division of the James Campbell Company.

Other Hawaiian Dredging projects include Synagro Centrifuge replacement expected to wrap in March 2017 and the Kapolei Business Park Pump Station, set for completion in April 2017. Both are City and County of Honolulu projects. 🏠



Hensel Phelps tunnels Honolulu's largest sewer project.



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SOLID GAINS

Despite a drop in permits, Big Island
construction continues its steady climb

BY BRETT ALEXANDER-ESTES



“For the next two quarters, I’m predicting that we’ll be really busy.”

—Mark Travalino

Mike Fujimoto, HPM Building Supply president and CEO, keeps his ear to the ground. He has to—HPM clients run the gamut from hospitality general contractors in Waikoloa to first-time homebuilders in Puna. And right now on Hawaii Island, Fujimoto is hearing a lot of earthmovers and nail guns.



Mike Fujimoto

“Big Island construction continues to grow positively,” he says. “It’s a good rate of growth for a healthy economy in that it’s an island-wide, moderate rate of growth—a slow, steady pace.”

Other Big Island construction leaders agree. “For the next two quarters, I’m predicting that we’ll be really busy,” says Mark Travalino, Laborers’ International Local 368 Hawaii Island auditor and field representative.



Mark Travalino

Travalino notes that while the construction union has “20 workers still on the bench, about 300 (members) of 368 Local are currently employed.” And according to the state’s Department of Business, Economic Development & Tourism, a greater number of Big Island construction workers—more than 1,000—were on the job in May than during the same month in 2015.

This is despite a sizeable drop in building permits.

Warren H. W. Lee, County of Hawaii director of public works, says the number of Big Island building permits issued



Warren H.W. Lee

year-to-date lags 2015 by approximately 30 percent. But, he adds, the construction value of 2016 permits is comparable to last year’s.

Two Sides of Construction

Hilo—lush and green. Kona—hard and bright.

“It’s almost like the counties are on two different islands,” says Fujimoto. “East Hawaii on the residential side has had a very good year. A lot of the (Kona) projects last year were higher-end resort development, luxury residential. This year, we are at a slower pace than last year, but the bubble is still growing.”

In 2016, Kona’s upscale expansion includes the Waikoloa Beach Marriott Resort & Spa timeshare and Ocean Club renovations, Kohanaiki’s Hale Alani custom homes near Kona and new high-end residential at Hoomalu.

Currently, the Waikoloa Marriott timeshare and Ocean Club renovations have engaged two separate GCs:



Grading at Goodfellow Bros. Queen Kaahumanu Highway expansion
PHOTO COURTESY GOODFELLOW BROS.



Hale Alani features stone flooring and light rift cut oak cabinetry.
PHOTO COURTESY ARMSTRONG BUILDERS LLC



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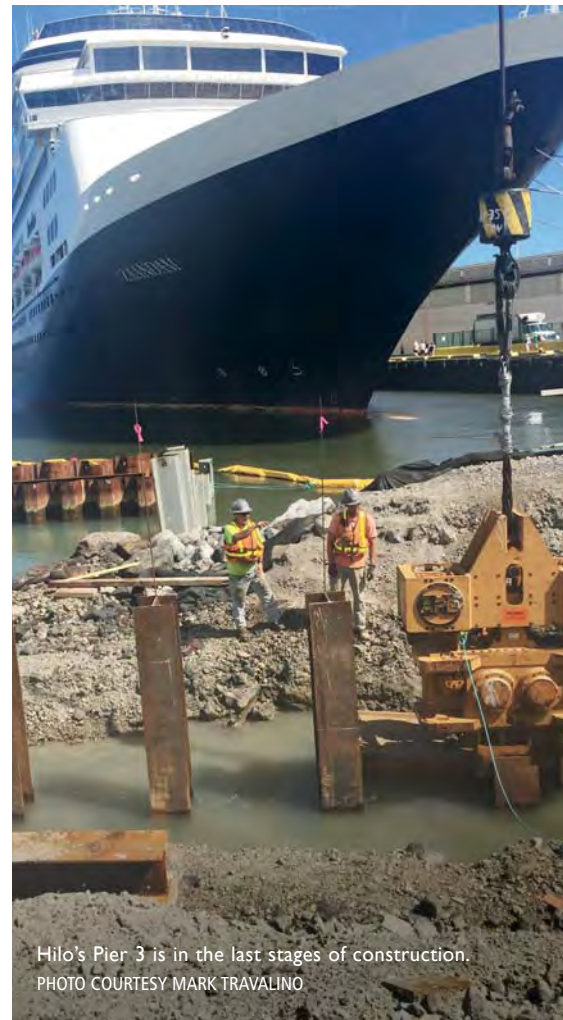


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Hilo's Pier 3 is in the last stages of construction.
PHOTO COURTESY MARK TRAVALINO

Layton Construction Co. for the time-share and Nordic PCL Construction Inc. for the Ocean Club.

Layton broke ground in May and is currently in demolition. The renovations will convert 240 existing guest rooms in the property's south tower to 112 one-bedroom and two-bedroom timeshare villas. Layton expects to wrap in March 2017.

Nordic's renovation of Marriott's Waikoloa Ocean Club broke ground in April and will reconfigure 14,000 square feet of ballroom space into the Ocean Club's sales center and offices. The wrap date is not set.

Further to the south, Armstrong Builders LLC is putting up Hale Alani, one in the developer's series of 48 luxury homes in Kohanaiki, a private residential community. Custom materials for the 3,723-square-foot, single-family home include stone floor interiors, light rift cut oak cabinetry, quartz and stone slab countertops and coral stone flooring on the home's large wrap-around lanai. "Hale Alani's western red cedar siding epitomizes the vital role that very high-end wood and lumber products play in the design



James Keller

and construction of Big Island custom homes," says James Keller, Armstrong Builders and Hawaii Lumber Products Association president.

Nearby, Goodfellow Bros. Inc. is currently grading the site of Hoomalu, an upcoming luxury residential development.

West Side Backbone

Also underway or in the pipe are weighty public and residential projects that balance Kona's luxury enclaves. These include the \$126 million Kona Airport modernization (currently on hold pending resolution of a bidding dispute), Queen Kaahumanu Widening, Mamalahoa Bypass Road, Kona's new Judiciary Complex and Kamakana Senior and Kamakana Family Phase I affordable housing.

Originally contracted for \$76.2 million, the state Department of Transportation's Queen Kaahumanu Highway Widening, Phase 2 design-build project broke ground in September. Goodfellow Bros. is GC

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with SSFM International Inc. heading up project design.

The project expands the two-lane highway into a four-lane divided roadway stretching 5.2 miles from Kona International Airport to Honokohau Boat Harbor.

In addition to laying new asphalt pavement, Goodfellow has extended old utility systems and installed new ones: approximately 0.25 miles of storm drain, waterline the length of the project, more than 2 miles of reclaimed water, 1.5 miles of gravity sewer and over 0.5 miles of force main sewer. Also included is construction of eight retaining walls and installation of a traffic signal system with six signalized intersections illuminated by LED highway lighting. Goodfellow expects to complete Phase 2 in September 2017.

Further south, Isemoto Contracting Co. Ltd. is in the final stages of construction of the \$28 million Mamalahoa Highway Bypass Road.

Nan Inc. will break ground on the \$80.4 million Kona Judiciary Complex as soon as a notice to proceed is issued by the state Department of Accounting and General Services.

"The Kona Judiciary Court Complex will be constructed over approximately 10 acres of undeveloped land and will consist of two family courts, two district courts, two standard-sized circuit courts, and one large circuit court," says Ryan Nakaima, Nan Inc. vice president. Nan's contract duration is for 888 days after notice to proceed is issued.



Ryan Nakaima

Two mid-rise rental projects in Kailua-Kona, Kamakana Senior and Kamakana Family Phase I, are currently underway by The Michaels Development Co., a nationwide developer of affordable housing, with Unlimited Construction Services Inc. as general contractor.

Kamakana Senior and Family Phase 1 each contain five three-story multi-family apartment buildings and a sizeable community center. Both will offer 85 one- and two-bedroom units and will feature more than 70,000 square feet of gross floor area, nine-foot ceilings, plank flooring, solar water heating, LED lighting and Energy Star appliances. Both are



Overview of Hilo ARFF site

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Our philosophy at Nan, Inc. actually ties in a little with the project and its name. We often help to “put out fires” for our clients, facilitating solutions to on-site challenges, understanding budget and time restrictions, making sure everything goes according to plan.

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targeting LEED Gold certification and are slated to wrap in late 2017. The project is Unlimited's first on Hawaii Island.

Rising in the East

Looking at East side construction, Fujimoto says “the (positive) change in the Hilo growth rate from last year would be about 10 percent. Not just Hilo, but the whole East district, East Hawaii—that includes Puna and the Hamakua area.”

Fujimoto says the main driver of East side construction is the residential sector. And like Kona, the East side also has substantial public projects on the horizon and in progress.

These include the \$1.4 billion Thirty Meter Telescope (currently in litigation), \$21 million recently allocated for new inmate housing at HCCC in Hilo, Hilo's Pier 3, Isemoto's pending completion of Hilo's \$13.6 million Kapiolani Street Extension and Nan Inc.'s construction of the \$24.17 million Pahoia Park Master Plan Phase 1.

Pahoia Park Phase 1, Nakaima says, is a new 40-acre park with three covered basketball courts, two baseball

“The cost of construction has increased so much over the past three or four years.”

—Mike Fujimoto



From Building Supplier to Home Builder

HPM sees a need and fills it

Hawaii Island, says Mike Fujimoto, HPM Building Supply president and CEO, has a pressing need: a lot of people with land.

The challenge of trying to build a home on your own is difficult for most people, he says, “and so we came up with the package concept—plans, materials lists, so that people could get a good sense of what it would cost to build a home.”

HPM offers 16 basic packages that can be reconfigured as needed. “They range from a 700-square-foot entry level package to a 2900-square-foot model—a multistory package, what we call a multi-generational package home,” Fujimoto says.

“We supply our package homes from our general inventory,” Fujimoto says. An HPM customer purchases a package and hires a contractor to build the home.

HPM package homes, says Fujimoto, represent a wide variety of products. So from planning to finish, “pretty much all products, all product categories,” he says, “are in demand.”

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Interior of HPM Building Supplies' Maluhia three-bedroom home package
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fields and two multi-purpose fields. The project is set to wrap in August.

Higher Elevations

Bridging the West and East sides are two substantial projects: the \$61 million rebuild of the Daniel K. Inouye Highway and Saddle Road by Road and Highway Builders LLC, a mainland company, and Nan Inc.'s construction of the \$23.8 million Waimea District Park Phase 1.

The current reconstruction of a 6.6 mile stretch of the 48-mile Saddle Road is expected to take two years, and is part of a multi-phase Federal Highway Administration project. Nan Inc. expects to wrap on Waimea Park Phase 1 in November; the completed 25-acre facility will feature a covered play court, a tot-lot and a sports field with terrace seating.

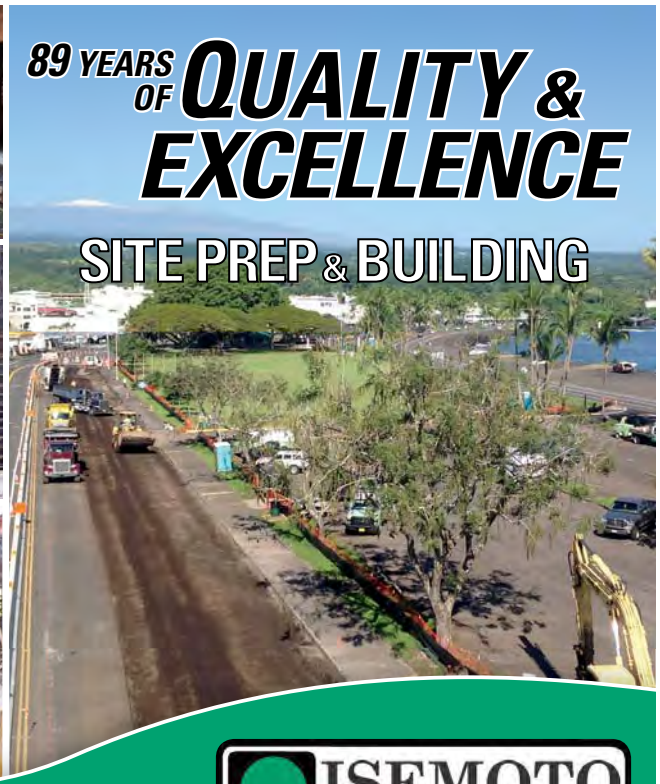
Forecasting 2017

Fluctuations in the global economy will impact 2017 Big Island construction—especially in West Hawaii.

“I think we feel the effects very quickly because a lot of the construction, especially on the West side, is geared around resorts, high-end



Pahoia Park Phase I
PHOTO COURTESY NAN INC.



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residential development” for offshore clients, Fujimoto says.

When the 2006 mortgage crisis hit, “we had residential projects on the Big Island that saw an immediate drop in sales. Because you had customers who were ... looking at Hawaii, and the moment they saw their real estate portfolios in California decline in value, all of sudden they couldn’t borrow the money to purchase their condos.”

Besides global uncertainties, the rise in the cost of construction materials is a concern, says Fujimoto. “One of the challenges for a lot of developers is the cost of construction has increased so much over the past three or four years.”

But there are also positive indicators, he says. For example, the University of Hawaii Economic Research Organization points to continued growth in Hawaii through 2017. And DBEDT expects that Hawaii’s economy will continue strong growth at 2.3 percent in 2016 and 2.4 percent in 2017.

But perhaps the strongest indicator of expanding Hawaii Island construction is Fujimoto’s own business, HPM Building Supply. “We’re in the process of renovating our Kona facility,” he says. “It’s a major remodel of the entire branch.” 🏠

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Warming up to **Tiny Homes**

Incentives help fuel interest in building living spaces under 400 square feet

BY DAVE DONDONEAU

At 6-foot, 3-inches tall and 217 pounds during his playing days, Brandon Hardin's ability to anticipate and respond to the action like a heat-seeking missile ended up getting him drafted by the Chicago Bears in 2012.

Now, the 2007 Kamehameha Schools grad is hoping the same instincts that landed him at Oregon State will also land him in the middle of what is expected to be one of Oahu's fastest-growing building markets over the next two years: accessory dwelling units, or ADUs.



Brandon Hardin

Hardin's company, Tiny Pacific Homes, is hoping to land the lion's share of the burgeoning ADU market by being the first on Oahu to focus on building homes 400

square feet or smaller.

"We've had a lot of inquiries from homeowners and we're working on ADU-specific units that meet all the state and county regulations," Hardin says. "When I went back to Portland (he played college at Oregon State) after the NFL, I was introduced to the tiny home market and I thought it was a great idea for my home state. We're in a housing crunch for affordable housing and rentals.

"Now that the state is incentivizing homeowners to build ADUs the market is really going to take off."

Last year, lawmakers eased restrictions for homeowners looking to add an ADU to their property in an effort to help ease the rental demand on the island, but as of July 20 only 39 applications had been approved with another 29 permit applications submitted.

The lukewarm reception was traced to high costs of permits, particularly for waste, so lawmakers followed a lead from the solar industry and in July passed Bill 27, which waives permit fees for homeowners looking to either add on or remodel their homes to accommodate ADUs or repurpose an existing building like a garage into an apartment for rent.

Homeowners and builders can take advantage of the bill until June 30, 2018.

Tiny homes, 400 square feet or less, can also be added or built.

Harrison Rue, the community building transit-oriented development administrator, says that since Bill 27 was approved there have been 778 requests submitted by homeowners and developers seeking to find out if their homes and lots qualify for an ADU. Sewer capacity has been a large issue.

“We expected the number of applicants to go up with this,” Rue says. “That’s the purpose of it. The bill will eliminate all of the big-ticket permits for building, such as waste-water facility charges that can be up to \$6,000. Depending on the type of application and structure you can save over \$9,000. It allows you to be flexible on your lot.”

Rue says the bill also allows owners who’ve already got their permits to apply for reimbursement.

Tiny Pacific Homes isn’t the first company to bring tiny homes to Hawaii, but it appears to be the first focusing on Oahu. On the Big Island, Johanna Tilbury and her partner Barrie Rose have been building tiny homes on wheels since 1995. Habitats Hawaii, Tilbury’s company, has five models to choose from, all on wheels so permits aren’t needed to park on the lot (much like a boat). Beautifully crafted, they have a Hawaiian feel with bamboo floors and granite-like counters. Tilbury’s homes are 8 1/2 feet by 20 feet and less than 14 feet tall.



Johanna Tilbury

Cost, she says, depends on what an owner wants in it but they often put in kitchens, bathrooms, bedrooms and appliances. “All you need is your toothbrush to move in,” she says. On her website the prices top out at \$80,000. All are built on the Big



Island by her four-person staff and right now she is backlogged “about three houses.”

“I started doing this to be more eco-friendly and permit-free because they are on wheels. I didn’t know it was a Mainland trend; I pay so little attention

to the Mainland I barely know where it is. It’s wonderful out here (Big Island). People can just lock up and head to the Mainland when they want or move it like they would a boat.”

Erik Blair of Maui has also been on the tiny house bandwagon for

BILL 27

The purpose of Bill 27(2016) is to temporarily exempt “accessory dwelling units,” as defined in Section 21-10.1, from certain fees and to permanently exempt accessory dwelling units from the requirement to provide or dedicate land for park and playground purposes. The intent of this ordinance is to provide incentives to stimulate the creation of accessory dwelling

units, in order to increase the number of affordable rental units and to help alleviate Honolulu’s housing shortage.

Highlights of the bill:

- Waives building, plan review, grading, grubbing or stockpiling permit fees, for a period of two years, until June 30, 2018.
- Waives the wastewater system facility charges, for a period of two years, until June 30, 2018.

- Provides a permanent waiver of park dedication fees, the same as currently provided for Ohana Dwelling Units.
- Fees for the after-the-fact building permits will not be waived (for converting illegally constructed structures into legal ADUs).
- Refund fees paid by applicants that have received their ADU permits since the ADU Ordinance was signed into law (Sept. 14, 2015).

(Top and left): Tiny Pacific Homes’ popular Koolau model shows the efficient use of space. (Lower right) A tiny home built by Habitats Hawaii on the Big Island and a peek inside one of its models.

years. His website, erikeverywhere.com, follows the tiny housing trend in Hawaii and across the Mainland.

The biggest obstacle for all involved in the tiny house market is wheels.

On Oahu, it’s illegal to live full-time in a home on wheels. Hardin’s homes currently are constructed by a certified RV dealer in Oregon. His goal is to move the business to Oahu and have the homes built off-site—with a more traditional foundation rather than on wheels—and delivered. It would eliminate on-site construction for homeowners wary of having a lot of traffic and loud noise around their homes. He also can build it quickly onsite.

“It has to be on a solid foundation and we’re close to being ready,” Hardin says. “We’ve sold two already and they fit one to two people comfortably. They really are perfect for ADUs. The big stumbling block for owners has been sewer capacity on their lots and for us it’s getting them off the wheels and securing them to a solid foundation.

“We find we get a lot of inquiries from older people who are looking to downsize but keep their house for

their kids or maybe to rent it out, and also for families who have kids coming home from college who want their own space.”

Tilbury also says detaching from the trailers, not wheels, is the tough part for her company because she has them custom fitted.

According to a June report from Locations LLC, the median price of a single-family home on Oahu hit \$760,000, up 9 percent from a year ago. Condos rose 22 percent to \$413,000 from \$338,000.

Tiny homes can be delivered for \$90,000 and lower, but Hardin cautions if you’re putting it on a hill or somewhere that needs a retaining wall, costs can go higher.

John Sutton of Sutton Construction typically builds high-end homes custom-made to owner’s requests. He sees the tiny home trend as a needed market for Oahu.

“Ten years ago I was building multiple 10,000-square foot homes on the beach all at once,” Sutton says. “Now, I’m doing just one. That clientele of 10 to 12 years ago is almost gone. There’s just not too many of them around anymore. Even the big ones are being designed cleverly so older folks can live under 5,000 feet and the rest is left for their children.

“I think tiny homes are a great idea for affordable housing and the ones I’ve seen look great.”

Many in the building industry don’t see tiny homes just for ADU use. Like Tilbury and Hardin, they see the affordable homes as an efficient tool for empty nesters, older folks looking to downsize and young people looking to save money. Easy to care for, the low-maintenance mini-homes allow owners more time to do other things and also leave room for gardens on property. 🏠



Design

EXCELLENCE

An architectural renaissance contributes to more renovation and building, including projects at high-profile Waikiki properties



International Marketplace in Waikiki



ENCE



Iolani School Sullivan Center for Innovation and Design

BY SUZANNE ROIG

Hawaii's architecture is experiencing a renaissance of sorts as buildings around the state go beyond the typical form and function and include a sense of place and history of the space they occupy.

Credit the younger generation in the architectural industry, but from Waikiki to Kailua-Kona on the island of Hawaii to Maui and Kauai, hotels, shopping malls, even schools are including the so-called Hawaiian sense of place in their designs, says Charles Kaneshiro, president and chief operating officer of Group 70 International Inc.



Charles Kaneshiro

"We're certainly seeing a lot of thoughtful designs being put out there," says Kaneshiro, whose firm has designed the Hanauma Bay Educational Center, the Iolani School Sullivan Center for Innovation and Design and the Hilton Hawaiian Village master plan. "I would say there's a trend in the architectural industry, a generational shift happening."

There are projects on every island, part of the pulse in construction that's also produced serious renovation at retail outlets. In Waikiki, the International Marketplace, Waikiki Trade Center, Hawaii Prince Hotel and the Hilton Hawaiian Village are among the high-profile properties that have construction underway.

"The collective effort to improve Waikiki and ensure that it remains one



David Carey

of the most popular destinations in the world is something that has actually been going on for well over a decade now," says David Carey, president and chief executive officer of Outrigger

Enterprises Group.

Carey notes that it's been nearly 10 years since Outrigger opened its \$1.75 billion Waikiki Beach Walk development project. The project turned a shabby area into a vibrant entertainment, dining and retail center, he says.

"I like to think it was the catalyst

to the overall revitalization of Waikiki that continues today,” Carey says. “It’s exciting to know that Outrigger has been a leader in the renaissance of Waikiki, with Waikiki Beach Walk a shining example of a successful sweeping public-private effort that has revitalized Waikiki and restored its reputation as the world’s leading island resort destination.”

The general economy and interest in the Hawaii hotel market has been rising at a good pace, which brought Mainland investors and national

brands to the state, Carey says. The economic stability led to Outrigger’s decision to embark on a \$100 million revitalization of the Outrigger Reef Waikiki Beach Resort.

Meaningful Designs

In the marketplace right now are spaces being created in designs that recognize the need for storytelling, that goes beyond superficial tapa geometric designs or wavy patterned carpets, says architect Wayne Goo, who opened his own shop called Workshop-HI.

“While the sense of place can become a buzzword, it can be seen today in some buildings where you ask, ‘Does the building create a sense that it must be there and couldn’t be anywhere else,’ ” Goo says. “It has to be researched and meaningful.”



Wayne Goo

Goo pointed to the new International Marketplace as an example. It is being built on the same location as the kitschy old International Marketplace, but in building the new one Taubman and CoastWood Capital Group is incorporating open spaces in the design of the 360,000-square-foot shopping center. There are courtyards in the plan, Goo says.

“The new marketplace draws inspiration from the Hawaiian culture and history of everything that has happened,” Goo says. “It is currently the most in-depth design that is not specifically about shape and form, but is more about how shape and form fit in with Hawaiian cultural interpretation.”

There are many opportunities for designers to fit the story of the



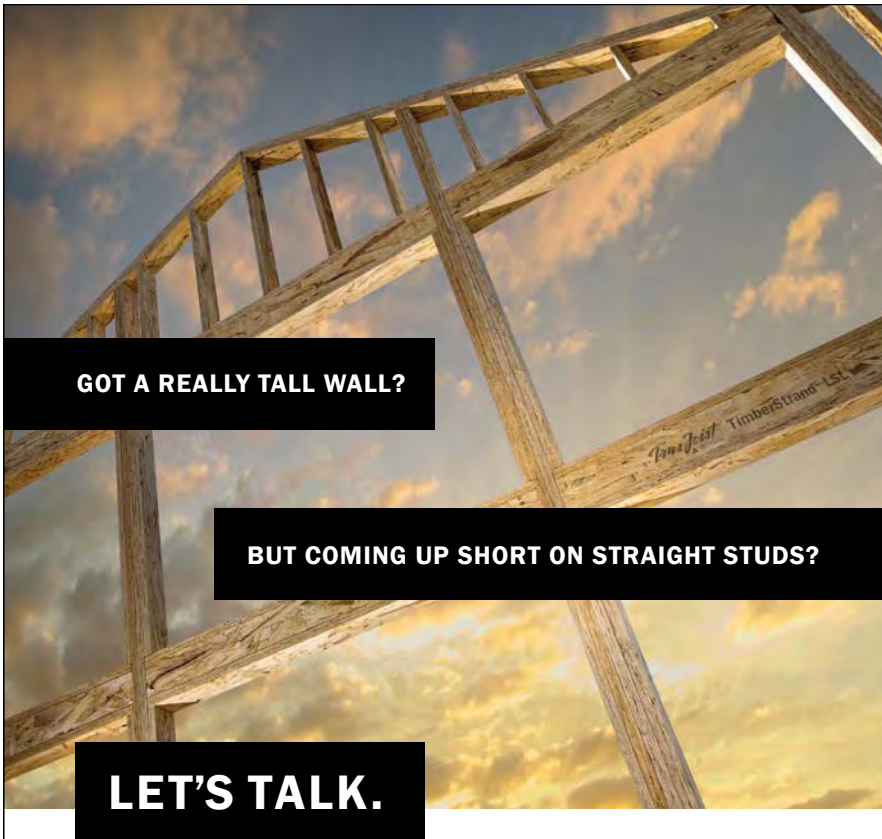
Jim Motonaga

land and the place into the design of the building, says Jim Motonaga of ADI Design Group that did the interior design of the Courtyard by Marriott Waikiki Beach, a \$20 million renovation completed in February.

“A lot of properties in Hawaii had gotten away from that sense of place,” Motonaga says. “It is more prevalent on the Neighbor Islands.”

A new addition to the Waikiki skyline is the The Ritz-Carlton Residences, which features 307 studio, one-, two- and three-bedroom residential units. “As manager of the first Ritz-Carlton Residences on the island of Oahu, we will deliver a highly-sensory respite in Waikiki for residence owners and guests from near and abroad,” Doug Chang, The Residences manager, said at the resort’s opening in mid-July.

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embrace the Hawaiian culture fits in with the goals of the Hawaii Tourism Authority’s plan to improve the ways that the visitor industry showcases Hawaiian culture. The HTA stresses



Daniel Nahoopii

“cultural authenticity” as a way to perpetuate what is unique about Hawaiian culture during the visitor experience, says Daniel Nahoopii, the HTA’s director of tourism research.

To do that, hotels and resorts need to create a sense of place that goes beyond visual appeal.

New designs should include traditional Hawaiian places: places for hula, carvings and lei making, all integrated into the design of the building, Nahoopii says.

“It’s not appropriate to do hula on a stage in a ballroom, you need a *pa hula*, a mound outdoors, to be accurate and authentic,” he says. “We’re trying to encourage people in the industry to design spaces that not only

reflect the motif of the culture, but tell the stories, the seasons and provide open space.”

Cultural Responsibility

For cultural advisers at more established properties, carving out authenticity is a delicate balance. Just ask Ku’uipo Kumukahi, the Hyatt Regency Waikiki Beach Resort and Spa manager of Hawaiian Culture and Community Relations. On the job less than a year, Kumukahi has tried to bring this cultural authenticity to the twin towers that were built in the 1970s but is limited by pillars, hallways and three levels of retail.

“We need people to help create the true sense of place in a building,” Kumukahi says. “I really don’t like that phrase. It’s really about the stories, the ability to speak about the elements of the area.”

At the Hyatt, that means Kumukahi must work to replace non-native plants with native plants that were traditionally found in old Waikiki, or tell the story of Prince Jonah Kuhio whose home had been located in the area of

the Hyatt.

“We have to do more here at the Hyatt,” Kumukahi says. “We all have an obligation to tell the story, the *moolelo* of this place. That’s what makes us unique, rather than just another sea and surf destination. It’s the people that makes us Hawaiian.”

“We are obligated to the land,” says Kumukahi, who was recently appointed by Gov. David Ige to the Hawaii Tourism Authority board of directors as its culture board member. “Concrete is temporary. We are on *alii* land.”



Thelma Kam

Down the road a bit along Kaluakaua Avenue, Thelma Keahaulani Kam, the cultural director of Starwood Hotels, says the Sheraton Princess Kaiulani Hotel is undergoing a \$5 million refresh

of 280 rooms in the Ainahau Tower and the lobby. The hotel is owned by Kyo-ya Hotels & Resorts LP along with three other properties: Westin Moana Surfriider, the Sheraton Waikiki

“We’re trying to encourage people in the industry to design spaces that not only reflect the motif of the culture, but tell the stories, the seasons and provide open space.”

—Daniel Nahoopii

The Sheraton Princess Kaiulani refreshed the 280 guestrooms in the Ainahau Tower.

and the Royal Hawaiian Hotel

Celebrating its 61st birthday, the Princess Kaiulani Hotel might have more substantial work slated but



Dara Young

nothing is set yet, says Dara Young, director of public relations at Starwood Waikiki.

“Through the renovation we’re constantly trying to tell the story of the place,” Kam says.

“At the Princess Kaiulani it’s about the person and her life.”

Storytelling is at the heart of the Hawaiian traditions, says Nahoopii. When Disney’s Aulani was built, it was oriented to reflect the stories of the land. The same can be done in Waikiki as it undergoes its renaissance.

“It’s the responsibility of our tourism industry to teach visitors about our home,” Nahoopii says. “Visitors come here for the education, to learn about the Hawaiian host culture. This enriches their experience.” 🏠



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BY BRETT ALEXANDER-ESTES

It's summer, and time to deal with your old, leaking or just-plain-ugly floors, doors and windows.

Luckily, Hawaii's vendors have a seemingly endless array of new-build, repair, remediation and replacement options for all of Hawaii's projects—from condominium towers to single-family homes.

And some products feature increased hurricane resistance and other improvements that move toward compliance with the pending revisions to Hawaii's building codes. Here are a few examples of top products available in the Islands:

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Wong says No Slip Hawaii's Island clients include prominent hotels, condominiums, restaurants, retail businesses and private residences. "Our product greatly reduces the risk of slip-and-fall accidents—as well as all health, financial and legal issues related to them," he says.

No Slip Hawaii's treatment is used on hard mineral surfaces, including ceramic, porcelain (including bathtubs), granite and marble. "Our products benefit any home owner or business owner who wants their floors to be safe to walk on, but does not want to sacrifice any of the floor's beauty," Wong says.

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Breezway Force Field screens and Stronghold louvers in a dormitory.
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Phil Camp, principal at hi.arch.y llp dba Hawaii Architecture LLP, says it will be critical to follow the pending code changes to the 2012 International Building Code and the subsequent adoption of the 2015 International Energy Conservation Code currently being considered in Hawaii.



Phil Camp

“Both will have a significant effect on the industry as the revised requirements for Impact Resistant Glazing in the IBC and the thermal envelope requirements of the IECC can possibly increase glazing costs in the realm of 20 to 30 percent when compared to the same project designed and built under the current code provisions that may not be held to the increased levels of performance required with the new codes,” he says.

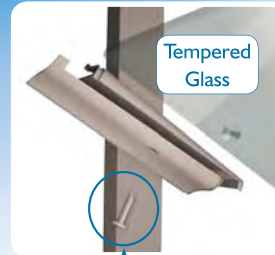
“Both will have a significant effect on the industry as the revised requirements for Impact Resistant Glazing in the IBC and the thermal envelope requirements of the IECC can possibly increase glazing costs in the realm of 20 to 30 percent when compared to the same project designed and built under the current code provisions that may not be held to the increased levels of performance required with the new codes,” he says.

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Executive Action

Kaiser Permanente Hawaii Regional Headquarters builds a health-centric workplace

BY BRETT ALEXANDER-ESTES





PHOTOS COURTESY RIM ARCHITECTS

Last August Kaiser Permanente began to “reconfigure, renovate and refresh their existing space” at the company’s division headquarters in Kakaako’s Pacific Park Plaza, says Kurt Mitchell, RIM Architects managing principal—Hawaii.

The \$5.8 million renovation, contracted by Pacific Park Plaza Owners LLC, would provide “energy efficiency and a pleasant work environment that supports employee health, well-being, safety and collaboration,” says



D'Wayne Wong

D'Wayne Wong, Kokea Construction Inc. project manager.

Kaiser’s division offices hadn’t been renovated in 20 years, and the project’s high-tech objectives, urban location and multiple stakeholders required close coordination between all parties, says Mitchell. Moreover, Kaiser had to continue seamless



Kurt Mitchell

management of its Hawaii facilities and services during construction, which wrapped in May.

Recently, *Building Industry Hawaii* sat down with Mitchell and Wong and explored the transformation of a 1990s administrative office into a 21st century collaborative center.

What was the goal of the project?

MITCHELL: Because a major renovation had not been done in 20 years, some of the office and department functions either expanded, rightsized or combined, and the need to upgrade the existing infrastructure became the major goal for the redevelopment of the space.

Kaiser’s division headquarters are in the Pacific Park Plaza. What was the scope of the project?

WONG: A two-story 40,000-square-foot interior building renovation.

MITCHELL: The site is in an existing office facility that has always been occupied by Kaiser. Each floor is approximately 20,000 square feet.

Has RIM Architects renovated any other Kaiser Hawaii sites?

MITCHELL: We were involved in the renovation of the Maui Clinic and other small projects at Kaiser Moanalua.

What were your design tasks?

MITCHELL: Install a new AC system that balanced the air flow and air quality. Change work stations with high walls to a system that had low walls which promoted collaboration with the various work teams. (Integrate) ergonomic furniture and workstations that had adjustable heights to promote a healthier work environment. Where possible, use sustainable design and materials based on LEED requirements for tenant improvements. More collaboration spaces for quick meetings and discussions.

What were Kaiser’s specifications?

MITCHELL: The entire design is based on Kaiser’s national standards. Because of Hawaii’s cost of construction, some of the items that would have been done required alternative design solutions. The technology installed was determined by what Kaiser needs to work together efficiently now and into the future.

How did Kokea Construction proceed?

WONG: Gut first- and second-floor interior spaces. Remove rooftop HVAC units and install new RTU under the





PHOTOS COURTESY KOKEA CONSTRUCTION

trellis canopy. Add four condenser units on the new roof steel framing and two condenser units per computer room. Enlarge existing first floor computer room with redundant split AC units. Create new second floor computer room with redundant split AC units. Renovate and enlarge first- and second-floor kitchen/lunch rooms. Renovate first- and second-floor restrooms and showers. Add a new unisex restroom and “mother’s lounge.” Provide infrastructure for Kaiser’s upgraded computer/IT network. Bring existing

items up to current code, i.e., handrails, guardrails, panic hardware, etc.

Does the renovated site feature any innovative techniques, products or equipment?

MITCHELL: The use of vertical intelligent architecture (VIA) walls, which are acoustical glass partitions. A variety of gathering spaces—stand-up, collaboration, bar seating—to allow for a variety of meetings and general discussions. Little things like water coolers with bottle fillers and showers.

These are all geared toward promoting a flexible, high-tech, healthy work environment.

WONG: Kaiser’s furniture vendor provided innovative and ergonomic desks, work surfaces and chairs—for example, desks have adjustable heights.

Were there special challenges?

MITCHELL: Kaiser worked with the landlord, Pacific Park Plaza, to completely move out into other areas of the building, which allowed the contractor exclusive use of the space. This helped avoid special problems with construction and access.

WONG: The property is surrounded by residential condominiums. Therefore, we had to schedule street closures for mid-morning periods, secure street usage permits, and give adequate advance notices to the neighbors.

How did Kokea and RIM work as a team?

WONG: We kept clear, constant and close communication regarding all aspects of the project.

MITCHELL: Kokea was involved from day one during the lease negotiations design and construction of the project. This was a team effort between the landlord, user, design team and contractor. Understanding cost, delivery dates and design helped the entire project team understand what we were designing and constructing.

Did your teamwork go further than the jobsite?

MITCHELL: Our meetings—some were scheduled, others were impromptu—were always transparent and involved.

How did Kokea and RIM coordinate construction with Kaiser Permanente?

MITCHELL: It was a five-part coordination effort—Kaiser, Pacific Park Plaza, Griffith Consultants construction managers, the RIM design team and Kokea—all were involved in weekly half-hour meetings.

In your opinion, what is the new Kaiser Hawaii Regional Headquarter’s standout feature?

Long-Span Stair Treads & Landings

Ascent to upper promenade, HPU College at Aloha Tower Marketplace
2015
Swinerton Builders



www.BUILDINGSYSTEMSHAWAII.COM

WONG: Water bottle filler stations installed on each floor—environmentally friendly, and promotes a good, healthy habit.

MITCHELL: The new reconfigured spaces. No longer are there high walls—the low walls offer a more collaborative atmosphere and encourage interaction. And among the latest modern finishes and furniture that were installed, they decided to restore and refinish their large main conference room wood table. It is like keeping something from the past to become a part of the future.

Besides each other, who contributed to the success of this project?

WONG: Everyone did—the owner, Kaiser, project managers, architect, and especially Angela Hodge, the building general manager. The landlord’s construction manager, Tim McMonigle of Griffith Construction Consultants, kept everyone working toward a common goal. The

teamwork by the subcontractors, architect, landlord/tenant and consultants made this project flow smoothly. A positive attitude goes a long way.

MITCHELL: The design team—Inatsuka Engineering (mechanical, plumbing, fire safety), WSP (electrical, data). The “Project Ladies”: Diane Cook, Kaiser project team leader; Michelle Aulea, Kaiser project manager; Angela Hodge, Pacific Park Plaza landlord; and Nicole Kimoto, RIM project architect.

Are RIM and Kokea engaged for other new projects?

MITCHELL: We continue to work together on projects at Pacific Park Plaza.

When the project wrapped, how did you know you had achieved your goals?

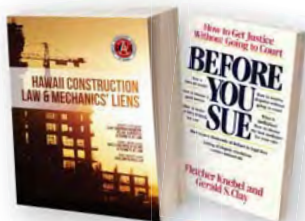
WONG: The Kaiser employees seemed very satisfied and thrilled with their new work space. There were a lot of happy faces!



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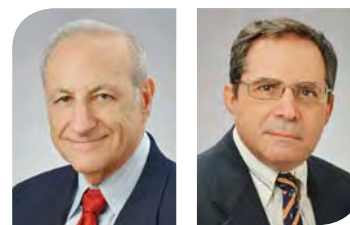


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Our principals Gerald Clay and Scott Batterman contributed with Karen Holma and John Manaut to Hawaii Construction Law & Mechanics Liens and with Fletcher Knebel on Before You Sue



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Getting More from Paints

Functionality in coatings and finishes is as important as being decorative in Hawaii's diverse climates





BY DAVID PUTNAM

In today's paints market, overall functionality—which includes everything from decorative to hiding and durability to health and safety—has emerged as the No. 1

selling point. Sure, a fresh coat does wonders for a building, inside and out, and even its roof. But today much more is expected from paints and finishes.

“There are a number of conditions that need to be considered to get to this point,” says Eric Yamashita, paint buyer for City Mill as he offers four qualities a top paint should possess:

“One: Ability to touch up, especially after repairing dings, holes, scratches and bullet holes. Joking about the bullet holes.

“Two: Quick drying for faster turnaround.

“Three: Durability, because it's easier to scrub a wall than it is to paint it.

And “Four: Low odor, again for faster turnaround.”

Key selling factors, says David Purington, director of merchandising at Hardware Hawaii, include

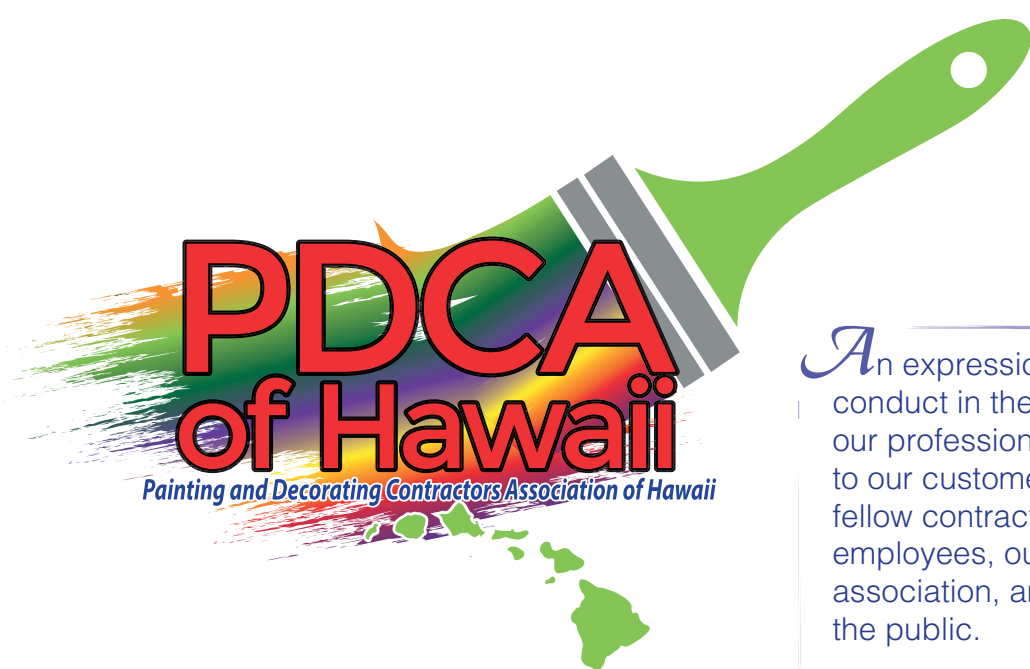


David Purington

paints that are “mildew- and stain-resistance, washable, scrubable and longevity are some of the things we've found that customers want from their paints. But the biggest thing that people want is service.”

Many of the new developments in paints, coatings and finishes for walls and roofs work well in Hawaii's various “micro climates,” says Brenden Clement of Cool Roof Hawaii.

“You can be in Waianae where it is super dry and arid and then drive across the mountains and be in Kaneohe where it is wet and moist. In



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Stylish Finishes

When it comes to interior walls, an array of custom finishes are available. “A popular trend among homeowners right now are chalk paints, and Hardware Hawaii carries a full line from Rust-Oleum called Rust-Oleum Chalked,” says Hardware Hawaii’s David Purington. “Available in quart sizes, these paints are great for when you want a vintage or distressed look.”

Other custom finishes include:

- Venetian plaster. The covering has a multidimensional look featuring a textured surface that mimics the look of the stucco.
- Metallic paint or glaze. The result is a wall that will sparkle when light hits it. Initially used for automobiles, these paints no longer require solvents to clean up.
- Metallic plaster. Metallic plaster is thicker than metallic paint and is applied with a trowel instead of a roller. It has a deep luster and a shimmering effect and offers various design options and colors.
- Texture sand. Tiny granules of silica sand gives the paint texture and reflects light, adding to the wall’s appearance of depth. The paint can be purchased with the sand already incorporated. Application is the same as rolling on a traditional paint, and it’s available in myriad colors.
- Brushed suede. An elegant finish. The Valspar version is applied by rolling on a base coat with a 1/2-inch-nap roller. Experts warn, however, that due to the nature of brushed suede, it’s advisable to avoid this finish in high-traffic areas because it can easily be scratched and touchups are difficult.

the wet climate areas, coatings that are mildew resistant are very important. You have probably seen roofs that turn black after being coated white only a year or two before,” he says.

“Proper roof maintenance is



Brenden Clement

very important to prevent this issue but so is knowing what product to use in a certain situation.”

And, Clement says, don’t scrimp. “You get what you pay for; sometimes

cheaper is not better,” he says.

“In the drier parts of the island, due to the high UV rays, it is important to use a product that has Kynar or an equivalent as a top coat to prevent wear-and-tear on the coating due to sun exposure. We have many coating manufacturers that offer such coatings and they are very good for the high UV areas.”

Changes in the industry, from when the choices were either oil- or water-based (latex) paints, began in the late 1970s as government regulations stimulated the development of low-solvent and solventless paints and coatings that could reduce the emission of volatile organic compounds (VOCs). Energy conservation and rising solvent costs also were factors.

Today, however, paints with low VOC are the norm. “We are seeing a shift to a product performance focus from low VOC,” Pat Gottschalk, former business president at The Dow Chemical Co., says in *IHS Chemical Week* magazine. “Low VOC was a breakthrough some time ago, but now it’s required for a seat at the table.”

New technologies include water-borne coatings, high-solids coatings, two-component systems, powder coatings and radiation-curable coatings.

Other examples of sought-after functionality include architectural paint-and-primer-in-one and paints that include antibacterial capabilities and coatings that can remove strong-smelling odors—such as formaldehyde, which is often used in furniture-making—out of the air.

For homeowners who shop at Hardware Hawaii, says Purington, “the two most popular choices are our Valspar Medallion and Valspar



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By the Numbers

200 Million: How many gallons of material that U.S. contractors apply each year—enough to cover 40 billion square feet, according to a 2012 estimate by paintingprotimes.com.

1868: The year the basic design of a paint can was invented (and remains basically the same).

80 Million: How many gallons of

exterior white paint are applied to houses each year, according to globalguideline.com.

1754: The year Devoe Paints, the oldest U.S. paint brand, was founded.

332.2 Million: The number of gallons of paint needed to stripe the paved roads in the U.S., according to a calculation on reddit.com based on a coating of 30-35 mil thickness and

5-inches wide.

1886: When Sherwin-Williams opened as a large paint-maker and invented a paint that could be used from the tin without preparation.

15: How many years ago that archeologists in South Africa reported finds in Blombos Cave of a 100,000-year-old human-made ochre-based mixture that could have been used like paint.

Pristine lines, both of which are paint-and-primer-in-one. Medallion is our workhorse line, a 100 percent acrylic paint that dries quickly, is washable and stain-resistant and is low-odor, low-VOC.

“Pristine is our high-end interior line, which goes on extra smooth and features Clean Science Technology, which is engineered to repel dirt and resist stains so it retains its smooth, clean finish over the years, even after repeated washing and scrubbing. This makes it ideal for cabinets, kitchens and baths.”

Durability and Coverage

According to the Bureau of Labor Statistics, 45 percent of all painters are self-employed. More importantly, they stay in business by listening to their customers, particularly about color preferences inside the structure as well as its exterior.

“White is the most requested by property owners due to the high reflective properties. If a homeowner is looking for an off-color, they usually select gray or tan,” Cool Roof’s Clement says.

“We see a lot of neutrals: Kilim Beige, Alabaster, Accessible Beige and Sea Salt are especially popular,” says Elise Martin, sales rep for Sherwin-Williams in Hilo. “Neutrals are very popular as part of the overall design; homeowners will

often bring in pops of color to emphasize certain aspects of a room.”

For other paint manufacturers, such as Behr, Benjamin Moore and Glidden, the top shades this year also reflect a



Elise Martin

Continued on Page 66

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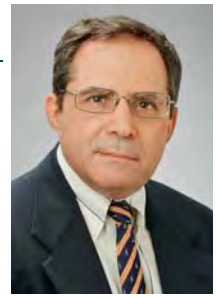


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Discovery Bay
in Background



Good News for Subs on Indemnity Clauses

BY SCOTT BATTERMAN

A recent decision by the Hawaii Supreme Court, *Arthur v. State of Hawaii*, No. SCWC-13-0000531, 2016 Haw. LEXIS 155 (June 27), has reduced the burden on subcontractors who are drawn into litigation against a general contractor. Every subcontractor who is being asked to pay the legal fees of a GC in ongoing litigation should discuss with their attorneys what this decision means for them.

Most subcontracts contain an “indemnity clause.” Typically, the clause requires the subcontractor to “defend, indemnify and hold harmless” the general contractor—and often the owner—from any claims that may be made by third parties which relate in any way to the work being performed by the subcontractor. Simply put, if somebody sued the general contractor for construction defects, the subcontractor(s) potentially implicated in those defects are required to reimburse the GC for any money they pay out, and for any attorneys’ fees they incur in the litigation.

What has made this particularly burdensome for subcontractors is a nearly 20-year-old decision by the Hawaii

Intermediate Court of Appeals, *Pancakes of Hawaii Inc. v. Pomare Properties Corp.*, 85 Haw. 286, 944 P.2d 83 (App. 1997). In that case, the court held that duty to “defend” in the indemnity clause acted just like the duty to defend in an insurance policy. This meant that the indemnifying party—e.g., the subcontractor—had to start paying the defense costs—attorneys’ fees, court fees, expert fees—from the start of the lawsuit.

Relying on that decision, general contractors who were sued would have their attorney send letters to all potentially involved subcontractors, demanding that they start paying the fees and threatening to go to court to get an order requiring the payment if they refused.

The subcontractors were stuck paying these costs, with no control over the choice of counsel or the conduct of the defense. Most construction cases settle, and often the subcontractors would never have a chance to recover the defense costs they paid out.

In *Arthur v. State of Hawaii*, the Hawaii Supreme Court held that the rule of the *Pomare Properties* case would no longer apply to construction litigation. The court based this ruling on a statute in the Hawaii Insurance Code, HRS Section 431:10-222, which applies only to indemnity clauses in construction contracts.

Under Section 431:10-222, an indemnity provision in a construction contract does not apply to any situation where the damage is the result of the “sole negligence or willful misconduct” of the person being indemnified. In other words, if the GC is the only one who is responsible for the damage, they cannot require the subcontractor to pay for it.

The Hawaii Supreme Court reasoned that this statute would apply equally to paying defense costs, as it would to paying for the actual damage caused. The court further reasoned that, until the cause of liability was established, it could not be determined who was at fault.

As a result, it held that in construction cases, in order to carry out the purpose of the statute—which was largely to protect small contractors and subcontractors from undue expense—defense costs would not be determined until after the litigation was concluded.

Any subcontractor who is being asked to pay fees while the litigation is going on, or who is already paying these fees during a litigation, should make sure their attorney is aware of this case.

The news is not all bad for general contractors. This same rule applies in any case where an owner or developer is sued and then seeks to have the GC pay its attorneys’ fees. 🏠

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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Rendering of Kapiolani Residence



A groundbreaking ceremony for Kapiolani Residence was held on July 13. PHOTO COURTESY SAMKOO PACIFIC LLC

Kapiolani Residence Breaks Ground

Construction got underway in mid-July on the 45-story Kapiolani Residence, a public-private collaboration between developer SamKoo Pacific LLC and the state of Hawaii's Hawaii Housing Finance and Development Corporation (HHFDC).

Located at 1631 Kapiolani Blvd., the property will offer 484 residential units for fee simple ownership. Sixty percent of the units (292) are designated as affordable. The remaining 192 units will be market-priced. Residences will include studios and one-, two- and three-bedroom units ranging from 460 to 1,331 square feet of interior living space, with affordable unit prices starting at \$272,000.

Kapiolani Residence is the first

project in Hawaii by SamKoo Pacific LLC, a Honolulu-based development company. The housing project, located next to Ala Moana Center, will feature commercial space on the ground floor, a parking garage, electric vehicle charging stations and bicycle storage, and a recreational deck on the garage's ninth floor with an indoor party room, barbecue grills and cabanas.

"As a high-rise, HHFDC-sponsored residential condominium project in a uniquely prime Central Honolulu location, we hope it will serve as a model for other public-private partnerships to provide more affordable and market-rate housing opportunities within the city's most vital urban districts," says Timothy Yi, president of SamKoo Pacific.

A&B Transforms Kailua Macy's Building

Alexander & Baldwin Inc. has broken ground on the Lau Hala Shops, a new mix of restaurants, retailers and services focused on lifestyle and wellness. The Lau Hala Shops is the first phase of A&B's long-term vision for its Kailua town holdings, which seeks to redevelop the A&B-owned properties within the commercial core of Kailua.

Lau Hala Shops will total 48,400 square feet and include 10 leasable spaces ranging in size from 800 to 20,000 square feet, including two indoor and patio restaurants as well as small and mid-sized retailers. Construction is scheduled to be complete in late 2017 and the first tenants are expected to open in early 2018.

"The Shops location in the heart of Kailua town makes it an appropriate



Rendering of Lau Hala Shops in Kailua

and important starting place for our broader long-term revitalization vision of Kailua's commercial center, which includes replacing dated buildings, creating open spaces, increasing the

walkability of Kailua Town, and providing new community-focused dining, retail and service options on the Windward side," says Lance Parker, A&B Properties president.



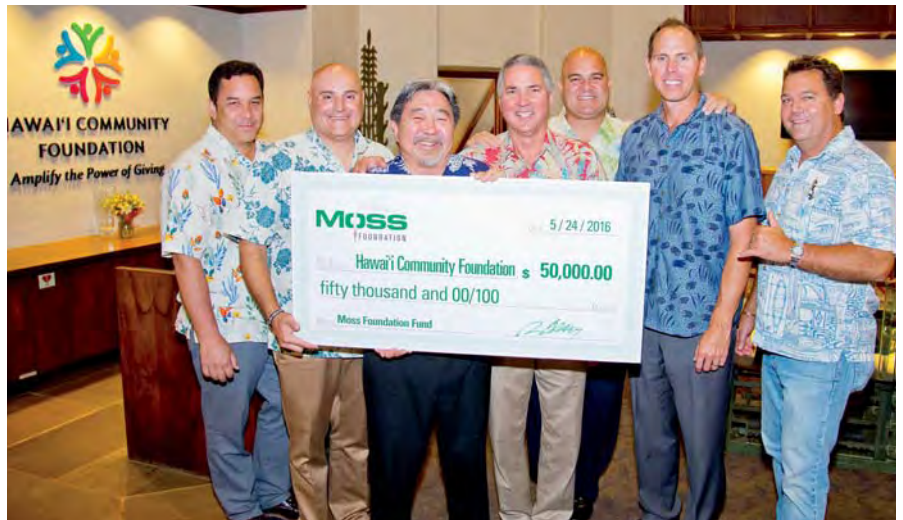
Employees of Hawaiian Cement partnered with the nonprofit Compassion for Cancer Caregivers to form a team to assist family members battling cancer. According to John DeLong, president of Hawaiian Cement, the volunteers met once a week for two months to learn about cancer, its treatment, the emotions and challenges and about practical approaches to assist families dealing with cancer. Hawaiian Cement's team of volunteers includes Nate Lopez, Gina Ungos, Lorene Barboza, Travis Kono, Linda Kono, Michelle Gomes, Jim Gomes, Braun Thomson, Jorden Abcede and Danny Sonognini.

Moss Foundation Donates \$50,000

The Moss Foundation, an arm of Florida-based construction firm Moss & Associates, in May donated \$50,000 to the Hawaii Community Foundation (HCF) to improve academic outcomes for Hawaii at-risk youth and to increase placement of the state's homeless families in stable housing.

The HCF in 2015 distributed more than \$46 million in grants and contracts statewide, including \$4.5 million in scholarships. Moss Foundation's donation will directly support HCF's Connecting for Success and HousingASAP programs.

Moss & Associates maintains 12 regional offices in six states, and focuses on construction management at-risk, design-build and public-partnerships.



Attending the check presentation were, from left, Chad Johnston, Moss Business Development; Mike Mazza, Moss EVP; Kelvin H. Taketa, Hawaii Community Foundation CEO; Doug Rogers, Moss VP; Micah A. Kane, Hawaii Community Foundation president and COO; Dave Ciampini, Moss VP BD; Mark Finucane, Moss General Superintendent.



Designed by KTG Architecture + Planning, the Kapolei Lofts community is a four-block series of three-story walk-up apartment buildings.

Kapolei Lofts Lands Gold Nugget Award

Kapolei Lofts, developed by Forest City Hawaii, won a Gold Nugget from *Builder Magazine* at the publication's 53rd annual awards ceremony in San Francisco in June.

The award recognizes those who improve their communities through exceptional concepts in design, planning and development. Kapolei Lofts won in the category of communities built with affordable homes at a density of 30 units to the acre or less.

"Forest City is proud to have created an exceptional place to live in Kapolei Lofts and implemented affordable housing programs that will continue to benefit the community," said Jon Wallenstrom, Forest City's developer on the project.

Previously, Kapolei Lofts received two Awards of Excellence during NAIOP Hawaii's 19th annual Kukulu Hale Awards ceremony in May, taking home the Green Building Award and the New Project Award—Commercial/ Other Over 40,000 Square Feet.



A groundbreaking for the second phase of the Camacho Landmark Center was held on June 29.

Work Begins on Phase 2 of Camacho Project on Guam

CAM 5 Real Estate LLC recently launched the second phase of its commercial complex project in Tamuning, the business hub on Guam. The \$6 million project is a component of the Camacho Landmark Center, an integrated three-building commercial facility at the corner of Chalan San Antonio and Marine Corps Drive.

"Now we are ready and excited to continue changing the Tamuning village-scape," says Michael Camacho, president of CAM 5.

The building, designed by RIM

Architects LLC and contracted to 5M Construction Corp., is a two-story, 21,000-square-foot structure with 14 commercial spaces on each floor. The ground floor will house retailers and the second floor is for healthcare clinics and corporate and professional offices as well as financial services.

Camacho says the project takes the company another step closer to the completion of its master plan for the busiest traffic intersection on island.

The project is expected to be completed in May 2017.



Stierli Joins Infinium Interiors

Nathan Stierli has been named vice president of operations at Infinium Interiors Inc. Stierli, a graduate of the University of Hawaii at Manoa, will manage daily installation operations for the company.

He previously worked in commercial furniture as a project manager.



B+K Hires Fan

Tony Fan has been hired as a project inspector at Bowers + Kubota Consulting, an employee-owned architectural and engineering firm.

Continued from Page 61

neutral hue, with names like Simply White, Off-White and Cappuccino White, respectively.

Valspar likes shades of gray this year, offering Simply Perfect, Comfort Zone, You Do You and Good Company—with a white pairing for each set. And Kelly-Moore is offering Horizon Gray while Olympic opts for another hue with its Blue Cloud.

“Our high-performance coatings are very popular for both residential and commercial customers,” Martin says. “Duration, which provides superior hide and durability, continues to be a favorite among commercial contractors. On the residential side, Emerald is a popular choice with its exceptional coverage and washability.”

Says Purington, “the more popular colors tend to be off-white or pastel colors. However, we’ve also seen an uptick in bolder colors, especially for the exterior of the home.”

As for the viscosity of a high-quality exterior paint—whether the structure is wood, stucco, concrete or metal—a thick flexible layer is generally preferred by clients. Experts say the best paints can provide resistance to peeling and blistering and today are self-priming and have mildew-resistant properties.

“The most popular choice for our

contractors is Valspar’s Professional line of paint,” says Purington. Available in interior and exterior, this paint is easy to apply, offers high hiding and touch-up and is low odor, low VOC.”

Clement says silicone remains a popular choice for re-covering roofs in Hawaii.

“Now that they have been on the market for about five years, they are starting to be trusted by more and more contractors. Also, they are great for roofs that have continual ‘bird bathing’ ponds that will usually degrade an acrylic or modified bitumen roof,” he says.

“New urethane and urethane/silicone hybrids are starting to pick up more steam in the market. The urethane basecoat comes with more elongation, which allows for better expansion and contraction under the silicone topcoat which protects the silicone from a settling or moving substrate.”

Whatever brand or style of coating is selected for a roof, Clement offers a bit of advice:

“Be on the lookout for possible changes to the roofing code in the future which will require EnergyStar materials to be used on all re-roofing projects as well as insulation or venting requirements to go along with it.” 🏠

BIA-Hawaii Wins Top NAHB Education Award

The Building Industry Association of Hawaii was recognized in July by the National Association of Home Builders (NAHB) for having the “Best Education Program 2015” for organizations with 201 to 600 members.

The course was developed by the BIA-Hawaii, and instructors included BIA staff and general contractors who are members of the organization. The course was designed to

educate licensed Realtors on how to identify trouble areas in residential buildings and permitting.

Participants were instructed on the types of builders, basic building construction, how to identify trouble areas and permitting basics.

BIA-Hawaii worked with the Department of Commerce and Consumer Affairs Real Estate Commission to qualify the course for continuing education credits for Realtors.



Barrier Tongs

Also known as the Ken-lift, the scissor action of this lifter will grip concrete block, wall, curb and median wall securely. Setting it down onto the wall top activates the lifter. The barrier tongs clamp tightly against the wall surface without need for auxiliary hydraulic hookups. Swiveling pad angles adjust to match the slope of the wall. The wall is held firmly in the device as it is moved and positioned. Once the wall has been set firmly back on the ground, it will release automatically. Available in models from a 1,500-pound capacity curb lifter to a 40,000-pound capacity model.

www.kenco.com

Cable Tie Gun

The Cable Tie Gun and professional system manufactured by Ks5 (Kelly's 5 Distribution LLC) has an innovative clamping handle and a 50-foot detachable spool that creates user's preferred cable tie length without diameter limitation. Applications include electrical, solar panel, HVAC, maintenance, mechanical, landscaping and more. Streamlined shape is ideal for tight spaces. Kit includes cable spool, locking clips and plugs.

Available at RMA Sales.

ks5.us/12-cable-tie-gun



Bump Cap

Ergodyne has added a new XL-sized bump cap to its Skullerz Head Protection offering. Workers of all head sizes can be protected from cranial bumps and bruises offered by a removable, impact-resistant shell with foam lining. The shell's flanged design allows for airflow and breathability while maintaining protection and compliance. The bump cap is designed for applications where worker-generated impact is a hazard or workplaces that do not require a hard hat but still have head injury risks.

www.ergodyne.com



Light Mast

Industrial lighting company, Larson Electronics, announces the release of a 30-foot horizontal light mast that provides a safe and effective way for operators to quickly deploy lights, cameras and other equipment. The LM-30-HZ-EW horizontal light mast features a two-section assembly that extends to 30 feet for maximum area coverage and collapses to 17 feet when not in use. The mast extends to its full horizontal position by using an included 1,000-pound electric winch fitted with 1/4-inch cable.

www.Larsonelectronics.com



Flexvolt Battery

DeWalt introduces the Flexvolt, the world's first battery that automatically changes voltage when you change tools. The system features an innovative voltage-changing battery and a lineup of groundbreaking 60V MAX and 120V MAX tools. The Flexvolt battery is backwards compatible with DeWalt's 20V MAX tools, allowing up to four times the runtime.

www.dewalt.com



Fale Esekia, Darlean Kiyokane, Cindy Jensen

NAWIC gets together

The National Association of Women in Construction held a general membership meeting July 21 at the Honolulu Country Club. In its 51st year, Fale Esekia of CC Engineering & Construction is the current president.



Nicole Stann, Pam Reiser, Leslie Ryan, Ele Rego



Joan Nacino, Paula Daligcon



Donna Dennis, May Liu



June Keaton, Evelyn Toyama, Amy Mijo



Daena Lee, Leslie Miasnik



Janet Frederickson, Dawn Kimura



Michelle Sakamoto, Mayumi Dao



Misty Wheeler, Kimberly Fanene



Roxy Ribera, Kate Langford, Summer Restivo



Natascha Roblee, Kehau Amorin



Maegan Best, Leslie Miasnik



Shawna Lacuesta, Hiipoe Demello



All Pilots Gotta Land Have You Prepared Your Flight Plan?

BY GARRETT J. SULLIVAN

We may not want to admit it, but we all age. At some point, every contractor needs to think about who will replace them. It is part of the business life cycle. If you're like most contractors, you subconsciously think you will never sell your company. Regardless, there are compelling arguments for creating an exit plan, even if you own a small, closely held business. Consider the ramifications of a poor transition:

- 65-70 percent of the wealth transferred to the second generation is lost by that generation.
- 90 percent of the wealth is lost by the third generation.
- 50-65 percent of wealth transfer failure is caused by lack of trust and communication among family members

The remedy: A Business Succession Plan. It not only makes financial sense but it also mitigates business disruption and provides sustained peace-of-mind for your employees and clients. A well-conceived plan considers many possible scenarios such as the training of the new CEO and managers while facilitating the transition.

By nature, successful contractors are good planners, as well as very independent. However, this is not a solo activity. It makes superb sense to assemble your attorney, banker, business consultant, insurance agent and CPA to develop the optimal plan for you.

Start by asking yourself what would happen if you suddenly departed the company. Could the managers on your team be counted on for a proper transition? If you answer this question

honestly, your answer will likely be "no." Instead of waiting for a crisis—and allowing important decisions to be made by someone else—begin your

By nature, successful contractors are good planners, as well as very independent. However, this is not a solo activity.

plan now. You should fast-track the planning process if you're considering retirement, you're exhausted and can no longer work at the same pace, illness prevents you from working in the same capacity, or your family members are beginning to naturally take over the company.

The genesis of a sound Business Succession Plan comes from answering questions about yourself and the future of the company:

- Who do I want to own the business?
- How do I see my role once I am no longer the owner?
- If I were to sell the business and stop working, would I have enough money for retirement?
- What is the most tax-efficient way for me to transfer the company?

Departing from a business where you've made such a large financial and emotional investment requires resolve, but there is no better person to steer these decisions than you. You will face a number of thorny issues such as assigning different levels of ownership for intra-family transfers, reducing

tension and increasing harmony within your family, and determining who will receive voting shares. Additional decisions such as which key employees to

retain, how to properly finance the plan and handle business continuation insurance, and your payout amount will require careful consideration.

In the end, your Business Succession Plan should include a written contract, spelling out your complete support and addressing the following:

- Methods of valuation and transfer of ownership.
- An orderly transfer of liquid assets in the company.
- An estimate of your future wealth as it pertains to estate planning.
- Plans for the continuity and growth of the business.
- Personnel retention.
- Training programs.

The plan should always be distributed to the key stakeholders affected and updated each year to reflect changes.

Once you have completed your Business Succession Plan, you can begin thinking about your next milestone: The Bucket List. Yes, you have worked hard, and it is time for the adventures you have longed for while you were busy building a business. 🏠

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