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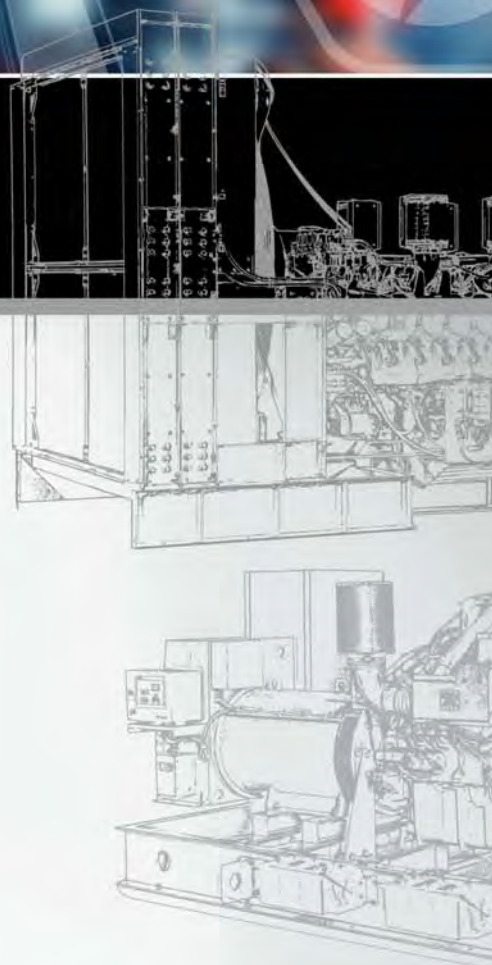
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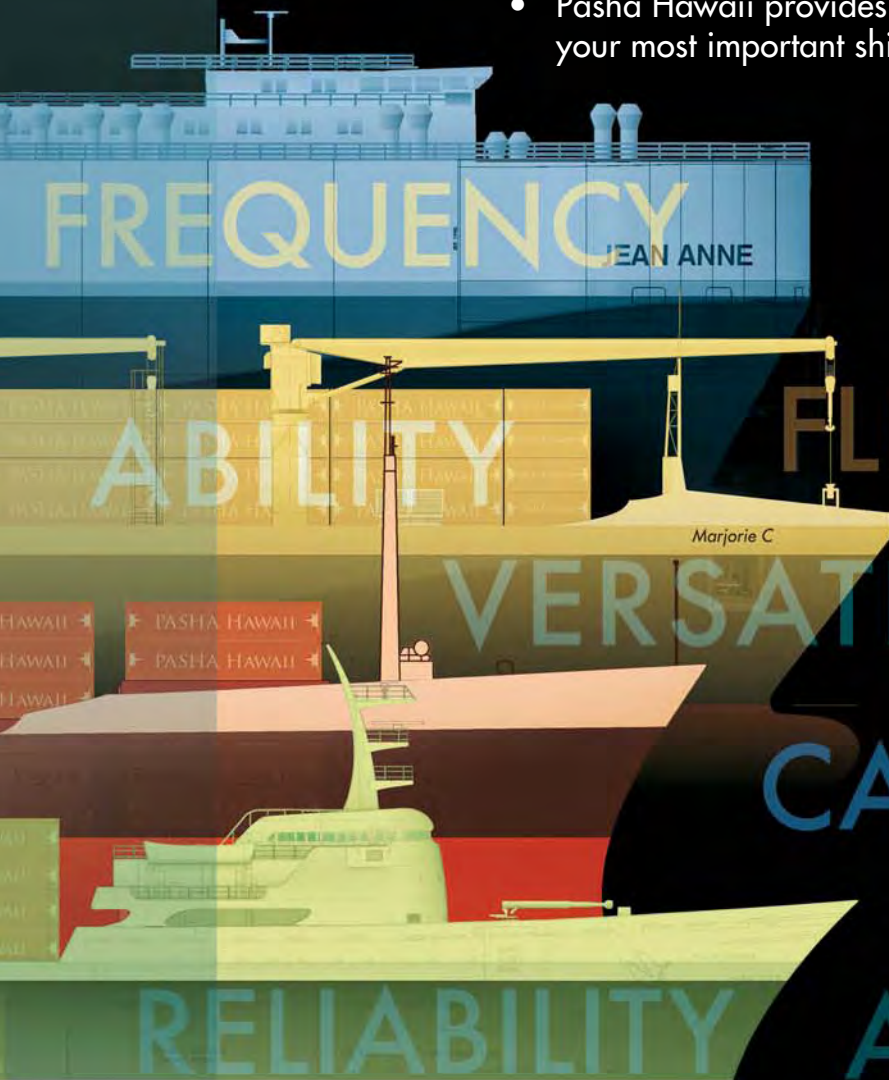
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COFFEE BREAK

This month will mark the Pacific Building Trade Expo's 17th year of offering exhibits, products and workshops to Hawaii's architects, engineers and contractors.

More than 250 exhibitors will be at the Hawaii Convention Center on Oct. 25 for the annual Expo. In this issue, we also take a look at the Expo's formative years with longtime co-chairs Stephen Ellis Nash and John Fullmer,

along with a look at their successors this year, Rick Myers and Bob Lazo. And be sure to look for the 32-page special Expo section inside.

Also, check out our report inside on what's happening in the building sector on Maui these days.

Five Hawaii journeymen tell *Building Industry Hawaii* about what their unions mean to them and their careers and offer insight into their trades.

Are you noticing the subtle changes in how high-rises are being built in Hawaii? Experts such as architect David Miller discuss how contemporary Hawaii high-rise design is aimed at enhancing 21st century urban life by mixing the types of buildings within an area.

And we talk with mayoral candidates Kirk Caldwell, the incumbent, and Charles Djou, the challenger, about their plans and goals for Hawaii's construction industry ahead of next month's elections. 🏠

A hui hou,

david@tradepublishing.com

SETTING IT STRAIGHT

General contractor Nan Inc. is doing the first phase of upgrades to the Hawaii Prince Hotel Waikiki. In the September issue the company named as the contractor on this project was incorrect. G70 (formerly Group 70 International) was the project's design architect and CRA served as interior designers.

Also, Karen Winpenny's name was misspelled. She is the new events and marketing director for the Building Industry Association of Hawaii.

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Kaanapali Ocean Resort, Maui



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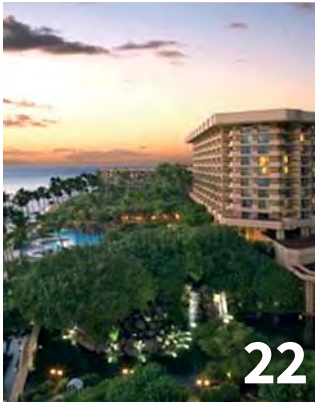
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Nordic PCL installs Waiea's glass curtain.
Design by Ursula A. Silva

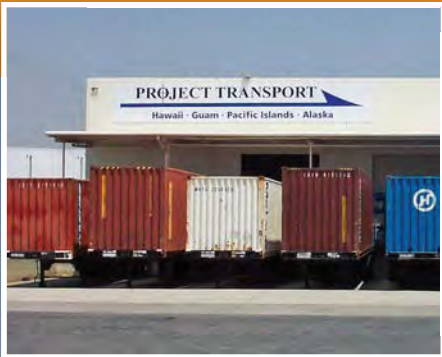
COMING IN NOVEMBER

Building Industry Hawaii reports on **Affordable Housing** and takes a look at what's new in **Construction Equipment**. Our coverage will include an update on **Building With Steel** and **Shipping and Transportation** as well as **Supplies and Resources**.

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OCTOBER 1

AIA CANstruction Competition: "Galacti-CAN-goods!"

Intergalactic travel, science and technology are this year's themes at the American Institute of Architects (AIA) Honolulu Chapter's 11th annual competition featuring giant sculptures made entirely from canned goods and built by teams led by architects and engineers. After the winners are chosen, canned goods are donated to the Hawaii Foodbank. Donate a can and cast your vote Oct. 1-16 for the 2016 People's Choice Award winner. Keiki (ages 5-12) pitch in 10 a.m.-1 p.m. at Kids CAN Corner on Oct. 1.

9 a.m.-2 p.m. Pearlridge Center, Uptown Center Court, 98-1005 Moanalua Rd., Aiea. For more information, go to aiahonolulu.org or contact Reid Mizue at reid@omizuarch.com.

OCTOBER 1, 15; NOVEMBER 5

AIA Architectural Walking Tour of Honolulu

The AIA Honolulu Chapter's Saturday walking tours are led by a Hawaii 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 Oct. 14 (for Oct. 15); Nov. 4 (for Nov. 5). For more information: contact@aiahonolulu.org or 628-7243. Fee: \$15 per person.

OCTOBER 3

EPA Lead Renovator Certification Training (8-hour)

The Building Industry Association of Hawaii (BIA-Hawaii) hosts this daylong program for electricians, plumbers, renovators, remodelers and painters presenting EPA-approved practices to prevent lead contamination. Certificate of course completion available after successful testing.

8 a.m.-4 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 3. Contact Barbara

Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA-Hawaii members \$300; nonmembers \$350.

OCTOBER 4

EPA Lead Renovator Refresher (4-hour)

Offered by BIA-Hawaii. This four-hour refresher course is required to renew an individual's RRP-compliant Lead Renovator Initial Certification. Certificate of course completion available after successful testing.

8 a.m.-noon. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 4. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA-Hawaii members \$180; nonmembers \$215.

OCTOBER 4

Financial Organization & Efficiency for Business Owners

BIA-Hawaii and Wealth Strategy Partners present an informational seminar designed to streamline business financial operations and maximize business profits.

8:30-10 a.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 4. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration.

OCTOBER 5

31st Annual BIA Renaissance Building & Remodeling Awards Gala

The year's top projects by the Islands' leading contractors, general and specialty designers, developers and architects will be announced and celebrated at BIA-Hawaii's prestigious annual gala.

5:30 p.m. (cocktails); 6:30 p.m. (dinner and awards). The Modern Honolulu, 1775 Ala Moana Blvd. Online registration at biahawaii.org until Oct. 5. To RSVP/register and for more information, contact Karen Winpenny at 629-7503 or via kkw@biahawaii.org. Fee: \$150 per person; \$1,500 per table.

**OCTOBER 5-7; AND 8, 15, 22
NOVEMBER 2-4; AND 9, 12, 16**

Fall Protection – Competent Person 24-Hour

BIA-Hawaii and Lawson Associates Inc. present a 24-hour course for supervisors presented by a Qualified Fall Protection Trainer (as required by ANSI Z359.2 and ANSI Z490.1) and based on OSHA 29 CFR 1926 Sub Part M and EM 385-1-1 Section 21.C.01 and 21.C.05 requirements. Includes written reference material, classroom lecture, hands-on training and practical demonstrations. Certification awarded after successful testing.

7 a.m.-3:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more information and to register online, go to info@lawsonsafety.com, lawsonsafety.com or contact Lawson & Associates Inc. at 441-5333. Fee: \$600 plus tax and registration/on-line ticketing fee; 10 percent discount for BIA-Hawaii members.

OCTOBER 6, 7, 12, 13, 14

Construction Safety Hazard Awareness Training for Contractors

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

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by Sept. 23 at gcawaii.org. Limited seating; first-come, first-served. Fee: GCA members \$500; nonmembers \$750. No refunds after Sept. 30. Substitutions available.

OCTOBER 8; NOVEMBER 19

Fall Protection – End User Training

BIA-Hawaii and Lawson Associates Inc. present eight-hour training for workers presented by a Qualified Fall Protection Trainer (as required

by ANSI Z359.2 and ANSI Z490.1) and is based on OSHA 29 CFR 1926 Sub Part M and EM 385-1-1 Section 21.C.01 and 21.C.05 requirements. Includes written reference material, classroom lecture, hands-on training and practical demonstrations. Certification awarded after successful testing.

7 a.m.-3:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more information and to register online, go to info@lawsonsafety.com, lawsonsafety.com or contact Lawson & Associates Inc. at 441-5333. Fee: \$199 plus tax and registration/on-line ticketing fee; 10 percent discount for BIA-Hawaii members.

OCTOBER 10-12

OSHA 503 – Update for General Industry Outreach Trainers

BIA-Hawaii offers the UC-San Diego OSHA Training Institute Education Center's mandatory training update to OSHA 501-Trainer Course for General Industry for active trainers in this three-day class. Verification of

OSHA 501 or OSHA 503 certification within the past four years is required to register. Various industry credits available. Must bring current trainer card to class. Laptop recommended. All materials provided on the first day of class. No online class enrollment.

8 a.m.-4:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more information, go to biahawaii.org or oshatraining@ucsd.edu or call 800-358-9206. Fee: \$495. No refunds after Sept. 26.

OCTOBER 12

BIA Networking Night

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


5-7:30 p.m. Organized Hawaii, 94-485 Ukee St., Waipahu. Register online at biahawaii.org until Oct. 12. For more information, go to biahawaii.org or contact Cathleen Langin at 629-7505 or at cnl@biahawaii.org.

OCTOBER 12; NOVEMBER 5

Fall Protection – Program Manager Training

Lawson Associates Inc. and BIA-Hawaii present an eight-hour course for managers presented by a Qualified Fall Protection Trainer (as required by ANSI Z359.2 and ANSI Z490.1) and based on ANSI/ASSE Z359.2 Minimum Requirements for a Comprehensive Managed Fall Protection Program. Includes written reference material, classroom lecture, hands-on training and practical demonstrations. Certification awarded after successful testing.

7 a.m.-3:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more information and to register online, go to info@lawsonsafety.com, lawsonsafety.com or contact Lawson & Associates Inc. at 441-5333. Fee: \$199 plus tax and registration/online ticketing fee; 10 percent discount for BIA-Hawaii members.



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OCTOBER 14**Informational Medicare Seminar**

BIA-Hawaii presents an informational and discussion session on Medicare qualifications and options with guest speaker Margaret Wong from Copeland Insurance Group. Bring your own lunch.

11:30 a.m.-1 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 14. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Free.

OCTOBER 16**AIA CANstruction Awards Ceremony & De-construction**

Celebrate the AIA Honolulu Chapter's 11th annual CANstruction Peoples' Choice Award for the year's outstanding giant sculptures made entirely from canned goods. After the awards, sculptures are dismantled and canned goods are distributed in this Hawaii Food Bank promotional event.

2 p.m. (awards ceremony); 2:30-4:30 (de-construction). Pearlridge Center, Uptown Center Court, 98-1005 Moanalua Rd., Aiea. For more information, go to aiahonolulu.org or contact Reid Mizue at reid@omizuarch.com.

OCTOBER 17**Estimating & Scheduling for Profitable Business Operations**

BIA-Hawaii hosts Bay Area builder Michael Strong's course that shows how to estimate project costs and create a successful construction schedule. Topics include combining estimates and schedules to set up a project, fundamentals that identify project costs, spreadsheets and packaged estimating systems and more. Various industry credits available.

8 a.m.-5 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 17. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA-Hawaii members \$250; nonmembers \$350; \$175 with ETF funding.

OCTOBER 18**Project Management**

Offered by BIA-Hawaii. Bay Area building expert Michael Strong covers the three phases of a successful venture: planning, implementation and

evaluation. Owners, project managers and other builders will learn how to successfully supervise contractors and all phases of construction both on- and off-site. Meets many real estate and building industry continuing education requirements.

8 a.m.-4 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki Street, Waipahu. Online registration at biahawaii.org until Oct. 18. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

OCTOBER 18-20**Construction Quality Management (CQM) for Contractors**

GCA of Hawaii hosts this three-day CQM course, a joint training program provided by the U.S. Army Corps of Engineers, Honolulu Engineer District and the Naval Facilities Engineering Command, Pacific Division. This training is a mandatory certification requirement for all appointed contractor quality control system managers (CQCSM) and is valid for five years. First priority to GCs sending job award letter with registration. Limited to two employees per company.

Noon-4 p.m. (daily). GCA Contractors Association, 1065 Ahua St. To register and for more information, go to gcahawaii.org or call 833-1681. Fee: GCA members \$95; nonmembers \$125. No refunds for no-shows and cancellations received after Oct. 12.

OCTOBER 19**Business Management for Building Professionals**

Offered by BIA-Hawaii. Michael Strong, Bay Area building expert, presents the management skills that boost small construction firms' performance. Certificate available after successful testing. Meets many real estate and building industry continuing education requirements.

8 a.m.-5 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki Street, Waipahu. Online registration at biahawaii.org until Oct. 19. For more information, contact Barbara Nishikawa at 629-7505. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

OCTOBER 22**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.

OCTOBER 25**2016 Pacific Building Trade Expo**

The Honolulu chapters of the American Institute of Architects and the Construction Specifications Institute co-produce the 17th Annual Pacific Building Trade Expo with presenting sponsor HonBlue at the Hawaii Convention Center. Hawaii's premier exposition for contractors, builders, architects, designers, landscape architects, engineers and other AEC professionals showcases more than 250 local and national vendors, presents stimulating seminars and provides valuable networking opportunities. Various credits available through seminar attendance. AIA Honolulu's annual elections are held in conjunction with the Expo.

8 a.m.-5:30 p.m. (seminars); 9 a.m.-5:30 p.m. (exhibits); 11:30 a.m. (free buffet lunch); 4 p.m. (Pau Hana reception and prize giveaways). Hawaii Convention Center, 1801 Kalakaua Ave. First-come, first-served Center parking. Register at pacificbuildingtradeexpo.com. Contact Barbie at barbie@pacificbuildingtradeexpo.com for exhibit space info or sponsorships. Free admission for all AEC industry professionals, building managers and military/government officials.

OCTOBER 25**AIA Honolulu Annual Business Meeting and Luncheon**

AIA Honolulu holds its annual business meeting and elections in conjunction with the Pacific Building Trade Expo. Lunch is provided. All AIA Honolulu member architects,

associates and allied members are encouraged to attend.

11:30 a.m.-1 p.m. Hawaii Convention Center, Rm. 314, 1801 Kalakaua Ave.

OCTOBER 26

CAPS I: Marketing Strategies for Aging & Accessibility

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

8 a.m.-5 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 26. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$270; nonmembers \$370. ETF partial funding available.

OCTOBER 28

Identifying Trouble Areas in Residential Buildings & Permitting

Offered by BIA-Hawaii. A licensed general contractor conducts a workshop for seasoned and novice realtors covering types of builders, basic building construction, ADUs, permitting basics and more. Counts for four DCCA 2015-2016 biennium continuing education requirements.

NOVEMBER 15

“STILL Houseless in Honolulu”

The Building Industry Association of Hawaii (BIA-Hawaii) presents its second annual “Houseless in Honolulu” summit.

Gladys Marrone, BIA-Hawaii CEO, says: “A severe lack of housing supply, at all price points, is a huge factor in our high median home prices. Our summit focuses on solutions so the next generation can afford to stay in Hawaii and invest in our communities.” A summit panel presents views of the crisis and possible solutions, including the economic benefits of increased housing and proposals for state housing policy changes.

8 a.m.-noon. Pomaikai Ballroom, Dole Cannery Iwilei, 735 Iwilei Rd. For more information, contact Karen Winpenny at 629-7703 or kkw@biahawaii.org.

9 a.m.-1:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 28. 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.

OCTOBER 28

CAPS II Design/Build Solutions for Aging and Accessibility

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

8 a.m.-5 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Oct. 28. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$270; nonmembers \$370. ETF partial funding available.

OCTOBER 28

Payment Workshop: “Legal Answers Available”

Sponsored by GCA of Hawaii. Honolulu attorney Gerald S. Clay of Clay Chapman Iwamura Pulice & Nervell reviews contract- and construction-related disputes, liens,

collection strategies and more. Attendees may submit questions in advance; questions from the floor will be taken if time permits. Certificate of attendance will be issued after course completion. Breakfast and course handout included.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. RSVP/register by Oct. 21 at gcahawaii.org. Limited seating; first-come, first-served. Fee: GCA members \$95; nonmembers \$125. No refunds after Oct. 22. Substitutions available.

NOVEMBER 2-3

Universal Design/Build

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. to 5 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Nov. 2. 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.

NOVEMBER 7-10

OSHA 3115-Fall Protection

Formerly known as “OSHA 3110,” this four-day course offered by BIA-Hawaii and UC-San Diego’s OSHA Training Institute covers state-of-the-art fall technology and current OSHA compliance standards. Topics include conventional systems, body holding devices, anchor points, harness and vertical / horizontal traveling systems. Course includes a one-day field exercise demonstrating fall protection equipment. All materials provided on first day of class. Various credits available.

8 a.m.-4:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki Street, Waipahu. Register at oshatraining@ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit oshatraining@ucsd.edu. Fee: \$750. No refunds after Oct. 24. 🏠

Social Engineering Thrives in Kakaako

BY DON CHAPMAN



Last month I wrote that once construction is done and people start moving into all that new Kakaako housing and commercial space, it will be interesting in a sociological way to observe what happens.

That time has come, and the level of social engineering through architecture is remarkable.

On Sept. 13, I toured a key piece of the plan—The Flats at Puunui, aka 440 Keawe Street. It’s an “affordable housing” project by Kamehameha Schools (KS), proving Kakaako development is not just to benefit foreign millionaires, as some have alleged. Driving and walking past while going out for lunch (RIP, J’s Korean diner), I’d watched the colorful building complex rising, and wondered what life would be like there. Based on what I saw and heard during the open house hosted by Locations—and the comments of other local folks looking for a new home—I can imagine a very good life in the “new Kakaako.” Possibly even a new life.



Bob Oda

Or as **Bob Oda**, senior VP of planning and development for KS’s real estate side, puts it:

“We wanted to create a great place to live, even in a vertical community ... not a traditional suburb setting. We want to help neighbors connect, and create a vital community that puts ‘feet on the street.’ ”

Meaning it’s easy to walk out for coffee in the morning, dining in the evening, or all sorts of arts and shopping. This is social engineering through architecture at its finest.

A few details, per property manager manager **Frank Rodriguez** and his team, including leasing agent **Mark Toohey**, who led my tour:

The seven-story Flats (plus eighth-floor rooftop barbecue/social area) is comprised of 40 studio apartments (369 square feet, starting at \$1,295 monthly), 16 one-bedroom units (596 square feet, \$1,475), 16 one-bedroom-with-den units (717 square feet, \$1,775), eight two-bedroom apartments (717 square feet, \$2,100) and eight three-bedroom, two-bath apartments (915 square feet, \$2,400).



Frank Rodriguez



Mark Toohey

Parking and electricity are extra. Maximum annual qualifying income for a single renter is \$70,400, for two \$80,400.

Whatever your budget and needs, there is plenty to like here. Units are bright and airy, with AC and ceiling fans, and most come with a balcony. The term “livable” comes to mind. I was impressed with a balcony sliding-door lock-and-seal mechanism I’d never seen before that appears very secure. Closets and storage spaces include built-in adjustable shelving. It may not be luxury, but it is very nice. And new.

Social engineering includes public gathering spaces on each floor, and the decision not to place washer-dryers in each unit, but instead to build a large laundry/mail room.

“The idea,” says Frank, “is to create spaces where neighbors can meet and talk.”

The Keawe side entry is via a 10,000-square-foot park with a “water feature,” shared with the adjacent (and architecturally compatible) 400 Keawe (Castle & Cooke’s for-sale condominiums).

“The park is part of the open-space requirement,” says **Lena Tamashiro**, The Flats project architect for Design Partners Inc. “It’s part of a larger master plan.”

It connects to a walkway that runs *mauka-makai* from KS’s SALT development on Auahi Street, past 400 Keawe, where KS retains ground-level commercial space, and 440, then past what is now the Alu Like building that will be leased out for commercial purposes (announcement of tenants due any time now), then across Pohukaina and past Stanford Carr’s Keauhou Place residential/commercial tower, and on to a hoped-for train station on Halekauwila.

“The Flats is a great project for the area,” says Lena, a proud University of Hawaii architecture grad. “Kakaako will be a vibrant area, a great place to live.”

It’s all by design.

...

Some shining hardware to be handed out this month:

The Building Industry Association of Hawaii presents its Renaissance Awards in nine categories, Oct. 5 at The Modern Honolulu.

And the local chapter of the American Society of Interior Designers’ Design Excellence Awards Gala happens Oct. 1 at The Pacific Club.

What constitutes good design? As U.S. Supreme Court Justice Potter Stewart wrote infamously in a 1964 obscenity case, about the difficulty of defining what is or is not porn:

“I know it when I see it.”

Am looking forward to seeing what judges view as excellent in both competitions. 🏠

.....
Have a good story about a good person in the Hawaii construction industry? Please e-mail me at dchapmanwrite@hawaii.rr.com.

The Flats at Puunui





| by |



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8 Firms Share Corps Contract

The U.S. Army Corps of Engineers (USACE) Honolulu District handed out the largest government award in August, a \$49 million, five-year Multiple Award Task Order Contract (MATOC) to be shared by eight companies.

For the month, \$157,313,076 in contracts were awarded by government agencies. Following July's impressive tally of \$638,460,565, the eight-month total climbed to almost \$1.3 billion.

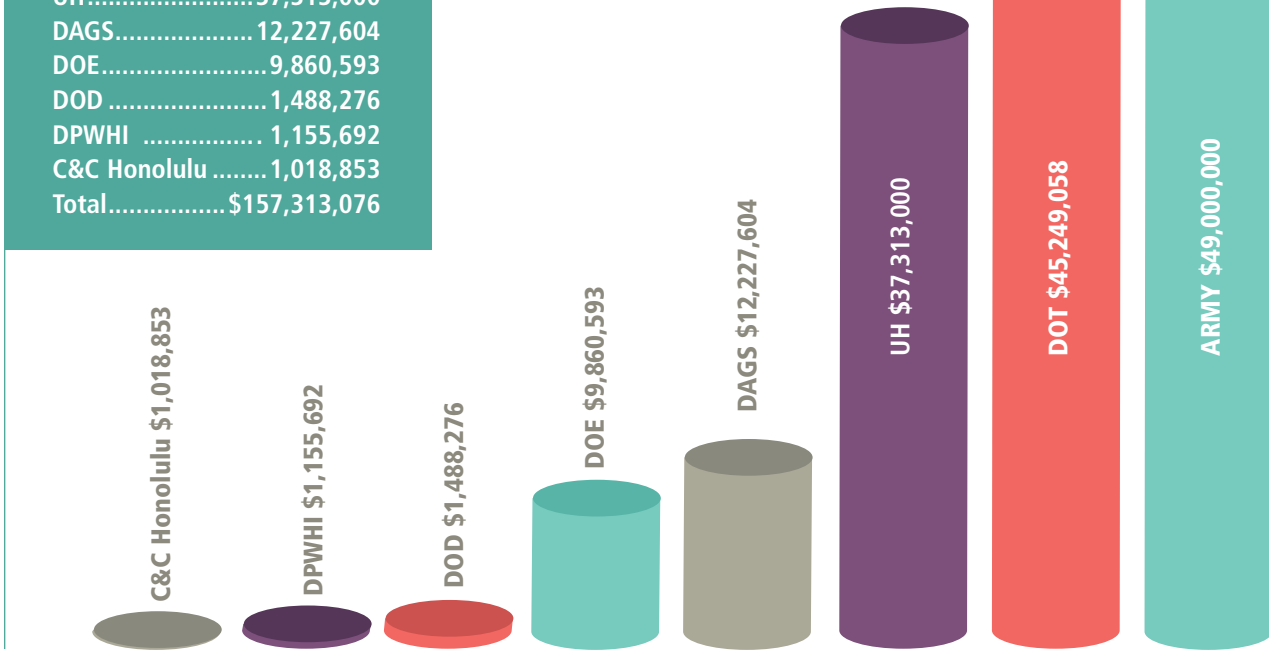
The USACE Honolulu District's MATOC includes design-bid-build and design-build contracts that range from \$25,000 to \$9 million. The eight contractors are Alutiq Diversified Services LLC, Anderson Burton Construction Inc., Custom Mechanical Systems Corp., Dawson-Hawaiian Builders II, Elite Pacific Construction Inc., Mega-Healy Tibbitts A JV, Performance Systems Inc. and Su-Mo Builders Inc.

The next largest contract awarded in August was a \$29,941,000 job that went to Swinerton Builders for work on the administration and allied health facility at the University of Hawaii at West Oahu.

Global Specialty Contractors Inc. landed a \$21,585,840 contract for roadway and terminal improvements at Honolulu International Airport.

ARMY	\$49,000,000
DOT	45,249,058
UH	37,313,000
DAGS.....	12,227,604
DOE.....	9,860,593
DOD	1,488,276
DPWHI	1,155,692
C&C Honolulu	1,018,853
Total.....	\$157,313,076

AWARDS BY AGENCY



Awards By Area

Oahu	\$143,788,388
Hawaii	5,450,819
Maui	4,144,371
Kauai	3,929,498
Total.....	\$157,313,076

AUGUST'S TOP 10 CONTRACTORS

1) Various (8 contractors) (1).....	\$49,000,000
2) Swinerton Builders (1)	29,941,000
3) Global Specialty Contractors Inc. (2).....	22,055,813
4) L.T.M. Corp. dba Civil-Mechanical Contractor (1)	7,799,493
5) F&H Construction (1).....	7,372,000
6) Pave-Tech Inc. (1)	5,421,111
7) Maui Kupuno Builders LLC dba Manu Builders LLC (2).....	4,216,220
8) StarCom Builders Inc. (4)	3,999,000
9) Isemoto Contracting Co. Ltd. (4)	3,526,356
10) Brian's Contracting Inc. (1).....	2,735,000

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

Oahu

Various (8 contractors)\$49,000,000
Multiple Award Task Order Contract (MATOC) for Design-Bid-Build and Design-Build Construction Services within the Honolulu Engineer District Area of Responsibility

Swinerton Builders.....29,941,000
Administration and Allied Health Facility, University of Hawaii West Oahu

Global Specialty Contractors Inc.....21,585,840
Ndwp Roadway/Terminal Signage Improvements at Honolulu International Airport

L.T.M. Corp. dba Civil-Mechanical Contractor.....7,799,493
Kalanimoku Building, Replace Chillers, Cooling Towers and AHUs

F&H Construction7,372,000
William S. Richardson School of Law, Community Legal Outreach Center, UH-Manoa

Pave-Tech Inc.5,421,111
Runway Rubber Removal and Pavement Markings Maintenance Statewide

Brian's Contracting Inc.2,735,000
Motor Vehicle Safety Office Renovation

Ford Audio Video Systems LLC2,323,518
New Ticket Lobby Flight Information Display System Boards at Honolulu International Airport

StarCom Builders Inc.2,119,000
Helemano Elementary School, Cafeteria Renovation/Expansion

Hawaii Retail Services dba Hawaii United1,726,850
Replacement of Automatic Motorized Doors at Honolulu International Airport

Talion Construction LLC.....1,488,276
Demolition of Building 304 Complex, Building 301 and Site Restoration, Fort Ruger, DOD, Hawaii Army National Guard

Henry's Equipment Rental & Sales Inc.1,360,000
Waiialua High and Intermediate School, Miscellaneous R&M FY14

All Maintenance & Repair1,267,000
Mililani Public Library, Roof Repair and Courtyard Enclosure

Drayko Construction Inc.1,182,700
Miscellaneous Permanent Best Management Practices, Phase 2A

Oceanic Companies Inc.1,121,539
ITTB 3rd Level Storage Area, Phase 1 at Honolulu International Airport

StarCom Builders Inc.1,109,000
Replacement of Holding Room Doors at Honolulu International Airport

Paul's Electrical Contracting LLC1,047,700
Kalanimoku Building, Fire Alarm System Improvements

Network Power Solutions Inc.582,721
Mililani Uka Elementary School, Electrical Upgrade, Phase 2

Su-Mo Builders Inc.548,880
Kalihii Kai Fire Station Improvements

Brett Hill Construction Inc.519,213
Ewa Concourse Gate 26 Lounge Space Repairs at Honolulu International Airport

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

Amethyst Builders LLC518,000
Ala Wai Elementary School, New Covered Walkways

Global Specialty Contractors Inc.469,973
Guardrail Improvements FY12, Phase 2

Paul's Electrical Contracting LLC423,700
Moanalua Elementary School, Campus Fire Alarm Upgrade

Paul's Electrical Contracting LLC417,700
Waiialae Elementary School, Fire Alarm System Upgrade

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

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

Molina Engineering Ltd.259,447
Ewa Elementary School, Miscellaneous R&M for FY14

StarCom Builders Inc.253,000
ITTB Parking Structure Entrance Shelters at Honolulu International Airport

Site Engineering Inc.....13,600
ICSD Koko Head Radio Facility, New Wind Barrier for Emergency Generator Fuel Tank

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

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

Maui Kupuno Builders LLC dba Manu Builders177,744
Repave Access Road Phase III at Lanai Airport, Lanai

Hawaii

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

Jas. W. Glover Ltd.....643,200
Hoolulu Park, New Tennis Courts, Waiakea

Sterling Pacific Construction396,807
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, Pahala

Central Construction Inc.371,964
Keaau Middle School, New Covered Walkways

Jas. W. Glover Ltd.257,000
Mahukona Beach Park Electrical Service Improvements, North Kohala

Certified Construction Inc.....255,492
Hoolulu Park, Wong Stadium New Roof Coating, Waiakea

Isemoto Contracting Co. Ltd.76,750
DOE Annex Kona, Miscellaneous R&M for FY08-10, Kailua-Kona

Isemoto Contracting Co. Ltd.57,800
DOE Annex Kona, Renovate Restroom, Kailua-Kona

Kauai

Maui Kupuno Builders LLC dba Manu Builders LLC2,212,109
Nawiliwili Road Resurfacing, Kanani Street to Waapa Road, Lihue

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

Shioi Construction Inc. dba Creative Partition Systems.....548,500
Former Kauai Police Station Demolition, Lihue

LOW BIDS

The companies below submitted the low bids in August 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

Hawaii Pacific Solar\$819,993
Furnish and Install Solar Renewable Energy System, Building 1784, Hawaii Army National Guard, DOD, Kalaeloa

Molina Engineering Ltd.670,777
Keolu Elementary School, Building C, Structural Repairs

Allied Pacific Builders Inc.620,700
Radford High School, Miscellaneous R&M FY09-11

Site Engineering Inc.339,500
Webbing Elementary School, Miscellaneous R&M FY14

Henry's Equipment Rental & Sales Inc.278,000
Kamaile Elementary School, Building G, Install Fire Hydrant and Fire Lane

Henry's Equipment Rental & Sales Inc.237,800
Stevenson Middle School, Miscellaneous R&M FY13

Acme Mechanical LLC178,768
Ewa Beach Elementary School, Building I, Replace Grease Trap

Ideal Construction Inc.166,835
Inouye (Hale Kula) Elementary School, Area 01, Resurface Parking Lot

Henry's Equipment Rental & Sales Inc.57,233
Kahala Elementary School, Area 02 Resurface

D&C Plumbing Inc.49,287
Lehua Elementary School, Bldg. D, Replace Drain Lines

Henry's Equipment Rental & Sales.....34,900
Wahiawa Storefront School Campus, Replace Waterlines

Manu E. Mafi31,000
Waimanalo Elementary School, Building D to J, Replace Walkway

Lislate U. Fainga30,749
Lehua Elementary School, Bldg. C, Widen and Extend Walkway

Acme Mechanical LLC24,860
Moanalua Middle School, Bldg. I Kitchen, Reroute New Propane Gas Line

Terminix International LLP7,750
Wahiawa Middle School, Bldg. K, Drywood Termite Tent Fumigation

Hawaii

Jas. W. Glover Ltd.796,200
Alii Drive Shoulder Improvements in the Vicinity of Islander Inn, North Kona

Jas. W. Glover Ltd.475,700
Kohala High School, Electrical Repairs

Jas. W. Glover Ltd.273,700
Waimea Elementary School, Miscellaneous R&M FY13

Beylik Drilling & Pump Services Inc.250,150
Kahaluu Boosters A, B & D Repair, North Kona

Kauai

GP Roadway Solutions Inc.530,575
Guardrail and Shoulder Improvements at Various Locations, Kuhio Highway, Route 56 (M.p.3.70), Kuhio Highway, Route 560 (M.p. 6.25), Lihue and Hanalei

Electratech Services33,119
King Kaumuali'i School, Buildings E & H, Install Fans in Various Classrooms



OSHA Penalties Increase

An industry consultant warns lawmakers to take a closer look

BY PRISCILLA PÉREZ BILLIG

The cost for failing to comply with safety regulations on the jobsite has skyrocketed.

The U.S. Dept. of Labor's Occupational Safety and Health Administration recently implemented a major increase in penalties for non-compliance with safety rules. For example, a present fine of \$7,000 for a serious violation could rise to as much as \$12,471 under OSHA's new rates.

“Adjusting our penalties to keep pace with the cost of living can lead to significant benefits for workers and can level the playing field for the responsible employer who should not have to compete with those who don't follow the law,” says U.S. Secretary of Labor Thomas E. Perez.

Administered by the Department of Labor and Industrial Relations (DLIR), OSHA's new penalty structure will apply following legislative changes to the Hawaii Revised Statutes, allowing implementation of the increase in penalties. Hawaii's State Plan, administered by DLIR's Hawaii Occupational Safety and Health (HIOSH) Division and evaluated by



Thomas E. Perez



OSHA, allows local enforcement of OSHA law and standards.

“DLIR supported the substantial increase in penalties to serve as a deterrent to help enforce the law,” said DLIR Director Linda Chu Takayama in a statement. “It also makes for a more level playing field for law-abiding employers who pay their fair share and provide the statutory benefits to their workers.”

The new laws increase penalties for workers’ compensation insurance from \$10 per employee per day to \$100 per employee per day. The penalty for non-compliance with maintaining temporary disability insurance increased from \$1 per employee per day to \$100 per employee per day. Penalties for violations of Hawaii’s prevailing wage laws on public construction projects are changed from 10 percent to 25 percent of the amount of back wages due or



Linda Chu Takayama

Workers’ Right to a Safe Workplace

The U.S. Bureau of Labor Statistics reports that in 2014 the construction industry had the largest number of fatalities in the state with nine, compared to three the previous year. Falls, slips or trips accounted for about half of the fatal work injuries in this industry. OSHA reports 730 non-fatal construction-related injuries and illnesses during the same period. For more information, go to:

OSHA’s Worker Rights: www.osha.gov/workers.html

OSHA Hawaii Area Office:

<https://www.osha.gov/oshdr/hi.html> or (808) 541-2680

OSHA Standards and Regulations: www.osha.gov/law-regs.html

OSHA Publications: www.osha.gov/publications

OSHA-approved State Plans: www.osha.gov/dcsp/osp

OSHA’s Free On-site Consultation Services: www.osha.gov/consultation

Training Resources: www.osha.gov/dte

Compliance Assistance Services: www.osha.gov/complianceassistance

\$250 per offense for a first offense, with increases in penalties for additional violations.

“All the industry should be worried about this,” says Walter Chun, occupational health and safety consultant and founder of Oshcon Inc., a consulting

firm. “It is a significant amount of money. For those who don’t follow the law, they should be penalized.”

There are two aspects to labor law violation penalties, Chun notes. First, the cost of penalties is already high. Secondly, he voices concern that contractors be cited appropriately.

“If the requirement is to do daily inspections, and you miss an inspection or can’t find a report, are you being cited for a serious violation at \$10,000 to \$12,000 for that violation?” Chun asks. “That’s not a serious violation. That’s an administrative violation. If cited one time and the violation is repeated, you’re now paying about \$20,000.”

Chun summarizes the current process:

- Inspections are conducted and assumed to meet the requirements for strict, consistent and fair collection of information and evidence;
- A thorough review of the information and evidence to ensure a *prima facie* case for the issuance of the citations and penalties;
- Employers receive the citations and penalties and must decide if participation in the informal conference is prudent;
- Employers participate in the informal conference and may learn of the evidence against them (e.g., private



Walter Chun



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interviews of employees alleging violations);

- Employers can present additional information or evidence to support their positions;

- HIOSH presents their position and if the employer does not agree, he or she is faced with a decision to contest (the contest process means hiring an attorney and a hearing before the labor board which is costly); and

- If the employer agrees to accept a slight reduction in penalties an informal agreement is established (the employer has just created a citation history which may impact them later).

Chun says this is a no-win situation because either contesting or accepting the citations and penalties will create a costly history. He says the process appears one-sided and employers must rely on the strict, consistent and fair enforcement of the processes. The process is to participate in the inspection, receive citations, attend an informal conference at the mercy of HIOSH or contest the citations, pay the penalty and be subject to future inspections and repeat citations.

“I hope the legislature will pay very close attention and not just blanket-approve the increase,” Chun says. “We don’t have to automatically adopt the higher penalty. But that will take the legislature and the Department of Labor and Industrial Relations to go back and study this more carefully. Lawmakers must ensure the impact to Hawaii businesses is thoroughly evaluated before adopting such a severe increase.”

DLIR offers building industry employers free information and assistance with safety programs. Chun discussed these changes as they impact employers and the HIOSH program at a recent Building Industry Association of Hawaii seminar.

“Staying informed on changes to government regulations that impact our industry is critical for businesses and their continued viability,” says



Gladys Marrone

Gladys Marrone, CEO of BIA-Hawaii. “BIA continues to be proactive in providing this education.” 🏠

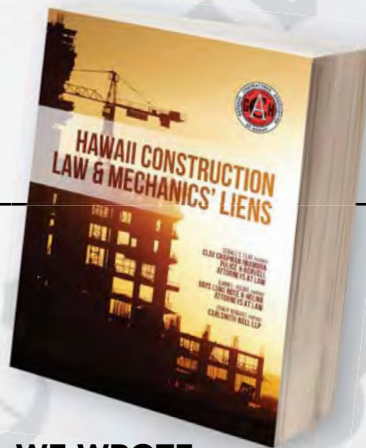
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Rendering of the Kahului Airport Consolidated Rent-A-Car facility

DRIVING — MAUI — CONSTRUCTION

Infrastructure needs fuel public projects

BY PRISCILLA PÉREZ BILLIG

On Maui, public works are full steam ahead. Topping the list as the largest building project on the island is Hawaiian Dredging Construction Co. Inc.'s work for the state Department of Transportation Airports Division on the car rental facility project at Kahului Airport at a cost of more than \$330 million. Dorvin D. Leis Co. Inc. is the mechanical subcontractor on the ConRAC project.



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“Stowage of rental cars will now be in one area eliminating cars from being parked at multiple sites and eliminating environmental concerns,” says Marvin Moniz, Maui Airports district manager. “There will be a tram dropping off passengers at the ticket lobby and picking up passengers from the baggage claim area, thus eliminating buses that create lots of emissions and traffic. The economy will gain from



Marvin Moniz

this project as it will create hundreds of jobs in both the construction field as well as the car rental business. Maintenance contracts and various vendors will also benefit with this facility. Modern technology will also add by helping us reduce the carbon footprint here at the Kahului Airport.”



Rendering of the water feature near the Kahului Airport ConRAC



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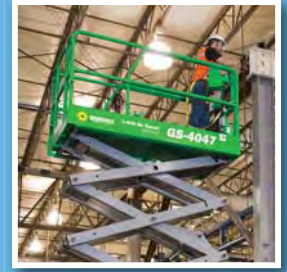
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Also at work at Kahului Airport is Site Engineering Inc.'s installation of a wash rack at \$1,465,930 and Oceanic Companies Inc. performing \$496,586 worth of sewer pump station repairs. Despina General Construction Inc. is working on the Airfield Standards and Pavement Rehabilitation Project (ASAP) gate widening at a cost of \$211,384.

At Maui's Hana Airport, Tom's Backhoe & Excavation Inc. is replacing a waterline at \$398,850. At Lanai Airport, Maui Kupuno Builders LLC is repaving the access road for \$177,744 and F&H Construction is expanding the airport's restroom at \$148,000. Paul's Electrical Contracting LLC is



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replacing Molokai Airport's precision approach path indicator at a cost of \$217,700.

"We have been consistently getting more funding from our county council to support more road reconstruction and paving for the last



David Goode

four years," says Maui County's Department of Public Works Director David Goode. "As a result, we've been quite busy resurfacing a lot more roads, reconstructing

using federal funds on some of our key collector roads and also more in-house pavement preservation work of smaller, residential roads with less traffic."

Goode says construction is generally positive on Maui.

Maui Paving LLC is resurfacing Hana Highway to North Firebreak Road and Haleakala Highway to Paia at a cost of \$3,237,904. On Molokai, Maui Paving is resurfacing Kamehameha V Highway from Kapuokoolau to Kamalo for \$3,957,580.

Working with HDOT's Highways Division, Maui Kuponu Builders LLC is making \$2,004,111 in improvements to Honoapiilani Highway from Kapunakea Street to Keawe Street in Lahaina.

Banks Pacific Construction Inc. is making \$909,622 in shed repairs at Kahului Harbor's Pier 1 and is the general contractor in charge of building \$958,522 in portable classrooms at Makawao Elementary School. F&H Construction began work last year on the \$50 million West Maui Hospital project and the \$17.2 million Kihei

...continued on page 30

PROJECT FOCUSED, COMMUNITY MINDED



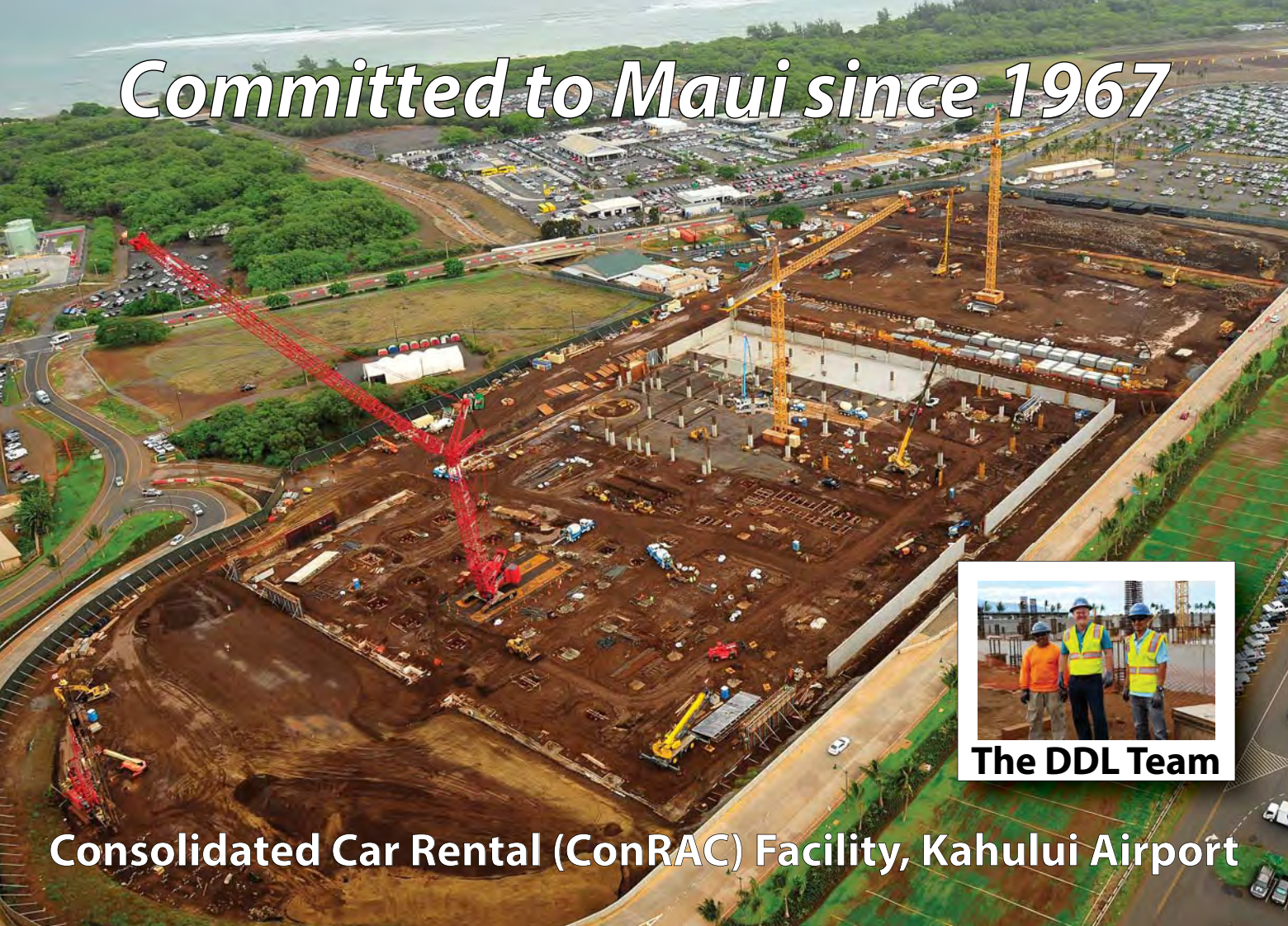
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Fairmont Kea Lani Powers Up

Maui Resort Adds 1,528-panel Solar Installation

Maui's Fairmont Kea Lani has gotten "greener" with the completion of its photovoltaic installation project. The 500-kilowatt, 1,528-panel solar installation generates 845,000 kilowatt-hours of electricity per year, enough electricity to power 139 homes on Maui.

The project is expected to reduce the resort's current energy demand by more than 10 percent and reduce CO₂e emissions by 462 metric tons of CO₂e annually. This reduction in CO₂e emissions is the equivalent of removing 97

passenger cars from local roads per year.

Fairmont Kea Lani's photovoltaic installation project is in partnership with Fairmont Hotels & Resorts, Host Hotels and Resorts, Maui Electric Company, Resort Energy Ventures as the designer and project manager and HNU Energy as the contractor.

"Fairmont Kea Lani's commitment to social responsibility is deeply ingrained in the culture of the resort," says General Manager Charles Head.

"We are extremely proud to take a major step toward reducing the overall footprint of Fairmont Kea Lani with this important energy initiative and successful installation of our photovoltaic system."

Created in 2001, Fairmont Kea Lani's Sustainability Team is dedicated to proactively "greening" property operations and cultivating a connection to the land and community. The team



Charles Head

has launched more than 50 environmental initiatives at Fairmont Kea Lani.

Recent initiatives include replacement of aged laundry

equipment to reduce gas, electricity and water consumption and new kitchen-hood systems with sensor-based fan systems to reduce electricity use.

Fairmont Kea Lani's Sustainability Team has also partnered with the U.S.



Fish and Wildlife Service and the Department of Land and Natural Resources for the Endangered Hawksbill Sea Turtle Dawn Patrol Volunteer Program to “adopt” a neighboring beach in an effort to support the critically endangered hawksbill sea turtle.

Hotel of the Year

Fairmont Hotels & Resorts Americas has named Maui’s Fairmont Kea Lani the “2015 Hotel of the Year.” The all-suite and villa luxury resort was recognized for achieving best overall operating performance along with outstanding guest satisfaction.

The Maui resort was also recognized for its launch



The Adults Only Pool at Maui’s Fairmont Kea Lani

of a guest problem resolution initiative aimed at empowering colleagues to minimize the steps involved in resolving guest issues. All Fairmont hotels subsequently adopted the

initiative as a best practice. “We are extremely proud to earn the distinguished recognition of Fairmont Hotels & Resorts 2015 Hotel of the Year,” says Head. “It is rewarding to see the

resort meet success in each of our brand pillars following the completion of our \$70 million renovation and considerable investments in the areas of sustainability and guest experience.”

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...continued from page 26

Charter School building.

Abhe & Svoboda Inc. is making \$183,700 worth of substructure and fender repairs at Kahului Harbor's Piers 1 and 2. Sonny Vicks Paving Inc. is repairing pavement at Lanai's Kaunalapau Harbor at \$152,957.

"Our department does about \$30 million to \$40 million in construction a year," Goode says. "That means we are constantly bidding out and awarding contracts throughout the whole calendar year."

Maui's Department of Parks and Recreation is overhauling parking facilities and fencing at several public parks. Maui Kupono Builders is tackling parking improvements at West Maui park facilities at a cost of \$940,717. Improvements include asphalt cold plane and resurfacing, tree root mitigation, lot striping and curbs and ADA parking spaces and access aisles at Lahaina Recreation Center 1, Lahaina Recreation Center 2, Lahaina Aquatic Center, Napili Park, Honokowai Beach Park and Wahikuli Wayside.

SSFM International Inc. is working on the lower parking lot at the Paia Beach Park at a cost of \$187,860.

Kamoku Contracting LLC is improving fencing at Papohaku Park for \$93,470. Central Construction Inc. is also working on fencing improvements at Hana Ball Park at a cost of \$54,600.

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On the Private Side

Some private Maui projects include Arisumi Brothers Inc.'s wrap on construction of the Portuguese & Puerto Rican Heritage Hall in Paia. The two-story, 2,936-square-foot building includes offices and rental spaces as well as a 3,585-square-foot social hall with restrooms and kitchen.

“Working closely with the architect, owner and the subcontractors, we were able to complete this project in a timely manner despite weather delays, flooding and a long delay due to financing,” says Tommy Arisumi, president of Arisumi Brothers Inc.



Tommy Arisumi

Swinerton Builders is wrapping up work on the Hyatt Regency Maui Resort & Spa. The work includes transforming the Monarchy



Hyatt Regency Maui Resort & Spa with Swinerton Builders as general contractor

Ballroom, Maui Suites Meeting Rooms, Halona Kai outdoor event lawn and development of a new Regency Club Lounge.

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with general contractor Hawaiian Dredging on the Kaanapali Ocean Resort, Lot 3. Completion is expected in January 2018.

The timeshare condominium project, with more than 300 units, is a large design-build project utilizing BIM modeling which “has resulted in high quality workmanship, budget benefits, off-site fabrication and schedule acceleration,” says Stephen T. Leis, president and CEO at DDL.



Stephen T. Leis

“This is one of two large projects on Maui,” Leis says. “The other is the ConRAC Facility at the Kahului Airport which is another large project being built by Hawaiian Dredging with Dorvin D. Leis Co. Inc. providing full mechanical services. Overall, Maui is currently busy and will

remain that way through 2017.”

Looking Ahead to 2017

Goode says that in addition to Maui County’s Department of Public Works, its Department of Water Supply, Wastewater and Solid Waste Divisions, plus the Department of Parks and Recreation put out projects for bid all year round, totaling as much as \$100 million for County of Maui projects.

According to the Maui Mayor’s budget proposal for fiscal year 2017, the Capital Improvement Program (CIP) proposes \$169.8 million in projects. This total includes capital projects funded through the County and Grant Revenue Funds. The FY 2017 CIP Budget funded by County Funds is \$147.9 million, an increase of \$46.9 million from the FY 2016 Adopted Budget.

The FY 2017 proposed Capital Improvement Program focuses on improving county facilities and



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The Portuguese & Puerto Rican Heritage Hall in Paia built by Arisumi Brothers



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Dorvin D. Leis Co. Inc. provides full mechanical services working with general contractor Hawaiian Dredging on the Kaanapali Ocean Resort, Lot 3.
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catching up on deficiencies in infrastructure items such as road improvements, park and government facilities, as well as sewer and water utilities.

Major capital items proposed in the FY 2017 CIP include:

- \$39 million for road resurfacing and improvements, including work done by in-house road paving and preservation crew and the matching sites required for federal aid projects;
- \$25.8 million for water supply improvements, including source development, storage and transmission upgrades and repairs;
- \$34.9 million for wastewater improvements and expansion, including recycled water, sewer lines, reclamation facilities and pump stations;
- \$25.3 million for new parks facilities and improvements, including funds required to improve various facilities throughout the county's eight community plan districts;
- \$13.4 million for other projects,



Rendering of West Maui Hospital with F&H Construction as general contractor

including \$6.3 million for large equipment purchases and \$5.7 million for the public safety radio system upgrades;

- \$10.7 million for government facilities;
- \$15.3 million for various drainage improvement projects, including \$9 million for continued work on the Lahaina Watershed Flood Control project.

Goode says construction is generally positive on Maui. "Government seems to be committed to infrastructure projects," he says. "At least that's what we're seeing from our policy makers. If there is a slowdown in the private sector in the near future, hopefully the public sector will continue to put out its projects to fix infrastructure, which is what our residents are clamoring for." 🏠

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BUILDING INSIGHT

A Call for Rethinking the Use of *Maile* for Project Blessings

BY BOB LAZO

The opening ceremonies for the 17th Pacific Building Trade Expo will again be initiated with blessings performed by Kahu Kaleo Patterson. This year, however, we are making a change to the tradition of utilizing a large Hawaiian *maile* sash across the exhibit hall doors at the Hawaii Convention Center on Oct. 25 for the untying ceremony which customarily signifies the opening of the Expo.

Instead, we have chosen to create the entrance sash this year utilizing *kukui* leaves and *la'i* (*ti* leaf) as a symbolic statement that acknowledges the declining supply of native Hawaiian *maile* available through local lei vendors, and the need to act in a sustainable manner and responsible use of the *maile* vine.

The use of the fragrant, Hawaii-grown *maile* for leis and sashes has long been a first choice at important occasions such as graduations, weddings and opening ceremonies of completed construction projects to impart positive blessings on the individuals involved and to the building structures.

The demand for *maile* has continued with steady growth. However, as early as two decades ago, the availability of native Hawaiian *maile* in the

marketplace was noted as being on the decline. And from local vendors today, we now see the increasing effects of that decline.

The majority of native Hawaiian *maile* that is sold through vendors comes from the islands of Hawaii and Kauai, with some from Oahu. But that supply is limited and is becoming harder to find for sale in the marketplace.

There have been efforts to commercially raise Hawaiian *maile*, but many feel that the cherished fragrant quality of the native *maile* isn't as noticeable with the commercially grown supply. Even those quantities barely make a dent in the current demand that now includes worldwide online orders.

Some *maile* suppliers are known to keep the location of their patches in the forest areas a secret—especially those they harvest before an important occasion when demand and price will be high. And many lei vendors import varieties of *maile* harvested from the Cook Islands and Tonga. These varieties have become established in the local marketplace, depleting the resources in these foreign forests as well.

But for many in the Hawaiian community, native Hawaiian *maile* is an imperative for culturally traditional protocol blessings and ceremonies.

And so the issue of sustainability becomes an important matter that we in the development and construction industry certainly can help to affect.

With the robust building conditions that our industry has been experiencing these past few years, the quantities of

of Christianity and replacement of the traditional Hawaiian religious practices, the status of *maile* for blessing worked its way into the ceremonial occasions that we recognize today.

What becomes important for us to know and be aware of today with

call out to all those in our developer and construction community to also begin making a concerted effort for the selection of ceremonial leis and sashes on your future projects. It's not to say that some projects would be appropriate to use *maile* due to the cultural nature of the project. But it can be concluded that the majority of construction projects today would have as meaningful a blessing ceremony utilizing other meaningful and sustainable Hawaiian plants.

There are many lei makers across the Islands who can produce garlands of alternative Hawaiian plants, and I invite anyone wishing more information about this to contact me. 🏠

“Supply is limited and is becoming harder to find for sale in the marketplace.”

maile lei that are used for project blessings is quite large. A major building project may see a 20-foot sash created from several *maile* leis, along with leis for each of the attending dignitaries. Multiply that by the many project blessing ceremonies across several islands and that quantity of *maile* is quite significant.

In this current condition, a healthy sustenance of *maile* certainly seems unsustainable.

Interestingly, the use of *maile* was not a part of the traditional protocols for *hale* construction blessings of the early Hawaiians. The reverence and sacred nature of the *maile* vine is strong in hula traditions. After the introduction

respect to the use of *maile* is that Hawaiian cultural traditions hold that there are other native plants that also hold the same reverence and sacred stature for use in blessing ceremonies, and are readily available.

The *kukui* tree, which is symbolic of light and enlightenment, carries that sacred reverence in traditional Hawaiian culture as does the Hawaiian *la'i*, which represents protection in its use to cast away evil and call in the good. The Expo has chosen to use these two materials so that we can act in a sustainable manner toward the re-establishment of a healthier *maile* supply.

Through this year's Expo, we put this

.....
About the author: Bob Lazo, a senior architect at WCIT Architecture Inc., serves as co-chair of the Pacific Building Trade Expo. He can be reached at boblazoarchitect@gmail.com and 754-2216.



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Making the Expo a Reality

Event's founders recall early trials of creating the annual show

BY DON CHAPMAN

The Pacific Building Trade Expo makes so much sense now, 17 years on, it's hard to imagine a time when it didn't exist or what local architects, contractors and suppliers would do without it.

Outgoing Pacific Building Trade Expo co-chairs Stephen Nash and John Fullmer

PHOTO BY NATHALIE WALKER





But back in 1999 there was nothing like it. Architect Alan Nemiroff wanted to change that. But first he and archi-pal Stephen Ellis Nash had

to borrow, so to say, an idea from Corinna Bailey.

And then they had to convince two organizations that are both disparate and complementary—unappreciated by either at the



Alan Nemiroff

time—such an expo would be good for everyone in the Hawaii building industry.

“There was a lot of pushback from both CSI and AIA,” Corinna recalls. “People were saying, ‘We have different mission statements. Why are you doing this? This kind of thing doesn’t work anywhere else in the country.’”

But Nemiroff and Nash had seen the light at a smallish get-together Bailey hosted at Honolulu Country Club.

Recalls Nash: “Corinna did an exclusive event, so there were no duplicate contractors, with a free

lunch and free seminar. We thought, ‘That works. OK if we steal it?’”

“I was with Painters Warehouse (in the mid-1970s),” says Bailey, who today reps 3form. “And we got the idea to put together a show that would bring in painting contractors, and we’d feed them. It was a mini trade show. I invited Alan and Stephen to listen to reps talking about paint, and right away they said this is a cool idea, how can we do it on a larger scale?”

She was all in, and remains so today as Expo administration-treasurer, and will be there again this year with her “MacGyver kit—scissors, tape, wire, glue—you never know what you’re going to need.”



Corinna Bailey

Making the Pitch

With the Pacific Building Trade Expo coming up Oct. 25 at Hawaii Convention Center, and with its long-time co-chairs stepping down, this is

a good time to go back to what Bailey calls “the beginning of time.”

Meaning back to the days when it made economic sense to create large signage frames from copper tubing.

Nemiroff and Nash were co-chairs of that first Expo in 2000. As Nemiroff recalls, the year before they met for dinner and beers at the old TGI Friday’s, where he made his pitch.

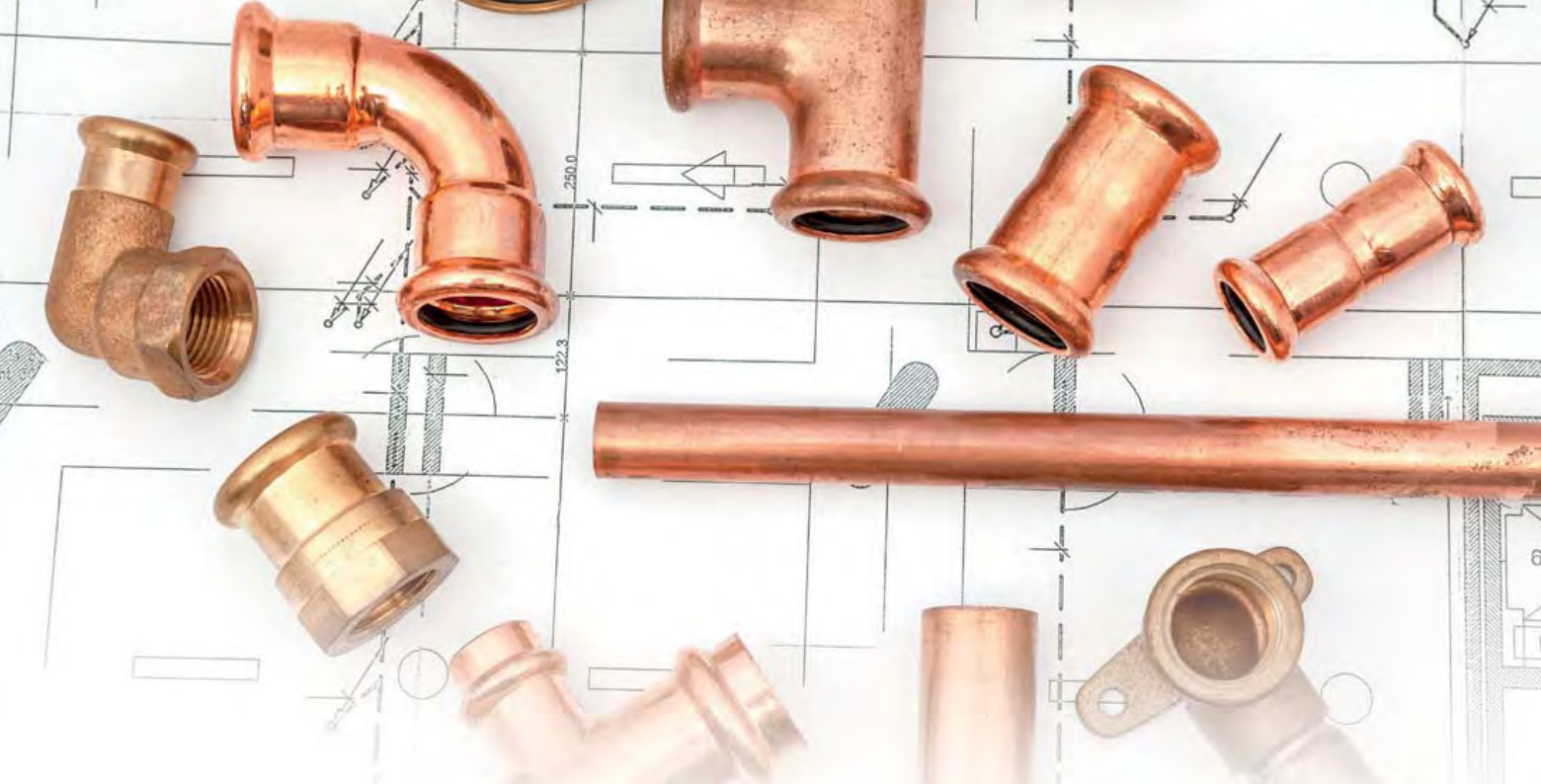
“Alan is a great sales person,” says Nash. “And bringing CSI and AIA together was intriguing to a lot of people.”

Somehow they talked AIA and CSI into each putting up \$1,500 in seed money.

“There was no history to it, all we had was a concept, but both said OK,” says Nemiroff.

“The other thing, and this is crucial, is Larry Heim of HonBlue came on as title sponsor. We might have pulled it off, but it wouldn’t have been as big without HonBlue. He set up a website to register online—remember, this was back in 1999-2000, the internet was different then—and he’s carried through to this day.”

“From Day One he was more of a



partner than just a sponsor,” Nash says. “And we hit him up for a lot of money that first year. Again, Alan was a great salesman.”



Larry Heim

Following Bailey’s model of offering a free show with great food, drink and prizes for attendees, plus continuing-education seminars, that first show turned an unexpected profit. When Nemiroff and Nash divvied it up 50-50 and returned money to AIA and CSI coffers, well, that sealed the deal for future Expos.

Alan also has praise for Ken Cantor of Douglas Trade Shows for handling much of the nitty-gritty in producing the Expo. In many ways, Nash says, “we didn’t know what we were doing, and if we knew what we were doing, we probably wouldn’t have done it.”

Building Industry Hawaii magazine also gets kudos.

“We went to Kini Popo,” Nemiroff recalls. “He and Barry Redmayne have been unbelievably supportive.”

The second year, with Nemiroff preparing to become president of AIA Honolulu, he stepped down from the Expo and John Fullmer stepped in as co-chair. This is the first year since then he and Nash have not been involved as co-chairs, giving way

to Richard Myers of Group 70 and Bobby Lazo of WCIT.

“But John was involved from Year One,” Nash says. “He’s a master of copper tubing.”

Ah, that tubing.

“We needed signage, so we did our own,” Nemiroff recalls. “Architects like to be creative, so we came up with a system that was basically plumbing materials, tubing and joints. You don’t realize what a big effort that can be until you do it. The organizing committee did it.”

Adds Nash: “We asked people to come up with a design for a framing system made of copper tubing—stands for sign boards. It’s a neat system, but the guys who came up with the idea didn’t construct it. We were in the AIA offices every night for a couple of weeks and a couple of weekends—that was a lot of work.”

But some committee members missed out on the tubing. Says Bailey: “We put together a ‘conga line’ stuffing 2,000 show bags”—which she still does with the volunteer help of Chaminade University design students.

That first year the Expo was held at the Sheraton Waikiki, “and at first we only reserved one-third of the ballroom,” Nemiroff says. “But the response was so good, we ended up filling the entire ballroom.”

By the second year, they also filled the lobby area, and it became obvious more space was needed. Thus the move

to the Hawaii Convention Center.

Handing Over the Reins

The growth continues, and this year’s Expo is expected to attract 250 booths and 1,600 attendees.

Looking back, Nash and Fullmer say they’re comfortable in handing over the reigns to new leadership.

“We have people in place who can do the work and we can leave,” says Nash. “It’s a pretty well-oiled machine.”

Asked if they gave any advice to the new guys, Fullmer says: “I don’t think they need any, they’re sharp guys.”

And as much as they contributed to Hawaii’s building industry with their efforts, the former co-chairs say they benefited in many ways, too.

“It’s part of being involved in your profession, and I got a lot out of it,” Nash says. “It helped my career and helped me grow professionally. I’d recommend any professional to get involved.”

Adds Fullmer: “I like being part of this (Hawaii building industry) community. Partly you go to the Expo to learn, but also to reconnect with all these people you’ve worked with over many years. It’s a great way to stay connected to people. They’ll always remember you from the Expo.”

And in the case of the past co-chairs and other founders, they’ll be remembered for laying a solid foundation. In their business, that’s a good thing. 🏠

Two event chairs debut at the 2016 Pacific Building Trade Expo

BY BRETT ALEXANDER-ESTES

The new co-chairs of the Pacific Building Trade Expo, Bob Lazo and Rick Myers, say they plan to carry on with the goals and plans that made the event's first 16 years increasingly successful.

"Our focus over the past year has been to ensure that the formula and planning for this Expo remains largely unchanged," Lazo says, "since the majority of our exhibitors and participants are very happy with the setup and execution."

CHAIRMEN of the Floor

2016 Incoming PBT Expo Co-Chairs
Rick Myers (left) and Bob Lazo
PHOTO BY NATHALIE WALKER

The two Honolulu architects succeed longtime co-chairs Stephen Ellis Nash and John Fullmer. Nash, one of the founders of the event, served as co-chair for 16 years and Fullmer for 15.

On Oct. 25, the Expo will again present hundreds of innovative products and services that renew Hawaii's construction industry.

"The Expo is an opportunity for members of our industry to come together and share information, build network connections and further our local building industry with the latest info on means, methods and products," says Lazo.

Lazo, WCIT Architecture senior architect and member of the Honolulu chapters of the American Institute of Architects and Construction Specifications Institute, brings 30 years of Hawaii design and building industry experience to his new post.

Myers, Group 70 International project architect, likewise packs an impressive resumé: member of the AIA and CSI Honolulu chapters (and 2013 CSI chapter president), Hawaii architect since 1985 and designer of local projects ranging from hospitality to residential.

"In one day you have the opportunity to visit exhibitors, observe their products and talk to them directly about the products to the technical level that you wish."

—Rick Myers



Incoming PBT Expo co-chairs Rick Myers (left) and Bob Lazo (center) talk story with founding co-chairs Stephen Ellis Nash (standing) and John Fullmer. PHOTO BY NATHALIE WALKER

Lazo says he and Myers “have both been involved in the Expo for several years in various capacities” and in 2015 both earned their stripes by serving as “shadow chairs” to Nash and Fullmer.

Says Nash: “John and I would not hand this over to just anyone. Bob and Rick both have been very active in the American Institute of Architects and the Construction Specifications Institute, participating and organizing other activities as well assisting with the PBT (Expo). I think they both share an enthusiasm for the show that will be most beneficial in making it even better in the future.”

Neither Lazo nor Myers is *kama-aina*, but both share an abiding love for the Islands.

“Although I grew up in Los Angeles, I had the opportunity to visit Hawaii quite often to spend summers with my father’s side of the family who lived here,” says Lazo. “From those early years spending summers here as a small child grew a strong attraction for Hawaii and its culture.”

Myers’ father was with the armed services, so Myers “moved around quite a bit” as a child. “My father, in his early 20’s, fell in love with everything about Hawaii,” Myers says. “As I approached closer to high school age, my father said that was enough and settled in Hawaii.”

“(This year) building code and DOD seminars are scheduled and are among the best attended.”

—Bob Lazo

Steady Execution

One exception this year is the introduction of *kukui* and *la’i* garlands during the 2016 opening ceremonies, which Lazo and Myers advocate as a way to restore Hawaii’s native *maile* stock.

Another is 2016 exhibits. “We always plan each year for new seminar presentation titles and topics and, of course, are always on the lookout for new exhibitors to our show floor,” Lazo says.

“While no actual sales are conducted during the event, Myers says many out-of-state exhibitors contact local firms while here and visit construction sites to “educate the industry.” Many firms also use the Expo to launch new products. “In either 2014 or 2015, Williams Pacific was repre-

senting a new acoustical ceiling tile,” Myers says. “Inspired by lava, the inventor saw a lightweight building material that was also recyclable, and Williams Pacific used the PBT Expo ... to introduce the tile here in the Islands.” New ventures are also on the agenda. “What we are looking to initially for our future planning is to find additional sponsors for the Expo—particularly in those companies that may not have seen the benefits of

connecting with and supporting our industry and the Expo show,” Lazo says.

Industry Impact

On the floor, products and seminars often spark discussions of industry issues.

“I believe the building enclosure systems are going through an overhaul both in technology, design and building codes,” says Myers. “This requires us to rethink how we do our business and, frankly, to reeducate ourselves. The PBTE ... can keep these subjects front and center and in the public eye, and help those in the decision-making process make educated decisions.”

Some feel the Expo also serves a higher purpose.

“The expectations and pressures within our industry to produce results have been steadily increasing, restricting opportunities for people to meet face-to-face,” says Nash. “We foster an opportunity for that.

“I would like to think it has brought people together and nurtured relationships to make for a better built environment.” 🏠

CURRICULUM VITAE

Stephen Ellis Nash, the Pacific Building Trade Expo’s founding co-chair, says incoming chairs Robert “Bob” Lazo and Richard “Rick” Myers “provide excellent experience to draw on.” Here’s a look at their backgrounds:



ROBERT LAZO, AIA, CSI

Senior Architect, WCIT Architecture. Practicing architectural consultant (since 1992); licensed (since 1986). Building project experience: custom residential, historic preservation, hospitality and resort development. Member: American Institute of Architects Honolulu Chapter (AIA Honolulu) and the Honolulu chapter of the Construction Specifications Institute (CSI).



RICHARD MYERS, AIA, CSI

Project Architect, Group 70 International. Hawaii registered (since 1985). Building project experience: Hawaii hospitality, retail, commercial and residential. Member: AIA Honolulu and the Honolulu chapter of CSI.



THE EXPO:

UP CLOSE AND PERSONAL



Over 250 exhibitors, 24 seminars beckon AEC pros to Convention Center on Oct. 25

More than 250 construction industry exhibitors are booked for the 2016 Pacific Building Trade Expo at the Hawaii Convention Center on Oct. 25. Architects, engineers, contractors, developers and other building specialists—collectively, Hawaii’s “AEC professionals”—can put their hands on new products and technology and gauge performance on the spot.

“In one day you have the opportunity to visit exhibitors, observe their products and talk to them directly about the products to the technical level that you wish,” says incoming Expo co-chair Rick Myers. Interested attendees can make an appointment to continue the discussion after the Expo, he says.

The Expo also presents 24 seminars—four apiece in six topic “tracks”: Sustainability, Design, Department of Defense, Expo Exhibitors, Building Technology and Practice, including a presentation by Hawaii’s Department of Planning and Permitting.

Industry opportunities also abound, Myers says. “The Expo has for many years been a combined venue for the various architects, engineers, interior designers, building officials, military agencies and contractor organizations to have a presence

and where their members can all network and mingle, sharing discussions in one event.”

First held in 2000, the Expo is presented by HonBlue Inc. and jointly produced by the American Institute of Architects Honolulu Chapter and the Honolulu chapter of the Construction Specifications Institute.

About 700 visitors attended the first Expo, and its success “was overwhelming,” says Stephen Ellis Nash, one of the Expo’s founding chairs. “We sold more booths and had more attendees that we had hoped for.”

Close to 1,700 attendees are expected in October. “I think in recent years we have been logging attendance in the 1,700 to 1,800 range,” says Bob Lazo, Myers’ incoming counterpart. “We generally see that about 35 percent are architects and engineers, another 10 percent are ‘other’ design professionals, 25 percent are from the contractor/builder community with the remainder from the various segments of building products and services.”

This year, the Expo is marketing to Hawaii’s general contractors and is poised to match vendor and visitor counts in 2015 which, says Lazo, “was one of the best-attended Expos in its history.”



IN THIS ISSUE
2016 Pacific
Building Trade Expo
Special Section

D.R. Horton Issues Hoopili Bids

Phase 1 of West Oahu community to include homes for 293 families



At the Hoopili groundbreaking on Sept. 7 were, from left, Kahu Kordell Kekoa, Dennis Lombardi, Matt Farris, Don Tomnitz, state Rep. Ty Cullen, Mike Murray, Mayor Kirk Caldwell, Jim Schuler, Gov. David Ige, Bob Bruhl, state Sen. Mike Gabbard, Jason Frank, Cameron Nekota, Mike Jones
PHOTO COURTESY D.R. HORTON HAWAII

D.R. Horton Hawaii issued requests to subcontractors on Sept. 2 for bids on Phase 1 of Hoopili, the developer's master-planned residential community and the largest such project planned for the state. Bidding is open until Oct. 6.

In keeping with its usual practice, D.R. Horton Hawaii will serve as the project's general contractor.

"We're excited to launch the first phase of development at Hoopili and look forward to all the great things the community will bring to West Oahu," said Cameron Nekota, D.R. Horton Hawaii vice president at

the Phase 1 project groundbreaking on Sept. 7. "Over the last 10 years, we've worked with the community and created strong partnerships to design and customize the master plan with features and elements that work best for the community's needs."

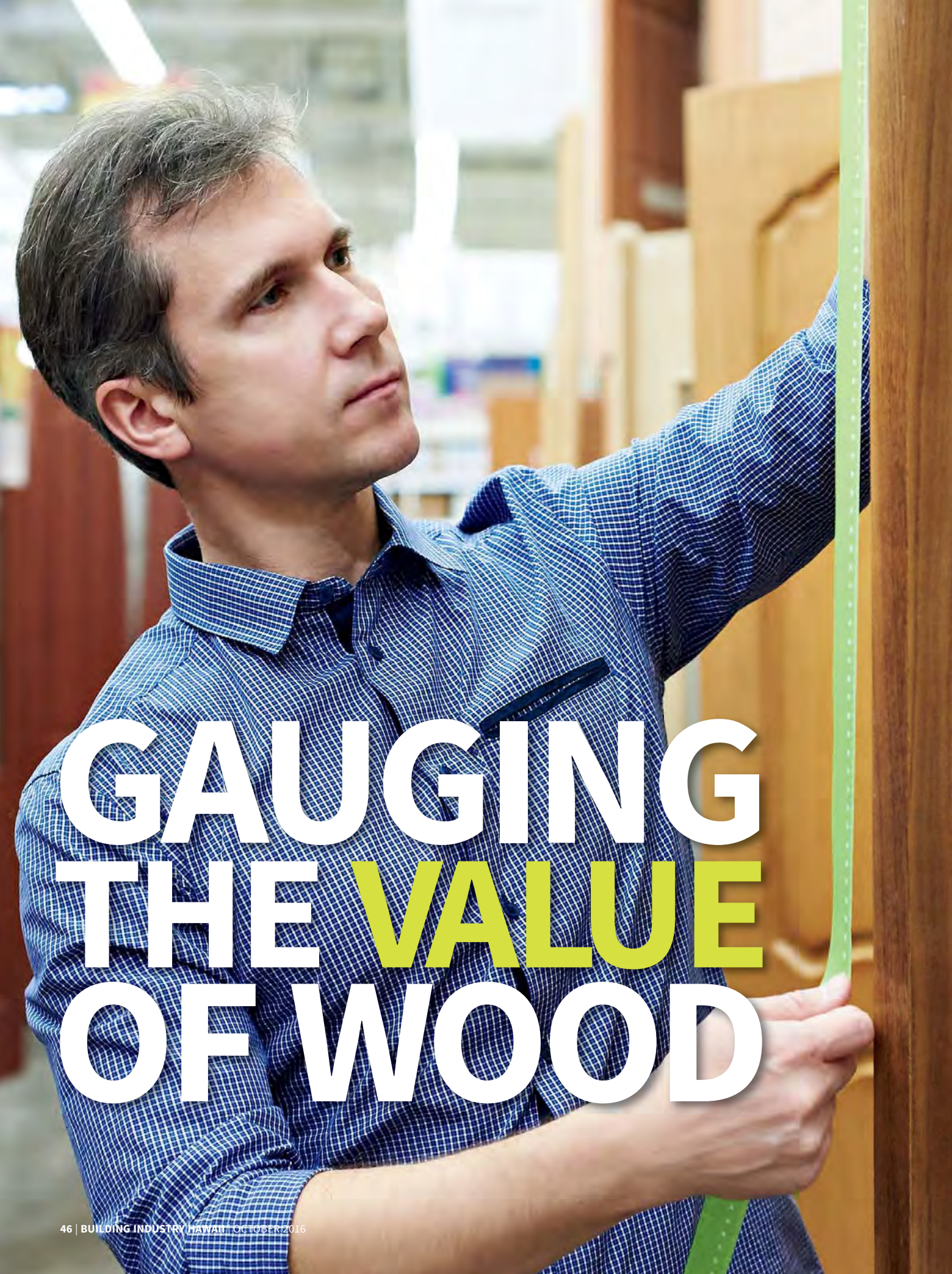
Hoopili is slated to add approximately 11,750 affordable and community-priced homes in West Oahu over the expected 20 years of its development.

The first phase of Hoopili's master plan will accommodate 293 families with single-family homes, duplexes, 142 townhomes (including the developer's popular FLEX Homes) and

single-level condominiums and provide a 1.8-acre park for neighborhood families that includes a playground and pavilion.

Hoopili's master plan calls for approximately 3 million square feet of commercial space, nearly 70 acres dedicated to parks and community centers, and 200 acres reserved for commercial farms and community gardens.

D.R. Horton Hawaii has donated five acres within the project to the Hawaiian Humane Society for its second Oahu campus, as well as one acre to the Waianae Coast Comprehensive Health Center for a new community health facility. 🏠

A man with short brown hair, wearing a blue and white checkered button-down shirt, is looking upwards and to the right. He is holding a green tape measure against a vertical wooden post. The background is a blurred workshop or lumber yard with stacks of wood.

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CUSTOM METAL ROOFING

Lumber remains a durable and popular material for Island construction projects

BY ALBERT LANIER

How much are lumber and other wood products still figuring into Hawaii's construction activity? Is building code compliance a factor? What new trends are there in terms of wood construction?

Although contractors on Oahu are staying busy, Maui, Kauai and Big Island firms also are being impacted by more construction activity. More construction jobs—1,100 in the first three quarters of 2015 alone—were created, and no doubt helped to keep the state's unemployment rate to 3.2 percent last year, its lowest in several years.

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Another gauge for the growth of construction: building permits. According to figures compiled by the Department of Business, Economic Development and Tourism (DBEDT), building permits increased in value by the fourth quarter of 2015 to \$675.7 million.



Scott Loomer

According to Scott Loomer, vice president of the Hawaii Lumber Products Association (HLPA), a trade organization, “using wood for multilevel buildings, three to four stories, is becoming a popular trend in Hawaii.” Loomer also is president of Maui-based Truss Systems, which designs and manufactures pre-engineered wood roof and floor trusses in addition to manufacturing, selling and installing storage sheds.

“The cost-effectiveness, strength and versatility of wood in construction is finally expanding and being truly realized with its use in retail stores and hotels,” Loomer says.

“Examples of multistory projects built primarily with wood include Runners Route on Kapiolani Boulevard, Piilani Suites hotel in Wailea, Maui and Hawaii’s first



Rendering of Hawaii’s first Hampton Inn & Suites by Hilton in Kapolei

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Hampton Inn & Suites by Hilton in Kapolei which is under construction.”

Mike Fujimoto, CEO of HPM Building supply, a 95-year-old firm that provides building materials including wood and lumber to contractors as well as do-it-yourself building clients, says that wood construction remains popular in building residential homes.



Mike Fujimoto

“Wood generally has been predominant, the most-used material in residential construction,” he says.

Blending lumber’s popularity with technology has given rise in recent years to a preference by builders for engineered wood products, or EWP. The point, according to Fujimoto, is “to create a stronger, more stable product that is stronger than what nature creates.”

Loomer says that while “lumber in its natural form is already strong and durable,” EWP allows for “even more structural integrity and versatility.”

“The prefabrication and light weight, in relation to load-bearing capacity of EWP, help to manage construction costs,” notes Loomer,



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adding that types of EWP include cross-laminated timber (CLT), glulam (glued laminated timber) and structural composite lumber (SCL), “which all involve different processes of layering wood.”

“CLT consists of layers of lumber melded together at right angles for durable roofs, floors and walls,” says Loomer. “Glulams are created by combining layers of timber for increased strength as structural columns and beams.”

And SCL is “a group of EWP that are constructed by layering dried and graded wood veneers, strands or flakes with moisture-resistant adhesive to form blocks that can be sawn into consistent sizes, and it’s almost entirely free from warping and splitting.”

Fujimoto notes that contractors like to use EWP because it helps defray labor costs and other costs of home building and can help to speed up construction.

Architects have begun using EWP in their specifications, he says.

“I think what we will see is not an immediate option of something which has come out (on the market) but a trend toward using engineered wood products in building,” Fujimoto adds.

Why Wood?

With many metal and concrete

condos and towers rising in Kakaako and elsewhere, where does wood figure into the Islands’ current building material use?

“Even as wood use in framing grows in both the residential and commercial markets, it continues to maintain a relatively low price-point compared to both steel and concrete,” Loomer says. “One major reason is the fact that it’s



Cross-laminated timber (CLT)



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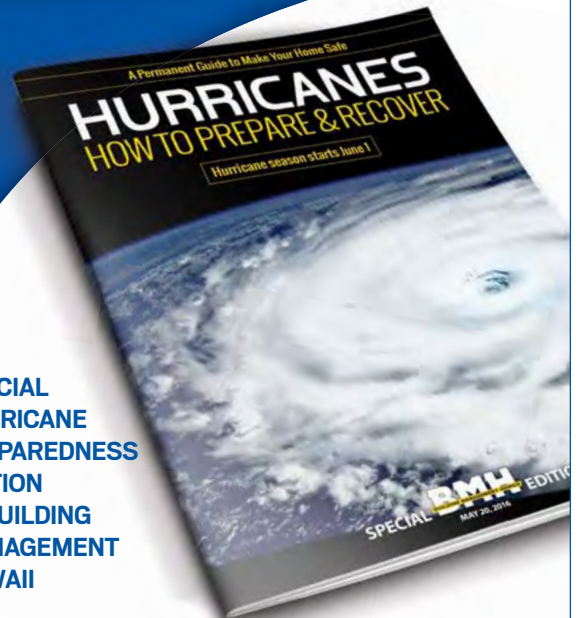
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Glulam (glued laminated timber)

the only renewable building material. It's also much easier to work with and modify which helps keep construction costs down as well."

Fujimoto notes that the "price of lumber has been stable" and that there is "more wood available today" for contractors than there has been in years because, he says, large timber companies reforest and plant new trees—setting the scene for new sources of lumber.

"Wood has been the predominant building material for over 100 years," Fujimoto says.

Keeping to Code

According to Fujimoto, every county in Hawaii has individual building codes in addition to the state's regulations. He notes that the continual updating and changing of local building codes to ensure stricter and

more rigorous standards that go into constructing buildings and homes has an impact on the cost of construction.

Fujimoto says that "we do see the continual evolution of the building codes" as a trend factor in the near future.

Both state and county codes in the Islands attempt to adhere to international codes. Loomer notes that "each county has adopted its own

International Building Code, IBC 2006 to INC 2012, and each code has its own parameters and guidelines. Each county may change, revise and enforce the code as they require."

Wood products will continue to have a dominant place in Hawaii's construction industry, says Fujimoto. "The facts show that wood has retained its value as a building material for many, many years." 📌



Structural composite lumber (SCL)

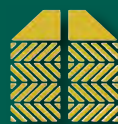
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MOVING BEYOND RAIL

Mayoral opponents Caldwell and Djou reveal their development plans for greater Honolulu

BY BRETT ALEXANDER-ESTES

Despite their opposing positions on Honolulu's rail system, Honolulu Mayor Kirk Caldwell and Republican challenger Charles Djou have much in common: Both are attorneys and former legislators, both have strong backgrounds in Hawaii's private sector and both share a deep love for the *aina* and a lifelong passion for Hawaii's building industry.

Their differing views on rail, however, extend to other projects. Recently, *Building Industry Hawaii* sat down with the two candidates, and with the Honolulu Authority for Rapid Transportation (HART) off the table but with housing and infrastructure front and center, discussed their development plans as Honolulu's next mayor.

As mayor, how will you increase affordable housing?

Djou: I think we need to go up instead of out. There are 950,000 people on this island. The population growth rate adds approximately 10,000 people per year, give or take. Roughly every three people you add to your population, you need to add one housing unit. If we're adding 10,000 people every year, you have to add 3,035 housing units every year. What happens if you (don't)? Market prices and the affordability index begin to

separate, demand begins to outstrip supply.

So the solution to that—and where I support affordable housing development—is building up, encouraging more high-rise infill in the urban core.


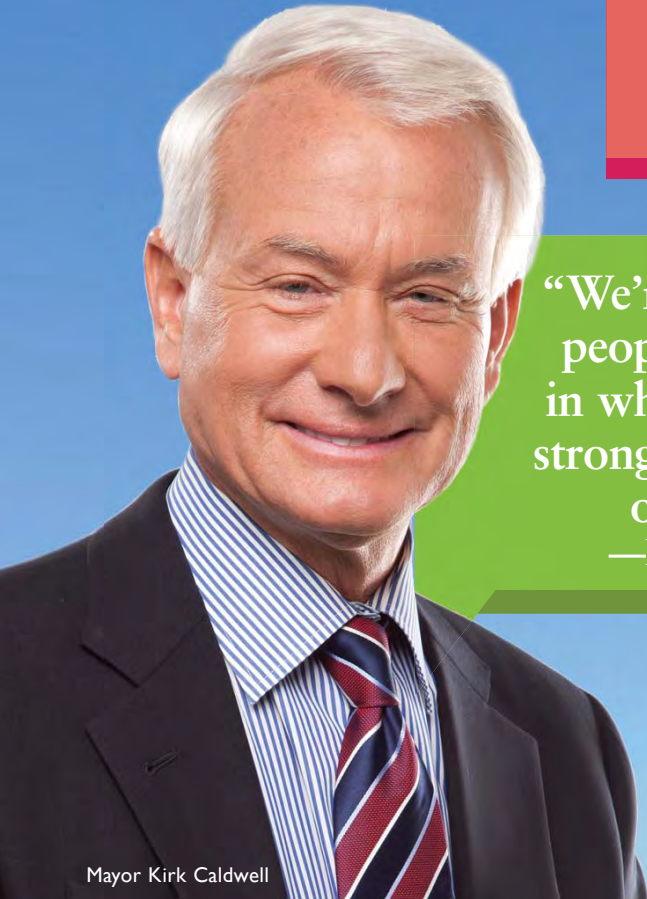
Where the next mayor has to look is converting a lot of low-rises in the urban core. I'm not saying skyscrapers—there's a lot of two-story, three-story walkups that can easily be converted to eight-story, 10-story modest-sized buildings which will dramatically increase the capacity.

(Also) encouraging housing growth

in Kapolei, that's where we should be encouraging or directing our zoning and our building.

Caldwell: Basically, we have three prongs to the stool that we're talking about. The first prong is around the transit stations.

Around transit stations, we're saying to developers, your entitlements (are) granted. If you build affordable rentals, if you build affordable market housing, we'll give you higher height increases automatically. You can go 400 feet in some areas, some areas



“I think that a good mayor works hand-and-hand with the building industry.”
—Charles Djou

“We’re keeping our people employed, in what is the third strongest industry in our state.”
—Kirk Caldwell

Mayor Kirk Caldwell

Charles Djou

150. You get a density bonus. You don’t have to build any parking.

We’re looking at things. Maybe forgive sewer hookup fees, park dedication fees if you’re in the urban core. And incentivize people to build to a market where they’re not building because they can’t make the margins.

The second (part of affordable housing) is our accessory dwelling units. We passed a law that allows you to build a second unit on your property for a nonfamily member.

There are 120,000 lots on this island that could accommodate a second unit. Let’s say only 20,000 actually put in a second unit. That’s 20,000 affordable rentals on an island where we hardly build any.

We passed the law, and only seven people came in.

They told us, “An ADU costs between \$60,000 and \$80,000 to

build, and your sewer hookup fee, your permits, all cost about \$11,000.” So we put in a bill. It’s now law, waives all of those fees for two years. We’re going to see how it works. I checked with DPP about two weeks ago, and the amount of applications has jumped. And we have dedicated one person to process all the ADU permits, expedite it.

What other incentives can boost affordable housing?

Djou: The city puts too many burdens, too much regulatory burdens and cost, on urban redevelopment. I’m looking forward to finding ways to streamline the cost of DPP, the time required to get permits out of DPP, simplify the redevelopment process.

If you’re asking me if three stories, six stories, AMX, BMX, what’s the

best mix and all that, I’ll leave that to an investor willing to put up his or her private money.

But that requires a level of trust between the city government and the building industry, and the ability to talk to each other in the same language. And I think, unfortunately, that’s been missing from local government.

Caldwell: The last part (of affordable housing) is regulatory. Right now, if you build a building with more than 10 units, you have to build 30 percent at 140 percent area median income.

The demand is 80 percent to 120 percent AMI. We’ve been meeting with developers, to see what we can do to get them to build to this goal. And what they’re saying is, “If you reduce the (required AMI) percentages, instead of 30 percent you said

15 percent ...” If we do other things they’re asking for, will they build to that market? And they’re saying they would.

We haven’t submitted the bill to the Council, we’ve been working on it for about two years now. We need to pass a law that’s balanced, that incentivizes the private sector.

Let’s (also) do infill within the urban growth boundaries so that we use the lands that are actually designated urban, actually zoned urban (to) be more efficient and support our smaller footprint.

Over in Kailua-Kaneohe there’s the KK Tunnel. It’s the (longest) gravity flow tunnel in the state of Hawaii. Kailua-Kaneohe is 13 feet in diameter, it can hold a lot of water. And we have problems with water intruding into our system. Some of it is because of cracks, but the majority is because people illegally take storm water and put it into our system.

We need to build more of those gravity tunnel sewers that can hold a lot of sewage and water, so that in a high rain event we can store it there and pump it out after the storm passes.

down, and the government is actually able to achieve its building objectives more economically for the taxpayer.

I want to make sure the building industry continues to thrive here. It comes from the recognition that it’s a really important part of our economy; it comes from making sure that we have sufficient growth in both residential as well as commercial development.

We have a unique challenge here in Honolulu in that we are an island economy. We’re not like Arizona or Texas or Nevada. We don’t have a seemingly endless supply of land.

What the government should be doing is encouraging the conditions for a private developer and private contractor to use their own private economic resources to determine what is the best economic fit.

I want to encourage growth in the urban core. So in order to achieve our economic growth, in order to encourage the growth of the building industry while supporting our natural environment, it means going up.

“I think the linchpin in encouraging urban economic growth is getting our sewer system and our wastewater system to just function properly.”

—Charles Djou

As mayor, how will you improve county infrastructure?

Djou: Hands down, above and beyond all else, it has to be the improvement of our sewer system. Both continuing existing projects and advancing Honolulu’s too-long delayed compliance with the Clean Water Act.

I think the linchpin in encouraging urban economic growth is getting our sewer system and our wastewater system to just function properly, without having all these sewer spills that seem to occur on a regular basis, and then the means, the ability, to handle additional capacity.

Caldwell: My administration’s top priority for the last four years has been infrastructure, infrastructure, infrastructure.

We’re rebuilding a \$5.2 billion sewer system between now and 2035. Road repaving. Parks, fixing them up. Restoring The Bus—I look at that as transportation infrastructure.

(The new Sand Island sewage digester) is now completed. It’s going to be operational shortly. It gives capacity and redundancy.

As mayor, how will you support Hawaii’s construction industry?

Djou: I think that a good mayor works hand-and-hand with the building industry. That’s actually for the benefit of both sides.

When the building industry gets really hot, the government cuts back

Caldwell: Paul Brewbaker, the economist, says he predicts about \$20 billion in developments around rail stations over the next 30 to 40 years.

That will occur during a strong economy and a weak economy, particularly if it’s in the affordable housing area.

We’re putting those incentives there

“My administration’s top priority for the last four years has been infrastructure, infrastructure, infrastructure.”

—Kirk Caldwell

on civic projects. And that’s actually good for the taxpayer: When you have a really, really hot industry the bid prices go way, way up. And conversely, when the industry rapidly cools, you ramp up the super-important projects. Because when you have a cooling industry, the bid prices go

to do that. It doesn’t mean that we’re going to have the strength that we have today in new construction. But I think that the valleys will be less deep, but the peaks will be higher, too. (And) we’re keeping our people employed, in what is the third strongest industry in our state. 🏠

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Easy Streets

Hawaii's new high-rises share the good life at ground level

BY BRETT ALEXANDER-ESTES

Nowadays, Hawaii's upscale amenities are within reach far below. Podiums—those two- and three-story structures at the base of Hawaii's new residential towers—are humanizing street-level “hardscapes” and energizing urban neighborhoods.

Take Velocity, the new luxury auto dealership opening this month in the podium of the recently completed Symphony Honolulu condominium. Or the flagship Whole Foods that will anchor Aeo, a new Howard Hughes Corporation condominium currently under construction in Kakaako. Or Hawaii's first Dean & DeLuca making its September debut at the base of the new Ritz-Carlton Residences Phase 1 tower in Waikiki. Or the thousands of square feet in retail space that flank Waiea, another HCC Kakaako condominium, set to wrap later this year.

Passers-by who might otherwise ignore these buildings will likely pause alongside the podiums to take in what is on display. A chance visit to stores and restaurants inside can spark conversations and camaraderie. Connections are made and neighborhood bonds are cemented.

David Miller, Architects Hawaii



David Miller

Ltd. principal, CEO, board chairman and principal architect for Kakaako's Symphony tower, says its podium typifies contemporary Hawaii high-rise design, which seeks to enhance 21st century urban life.

“Successful cities ... assemble mixtures of many different buildings on urban blocks and individual parcels, creating a continuum of pedestrian experience,” Miller says. “Exciting forms and spaces, energized pedestrian life, walking, biking, driving, shopping, living, dining, energy conservation, green streets—these combined aspects are in my view improving the overall quality of life for everyone who experiences them.”

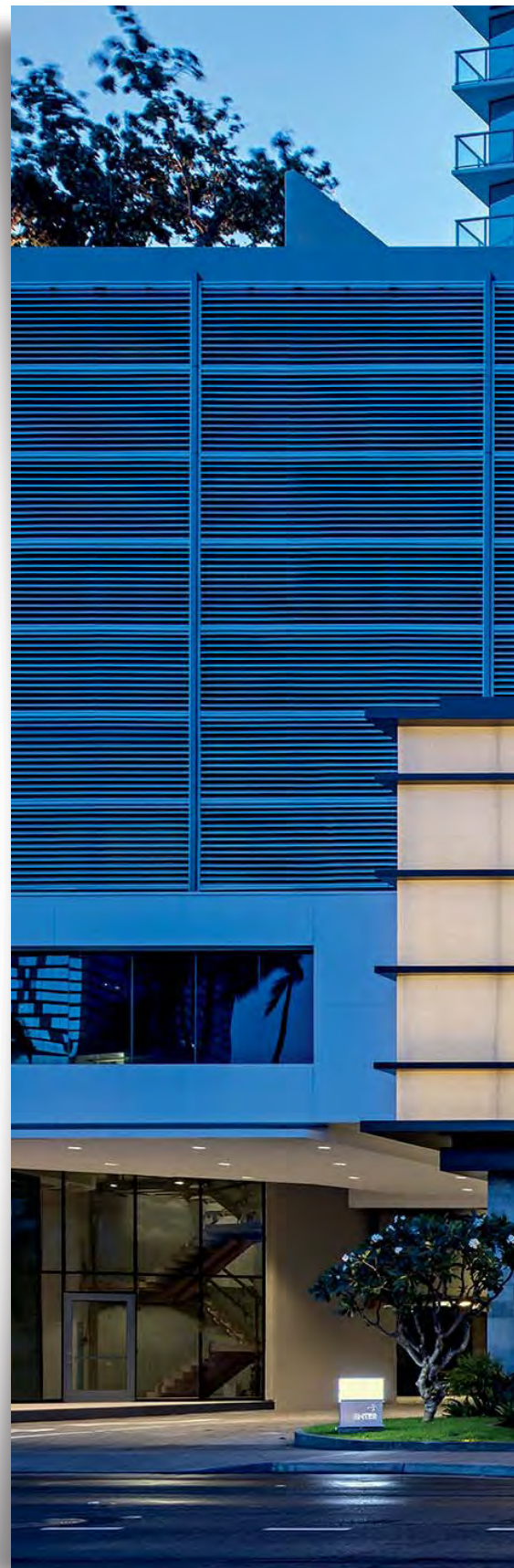
New Tower Tech

Current Hawaii high-rises are also transforming materials and methods. “Cutting-edge technology is everywhere in these new projects,” Miller says.

Auger cast piles, for example, are now the foundation support of choice. “It is a relatively new technology improving pile load-bearing installation and performance,” says Russell Young, Albert C. Kobayashi Inc. president and CEO. Young says most current ACK tower projects—Park Lane



Russell Young





Entrance at Symphony's podium
PHOTO COURTESY ARCHITECTS HAWAII LTD.

Ala Moana, HHC's Anaha, Phases 1 and 2 of The Ritz-Carlton Residences, Waikiki Beach—rest on auger cast piles. According to Scott Viola, Nordic PCL Construction Inc.'s Waiea construction manager, “auger cast foundations have certainly proven to be a very viable and popular solution for deep foundation requirements.”



Scott Viola

New auger cast pile technologies, Viola says, are also enhancing the efficiency and ease of construction.

Virtual construction, or BIM, streamlines tower build-outs even more.

“Using BIM helps coordinate installation of the different systems of the building, such as electrical, plumbing and HVAC to ensure construction is

more efficient,” says Young.

Nordic PCL President Glen Kaneshige says “Nordic PCL utilizes BIM on all of our projects.” Kaneshige adds that if a 3D model was not built by the design team, Nordic builds its own using the 2D construction documents.

“The wavy feature wall on Waiea,

for instance, was designed in the 3D model, manufactured from the 3D model, and all layout and installation performed in the field was taken from the



Glen Kaneshige

Going Up!

Currently, at least four major high-rises are under construction in Honolulu:

Waiea

General Contractor: Nordic PCL Construction Inc.

Expected Wrap: Oct. 24, 2016 for majority of building

Height: 418 feet.

Floors: 36

Features: Luxury residential condominium tower; seven-story parking garage with a recreation deck and commercial space on the first floor, as well as a separate five-story structure containing luxury villa residences. The project includes 160 luxury condominiums, 10 luxury villas and five guest suites for a total of 175 units.

Park Lane Ala Moana

General Contractor: Albert C. Kobayashi Inc.

Expected Wrap: October 2017

Height: 104 feet (8 towers)

Floors: 8

Construction Value: \$386,000,000

Features: More than 200 luxury condominiums within eight 8-story buildings fronting Ala Moana Center. Great lawn and grand staircase at main entry, high-end amenities, including yoga and massage room, private wine bar and wine storage, conference room, tiered movie theater and private guest suites.

Anaha

General Contractor: Albert C. Kobayashi Inc.

Expected Wrap: April 2017

Height: 420 feet

Floors: 37

Construction Value: \$264,000,000

Features: 311-unit, 883,000-square-foot luxury high-rise, including both condominiums and townhomes, as well as retail establishments. A full acre of amenities on Level 7, including a cantilevered pool and golf simulator.

Ritz-Carlton Residences, Waikiki Beach, Phase 2

General Contractor: Albert C. Kobayashi Inc.

Expected Wrap: February 2018

Height: 365 feet

Floors: 38

Construction Value: \$183,000,000

Features: 246-unit, 278,000-square-foot high-rise hotel condominium, adjacent and connected to the Phase One high-rise and sharing the same amenities.



Nordic PCL raises Waiea's curving glass curtain wall.

PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.



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same 3D model utilizing robotic surveying,” Kaneshige says. Because Waiea’s segmented glass curtain wall waves in all directions through the height of the tower, he says, no two slabs are alike. “This process allowed for an error-free installation of this critical design component.”

While “cast-in-place concrete

structures are the proven norm for high-rise construction,” says Viola, some projects use tunnel forms and precast concrete panels to further expedite build-outs and reduce costs.

Labor can be a wild card. “Labor cost in Hawaii constantly increases,” says Young. “However, materials and new technology and ways of building

Innovations in the Air

Emerging high-rise technology “brings exciting new design opportunities virtually daily,” says Architects Hawaii Ltd. Principal and CEO David Miller. Some of Miller’s picks:

- “Smart elevators that collect data, anticipate ‘rush hour’ surges and provide shortest time to individual destinations. Energy is reclaimed going down to use going up.
- Hybrid low-e glazing which outperforms previous types through increased energy efficiency.
- Increased structural efficiency through post tensioning with band beams to reduce column size and shear wall thickness.
- Fire Department emergency communications improvements utilizing increased/amplified radio repeater systems offering more efficient and wider coverage.
- Pedestal decking systems providing great concrete and wood finishes with lighter loading and better access to waterproofing and drainage systems.
- Exterior paneling and cladding systems for fresh design approaches with improved building skin function.
- A multitude of sustainable design strategies and products from deep water cooling systems and motion/occupancy sensor light fixtures to native planting species.”

At Waiea, Nordic PCL Construction Manager Scott Viola says “unlike most towers, Waiea does not require a cooling tower at the top of the building for the air conditioning system. This is due to the innovative use of source and injection wells to achieve the necessary heat rejection required.”

Expect the Unexpected

A well-designed tower can provide more than aesthetic thrills. Architects Hawaii Ltd. Principal and CEO David Miller reflects on one of his more exciting projects:

“During the 1980s I did several high-rises in Asia, including Pacific Plaza Makati, which at the time was the tallest building in the Philippines. Violence broke out between pro- and anti-Marcos forces shortly after topping off. People were killed and tanks were everywhere.

“Anti-Marcos forces took over the building. We had two staff there who fortunately were OK. After it all settled down we had to check the tower for safety, removing shell casings (and other combat debris). We were lucky. I continue to wear my Pacific Plaza hardhat on projects to this day.”

are trying to lower the overall cost” as do “architects who are working with contractors in designing the most economical way to build high-rise buildings.”

Community Builders

Honolulu’s new towers—such as the recently announced Manaolana Place, says Miller, are designed “to create timeless urban spaces that work for humans, on the ground, in the city.

“Symphony Honolulu’s presence at its prominent Ward-Kapiolani corner location will contribute to this experience, especially when Velocity’s auto gallery, restaurant and café open this fall. Aeo—including the new Whole Foods Market—will contribute to Ward Village’s urban lifestyle vision. Manaolana Place’s plaza, landscaping, restaurants and overall aesthetics will be truly transformative for its pivotal Atkinson-Kapiolani corner location.

“I feel a freshness is emerging in Honolulu’s overall aesthetic, both from afar and up close and personal,” Miller says. “To me, this is simply a great time for Honolulu and Oahu.” 🏠

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IN THEIR WORDS

JOURNEYMEN REFLECT ON CAREER CHOICES, THEIR
UNIONS AND THE FUTURE OF HAWAII'S TRADES

BY DAVE DONDONEAU

Journeymen are the tip of the spear when it comes to executing plans in the building industry.

They are the experienced workers who've learned the trades from generations before and they are the ones expected to pass on that knowledge to upcoming apprentices.

No matter the trade, in today's ever-changing world of technology

the best journeymen are the ones who never stop learning.

Building Industry Hawaii asked a handful of journeymen from various unions to share some insight on their trades and what the union has meant to them.

Below are a few of their stories, along with what it takes to become a certified journeyman with each union and their wage scales.

PAUL CHANG, CARPENTER

AGE: 66

EXPERIENCE: More than 30 years in the field with the past 13 serving as the union's training coordinator.

ABOUT CARPENTERS & JOINERS OF AMERICA LOCAL 745 & 746:

Approximately 5,500 members statewide; about 80 percent are journeymen.

JOURNEYMAN JOURNEY:

Apprenticeship is 4-5 years and 8,000 certified work hours and a minimum of 615 school hours to be a journeyman. Drywallers with the union must have 8,000 certified work hours and 535 school hours.

PAY SCALE: First-year apprentices get 40 percent of journeyman wages, which is \$18.26 per hour and pay increases with logged experience. Journeymen get \$45.65 an hour with an \$18 benefit package for journeymen and a little less for apprentices. Drywaller journeymen get 25 cents more per hour (\$45.90).

Chang views his training job as bridging generations to ensure the trade maintains exceptional standards.

"You know how we think we know it all when we're in our 20s and 30s and by the time we're in our 40s and 50s we realize "how did I get this far because I still don't know anything," Chang says, laughing. "As you get older your body breaks down and falls apart. It's a young man's game, but they need the knowledge of generations who've been there before, and older guys can never stop learning, so continued education is important. Technology is changing and you have to stay on top of it."

Chang says he turned to carpentry in high school when he realized his dream of being an architect wasn't going to happen "because I have no artistic capability."

He never wanted a desk job, so when a neighbor knocked on his door and asked him to help tear down and rebuild his house—he was hooked.

"He helped me pass the carpentry test," Chang says. "Best thing I ever did."

Chang says he's worked on thousands of residential and commercial projects across Oahu. Two, he says, stick out: His work on the Federal



Building and on the Navy Lodge on Ford Island.

"They were my first as an apprentice and my last job as a journeyman in the field," Chang says. "They have a special place in my heart. You never forget your first or last."

He says technology has changed the industry through the years and because most high schools no longer offer trade classes, part of his training is emphasizing carpentry terminology.

"Where the carpentry test used to include terminology questions, today it is mostly about math," he says. "We have about 400 apprentices statewide and I always tell them to make sure they're having fun. Make this a career and not a job because if you're just in it for the money you won't ever be satisfied. If you're in it to learn a trade you'll make more money than you ever dreamed of."

Chang says the best part of being a journeyman is not being chained to a desk and the chance to work outdoors. The worst part is carpentry can be feast or famine depending on the market. "It's not for everyone because of that," he says. "And that's why you have to strive to be the very best."

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Chang, on the best thing about being in a union

- The unity in being part of a strong organization with one voice.
- Working with like-minded individuals who push for an honest day's pay for an honest day's work.
- Safer work conditions.
- Continuing education opportunities.
- The chance to upgrade and advance careers.

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TRAVIS YARA, ELECTRICIAN



AGE: 46

EXPERIENCE: 26 years, 21 as a journeyman. Electricians Inc.

ABOUT IBEW INTERNATIONAL BROTHERHOOD ELECTRICAL WORKERS, LOCAL 1186:

Approximately 4,000 members statewide; about 2,300 are journeymen.

JOURNEYMAN JOURNEY:

It takes five years of apprenticeship, 10,000 hours of supervised training and 800 school hours to be a journeyman. Electricians must take algebra 1 to qualify and after five years, a journeyman's license is needed to do work in the state.

PAY SCALE: First-year apprentices start at \$15.37 an hour with raises every thousand hours. Journeymen make \$43.90 an hour. With a benefit package, journeymen get about \$74 an hour.

Being a journeyman electrician means keeping up on the latest technology and trends.

For Yara, his start came while he was at a community college when his wife, then his girlfriend, told him to look into the union because it offered him a chance to work with his hands and also apply his math skills, both things he loves to do.

"I took college calculus and it really paid off," Yara says. "In this business math skills are essential to do a good job, particularly as a foreman. We deal with a lot of numbers, fractions, wire sizes, loads and stuff like that. As a foreman it helps me in verifying a lot of work."

It wasn't always easy for Yara. When he was an apprentice, one of the elder journeymen rode him so hard that "even my wife hated him."

"I look back at all of the people who helped me, though, and that guy probably did the most," Yara says. "He helped me develop my work ethic and taught me the most skills. I tell apprentices now to take the best from everyone they work with and learn from them and throw out the rest. They'll get yelled at because there is a lot of stress and pressure sometimes. I feel like that's what I did: I took the best that guy had to offer and tossed the rest."

Yara's defining career moment came when JC Penny's first entered the Ala Moana Shopping Center.

"I went from running \$30,000 jobs to running a \$2.2 million project with \$2 million worth of changes and we came in under budget," he says. "That one was my defining moment and showed me I belong."

Today, Yara enjoys working in customer service and troubleshooting. He sees low voltage as the wave of the future, with everything waist up being 50 watts or below.

"Technology changes so much you have to keep up," he says. "Wind farms, the way

they can incorporate LEDs into almost everything—you're always learning."

5 reasons Yara supports the union

- Brotherhood. "I like a sense of belonging to something bigger than the company."
- "Knowing I have someone to represent me if I'm mistreated."
- "All the benefits that my previous union members fought for. Some lost their houses to fight for the benefits I have today and I appreciate those members who sacrificed personally for us so we can have better wages, retirement and health benefits ... really proud of the people who came before us and set it all up."
- Training. "I can sign up for classes if I'm not familiar with something or I can sign up and just learn new skills."
- Safety skills. "I learned CPR from the union. It benefitted me because I was able to help out in a head-on collision on the Windward side in 1995 so I don't take that training lightly."



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● TOP TRAINING

Local 675 apprentices are accepted only after a rigorous testing and selection process. Each apprentice undergoes a five-year program consisting of 10,000 work hours plus ten semesters of related classroom instruction coupled with manipulative, hands-on training which also earns credit toward a college Associates Degree. Local 675's commitment to excellence also extends to all course instructors and trainers. Each instructor is required to complete a five-year national trainers' program conducted by the United Association. This training not only covers the basics of the trade but also training in emerging industry techniques, equipment, and skills.



● NATIONALLY RECOGNIZED APPRENTICESHIP PROGRAM

The superior quality of Local 675's training program was nationally recognized for "Outstanding Achievement in Apprenticeship Training." A blue ribbon selection committee drawn from the U.S. Department of Labor, the Bureau of Apprenticeship Training, the National Association of State and Territorial Apprenticeship Directors, and The Federal Committee on Apprenticeship, chose the Plumbers and Fitters Local 675's apprenticeship program as one of only three honored nationally across all industries for excellence in providing apprenticeship training.



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AARON TILTON, EQUIPMENT OPERATOR



AGE: 52

EXPERIENCE: 12 years as a journeyman. He is now the instructor for Hawaii Joint Apprenticeship Committee. Former grade setter.

ABOUT OPERATING ENGINEERS LOCAL UNION 3: Approximately 2,000 members statewide; about 95 percent are apprentices or 1 for every 10 journeymen.

JOURNEYMAN JOURNEY: There are three branches: Paving (PEO), Construction (CEO) and Heavy Duty Repair (HDR mechanics). Paving requires 4,000 hours on the job, and CEO and HDR are 6,000 hours

Heavy machinery is in Tilton's blood. His grandfather was a crane operator and his dad ran heavy machinery equipment and was a project superintendent. Tilton joined the union after his army career and a short stint in communications.

"I was brought up old school," he says. "A lot of yelling and you were forced to think for yourself. You weren't coddled. As long as you don't kill yourself, you fend for yourself. I grew up around heavy equipment and love it. My family just pushed me in whatever I was going to do to be absolutely the best. It's the only way you can survive in this industry. When it's booming everyone has jobs. When it's not only the best survive."

As the instructor for the union's apprenticeship program, Tilton says he

preaches to newcomers that attitude is a huge part of the battle.

"All the jobs here are relatively dangerous, but the crane is probably the most," he says. "Even as a grade setter I was on the ground with large heavy equipment and you have to be aware of what is going on around you. I really feel there is a kinship among operators because we all love what we do."

"You have to maintain a positive attitude because it can be rough out there. Most of the industry is built around production and producing the most amount of work as soon as possible. The faster a job is done the more money a company can make. And you have to always keep your eyes open



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of on-the-job training. Each branch includes continuing education every 1,500 hours.

PAY SCALE: First-year apprentices start at \$22.37 for paving, HDR and CER at \$20.99 with raises every 1,000 hours. Journeyman pay ranges from \$67.80 to \$71.16, benefits included.

and be open to different methods.”

Tilton calls it the “Big Boys with the Big Toys” industry and takes pride in being a part of it.

5 things Tilton loves about being in the union

- Wages. “Crane is highest paid or if on machines, and size of the machine plays a factor.”
- Benefits. “Great benefits.”

• The chance to play and produce. “We get to run million-dollar equipment and produce roads and places for people to live.”

• Getting to teach the next generation and affect how they respond. “They are our future.”

• Prestige. “We are recognized as big boys with big toys. I kind of like a badge of honor.”

TODD SAITO, MASON



AGE: 51

EXPERIENCE: 27 years.

ABOUT BRICKLAYERS & ALLIED CRAFTWORKERS, LOCAL 1: Approximately 1,300 members.

For the past year, Saito’s duties have been as the business agent for the union after more than a decade as the training coordinator for the apprentice program. A combination mason by trade, Saito joined the bricklayer’s union in 1989 after originally joining the laborers’ union.

“It was just a chance to make more money and better opportunity,” Saito says. “It’s great work. It’s also hard work, but it’s rewarding to see what you’ve done.” Saito loved the diversity of being a

BRICKLAYERS AND CERAMIC TILE SETTERS

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For nearly 60 years, Hawaii Masons Union, Local 1 of Hawaii IUBAC has been working to bring Hawaii’s Masons together.



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JOURNEYMAN'S JOURNEY:

8,000 work hours, 432 job-related instruction hours (hands-on and classroom).

PAY SCALE: Ceramic tile apprentices (\$20.10) start at 50 percent of journeyman wage of \$40.20; Bricklayer/mason \$19.56 for apprentice and \$39.11 for journeyman in one union and \$19.28 and \$38.55 in the other. Each program has eight steps and after 1,001 hours they get a percentage raise. With benefits, total packages range up to \$67.27.

AGE: 34

EXPERIENCE: 9 years, current safety coordinator and also operator making gasoline.

ABOUT STEEL WORKERS UNITED LOCAL 12: 147 represented employees represented PAR Hawaii Refinery, formerly Tesoro.

JOURNEYMAN EQUIVALENT: The union doesn't have journeymen, but annual raises and salary are based on experience and job duties.

PAY SCALE: Not available.

combination mason, but one of the most memorable jobs he worked was on real estate mogul Christopher Hemmeter's home. Hemmeter was known for lavish developments such as Hyatt Regency hotels on all the Islands. He died from liver cancer in 2003. Saito remembers Hemmeter's home near Doris Duke's was going to have a bowling alley installed, but after Brunswick came in and set it up. Hemmeter changed his mind and put in a movie theater without the alley ever being used.

"That whole project was something else," he says.

Saito stresses to apprentices that being a successful bricklayer or mason takes teamwork and a good attitude.

"Measurements and getting it level are key," he says. "But I always tell new

apprentices it's not a race and nobody was born with a trowel in their hand. By the time you finish the program, everyone should be about the same speed, but we all have to start somewhere."

5 things Saito loves about the union

- Health benefits. "I have two children and a wife covered under the plan. That's big for a family."
- Safety.
- Vacation pay/pension/annuity.
- Fair wages. "We just finished our contracts after negotiating for two years on one and a year-and-a-half on the other," he says. "The union does a lot."
- Training. "You're always learning in this trade."



ROCKY LIKE, STEEL WORKER

Working at one of two (and the largest) plants on the isle that makes gas, diesel, jet fuel, asphalt, propane, butane and other chemical products is as rewarding as it is dangerous.

The union doesn't have journeymen, but raises come with longevity and experience.

"Safety is the No. 1 priority at our plant," Like says. "One mistake can be bad not only for us, but for our neighbors. You can be exposed to chemicals that will kill you. You can be knocked out inhaling hazardous chemicals. Luckily, we have a good safety record here we're very proud of."

Union workers work four days on and four days off with rotating shifts weekly from 4 a.m. to 4 p.m. and vice versa. The plant runs 24/7 and workers are well compensated for being on call and working all holidays and weekends.

If a hurricane or other catastrophe hits, the workers' first priority is to secure the plant to make sure no chemicals leak or cause explosions.

"When people come in they know they're told the schedules and not everyone can handle it," Like says. "I like it."

The plant just finished updates and equipment inspections that had all workers working 13-hour shifts for 44

days, with one day off every 14 days. Like says it happens once every five years.

Prior to joining the steel workers union, Like says he worked in sales. He loves the change.

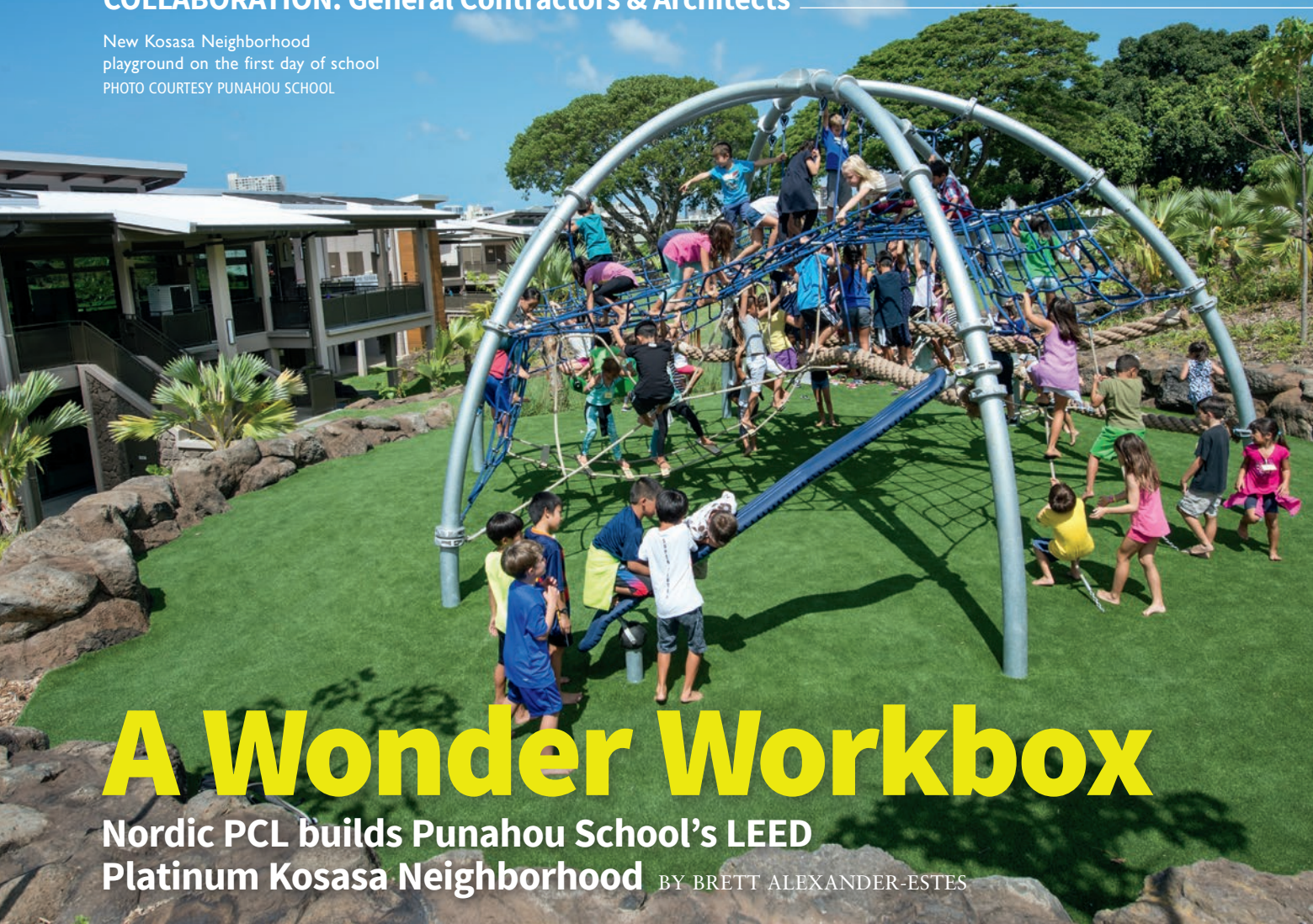
"It's a good job," he says.

What the union has done for Like

- Saves jobs. "The union helped find a buyer when Tesoro sold three years ago," he says.
- Maintains fair wages. "It helps workers keep our wages and duties versus the company dictating."
- Promotes from within. "It helps people move within the company instead of hiring or bringing in outside contractors."
- Safety. "It's got us our safety position that I'm in now and involved with management. It makes sure the company does what it says it will do."
- Training. The main office is in Washington, but regularly brings people to the isle to support and train local workers and educate them on environmental concerns and technology. "They also offer scholarships for families of workers and that's really nice," he says.

COLLABORATION: General Contractors & Architects

New Kosasa Neighborhood
playground on the first day of school
PHOTO COURTESY PUNAHOU SCHOOL



A Wonder Workbox

Nordic PCL builds Punahou School's LEED Platinum Kosasa Neighborhood BY BRETT ALEXANDER-ESTES

The Sidney and Minnie Kosasa Neighborhood is a suite of four classroom buildings in Punahou School's Barwick Playground. But it is also an instructional ecosystem that integrates "green" practices into Punahou's Grades 2-5 curriculum.

"Punahou wants their students to embrace sustainability from the earliest grade levels, so it was a driving consideration in all elements of the Grades 2-5 project," says Glen Kaneshige, president of Nordic PCL Construction Inc., the project's general contractor.

Kendall Ellingwood, principal at Design Partners Incorporated and project architect, began designing the



Glen Kaneshige

\$29 million Neighborhood and a follow-up phase in early 2014. Nordic PCL is contracted for both phases (1A and 1B) as well.

In March 2015, the team broke ground on the Winne Units—Punahou's iconic classrooms designed by famed Island architect Vladimir Ossipoff. With school in session, curious children in abundance and specs targeting LEED Platinum certification, "everything had to move very quickly," says Ellingwood.

Recently, *Building Industry Hawaii* sat down with Kaneshige and Ellingwood and explored a new era of educational construction in Hawaii.



Kendall Ellingwood

Why was the project needed?

KANESHIGE: The project replaces the Winne Units and will be the new home for second- and third-graders. Phase 1B will be the future classrooms for fourth- and fifth-graders and will also include a K-8 learning center.

Why is the project aiming for LEED Platinum?

KANESHIGE: Punahou has made sustainability and green buildings a guiding principle and overarching theme in the development of their master plan. Accordingly, the

school made the commitment to achieve LEED Platinum and HI-CHPS (Hawaii-Collaborative for High Performance Schools) in the project.

What was Punahou's vision?

KANESHIGE: Punahou wanted to be

COLLABORATION: General Contractors & Architects

progressive in creating an unparalleled LEED Platinum educational facility, but was also careful to consider design elements and features that would hold reverence for the Winne Units while preserving and enhancing the Barwick open greenspace.

ELLINGWOOD: The overall site plan fulfills the goals of Punahou's Campus Master Plan by connecting the Grades 2-5 Community to the campus core: the freshwater spring named "Ka Punahou."

**"Punahou has made sustainability and green buildings a guiding principle."
—Glen Kaneshige**

Did you and Punahou design the Neighborhood together?

KANESHIGE: Nordic PCL attended the early design charrettes with Design Partners and the Punahou administration and faculty.

Streambed and native plants recreate an *ahupuaa*.
PHOTO COURTESY PUNAHOU SCHOOL



ELLINGWOOD: How the buildings were placed on-site was very important to the school. Nordic PCL really helped the design team come up with practical design solutions. Great guidance was also provided by Punahou School's Physical Plant staff as the building systems were being designed.

KANESHIGE: Construction costs

were in hyperinflation, so reviewing the design against the budget was an ongoing process. We kept our fingers crossed on forecasting where market pricing would be at the stage when construction documents would be produced.

How are the classrooms laid out?

ELLINGWOOD: Four two-story buildings with four classroom studios in each building. We constructed the buildings on the hilly portions of the site while keeping the flatter portions as a play area.

KANESHIGE: Four 5,000-square-foot studios are each broken into four open-concept classrooms, divided by operable partitions. Each classroom also includes private *lanai* learning spaces. The buildings are open and airy with suspended walkways that connect all buildings at the second floor.

ELLINGWOOD: Building exteriors are finished with thermorized hardwood

Extracurricular Activities

Design Partners Incorporated has more educational projects on the drawing board as well as in other sectors:

- Honolulu high-rise projects
- Koa Ridge residential
- Department of Defense (Japan and Guam)

Rainwater collection system goes from the roof, through the pipes and into a cistern.
PHOTO COURTESY NORDIC PCL





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What custom “green” features are included?

ELLINGWOOD: Indigenous landscaping including native Hawaiian forest, gabion wall filters, bio-swale stream, rainwater cisterns, outdoor classrooms, community gardens, vegetative walls and screens, individual water

“It really feels like a neighborhood was created.”
—Kendall Ellingwood

meters, dual flush toilets, dashboards for monitoring energy efficiency, weather stations, natural ventilation display, LED light fixtures, daylight sensors and photovoltaic panels.

How did you build on a busy campus?

KANESHIGE: All construction activities had to be logistically coordinated around the school’s daily functions. All materials had to be contained within the available space of the project, and

deliveries had to be scheduled around the school’s high traffic volumes.

Were there other issues?

ELLINGWOOD: The biggest challenge was the project schedule, which called for design and construction in just over two-and-a-half years.

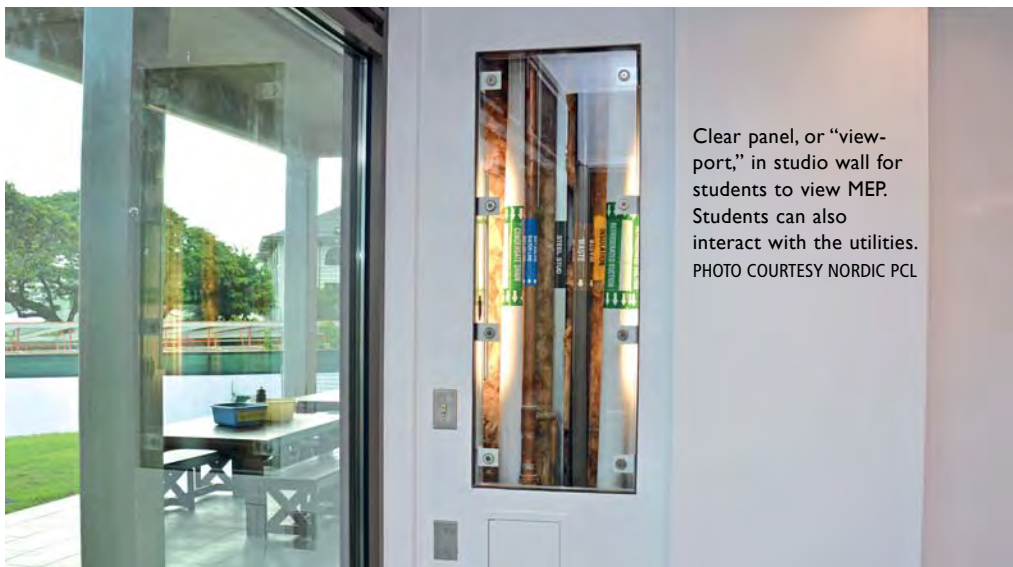
KANESHIGE: The steel-and-concrete framed structures had to be coordinated carefully, especially when there are elevation changes between the various buildings. At times, our staff felt like they were building to “Swiss watch” type of tolerances.

Did you use any special tools?

ELLINGWOOD: BIM 360 field management software was used during construction. Also, all of the construction documents were executed in BIM, and the BIM models were provided to the contractor for pricing and construction.

What is the best example of project teamwork between DPI and Nordic PCL?

ELLINGWOOD: There was some real design-building which took place during construction. We both provided a lot of suggestions while also listening to each other. It seemed like we always



Clear panel, or “view-port,” in studio wall for students to view MEP. Students can also interact with the utilities.
PHOTO COURTESY NORDIC PCL

came up with an amicable solution that the school would accept.

When the project wrapped in August, had Punahou's goals been achieved?

KANESHIGE: We have been told by Punahou's administration, teachers, parents and members of the Board of Trustees that they are very pleased with the new buildings.

ELLINGWOOD: One Board of Trustees member emailed us a picture of the playground taken on the first day of school, in which almost 50 kids were playing in the play structure. This type of feedback makes me glad I chose architecture as a profession!

What do you think is the project's standout feature?

KANESHIGE: Connectivity between

Platinum Checklist

Nordic PCL's Kosasa

Neighborhood tasks included:

- Demo and remove existing Winne Units slab on grade.
- Grade and excavate Barwick Playground.
- Install concrete foundations and below-grade infrastructure on sloped site.
- Erect structural steel for building envelope.
- Construct framed walls, glazing and MEP rough-in.
- Incorporate custom materials and features (e.g., exposed structural elements and educational MEP).
- Construct 500-square-foot outdoor learning spaces for each classroom *lanai*.
- Install only materials with low-emitting adhesive and recycled content throughout project.
- Install operable studio partition systems.
- Integrate rainwater catch basins and piping into roof system for vegetative green wall irrigation.

the neighborhood buildings as well as the rest of the campus was carefully planned while trying to preserve as much open greenspace as possible.

ELLINGWOOD: It really feels like a neighborhood was created.

When will you start the project's second phase (Phase 1B)?

ELLINGWOOD: Design for Phase 1B is complete. Deconstruction of the existing building has been completed and vertical construction is scheduled to begin in early 2017.

KANESHIGE: We have started the preliminary work and have secured the Phase 1B site with barricades. The site work for the building foundation won't start until late October or early November.

Besides each other, is there anyone you would like to single out for their outstanding contribution?

KANESHIGE: We feel that it was judicious of Punahou to include the

contractor very early in the design-assist process and foster collaboration for all the stakeholders.

Our project staff also appreciated cooperation of the second- to fifth-grade teachers and feel that their support through the construction period has been one of the greatest contributors to the success of the project.

ELLINGWOOD: The client, Punahou School. We worked with everyone at the school from the president to vice presidents to the principal and teachers. Paris Priore-Kim, the junior school principal, really helped move the project forward toward the end.

Tremendous effort was put in by the Design Partners team as well as our engineering consultant team. Our DPI team had about 10 members, and included our president, Vernon Inoshita, as well as interns. This was not one person designing this project—rather all of us putting our minds together to provide the best solutions. 🏠

Congratulation's **Nordic PCL Construction, Inc.** on a Successful Project with Punahou School: Grade 2-5 Neighborhood PHASE 1A BARWICK



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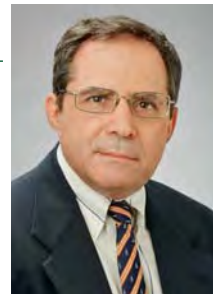
Thank You Nordic PCL Construction, Inc.
for allowing us to be a part of your team
on the Punahou School Phase 1 renovation



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Time is Crucial in Filing a Bid Protest

BY SCOTT BATTERMAN

State and county government contracts won by competitive bidding are a significant part of the business of many of our clients. Sometimes clients believe their bid was improperly disqualified, or that the low bid was defective, and seek help with a bid protest.

Typical grounds for bid protests are that the low bid did not properly meet the requirements of the invitation for bids. The most common ground is the lack of a necessary license by the general or its subcontractors.

A contractor may also protest if his or her bid is rejected because the awarding authority mistakenly ruled that certain work was not within the license held by the contractor. This is an area of the law which is still developing, and recent decisions by the courts and the Contractors License Board have created some confusion in this area.

Those not well-versed in this area need to consult an experienced construction attorney for advice. Key factors when considering a bid protest:

Short Time Limits for Protest

A bid protest must be submitted in writing to the Chief Procurement Officer of the agency issuing the Bid within five working days after you know, or should have known, of the facts giving rise to the protest. That period can be even shorter:

- No bid protest can be made more than five working days after the award is posted;
- No protest based on the contents of the solicitation for bids (as opposed to the award) can be made after the date set for the receipt of bid.

So if you discover an issue with a bid four days after the award is posted, or with the solicitation the day before bids are due, you essentially have 24 hours to submit your protest.

The only exception to these deadlines is if you are responding to a request for proposals, as is used in design-build contracts. In those cases, if you ask for a debriefing in writing within three working days after the posting of the award, then you have five working days after the debriefing to file a protest.

Short Time Limits for Administrative Appeal

Similarly, if your protest is denied, and you want to appeal for an administrative hearing, you must

file your appeal with the Office of Administrative Hearings within seven calendar days of the “issuance” of the decision. Issuance, for decisions on bid protests, means the date the decision is mailed, as shown by the postmark on the envelope. Given that it can take two or three days for mail to arrive, especially if the bid was for work on another island, this may mean that you only have three or four working days to make a decision to protest or not.

Short Time Limits for Judicial Appeal

If your administrative appeal is denied, and you want to take the matter to court, you must request judicial review within 10 calendar days of the issuance of the written decision by the administrative hearings officer.

Protest Must Be Complete

The regulations state that a bid protest should be hand-delivered or sent by registered or certified mail, return receipt requested to the Chief Procurement Officer in an envelope that is labeled with the word “Protest.”

A bid protest does not have to be long or complicated, but it must include a clear statement of the reason for the protest so that the awarding agency can make a reasoned decision. It should include any supporting

evidence you may have. If you later discover additional grounds, you will not be able to add them to your protest, unless you are still within the original five-day window for filing the bid protest.

Protest Stays Government Action

Once you file a bid protest, no action can be taken on the award until the Chief Procurement Officer issues his decision. If you file a timely appeal to the Office of Administrative Hearings, the stay remains in effect. However, once the Office of Administrative Hearings rules, there is no further automatic stay, even if you file for judicial review.

The most important thing to take away from this, is that if you find yourself considering a bid protest, you may have very little time to make a decision and submit an effective protest. If you are unsure, you should quickly consult an attorney who has experience in this area, and who can respond to your needs in a timely fashion. 🏠

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

High Bidder

Patrick Shin of Nan Inc. doesn't mind submitting high bids when it comes to good causes. Besides his high four-figure bid for a dinner to support the Rehabilitation Hospital of the Pacific fundraiser last month, Shin's gifts to the community are substantial. The founder of Nan, among Hawaii's largest construction companies, Shin is an ardent proponent of education, supporting programs of institutions including Iolani School, the University of Hawaii, St. Francis Health Care System, Hawaii Pacific University and schools and orphanages in Cambodia and Bangladesh. Shown left to right are donor Chef Vikram Garg, former executive chef at the Halekulani; Janice Luke Loo, vice chair of REHAB Foundation; Nan (Patrick) Shin and his wife, Mariko.



PHOTO BY DERREK MIYAHARA, COURTESY REHAB FOUNDATION

Nan, White Sands Begin Work on \$55.4M Hawaii Prince Upgrade

The \$55.4 million redevelopment of the Hawaii Prince Hotel Waikiki and Golf Club has engaged general contractors Nan Inc. for the guest rooms and pool and White Construction for the lobby, Prince Court and meeting space.

Set for completion in spring 2017, the property will emerge with a new name: Prince Waikiki. The eight-month refurbishment marks the hotel's

first major remodel since its grand opening on April 20, 1990.

The property upgrades will include 563 transformed oceanfront guest rooms and suites, all-new dining options, a modernized lobby with elevated personalized services, a new infinity pool and enhanced meeting space.

Hawaii-based G70 (formerly Group 70 International) is the project's lead architect. Los Angeles-based Creative Resource Associates (CRA) Design will focus on interior design.

Coinciding with the renovation project, Prince Waikiki announces new partnerships that will include Katsumidori Sushi Tokyo, Watabe Wedding Corporation and Honolulu Coffee on property.

The redesigned lobby, including a hand-crafted ceiling installation by local artist Kaili Chun, will offer areas to socialize, rest, shop and dine. PHOTO COURTESY PRINCE RESORTS HAWAII



BIA Remodel It Right Expo Attracts 7,403

The 12th annual Remodel It Right Expo, presented by the Building Industry Association of Hawaii, attracted 7,403 attendees during its three-day run at the Neal Blaisdell Exhibition Hall on Aug. 12-14.

"Our exhibitors reported high quality leads from attendees who were very serious about obtaining information for specific renovation projects," says Gladys Quinto Marrone, BIA-Hawaii CEO and chief lobbyist.

The Aug. 12-14 event included seminars on a range of topics for remodeling, from new window treatments and energy storage to information on aging in place and accessory dwelling units (ADUs). The Expo also offered free seminars for consumers, such as sessions on remodeling the kitchen and bath.

Suzuki Wins 2 AIA Honolulu Design Awards

Architect Hiroto Suzuki of Wanderlust Plus won two Awards of Merit and Janice Li of Tadpole Studio captured an Award of Merit at the American Institute of Architects, Honolulu Chapter's 58th annual Design Awards for 2016.

The architectural projects were recognized at a gala attended by more than 280 on Sept. 17 at the NOAA Daniel K. Inouye Regional Center on Ford Island. AIA Honolulu also presented the Tenth Annual People's Choice Award, the Mayor's Choice Award and announced the creation of the inaugural AIA Honolulu Student Design Awards to honor student achievements.

This year's jury panel consisted of John Hara, founding principal of John Hara Associates Inc.; Grant Chang, senior designer at Solomon, Cordwell, Buenz; Kristin Nakagawa, owner of Inhabit LLC; Gordon Tyau, co-founder of G70; and John Whalen, founding principal of PlanPacific.

Entries can be viewed at aiahonolulu.org. The award winners:

Award of Merit: Residential: Harirak Residence (Bangkok, Thailand). Architect: Janice Li, Tadpole Studio.

Award of Merit: Commercial/Industrial: Cafe Lani (Honolulu). Architect Hiroto Suzuki, Wanderlust Plus.

Award of Merit: Commercial/Industrial: Tempura Ichidai (Honolulu). Architect Hiroto Suzuki, Wanderlust Plus.

Honorable Mention: Residential: Kaupulehu Residence (South Kohala



Cafe Lani



AIA Board President Benjamin B. Lee presents Awards of Merit (Commercial/Industrial) for Cafe Lani and Tempura Ichidai to Hiroto Suzuki of Wanderlust Plus.



Lee presents the Award of Merit (Residential) for the Harirak Residence to Janice Li of Tadpole Studio. PHOTOS COURTESY AIA HONOLULU

Coast, Big Island). Architect Mark de Reus, de Reus Architects.

Honorable Mention: Commercial/Industrial:
 • IBEW Local 1186 Office / HI Electricians Training Center - Kahului (Kahului, Maui). Architect Bettina Mehnert, Architects Hawaii Ltd.
 • 3470 Waialae (Kaimuki).

Architect Geoffrey Lewis, Geoffrey Lewis Architect Inc.
 • Haleiwa Store Lots (Haleiwa). Architect James Stone, G70.

Honorable Mention, Unbuilt: University of Hawaii Culinary Institute of the Pacific at Diamond Head (Honolulu). Architect David Akinaka, Ferraro Choi And

Associates Ltd.

Mayor's Choice Award: 143 Hekili (Kailua). Architect Laura Ayers, WhiteSpace Architects.

Tenth Annual People's Choice Award: Hale Kilo Ia (Kailua). Architect Ryan Fujita, Fujita + Netski Architecture. (Also *Hawaii Home + Remodeling* Editor's Choice Award.)



Guam Community College turned the shovel on Sept. 14, marking the beginning of the expansion of an old vocational building. PHOTO BY MAR-VIC CAGURANGAN

ProPacific Builders Launches GCC Renovation Project

ProPacific Builders has started renovation work on an old vocational technology building at the Guam Community College, the first in a series of projects under the institution's expansion plans.

The \$4.5 million project, which is expected to be completed in December 2017, will expand Building 100 into a two-story concrete structure with LEED features.

Designed by Taniguchi Ruth Makio Associates, the project is funded by the U.S. Department of Agriculture and the GCC Capital Improvement Fund.

According to GCC President Mary Okada, the building will house GCC's Criminal Justice program and connect to the recently renovated and expanded two-story Building E, which is also a LEED-certified building.

Both Buildings 100 and 200 were constructed in the mid-1960s along with "Butler" Buildings 300, 400, 500 and 600 as part of the Department of Education's former Vocational Technical High School.

"Next on the horizon is the renovation and expansion of Building 300, and we have already secured funding for that project," Okada says.

Kiewit Shapes Up Rail Guideway

The guideway for the 20-mile rail line from Kapolei to Ala Moana is shaping up as Kiewit recently made the final concrete pour for the balanced cantilever work over the H-1 Freeway in Pearl City near the Sears Distribution Center.



Closing up the cantilever over the H-1 (top) and pouring concrete for the Aloha Stadium drilled shafts. PHOTOS COURTESY HART

Over the next several weeks, the yellow travelers will be removed. The final minimum clearance over the townbound lanes is 18 feet, 3 inches, and gradually rises across all freeway lanes.

Kiewit crews also made the final pour for the drilled shaft operations near Aloha Stadium. This is the 186th shaft for the Kamehameha Highway section of the project. Drilled shafts are foundations for the columns.

In total, the first 10 miles from East Kapolei to Aloha Stadium will have 495 shafts, according to the Honolulu Authority for Rapid Transportation (HART).

\$55.3M Awarded to Guam for Civilian Water Projects

The Guam Waterworks Authority is expected to soon issue the requests for proposals for three capital improvement projects related to the current military buildup on Guam.

The Department of Defense has announced the award of \$55.3 million to GWA for civilian water and wastewater improvement projects, which were obligated as part of a \$106.4 million appropriation for Guam under the 2016 National Defense Authorization Act.

The DOD grant is earmarked for the installation of a diffuser for the Northern District Water Treatment Plant (\$21 million); interceptor replacement for the sewer line in Northern Guam which supports Andersen Air Force Base and the new

Marine Corps Base (\$30 million); and the expansion of the lens aquifer monitoring system for Guam's sole source of fresh water aquifer (\$3.7 million).

"I am pleased DoD has released funding to GWA for civilian water and wastewater improvement projects that were approved by a provision I sponsored in last year's defense authorization bill," Guam's Delegate to Congress Madeleine Bordallo says. "The funding demonstrates the continued progress we are making to move forward with the buildup in a way that benefits our civilian community. I am working to authorize the remaining funds for civilian infrastructure improvements in this year's defense authorization bill, which I included in the House bill."

Garrity Named DTS Acting Director

Mark Garrity, former deputy director of the Department of Transportation Services (DTS), was named acting director of the city agency in late August. On special assignment, DTS Director **Michael Formby** serves as acting executive director of the Honolulu Authority for Rapid Transportation.



Mark Garrity

Garrity will serve as DTS acting director until the HART board names an interim or permanent executive director and CEO. At that time Formby will resume his normal duties.

With the City and County of Honolulu since 2013, Garrity previously helped plan various transit projects in Honolulu, Phoenix, Portland and Abu Dhabi. As deputy director of DTS he has led several major initiatives including implementation of Complete Streets policies and practices, improvements to bus service and coordination with HART on construction of the rail project.

Architects Hawaii Adds Trio, Promotes 5

Architects Hawaii Ltd. has hired three new staff members and promoted five AHL designers. The new hires are **Thomas J. Rudary**, **Andre Weatherford** and **Carolyn Haley**.



Thomas J. Rudary

Rudary joins as project architect managing all phases of large and complex projects. Previously, he was project engineer at Triton



Andre Weatherford

Construction and project architect at BSK Architects, both in New York City. He has also worked with architectural firms in San Francisco and Atlanta.

Weatherford joins as information technology (IT) specialist. Weatherford's previous position was PC technician at Castle Medical Center.

Haley joins as AHL's receptionist and will also provide marketing support.

The five designers promoted at AHL include:

- **Celeste Matsukawa** to Designer I from Designer/Drafter II. Matsukawa's work includes projects for the Hawaii Department of Education and U.S. Department of Defense. She holds a doctorate in architecture from the University of Hawaii-Manoa.

- **Shao Yu Lee** to Designer I from Designer/Drafter II. She concentrates in architecture, planning and design with projects ranging from educational to urban mixed-use. She holds a doctorate in architecture from UH-Manoa.



Celeste Matsukawa

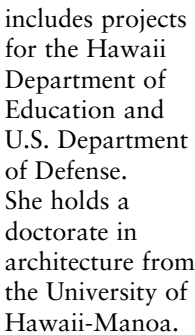
- **Erin Marquez** to Designer I from Designer/Drafter II. Her experience includes project design and construction administration. She holds a doctorate in architecture from UH-Manoa.



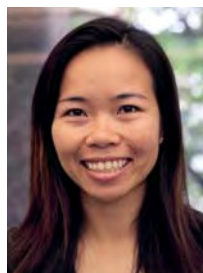
Erin Marquez



Carolyn Haley



Shao Yu Lee



Erin Marquez

- **Rebecca Weatherford** to Designer I from Designer/Drafter II. She handles multiple projects for the state and is working on a Guam military project. She holds a doctorate in architecture from UH-Manoa.



Rebecca Weatherford

- **Tamara Edwards** to Junior Designer from technical support. She focuses on project reports, layout and data management and also prepares briefing presentations. She holds a master's in public administration with a certificate in urban planning from UH-Manoa and a bachelor's in sociology and community planning from Florida Gulf Coast University.



Tamara Edwards

Mercado Promoted at Maryl Group

Nestor J. Mercado Jr. has been promoted to senior project manager at Maryl Group Construction Inc.



Nestor J. Mercado Jr.

He has been with the Maryl Group for 13 years, managing projects on Oahu and the Neighbor Islands. He attended Colorado State University.

Nan Hires Tamashiro

Nan Inc. has hired **Trevor Tamashiro** as in-house counsel.



Trevor Tamashiro

A graduate of the University of Hawaii at Manoa, Tamashiro will provide legal counsel to the locally owned contractor. 🏠

Hush Power

New Campbell Hausfeld Quiet Compressors reduce sound output by up to 50 percent while delivering the power for common air compressor tasks. Available in an 8-gallon horizontal wheeled model or a smaller 6-gallon “pancake” model, Quiet Compressors are designed to complete project jobs including inflation, stapling or fastening, nailing and hobby painting. The 8-gallon model can also be used for bolting and tightening.
www.thequietcompressors.com



Risk Mitigation 2.0

DrawAlert announces version 2.0 of its online risk mitigation tool offering project stakeholders—project managers, developers, lenders and owners—improved oversight of construction funding and documentation. Key features of the 2.0 portal include expanded dashboard capabilities, full functionality across all 50 states, a project close out report and management of notices, waivers, certificates and site inspections. Per-project fees for GCs and subcontractors; no fee for owners and lenders.
www.drawalert.com

DrawAlert™

Retrofit Kit

Terralux, a designer and manufacturer of commercial LED lighting and building control products, introduces a new energy-efficient LED retrofit kit for upgrade of existing commercial HID downlights. DRVH is a high-output LED upgrade for 8-inch to 12-inch commercial downlights that use vertically mounted compact fluorescent or high-intensity discharge bulbs. All models are Energy Star-certified which qualifies them for lucrative utility rebates.
www.terralux.com



Retractable Tether

Gear Keeper's new RT3-5605 heavy-tool retractable tether's ultra low profile keeps tools close to the body when stored while still allowing complete accessibility when in use. The retractor, with a reach that extends more than 55 inches, employs a 7-ounce force to avoid arm strain when extended and keeps the line taut to avoid snagging or interference with work being performed. The retractor mechanism's force is designed to retract the lanyard, not the tool.

www.gearkeeper.com

AIA Honolulu Design Awards

The American Institute of Architects Honolulu Chapter presented its 2016 Design Awards at a gala on Sept. 17 at the NOAA Daniel K. Inouye Regional Center on Ford Island.



John and Marie Hara



Vanessa Stockton, Pat Ho, Shae Grimm



(Front) Branden Annino, Austin Chun, Siraj Sheriff, Rebecca Ogi, Elliot Lazo, Tyler Francisco, (back) Khan Meyer, James Noh, Marcos Cruz-Ortiz



Cassie and Nathan Fosket



Stephanie Cass, Tristan Bassingthwaighte, Jason Takeuchi



Mayumi Dao, Lorena Yamamoto, Todd Okamoto



Daniel Ito, Joe Uno, Brett Katayama



Shirley Cruthers, Jennifer Harada Okino, Julie Lam, Brenda Lowrey



Kourtney Agustin, Rowena Agustin, Leanna Marie Agustin



Travis Sasaki, Masayoshi Kurita, Hiroto Suzuki, Kanako Lathrop



I-mann Splisker, Sha Nae Wilson



Abigail "Abby" Spencer, Danette Hoe, Reiko Lewis



Hilarie and Carlos Alomar



Jonel Jugueta, Rex Jugueta, Gemma Jugueta, Eduardo Jugueta



My Tran, Kathleen Chamberlin



Diane Moore, Mighty Binonwangan, Catherine Kenjo



Genevieve and Dale Keep



Ryan Kam, Henry Schneider



Mike Poscablo, Stacey Villarino, Kalani Molina

The Hunt for Black December

BY GARRETT J. SULLIVAN



Considering what happens in the movie when the American Navy goes hunting for the Russian submarine in the movie, "The Hunt for Red October," have you as a contractor thought about your assignment to hunt for a Black December? This month marks the start of the last quarter of the year and now is a great time to think about how to create a stellar year-end financial statement.

This is a critical task to undertake to ensure your success for the next few years as there are small telltale signs that the economy appears to be weakening. By closing out the year with a strong financial statement, you will be able to increase your bank line and bond program, as well as create a rainy day fund to ensure you survive any adverse changes in the economy.

Following are some asks you can implement in your hunt toward ending the year in the black.

Accounts Receivable Aging

Can you easily recall what your company's days in accounts receivable are? If not, you should be able to. It is an easy calculation: Accounts Receivable / Annual Revenue X number of days in the year. Example: (\$200,000 accounts receivable / \$1,200,000 annual revenue) X 365 days = 60.8 accounts receivable days. Hence, it takes your company 60.8 days to collect on an invoice. Be sure to consider that you have worked and paid labor and materials for 30 days before submitting an invoice. Calculate your accounts receivable days and set a goal to keep lowering each month.

Old Job Close Out

The state of Hawaii has hundreds of millions of unpaid dollars due to contractors that have failed to close out jobs for one reason or another, the main one being they have somehow figured it is cheaper to not close it than it is to finish the punch list. Oftentimes, subcontractors suffer by the failure of this job closeout.

Consider inserting language in your proposal stating that you are to be paid after 60 days of job completion if there are no outstanding punch list items related to your work.

Invoice Procedure

Does your company have a well-oiled invoice system and procedure? If not, these should be a top priority. When a contract is signed, your accounting department should immediately review the invoice

requirements and prepare a draft invoice. When the invoice is submitted to the owner or general contractor, a follow-up phone call three days later should be made to ensure they received it and check for any issues.

Lastly, ask when you can expect to be paid on this invoice and note it on your calendar for another follow-up call to ensure timely payment.

Contract/Subcontract Language

It is truly amazing how some contractors will receive a contract and just sign it on the assumption all will go well when oftentimes, the opposite happens. Many times there is language which can require you to work overtime, increase manpower or have the schedule be completely rearranged without you being fully or additionally compensated when you are building a job which is different than the job you bid on. To minimize your jobs taking an unexpected turn for the worse, make it a habit to fully read all agreements and if necessary, have your attorney review as well and amend any terms to align with your proposal.

Take All Vendor Discounts

Take all vendor discounts when offered. Have your accounting department prepare a log of which of your regular vendors offer discounts and start taking them. It is amazing how much money a company can save annually by always taking the discount.

Pick your Stars, Ditch the Skunks

Over time, most contractors determine who the good owners/contractors are and who are the bad ones to work for and learn to be wary of new players from other locations. Savvy contractors create a list of their 10-12 gold owner/contractors and service them with the best pricing. All others have an added premium.

Meet or Beat the Schedule

Rarely does a contractor (or subcontractor) lose money when the job finishes before or on time, except in the case of acceleration, which is a different discussion. Seek out contractors who manage their work well and meet the deadlines they provide on the schedule. Make a habit of obtaining the project schedule and stay abreast of all changes and how they impact your work.

Now that the hunt has begun, make the above tasks a daily ritual so you don't let that Black December escape you. 🏠

Garrett Sullivan is the president of Sullivan & Associates Inc., a management consultancy which focuses on the construction industry and is tailored toward leaders who want a reliable, trustworthy partner to help increase profits, streamline operations and influence employees to treat the company like their own. Reach him at GSullivan@SullivanHi.com or (808) 478-2564.





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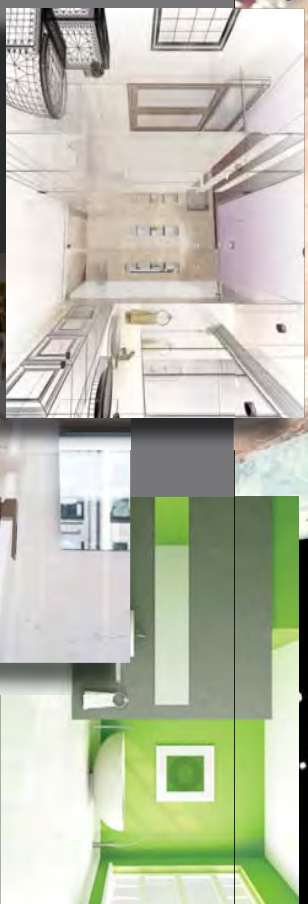


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