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COFFEE BREAK

More cargo vessels are docking at Hawaii's harbors, delivering construction materials to accommodate the Islands' building industry. Confidence in the building sector is solid enough, in fact, to warrant routing expensive new vessels—with names like the *Marjorie C* and the *Namakani*—to and from the Islands. The president of one of the major transportation companies tells *Building Industry Hawaii* that he's seeing "robust tourism and government-sponsored transportation projects continuing on Oahu and the Neighbor Islands."

Also in this issue, we take a look at the progress that developers and contractors are making toward meeting the needs of residents wanting affordable homes. With the median prices of single-family home at \$750,000 and condominiums at \$383,250, experts point to how the state is redeveloping thousands of housing units to put affordable homes within reach of many residents.

Be sure to read our report on how new FAA regulations are opening the way for the building industry to integrate drones into their construction plans. The use of small unmanned aircraft should save contractors, developers and architects time and money.

Rent, lease or buy? When it involves construction equipment, it's important to know whether the job merits making a major purchase or renting. Excavator sales, for example, are up, according to our report which also looks at how technology will affect the building sector, from better bidding to booms and dozers.

Hawaii continues to make strides toward its goal of becoming less dependent on imported fossil fuels for energy, and state officials say contractors and developers are being encouraged to incorporate renewable, clean energy systems into their projects.

And, while we're on the topic of energy, we report on why cooling many of Hawaii's aging classrooms has no easy, or cheap, solution. In fact, the DOE points out that retrofitting many schools involves a two-step, often expensive, process of installing "passive" and "active" systems. 🏠

A hui hou,

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BUILDING INDUSTRY HAWAII

The Construction Magazine of Hawaii

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On the cover

Isles' shipping and transportation sector remains "robust."
Photo courtesy Pasha Hawaii
Design by Ursula A. Silva

COMING IN DECEMBER

Building Industry Hawaii reflects on the **Top Projects of 2016** and takes a look at what's new **Inside the BIA-Hawaii**. Our coverage will include an update on **Site Security and Insurance for Builders**, and we report on the latest in **Guam Development**.

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NOVEMBER 1

AIA/GCA Committee Meeting

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

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

NOVEMBER 1-DECEMBER 31

“15 for 12” Membership Drive

Companies who join the Associated Builders and Contractors Hawaii Chapter (ABC Hawaii) will receive the remainder of 2016 and all of 2017 for the price of a 12-month membership. Deadline for this offer is Dec. 31.

For more information, contact the ABC Hawaii office at 845-4887.

NOVEMBER 2

BIA-Hawaii Annual General Membership Luncheon Meeting & Elections

Members of the Building Industry Association of Hawaii (BIA-Hawaii) are invited to vote for BIA-Hawaii's 2017 officers and hear economist Paul Brewbaker's Construction Forecast for the coming year. Tabletops available.

11 a.m. (registration and networking); 11:30 a.m.-1 p.m. (lunch and program). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register online at biahawaii.org until Nov. 2. For more information, contact Cathleen Langin at cnl@biahawaii.org or 629-7507. Fee: BIA-Hawaii members \$45 (per member company associate); nonmembers \$55.

NOVEMBER 2-3

Universal Design/Build

Offered by BIA-Hawaii. National Association of Home Builders specialist and contractor Curt Kiriou 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 2-4; 9-16

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. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more information and to register online, go to info@lawsonssafety.com, lawsonssafety.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.

NOVEMBER 2-5

2016 AIA Academy of Architecture for Justice Conference

Leading professionals specializing in justice facility design discuss effective project delivery, team building, project management and other crucial issues in this four-day conference hosting scores of AIA National architects and other building and government experts from across the U.S. Opportunities for attendees include conference sponsorship and exhibits, *AAJ Journal* sponsorships and web email advertising. The conference celebration will be held at The Modern Honolulu Sunrise Pool Deck on Nov. 4.

The Modern Honolulu, 1775 Ala Moana Blvd. For more conference information, go to aiahonolulu.org or contact Jonathan Watson at (202) 626-7566 or via jonathanwatson@aia.org. For more celebration details, go to contact@aiahonolulu.org or call 628-7243.

NOVEMBER 2, 9

Presentation Skills Class Level 1

The AIA Honolulu Chapter hosts Presentation Skills Course Level I in a series of Pam Chambers' five public speaking classes that also feature small group practice.

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

NOVEMBER 3

AIA/NAIOP Film & Discussion of TINY

A film chronicling the efforts of two young people to construct a “tiny home” with normal comforts will be screened and discussed by AIA Honolulu and NAIOP Hawaii members.

5:30-8:30 p.m. AIA Honolulu

Center for Architecture, 828 Fort Street Mall, Suite 100. For more information, go to contact@aiahonolulu.org or call 628-7243.

NOVEMBER 5

Fall Protection – Program Manager Training

BIA-Hawaii and Lawson Associates Inc. 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 is 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.

NOVEMBER 5, 19; DECEMBER 3

AIA Architectural Walking Tour of Honolulu

AIA Honolulu'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. For more information: contact@aiahonolulu.org or 628-7243. Fee: \$15 per person.

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.

NOVEMBER 10

Young Architects Forum: Local Beer Tasting & Panel Discussion: Alternate Careers for Architects

The AIA Honolulu Chapter hosts a Young Architects Forum (YAF) featuring *ono* brews and a seasoned panel providing insights into various career paths. YAF welcomes professionals that are nearly licensed, newly licensed and out to 10 years of licensure. Credits pending.

5:30-7:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment in advance. For information: Jason DeMarco at 540-0815 or JDeMarco@ferrarochoi.com. Also: contact@aiahonolulu.org or 628-7243. Fee: AIA members \$25; nonmembers \$35.

NOVEMBER 15

“STILL Houseless in Honolulu”

BIA-Hawaii presents its second annual “Houseless in Honolulu” summit and panel discussion by leading national and state of Hawaii industry experts from the public and private sectors. Includes breakfast buffet and parking.

11 a.m. (registration); 11:30 a.m.-noon (program). Pomaikai Ballroom, Dole Cannery Iwilei, 735 Iwilei Rd. Online registration at biahawaii.org until Nov. 15. For more information, contact Karen Winpenny at 629-7503 or via kkw@biahawaii.org. Fee: BIA members and partner organizations \$95 per person; students \$45; non-members and walk-ins \$125.

NOVEMBER 16

Monthly Membership Pau Hana

“All for Mentorship, Mentorship for All” is the theme at the AIA Honolulu's November General Membership Meeting.

5-7:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Limited seating; first-come, first-served. Advanced online registration and payment at contact@aiahonolulu.org or call 628-7243.

NOVEMBER 17

NAWIC General Membership Meeting

The National Association of Women in Construction (NAWIC)

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hosts its monthly dinner and membership meeting. Get to know other women in the industry, build partnerships and increase your knowledge.

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

NOVEMBER 17

ARE Prep Session: Schematic Design

The AIA Honolulu Chapter presents an ARE Study Session to assist those on the path to licensure. Session reviews basic deliverables in schematic design, appropriate code research, ADA building blocks and more.

5:30-7 p.m. Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required. Register at aiahonolulu.org until Nov. 17. For more information, contact Jason DeMarco at JDeMarco@ferrarochoi.com. Fee: AIA/AIAS members \$15 per person (\$10 when registering online in advance); nonmembers \$25 (\$20 when registering online in advance). Substitutions available.

NOVEMBER 18

First Aid/CPR Class

GCA of Hawaii presents First Aid/CPR training.

7:30-11:30 a.m. General Contractors Association, 1065 Ahua St. For more information, to download registration form and to remit payment, go to gca@gcawaii.org. Attendees will be confirmed via email. Fee: GCA of Hawaii members \$70; nonmembers \$100. After Nov. 14, \$20 additional fee for no-shows and cancellations.

NOVEMBER 18

RUDC Committee Meeting

The AIA Honolulu Chapter holds its Regional and Urban Design Committee (RUDC) monthly meeting to review and discuss AIA positions on various urban design issues. The meeting is open to all AIA Honolulu

members. Agenda to be announced; bring your own lunch.

Noon-1 p.m. Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP at aiahonolulu.org until Nov. 18. Contact Scott Wilson at scottrw51@gmail.com.

NOVEMBER 19

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.

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@lawsonssafety.com, lawsonssafety.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.

DECEMBER 1, 3, 6, 8, 13

40-Hour Safety Hazard Awareness Training

Offered through BIA-Hawaii.

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

7:30 a.m.-4:30 p.m. (daily). BIA-Hawaii /CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until Dec. 1. For more information, contact Barbara Nishikawa at BLN@biahawaii.org or 629-7505. Fee includes EM-385 Manual. Fee: BIA-Hawaii members \$350; nonmembers \$475; \$237.50 with available ETF funding.

DECEMBER 3

Design & Construction Industry Holiday Party

NKBA Aloha Chapter, BIA-Hawaii, ASID Hawaii and AIA Honolulu host an industry party par excellence at Four Seasons Resort Ko Olina.

For more information and registration, go to contact@aiahonolulu.org or call 628-7243.

DECEMBER 3, 10

“Risk Management and Problem Solving” (STP Unit 6)

GCA of Hawaii and the Associated General Contractors of America present the Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 6—“Risk Management and Problem Solving” (2015 edition)—is the sixth in STP’s six-course program. Instructor Joaquin Diaz, Hawaiian Dredging Construction Co. Inc. safety and environmental director, covers effective site safety management, security and protection, construction risk management, record keeping and more. Certificate available after completion of course. Includes manual and lunch.

7:30 a.m.-3:30 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by Nov. 18. Limited seating; first-come, first-served. To register and for more information, go to info@gcawaii.org or gcawaii.org., or

call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after Nov. 18.

DECEMBER 5-7

OSHA 3015: Excavation, Trenching and Soil Mechanics

Formerly known as OSHA 3010, this training hosted by BIA-Hawaii and presented by the UC San Diego OSHA Training Institute Education Center covers OSHA standards and the safety aspects of excavation and trenching, including sloping, benching and shoring.

8 a.m.-4:30 p.m.(daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Go to biahawaii.org and oshatraining@ucsd.edu for more information. Register through the UCSD OSHA Training Institute Education Center at oshatraining@ucsd.edu or 1-800-358-9206. Fee: \$675. No refunds after Nov. 21.

DECEMBER 7

2016 BIA-Hawaii Annual Installation Banquet

This year's annual gala honors 2017 incoming BIA-Hawaii President Evan Fujimoto, Graham Builders Inc. president, and celebrates the achievements of Hawaii's building industry in 2016.

5:30 p.m. (registration and cocktails); 6:30 (program and reception). The Pacific Club, 1451 Queen Emma St. RSVP at biahawaii.org by Nov. 14. Online registration until Dec. 7. For more information, contact Cathleen Langin at cnl@biahawaii.org or 629-7507. \$150 per individual seat; \$1,500 for table of 10.

DECEMBER 8

YAF Forum: Holiday Pau Hana Plans for 2017

AIA Honolulu's YAF gathers, grinds and gets the ball rolling for 2017. Outgoing and incoming YAF Chairs will share views and visions for the year ahead. YAF Honolulu welcomes professionals that are nearly licensed, newly licensed and out to 10 years of licensure. Free (shared) pupus.

5:30 p.m. Location to be announced. Advance registration required; register at aiahonolulu.org through Dec. 8. For information: Jason DeMarco at 540-0815 or JDeMarco@ferrarochoi.com.

DECEMBER 15

AIA Honolulu Monthly Membership Meeting

The AIA Honolulu Chapter's

Monthly Membership Meeting features seminars, educational credits and fellowship. Program to be announced.

11:30 a.m.-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Limited seating; first-come, first-served. Advanced online registration at contact@aiahonolulu.org or call 628-7243. 🏠

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A Local Boy's Design Group Makes Good

BY DON CHAPMAN



It was only three years of **Chance Mactagone's** life, those anxious teenage days at Kam IV low-income housing in Kalihi Valley. That's where he, his mother and sister crash-landed when suddenly uprooted from their Aiea home. Only three years, but that tough time stays every day with the president of Ho Aloha Design Group.

"It was a drastic change after living in your own house," he says. "It inspired my fear that my kids would have to go through something like that. That's why I work so much."

How could that boy have even dreamed then that his hard work would one day lead to him and his company being discussed—and highly recommended—in the halls of international commerce in New York City?

"Remember, about four years ago, there was a big fire at The Cheesecake Factory in Waikiki?" Chance says. "We'd done a ton of work at the Royal Hawaiian Shopping Center, and when the fire happened, we got a call in the middle of night, bring your crew down."

Thirty-nine days without a customer later, The Cheesecake Factory reopened following remediation and a total kitchen rebuild. Management, which had anticipated a far longer loss of revenue, was more than happy.

"Cheesecake is a worldwide company, and one of their bases is in New York City," Chance says. "One of their executives knew someone with Dolce & Gabbana, who said they were looking at Hawaii, and did the Cheesecake people know anyone."

Did they ever.

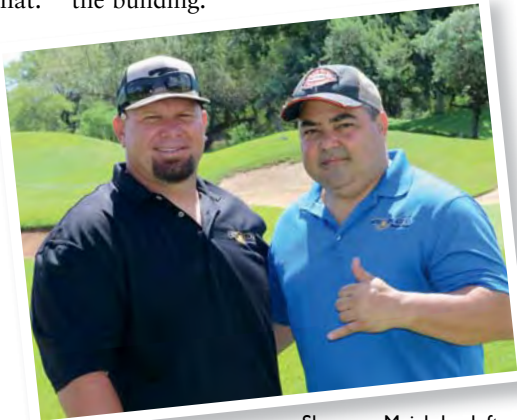
The result is what Chance calls "the highest-level finish in retail in the Pacific Rim. ... We took down the old Ralph Lauren store at Ala Moana, 8,000 square feet, and built out Dolce & Gabbana. It's our largest project to date."

Not bad for a company that Chance

and his older brother **Duke**—then and now Honolulu firefighters—started as a side job 12 years ago.

"We were doing small jobs, entries and bathrooms, something to stay busy on our days off," Chance says. "We never dreamed of this."

Then another firefighter, **Ted Davenport**, and partner **Rick Nakashima** brought Ruby Tuesdays to Hawaii, and hired the Mactagones along with **Shannon Maialoha** to do the building.



Shannon Maialoha, left, and Chance Mactagone

"Pretty soon the word got out, we do good work and inexpensive, and we got all kinds of jobs."

Today, Ho Aloha employs 52 full-time workers in two divisions. Ho Aloha Tile & Stone is a union shop (Masons Local 1), and recently completed work on the new Bloomingdale's and Shirokiya at Ala Moana Center—both sites involved installing more than 45,000 square feet. Ho Aloha Design Group is the non-union general contractor side, doing everything from commercial build-outs to new home construction to additions/renovations.

Other commercial clients include Gyu-Kaku, Subway, Cookie Corner, Little Sheep Mongolian Hot Pot, Sherwin Williams, Seattle's Best, So Ono Food Products and the Island Ready Mix corporate office.

So what sets Ho Aloha apart?

"One of the things that makes us unique is that we do it all ourselves,"

Chance says. "We do not use sub-contractors. That means we can control the timeline, guarantee quality at every step and there's no double-billing because no subcontractors, which results in a higher finish at a lower cost."

Also unique for a company of this size is that everyone is family and friends.

"That's what Ho Aloha means in Hawaiian, a circle of friends," Chance explains.

Thus, two of Shannon Maialoha's children now work for the company, **Chelsea** as a project manager, **Makena** as a carpenter. Checking the company website's "About Us" section, I noticed two "Kinimaka" family names among company leadership, and had to ask if they were related to the recently late, great singer/chef Iva Kinimaka.

"My wife Shannon is a Kinimaka," Chance says. "Her father is Iva's first cousin." Another Kinimaka, **Sydney**, heads the Tile & Stone side.

"It's friends, too. If one of our people says, 'eh, I know this guy who is a good guy and a good carpenter,' OK, we'll try to find you work."

"With 52 full-time employees, I'm always aware that there are more than 300 family members we're actually feeding."

Which means that these days the boy from a broken home and Kam IV housing is taking care of a very large family.

By the way, despite the detour to Kalihi, Chance would end up graduating from Aiea High (class of '90), playing football for Na Alii, and today is back home as a captain at the Aiea fire station, and has 19 years with HFD. (Duke is a captain at the Waipahu station and has 28 years of service.)

For more information, go to hoalohadesigngroup.com. 🏠

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



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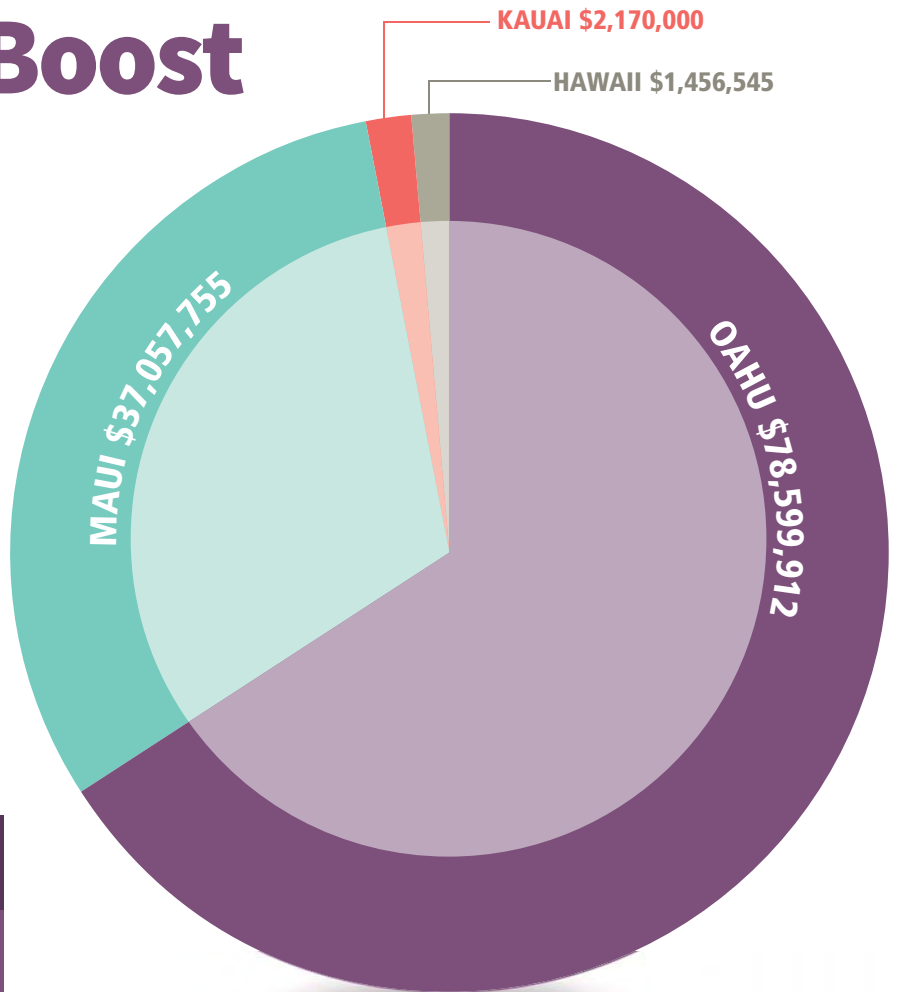
Government agencies awarded \$119,284,212 in contracts in September, the lowest monthly total since June's tally of \$63,398,966.

Oahu and Maui reaped more than \$115.6 million of September's awards.

The Department of Education handed out jobs with a total value of \$88,766,194, including the largest single contract of \$23,684,000 to S&M Sakamoto Inc. for improvements at Ewa Makai Middle School.

The next biggest award was a \$21,365,000 contract to Goodfellow Bros. Inc. for Phase 1 infrastructure work at Kihei High School.

After the DOE, the Department of Accounting and General Services (DAGS) handed out \$19,762,425 in jobs.



AWARDS BY AREA

Oahu.....	\$78,599,912
Maui	37,057,755
Kauai	2,170,000
Hawaii.....	1,456,545
Total	\$119,284,212

SEPTEMBER'S TOP 10 CONTRACTORS

1) S&M Sakamoto Inc. (2)	\$26,216,900
2) Goodfellow Bros. Inc. (1)	21,365,000
3) Ralph S. Inouye Co. Ltd. (2).....	12,133,460
4) F&H Construction (2).....	11,606,107
5) Diede Construction Inc. (1)	7,797,574
6) Alutiiq Manufacturing Contractors (1).....	6,480,828
7) Hellas Construction Inc. (2).....	5,327,026
8) CO-HA Builders Inc. dba Applied Surfacing Tech (1).....	2,963,447
9) Brian's Contracting Inc. (1)	2,735,000
10) Drayko Construction Inc. (1).....	2,656,549

Awards By Agency

DOE.....	\$88,766,194
DAGS.....	19,762,425
Army	6,480,828
DOT	2,918,877
UH	792,000
C&C of Honolulu.....	347,836
DOD	216,052
Total	\$119,284,212

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

Oahu

S&M Sakamoto Inc.\$23,684,000
Ewa Makai Middle School, Third Wing and Campus Improvements

Diède Construction Inc. 7,797,574
Hawaii Convention Center, Various Repairs and Improvements, Phase 1

Ralph S. Inouye Co. Ltd.7,083,460
No. 1 Capitol District Building, Reroof and Repair Exterior

Alutiq Manufacturing Contractors.....6,480,828
FY15 OMA Pkg A-015, Repair First Floor, Building 107, Wheeler Army Airfield

Ralph S. Inouye Co. Ltd.5,050,000
Waianae Elementary School, New Administration Building

CO-HA Builders Inc. dba Applied Surfacing Tech 2,963,447
Kaiser High School, Track and Field Facility Improvements

Brian's Contracting Inc.2,735,000
Central Middle School, Structural Repairs and Restoration of Buildings A, B & C

Drayko Construction Inc.2,656,549
Culvert Remediation at Various Locations on Oahu, Phase 1

S&M Sakamoto Inc.2,532,900
Radford High School, Multi-Purpose Classroom

Hellas Construction Inc. 2,117,826
Moanalua High School, Track Facilities Improvements

Close Construction Inc. 1,903,708
Shafter Elementary School, Relocate/Construct Temporary Facilities

Paradigm Construction LLC..... 1,838,000
Moanalua High School, Science Facilities Upgrade

L.T.M. Corp. dba Civil-Mechanical Contractor1,378,989
Kekauloohi Building, AC System Improvements and Emergency Generator Connection

T. Iida Contracting Ltd. 1,237,000
Manana Elementary School, Additional Classrooms

L.T.M. Corp. dba Civil-Mechanical Contractor1,120,745
Kaimuki Public Library, Replace AC Chillers and Cooling Tower and Other Improvements

Henry's Equipment Rental & Sales Inc...... 1,090,520
Pearl City High School, Hookiekie Street Various Improvements

MEI Corporation.....1,054,873
Waimalu Elementary School, Buildings D & E, ADA Improvements

Island Construction & Demolition..... 1,030,209
Waianae High School, Remove and Replace Bleachers

Commercial Electric Inc. 792,000
Post Building, Replace Emergency Generator System, University of Hawaii at Manoa

Color Dynamics Inc. 686,550
Parking Lot V (Yielder Garage), Exterior Repainting and Related Work, Phase 1

MJ Construction Co...... 445,000
Alvah Scott Elementary School, Cafeteria Renovate Restrooms

D&C Plumbing Inc......407,218
Pearl Harbor Kai Elementary School Campus, Replace Waterlines

Commercial Electric Inc. 377,400
Waipahu Elementary School, Electrical Upgrade

Site Engineering Inc......358,000
Central Middle School, Area 04 & 05 Resurface Parking Lot

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

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

Kahului Carpet & Drapery Products 262,328
Replace Holdroom Carpet at Gates 1-15 at Kahului Airport, Maui

Henry's Equipment Rental & Sales Inc. 237,800
Stevenson Middle School, Miscellaneous R&M FY2013

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

Island Wide AC Service LLC.....216,052
AC System Preventive Maintenance Services for Various Facilities on Oahu, Hawaii Army National Guard, Department of Defense

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

Pacific Isles Equipment Rentals Inc...... 75,000
Kauluwela Elementary School Campus, Install Fence

Maui

Goodfellow Bros. Inc. 21,365,000
Kihei High School, Phase 1 Infrastructure

F&H Construction..... 9,911,000
Nahienaena Elementary School, Classroom Building, Lahaina

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

F&H Construction1,695,107
Maui Community Correctional Center, Upper Campus, Roofing Repairs and Improvements, Wailuku

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

Hawaii

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

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

Henry's Equipment Rental & Sales Inc.189,100
Ewa Beach Elementary, Area 03, Resurface Parking/Driveway

Kauai

Shioi Construction Inc. dba Creative Partition Systems2,170,000
Kapaa High School, Renovation to Career Pathways Classrooms and Adjoining Facilities

LOW BIDS

The companies below submitted the low bids in September 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

Amethyst Builders LLC \$5,214,239
Hangar 110 Renovation, Phase 5 at Kalaeloa Airport

MEI Corporation1,764,104
Nanakuli High and Intermediate School, Miscellaneous R&M FY08-10

CC Engineering & Construction Inc.1,271,000
Ilima Intermediate School, Miscellaneous R&M FY14

Hawaiian Building Maintenance 371,700
Ala Wai Golf Course Clubhouse, AC System Improvements

HBM Acquisitions LLC 279,400
Sunset Beach Elementary School, Admin Bldg. A, Install AC

Tory's Roofing & Waterproofing Inc. 51,676
Pohakea Elementary School, Building B Reroof

Acme Mechanical LLC 84,360
Aliamanu Elementary School, Replace Sewage Pumps

Island Construction & Demolition..... 43,410
Holomua Elementary School, Bldg. C, Drain Improvements

WJ Hale Construction Inc. 41,105
Waipahu Intermediate School, Bldg. D, Replace Library Windows

Peterson Bros. Construction Inc. 27,097
Ala Wai Elementary School, Bldg. A, Repair Asphalt Driveway

HSI Mechanical Inc. 21,122
Kaiser High School, Portable T-1, Replace Packaged AC Unit

Commercial Roofing & Waterproofing HI Inc. 19,687
Keoneula Elementary School, Bldg. D, Install Gutters and Downspouts

Custom Metal Works LLC.....8,880
Kapolei Elementary School, Bldg. C, Install Railings

Central Pacific Specialty Contractor 7,081
Kalani High School Gym, Concrete Spall Repairs

Maui

Goodfellow Bros. Inc. 1,649,999
Upcountry Skate Park, Makawao

Maui Paving LLC.....560,520
Molokai District Resurfacing FY2016

Maui Kupuno Builders LLC 526,234
South Maui District Resurfacing FY2016

Maui Kupuno Builders LLC..... 412,822
Wailuku/Kahului District Resurfacing

Sonny Vicks Paving Inc. 232,965
East District Upcountry Parking Improvements

Neil Nakai Inc. 153,417
Keopuolani Park Central Baseyard, Fuel Tank Replacement

Goto Construction Inc. 151,800
Paia Community Center, Playground Equipment

HI Built LLC.....113,315
Velma Santos Community Center, Parking Lot Improvements

Kamoku Contracting LLC 61,255
Waiehu Golf Course, ADA Cart Shelter

Hawaii

Goodfellow Bros. Inc. 683,400
West Hawaii Sanitary Landfill, Gas Collection and Control System Expansion at Cells 8 And 9, North Kona

Elcco Inc. 341,478
Aupuni Center Security Surveillance System, Waiakea

Solid Rock Contracting Inc. 279,000
Kohala High School, Building C & D, Drainage Improvements

Hoomaka Contracting LLC 186,490
Hilo Transfer Station, Recycling, Hi-5, and Reuse Facility Repairs

Elcco Inc.123,489
Kohala High School, Miscellaneous R&M FY2010

Beylik Drilling & Pump Services Inc.120,900
Kaloko Mauka #1 Booster A & B Repair, North Kona

Stan's Contracting Inc. 72,300
Kohala High School, Miscellaneous R&M FY2013



Foodland
— F A R M S —



FOODLAND FARMS

Ala Moana Welcomes
Back an Old Friend

BY PRISCILLA PÉREZ BILLIG



General contractor Albert C. Kobayashi's stunning Foodland Farms project at Hawaii's premier shopping mall continues to win kudos. The recent 50,000-square-foot interior build-out at the new ewa wing of Ala Moana Shopping Center included:

underground rough-in, pouring of a new concrete slab for the entire space, installation of all refrigeration boxes, freezer boxes, kitchens, bakery, air conditioning system, and glass storefront—as well as the complete buildout of Coffee Bean and Tea Leaf, HiSteak and the pharmacy.

Kobayashi Project Manager Brian Niitani says the products and equipment used were challenging as Foodland hired an interior designer and fabricator from Italy. All cabinets, countertops and tables in the sales area were made in Italy. Numerous pieces of equipment, such as

(From L-R) Foodland Farms Ala Moana; Shave Ice stand; Sugarfina gourmet candy shop at Foodland Farms; Foodland Farms' food buffet

SPOTLIGHT ON SUCCESS

refrigerated and hot cases, light fixtures and kitchen and bakery equipment, were made and fabricated in Europe.

“Making sure all the equipment met our building codes and ‘fit’ properly were daunting tasks for the consultants and subcontractors,” Niitani says. “Even after the equipment was installed and running, numerous hours were spent by our MEP subcontractors tinkering with the equipment to make sure it ran smoothly. In a couple of instances, just changing out the cartridge the size of an AAA battery in a refrigerant line made the difference. Also, the metric-to-inch conversions proved cumbersome and taxing. It got to the point that many of the tradesmen went out and got a metric tape measure.”

Niitani adds that language and time zone differences were problematic, as well, and numerous coordination meetings were held either late in the evening or early mornings. When six 40-foot containers of building



Foodland Farms' poke, sushi and musubi station

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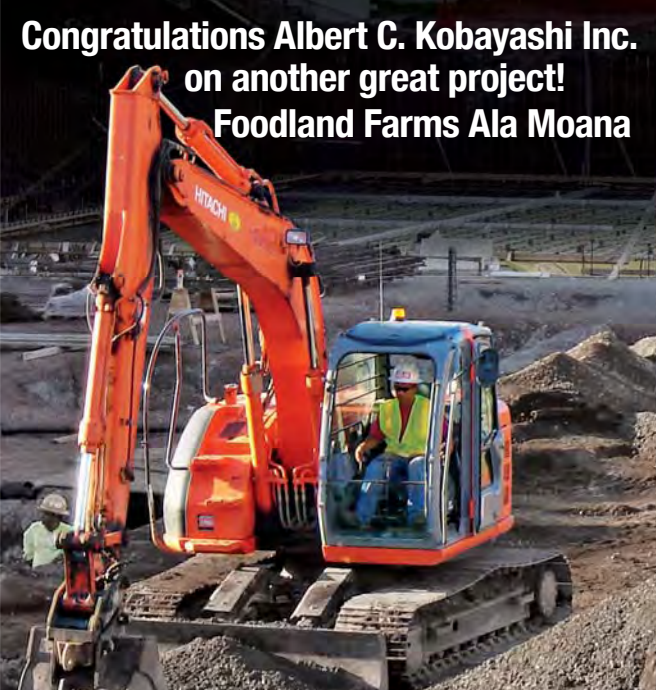
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HiSteaks at Foodland Farms

materials came from Europe, coordinating delivery and installation of these materials was critical as lead time on these containers was 16- to 20-plus weeks with no space on the jobsite for storage.

“Delivered materials had to be installed in their final location upon arrival,” Niitani says. “Off-loading these containers was also a challenge as space was limited and the mall was in full operation. Containers had to be delivered and off-loaded while the mall was closed, so trucks had to deliver containers late in the evening or in the early morning hours.”

Language and cultural barriers were also major issues as a specialist flew in from Italy to help coordinate and install some of the specialty items provided by the designer. According to Niitani, only one of the workers spoke English so all arrangements had to go through him.

Despite the many challenges and problem solving required, Niitani says Foodland informed Kobayashi that it



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has received numerous compliments from the public on how beautiful the store looks today.

“Hats off to our entire project team for the countless hours spent in getting this project completed on time and under budget,” Niitani says. “We would also like to thank Foodland and their entire team for all of their support and providing the opportunity to build their flagship store.” 🏠

MAHALO

Building Industry Hawaii thanks **Albert C. Kobayashi, A-1 Electricians, Allied Security Fence, Quality General and Jayar Construction** for supporting this Spotlight on Success.



Foodland Farms' bar

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“Destination”

May God Bless

**Albert C. Kobayashi, Inc.
and Foodland**





SMOOTH SAILING FOR SHIPPING

Transportation leaders expand and upgrade their fleets amid Hawaii's construction boom

BY DAVE DONDONEAU

The high-rise construction boom that has dominated Oahu the past few years may be starting to slow as projects near completion, but shipping and

transportation experts say the numbers have remained steady and strong because of an increase in residential building materials coming into the state.





Matson maintains an 11-ship fleet in Hawaii, along with three barges dedicated to Neighbor Island service.

As a result, companies such as Matson, Young Brothers, Sause Brothers and Pasha are focusing on upgrading their vessels to make them more environmentally friendly and cost efficient.

They're also either adding more ships to their fleets or getting ready to

replace old barges and cargo ships by 2020.

As of now, no new or additional routes are being added by any of the major carriers.

George Pasha IV, president and CEO of Pasha Hawaii, says his company's fleet grew from two ships to

six when the firm acquired Horizon Lines last year. In June of 2015, Pasha also deployed the \$200 million *Marjorie C*, the first Con/Ro vessel in the state.



George Pasha IV

"The construction industry remains strong with private industry housing," Pasha says. "We are also seeing robust tourism and government-sponsored transportation projects continuing on Oahu and the Neighbor Islands. We have not seen a decline."

Expanding Fleets

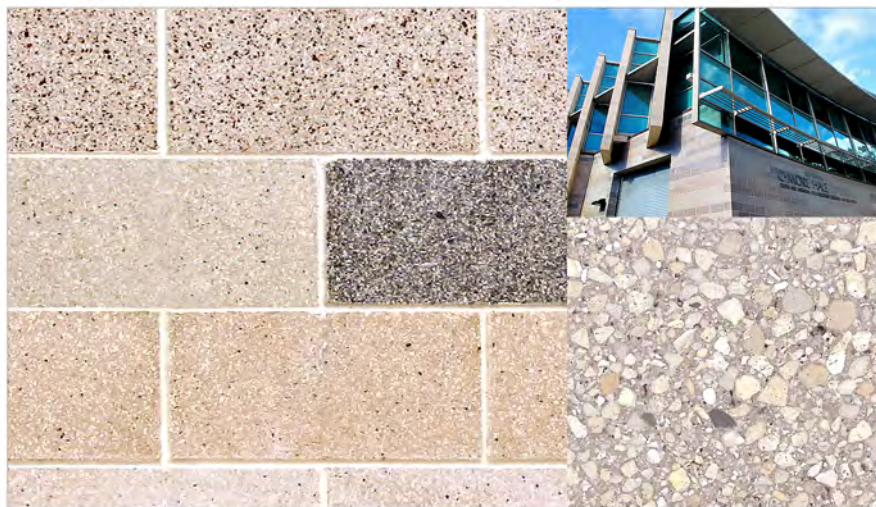
The latest addition to Hawaiian waters is Sause Brothers' *Namakani*, a barge christened last month that is 438 feet long and 105 feet wide with Hydralift skegs on the back. The skegs are glider airplane wings used to increase the barge's efficiency in

cutting through water. It is touted as the fastest barge in the world and is said to be more environmentally friendly with the ability to haul more cargo.



Jeff Browning

"*Namakani* goes 12 knots (approximately 13.8 miles) per hour, and is considered the 'fastest barge in Hawaii,'" according to Jeff Browning,



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Sause Bros. vice president of business development. “Additionally, one of the greatest benefits that *Namakani* offers is its fuel efficiency. It only uses 40-50 percent of the fuel as a much slower barge, doing only 7 knots.”

Browning adds that Hawaii’s “shipping industry appears to be flat right now. However, the *Namakani* is right in alignment with our long-term goals to expand capacity in Hawaii.”

Matson, which owns 22 ships and charters five more, has an 11-ship fleet in Hawaii, plus three barges dedicated to Neighbor Island service.

The state’s largest shipping company hasn’t added a new ship since 2006 when it christened the *MV Maunalei*, but it expects to have four new vessels in Hawaii waters by 2019. Two of them are in Kanaloa Class (combination container/roll-on, roll-off ships) and are more environmentally friendly with increased load capacity compared to the vessels they’ll be replacing, Matson officials says. Those ships will replace three



Pasha Hawaii introduced the \$200 million *Marjorie C* to the Hawaii market in May 2015. She is named after CEO George Pasha IV’s grandmother, Marjorie Catherine Ryan.

PHOTO COURTESY PASHA HAWAII

diesel-powered vessels.

Two more vessels in the Aloha class are currently in production and will go into service in 2018 and 2019. All

told, the four ships will be nearly a \$1 billion investment into Hawaiian shipping waters for Matson.

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Class ships, along with its two new Aloha Class ships, Matson will have completed the renewal of its Hawaii

fleet, allowing it to retire its seven older steamship vessels that will no longer comply with environmental

regulations in 2020 without substantial modification.

Matson spokesman Keoni Wagner says that while big condo projects are slowing, the company expects large-scale home developments in the pipeline to “keep this part of our business growing modestly for the next few years.”

Young Brothers, which does all of its business in Hawaiian waters, has seven ships and plans on investing \$80 million to acquire four new tugs to replace four of the six towing tugs in its fleet.

The company also maintains three harbor assist tugs in the Neighbor Islands to assist vessels coming into port.

Ray Catalani, vice president for strategic planning and government affairs at Young Brothers, says



Ray Catalani



Sause Bros. launches the Namakani into the Willamette River in Oregon in April.

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shipments of construction equipment to the Neighbor Islands were down both in the second quarter and in the first half of the year.

“However,” he adds, “shipments of certain construction materials were up for the second quarter, and are flat for the first half of the year.”

Catalani says the four new barges increase cargo capacity by 40 percent per voyage and improved hull design for the new barges provided for less resistance at the waterline resulting in better fuel efficiency.

“Young Brothers transports about 2.2 tons of cargo for every gallon of fuel consumed (including fuel consumed by vessels and terminal and shoreside operations),” he says.

In terms of efficiency, Pasha says Hawaii Stevedores Inc., a subsidiary of The Pasha Group, is currently working on an “Omni-Terminal” in collaboration with the state of Hawaii Department of Transportation-Hawaii Harbors at Kapalama.

“The facility will incorporate the



Young Brothers reports shipments of construction materials remain strong, and plans to invest \$80 million for four new tugs.

newest technologies available for advanced data exchange, a highly efficient yard configuration/planning to increase thru-put capacity while reducing environmental footprints

within the facility and incorporating the interchange of neighboring island connecting cargoes on-dock vs. over-the-road truck relays to Young Brothers barge operations,” Pasha says.

Over the Road

Brad Dechter, president of the freight forwarding and trucking company DHX (Dependable Hawaiian Express), says his firm has been adding trucks every year to meet hikes brought on by the shipping demands. DHX has 80 trucks spread across three islands.

While he’s noticed a bit of a slowdown in construction materials recently, he’s not sure if the lull is temporary on major items.

Like the shipping companies, Dechter says a focus now is using new technology to improve service.

“Whether it really cut costs or responded to the customers changing needs in today’s information-based environment is a separate question,” Dechter says. “But we did not see our labor decline at all as a result of implementation. Our customers do have access to more information and documentation based on the new system—that definitely is more efficient.” 🏠

Dave Dondoneau is a freelance journalist based in Honolulu. Reach him at writingbydd@gmail.com.

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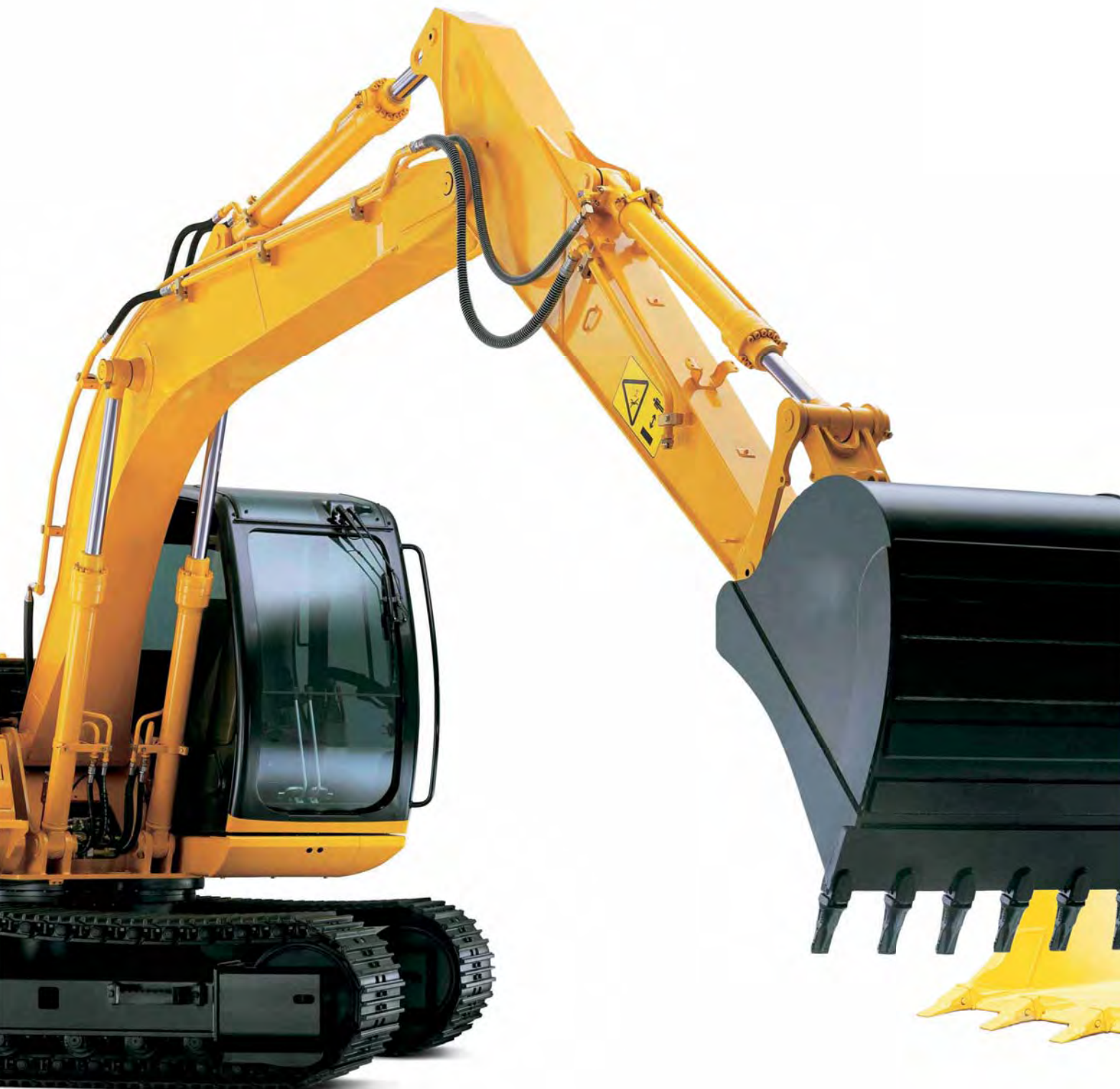
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An endless array of equipment available for sale or rent may help you enjoy the building boom

BY BRETT ALEXANDER-ESTES

Dozers, lifts, and cranes are currently among best sellers in Hawaii's booming construction industry. Whether for sale or rent, vendors say heavy equipment designed to streamline on-site performance are flying off virtual shelves, along with items like trucks and software.



Heavy Lifters

BACON UNIVERSAL

“We have seen a significant increase in excavator sales over the past year,” says Adrian Silich, Bacon Universal operations vice president, who adds that carrying the Komatsu and Kubota lines of equipment has allowed Bacon Universal to claim more than 50 percent of Hawaii’s construction

equipment market.

“Komatsu really is our ‘standout’ line of machines,” Silich says, citing the brand’s performance and complimentary Komatsu Care program that offers free scheduled maintenance for three years or 2,000 hours, and the Komtrax equipment monitoring system that allows the owner—as well as Bacon Universal’s service team—to

monitor machine health, location, fuel consumption and other vitals. “Komtrax is provided free of charge for the life of the machine,” Silich says. “This, combined with zero percent for 48 months financing, really keeps the overall cost of ownership down.”



Adrian Silich

**“We've seen a significant increase in excavator sales over the past year.”
—Adrian Silich**

In the very near future, Silich says, clients will begin to see the arrival of IC (intelligent control) machines. “These are essentially autonomous machines that will allow the operator to enter dig depth and slope grade into a satellite guidance system ensuring that the job is completed properly with minimal rework,” he says.

Master Minds

Hawaii’s new project logistics often require superhuman oversight. Hawaiian Dredging Construction Co. Inc. favors these BIM software programs on its 2016 projects:

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SUNBELT RENTALS INC.

Tim Johnson, Sunbelt Rentals district manager, says that the April purchase of I & L Rentals by Sunbelt means the company’s four Hawaii locations provide customers “a broad, different array of equipment—industrial, commercial. ... The reach that Sunbelt has provided us in the catalog is as extensive as it can be, from small

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tools all the way up to the big stuff.” Sunbelt is the second-largest equipment rental company in the world, he says, with more than 540 active locations throughout the U.S.

**“Sunbelt will be introducing different programs that enable clients to rent more.”
—Tim Johnson**

In 2016, “we have probably done the most monthly on telehandlers, our pickup trucks and our boom lifts from about 135 feet down to about 45 feet,” he says.

“In early 2017,” says Johnson, “Sunbelt will be introducing different programs that enable clients to

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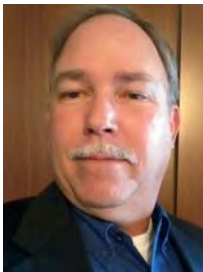


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rent more, making it a little bit easier for contractors.” Programs, such as ‘Tool-Flex,’ and other programs we’re introducing that are going to be driving business in a lot of different areas.”

IRONPLANET

“IronPlanet is a leading online marketplace for selling and buying used equipment and other durable assets,” says Andrew Betts, IronPlanet territory manager, who notes that this year, as the Islands’ large construction projects “require everything from trucks to dozers to cranes, some of our highest ticket items have been telescopic boom lifts, dozers, roll off trucks and excavators, selling for as much as \$115,000 with scissor lifts leading the way in terms of units bought and sold

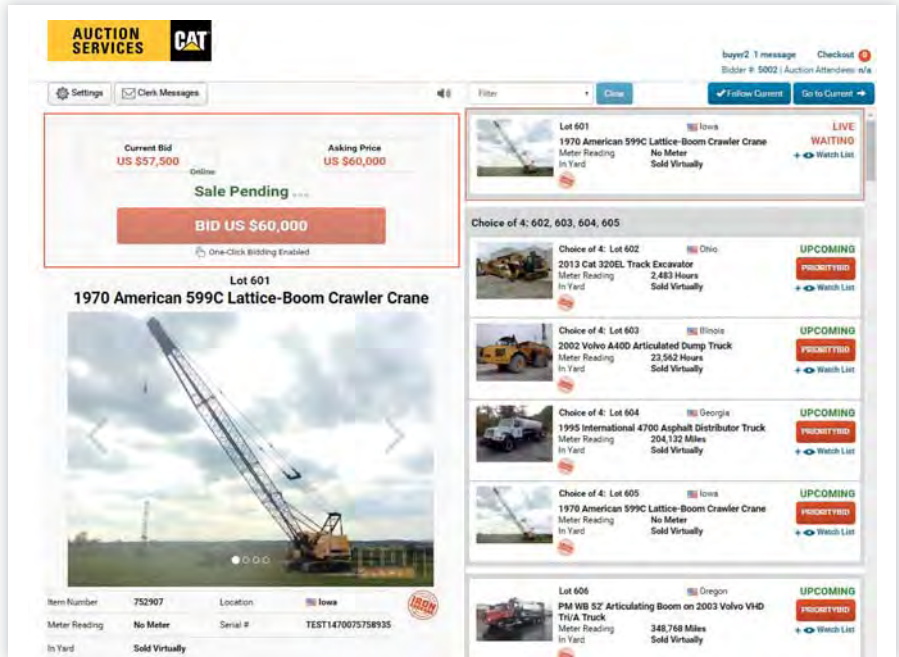


Andrew Betts

locally on IronPlanet.com.”

Offshore purchases are moving, too. “Just last month we unveiled

LiveStream™, the next generation in online bidding for live on-site auctions,” Betts says. “IronPlanet



IronPlanet's new LiveStream bidding portal

PHOTO COURTESY IRONPLANET

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**“Scissor lifts are leading the way in terms of units bought and sold locally.”
—Andrew Betts**

“From now through 2017,” he says, “we will be announcing several technology innovations that make our marketplaces—from IronPlanet and GovPlanet, to TruckPlanet and Cat

Parts & Service

BACON UNIVERSAL

“Over the last 36 months Bacon Universal made significant upgrades to our service department by increasing the number of service technicians, adding several service trucks to our fleet improving response time, and by providing additional training to all the Bacon Universal service team,” says Adrian Silich, Bacon Universal operations vice president. “Our parts department has increased inventory which has improved parts availability, we now offer a drop ship program which gets the parts to the customer’s job site much quicker. Lastly we have a dedicated PSSR visiting jobsites on a regular basis to work with our customers on their parts needs.”

WESTERN PACIFIC CRANE & EQUIPMENT

“All of WPCE service technicians and parts personnel are factory-trained,” says Dennis Platek, WPCE branch manager. “Our technicians average three classes attended per year at the Grove factory in Shady Grove, PA. We are pleased to have the only Grove GMK-certified technician in the Pacific Rim.”

HAWTHORNE MACHINERY CO.

Tim Chatfield, Hawthorne CAT rental sales manager, says Hawthorne’s “technology partner SITECH Hawaii is readily available to support all of our customers with training, support and implementation assistance.”

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Western Pacific Crane & Equipment's new Manitowoc MLC300 crawler crane on-site at Maui's new ConRAC
PHOTO COURTESY WPCE



**“This extra leverage allows the crane to lift much heavier loads.”
—Dennis Piatek**

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WESTERN PACIFIC CRANE & EQUIPMENT

“In Hawaii, Grove Rough Terrain Cranes and Manitowoc Crawlers have been the leaders this year,” says



Dennis Piatek

Dennis Piatek, WPCE branch manager, and notes that Western Pacific is the exclusive dealer for Manitowoc, Grove, National Cranes and Manitou telescopic handlers for the state of Hawaii, Marshall Islands, Guam, Western U.S. and Canada. “Most job-sites, whether commercial, industrial,

waterfront or refinery, usually have at least one rough terrain on-site.”

This summer, Piatek says, his firm delivered the first Manitowoc MLC300 (330T crawler crane) for use on the Islands. “What makes this crane unique, compared to other crawlers and the competition, is the counterweight, which travels when the boom moves up or down,” he says. “This extra leverage allows the crane to lift much heavier loads and increases the user’s capacity and ability to make lifts which would usually require a larger crane.” WPCE also brought in a Grove GHC130–132T hydraulic crawler crane, he says.

Moving into 2017 and beyond, he says, all new Manitowoc Crane Group models will feature a new CCS (common control system) operators



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cab. “All the operator screens, joysticks, buttons (and other controls) will be the same whether you’re operating a 600T crawler crane or an 80T rough terrain crane,” Piatek says, which means operators can easily switch between different types of machines.

HAWTHORNE MACHINERY CO.

“With West Oahu picking up steam, our larger equipment has been playing a significant role in meeting the rental needs of our customers,” says Tim Chatfield, Hawthorne CAT rental sales manager.

In 2017, says Chatfield, “we will be adding more ‘non-caterpillar’ items to complement our traditional construction fleet—water trucks, water buffalos, UTVs, boom lifts, air compressors and



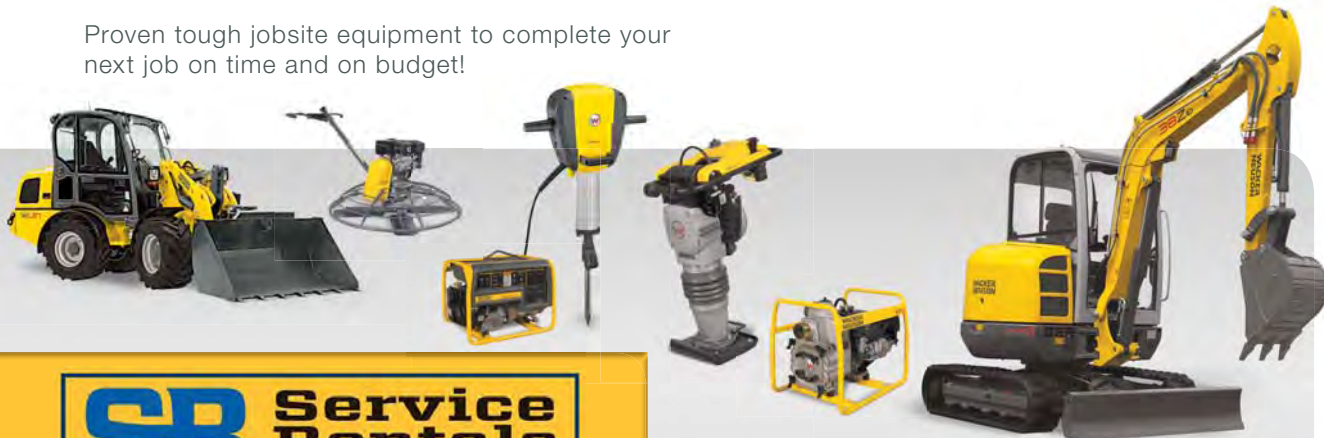
Tim Chatfield



Western Pacific Crane & Equipment is Hawaii’s exclusive handler for Grove cranes like this rough terrain model.
PHOTO COURTESY WPCE

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Seen On-Site

Equipment from Island vendors keep many 2016 projects humming:

SUNBELT RENTALS INC.

Tim Johnson, Sunbelt Rentals district manager, says Sunbelt equipment is being used on “all of the projects, from commercial development all the way down to small projects, such as municipalities and regular military infrastructure. It’s the whole broad spectrum—it’s everybody.

“Over on Maui, with Hawaiian Dredging, we’re doing a tremendous amount with them on the ConRAC.”

WESTERN PACIFIC CRANE & EQUIPMENT

“At 10,500-foot elevation, WPCE provided a Grove RT9130E-130T rough terrain crane on a two-year lease, building the Daniel K. Inouye telescope on top of Haleakala in Maui,” says Dennis Piatek, WPCE branch manager. “Over the summer, we delivered a Manitowoc MLC300, Grove RT9130E and a Manitou MRT2150 for the new rental car facility in Maui.”

a host of other hand-held units, walk-behind tampers and Jumping Jacks.” More Caterpillar equipment is coming from the factory with advanced technologies preinstalled, he says, such as Payload, Grade and/or Slope Control and other automation systems.

Road Runners

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Danny Asao

as well as other models that are ideal for construction projects,” says Danny Asao, Honolulu Ford general manager.

“For added durability, Ford’s 2017 Super Duty models come with



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Genie S-60 telescopic booms, available through Hawthorne
PHOTO COURTESY HAWTHORNE MACHINERY CO.

all-aluminum bodies. Pound for pound, aluminum is stronger than steel.”

CUTTER AUTOMOTIVE (CHEVY)

“I would say our biggest sellers are Silverado 3/4-ton service body trucks (Knapheide, Reading and Monroe bodies) and 12-foot platform (flatbed) trucks,” says Jerome Nero, Cutter Automotive (Chevy) fleet sales consultant.

In 2017, says Nero, “you will see a lot of new and very interesting products hitting the Islands. There are a lot of composite products from Europe being infused in the up fitters’ bodies now. For example, Knapheide has a really great line of shelving, partitions and products to go on the roof like ladder racks and conduit boxes, all made from lightweight, durable and rust-proof materials in their SORTIMO line.”

Nero says for the bigger 2017 trucks, “you will see new designs for KUV and service bodies that will cater to specific trades—electricians, plumbing, contractors.”

Meeting The Challenge

Many Island equipment vendors say they are providing game-changing equipment to sustain Hawaii’s building boom and have upped their service programs as well. Bacon Universal, for example,

recently launched a Material Handling Division that “has a staff of certified service technicians who are qualified to work on any machine,” says Silich.

And as Hawaii’s new projects unroll complex new specs, game-changers can’t come soon enough. 🏠

Caterpillar D9T track type tractor, available through Hawthorne
PHOTO COURTESY HAWTHORNE MACHINERY CO.



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BY ALBERT LANIER

The office towers, condominiums and apartment buildings across Honolulu's horizon differ in myriad ways—height, appearance and types of occupants—but share a common element: They are built with steel.



Tim Waite, a former president of the Hawaii Steel Alliance (HSA), an advocacy group founded in 1997, notes that steel has been used in 75 percent of single-family homes, 80 percent of condos, 75 percent of apartment buildings and 90 percent of commercial and industrial structures.



Tim Waite

Waite also is the senior territory manager for Hawaii and the Pacific for Simpson Strong-Tie, which provides structural products such as engineered structural connectors, fasteners and fastening systems.

He says Oahu's current construction boom has featured extensive use of steel and steel products. "Mid-rise Kakaako projects are mostly CFS (cold-formed steel)," he says, "and almost all the homes being built by



Cut steel tubing being readied for delivery.

D.R. Horton on Oahu are CFS."

The use of steel, Waite notes, is visible in Hunt Moss Hawaii's Kapolei Lofts, D.R. Horton's Mehana

and Ka Malanai projects, Haseko's Ocean Pointe and Stanford Carr Development's Keauhou Place. CFS frames, beams and columns are created using colder temperatures as opposed to hot steel.

The recent construction boom is evident not only by the towers going up in Kakaako but those in Kapolei and other areas of Oahu as well. And as Hawaii continues to build vertically, even more steel will be required, says Diane Malinovitch, vice president and general manager of Kloeckner Metals.

There is "always a demand for steel" in the Islands, she says. Kloeckner Metals, which has operated in Hawaii since 1959, the year of statehood, provides steel materials to contractors. Its core business includes metal roofing manufacturing and a hot-dip galvanizing plant in addition to its steel service center.

Malinovitch says steel is "cost-effective and built to last." Kloeckner Metals, she adds, manufactures "metal roofing which is used extensively in (commercial and residential) jobs."

What makes steel, whether it is CFS or structural steel, an in-demand material for building projects in Hawaii? The HSA, according to its website, touts steel's non-combustible nature, making it suitable for both residential and commercial projects. Steel is also effective for spatial and span reasons.



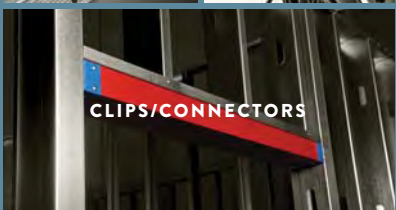
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Steel columns are treated in a hot-dip galvanizing kettle at Kloeckner Metals.

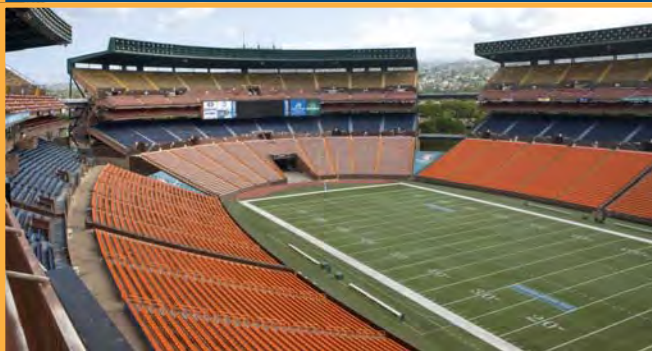
Steel beams and columns can be used across longer lengths and adapt well within open spaces.

The galvanized aspect of steel allows it to avoid corrosion, and steel doesn't split, warp or rot. Steel also holds up well against moisture and doesn't expand or shrink. Perhaps the biggest selling point in Hawaii is that steel is termite-resistant—a key concern in Hawaii's climate. Steel allows no breeding or feeding ground for termites.

Steel, Waite says, is heavily used in “most homes and commercial buildings on Oahu ... because of its cost-effectiveness and structural capability” and because it “lasts much longer than wood products.”

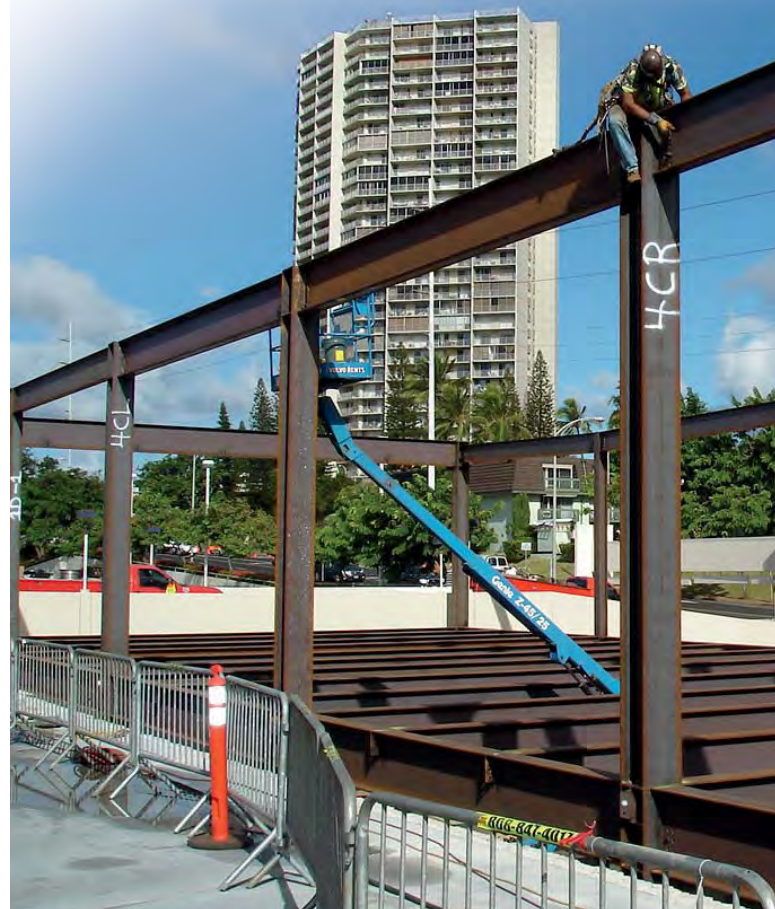
Granted, steel certainly isn't the only material used in building residential or commercial structures. Wood and concrete are routinely used in

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Framing with steel is standard for buildings across Hawaii.

conjunction with steel. One major advantage of steel is its favorable strength-to-weight ratio as a building component. Also, its precision and flexibility on construction projects.

Steel, specifically CFS framing, is used in different ways according to whether it's for residential or commercial markets as it continues its decades-long role as a major material for both high- and low-rise buildings. Waite says that “typically, residential CFS framing consists of load-bearing structural members while commercial office structures use lighter framing members for partition and curtain walls.”

Overall, the performance of the steel industry in Hawaii and the U.S. appears healthier, Waite says, adding that the industry is “doing much better now that U.S. tariffs are in place against foreign steel.” 🏠



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10,000 UNITS BY 2022

Hawaii's push for affordable housing gains steam amid soaring home costs

BY BRETT ALEXANDER-ESTES

The Hawaii Public Housing Authority hopes to have 10,000 affordable rental units either started, completed or announced in the next four to five years, says Hakim Ouansafi, HPHA executive director. "As of today, with three ongoing projects, we anticipate them to total over 3,000 units," he says.

One of these projects is the redevelopment of 60-year-old Mayor Wright Homes (MWH), a federal low-income public housing complex in Honolulu. "Our estimation at this time is that it will be at least 2,000 rental units, but not confirmed yet," Ouansafi says.

The HPHA in March executed a predevelopment agreement with a

Master Development Team, led by Hunt Companies and including McCormack Baron Salazar and Vitus Group. The team has developed 91 similar projects throughout the U.S.



Hakim Ouansafi

Wakea Garden Apartments, a recent redevelopment project by Hunt Companies in Kalaeloa
PHOTO COURTESY HUNT COMPANIES



A block at Mayor Wright Homes that is scheduled for redevelopment.
PHOTO COURTESY HAWAII PUBLIC HOUSING AUTHORITY

The HPHA, the Master Development Team and other community stakeholders are currently finalizing plans for redeveloping MWH as a mixed-use, mixed-income, transit-oriented community. MWH's redevelopment is estimated at \$300 million and reportedly features a series of multi-story residential towers.

The HPHA's current push to redevelop its thousands of housing units throughout the state coincides with a leap in the median price of a single-family home (\$750,000) and condominiums (\$383,250), and skyrocketing demand, according to the Honolulu Board of Realtors.

This puts for-sale housing—particularly single-family homes—out of reach for most Hawaii residents.

"I was raised in Hawaii, and in 1972 I bought my first home in Hawaii Kai valued at \$42,000, leasehold," says Earl Lee, Berkshire



Earl Lee

Hathaway Kailua broker-in-charge. "Not long ago, I went back to see how it was doing. The property converted to fee a number of years ago, but otherwise looks exactly the same. It still has

the same hollow tile wall I put up. But now it's valued at \$900,000."

Stephany Sofos, a Honolulu realtor, says when she recently priced a

Waikiki condominium unit at \$380,000, "I had three offers within the first four days on the market and was in escrow in a total of eight days.

... It was shown probably 35 times in those eight days



Stephany Sofos

and it closed for above asking price of \$385,000."

According to a 2014 study by the Hawaii advocacy group Appleseed Center for Law & Economic Justice, "64,000 units are needed statewide



Gavin Thornton



Keauhou Place, a new Kakaako Stanford Carr Development residential complex, is scheduled to wrap in 2017.

PHOTO COURTESY STANFORD CARR DEVELOPMENT

by 2020," says Gavin Thornton, the center's co-executive director.

If so, and if tens of thousands of new units aren't available within the next three or four years, residents currently looking for shelter will be scrambling.

Getting in the Door

"High demand and low inventory of housing results in high home prices," says Gladys Marrone, Building Industry Association of Hawaii (BIA-Hawaii) CEO.

Sky-high prices are a reality that many would-be Hawaii homebuyers have been forced to accept. For example, "Mrs. U." (who requested her name not be used for this report) says that



Gladys Marrone

she and the other five members of her household "have been renters for a very long time."

"Affordable and reserve units such as those offered in Kakaako can provide options for homeownership for families like Mrs. U.'s," says Reina Miyamoto, program director for the Hawaii HomeOwnership Center, a Hawaii-based nonprofit.



Reina Miyamoto

New Affordable Towers

The Hawaii Community Development Authority, a state agency, requires that every residential project in Kakaako and Kalaeloa, the HCDA's other area of jurisdiction, include a certain percentage of affordable units, both rental and for-sale.

Hawaii Public Housing Authority

2016-2021 Residential Development Projects

Through Dec. 2017, the HPHA plans to issue RFQs on these projects:

Lanakila Homes	
Kamehameha Homes	(for 1,000-1,500 mixed income units)
Kaahumanu Homes	(for 500-800 mixed-income units)
Puuwai Momi	(for 600-1,200 new mixed-income units)
Hale Laulima	(for 700-1,000 units)
Hooluu & Kamalu	(for 700-1,000 units)
Kalanihuia	(for 500 units)
Makua Alii & Paoakalani	(for 700-1,000 new units)

In Kakaako, new affordable housing units are currently planned, underway or in the final stages at the following tower projects: 801 South Street Tower B (Downtown Capital LLC); Keauhou Place and Hale Kewalo (Stanford Carr Development); Ke Kilohana, Aeo and A Alii (The Howard Hughes Corporation); Nohana Hale (Bronx Pro Group and others) and 803 Waimanu (MJF Development Corp.). Across from the Waikiki Convention Center, the new Mana Olana project recently reached an agreement with the Honolulu City Council regarding the number of affordable units it will offer.

New Affordable Communities

In September, D.R. Horton Hawaii broke ground on Phase I of Hoopili, which will offer approximately 11,750 affordable and community-priced homes over the course of its 20-year development.

“Phase 1 at Hoopili consists of 291 homes total, including 84 affordable townhomes,” says Mary K. Flood, D.R. Horton Hawaii senior vice president, adding that all 84 townhomes will be for sale



Mary K. Flood

and are expected to be delivered by late next summer.

Of Hoopili’s estimated 11,750 housing units, Flood says, 30 percent—approximately 3,525—will be affordable.

Koa Ridge, Castle & Cooke’s Central Oahu residential development, will add 3,500 new residential units to Oahu’s inventory. Like Hoopili, 30 percent of Koa Ridge units—approximately 1,050—are affordable, with the project’s first homes scheduled for delivery in 2017.

Recalling the long approval process for residential developments like Hoopili and Koa Ridge, Marrone notes Hawaii’s entitlement process takes time. “If it takes 10-15 years for a development to get approved,

what was the median price in year 1 will most assuredly not be the median price in year 15,” she says.

ADUs Advance

One solution is to provide more incentives to build more housing, Marrone says. “A great example is Bill 27, which the city passed to waive fees relating to building an accessory dwelling unit (ADU),” she says, noting that these fees were about \$10,000 upfront. “Bill 27 waived those fees for two years, and the amount of applications, according to the city, for an ADU nearly doubled.”

Hawaii’s package-home builders have jumped at the chance.

Maria Gacula at HPM Building Supply says the firm is “seeing an

Café Corner at A Alii, a new Howard Hughes Corporation residential tower in Kakaako
PHOTO COURTESY THE HOWARD HUGHES CORPORATION



increase in the volume of not only materials sales related to our packaged homes, but also in the interest in our program services in general.”



Maria Gacula

Gacula notes HPM program services dovetail nicely with the needs of the ADU market. “HPM is unique in that we facilitate much of the planning involved in building a home, from home design to preparing plans, working with architects and engineers, to then obtaining building permits,” she says, adding that HPM also offers bonding services to guarantee project completion.

Travis Wittmeyer, Blue + Green Innovations president, says B+G offers

“affordable, flexible, sustainable and stylish homes done quickly” as well as services related to all phases of home construction. In 2017, he says, B+G is “scheduled to build 30 homes, and at our current pace expect the same in ADUs.”



Travis Wittmeyer

At Homeworks Construction Inc., another full-service homebuilder, President Marshall Hickox observes that



Marshall Hickox

“while the max size is 800, we are seeing most affordable ADUs sized at 600 to 700 square feet, which seem the most desirable size-to-cost ratio for those looking for renters.” Hickox says that in 2017, “Homeworks expects to see an upward trend from 2016 in which we are currently contracted to build 12 ADU units.”

Rent to Build Equity

Peter Savio, a long-time developer of Hawaii rental projects, says “affordable housing is a lot of work and not that profitable; most



HPM's "Paia" modified Puulani Ranch unit
COURTESY HPM BUILDING SUPPLY

Meet 'The Affordables'

In 2016, interest and options in Hawaii ADU and smaller home packages are expanding.

HPM Building Supply:

“Pilikai” = 480 sq. ft.

“This year, we’re seeing many Pilikai models being planned and built. This design is for a humble 480-square-foot, one-bedroom home, featuring a full kitchen, open floor plan and covered lanai. It’s ideal for an ADU, but also for homeowners who are looking for either a lower maintenance lifestyle or an entry-level plan to grow.”

—Maria Gacula

Blue + Green Innovations:

“Ehukai” = 324 sq. ft.

“Paumalu” = 484 sq. ft.

“Puaena” = 308 sq. ft.

Homeworks Construction Inc.:

“Carmack” = 600 sq. ft.

“Herndon ADU” = 500 sq. ft.

“McTigue” = 800 sq. ft.

“Hudson” = 700 sq. ft.

Honsador Lumber LLC (Liilii Cottage Collection Models)

“Beachside” = 460 sq. ft.

“Hillside” = 477 sq. ft.

“Urban” = 408 sq. ft.

“Valley” = 416 sq. ft.

affordable buyers do not have good credit and the needed down payment.” Savio says certain renters should



Peter Savio

be allowed to build equity as a first step to homeownership. “All government rental housing should have an equity building component so tenants can save money by paying rent,” he says. This, Savio believes, will allow renters to have the money for a down payment and buy an affordable unit on the open market. “This type of equity will reduce cost over time by recycling units and having tenants buy and eventually get off government subsidies, and will allow affordable housing to be rented again and again as tenants move out to buy.”

Staking a Claim

Mrs. U., with her four children, can’t wait for a new housing component or program.

In 2014, she contacted the Hawaii HomeOwnership Center and kick-started the process herself.

The HHOC is affiliated with the national NeighborWorks Network, and provides “classes and individualized coaching on the home buying process,” says Miyamoto, adding that HHOC serves “as a safety net and support” during a purchase.

After Mrs. U. found a home she liked, the HHOC coordinated with the Council of Native Hawaiian Advancement, an agency that provides grants and loans and is certified by the Department of Housing and Urban Development.

The HHOC and the Council helped to get “funds ready for purchase, get our loan approved and ensure that we are on track to move in by our closing date,” Mrs. U. says of her purchase, a \$565,000 three-bedroom single-family home in Wahiawa.

“Home ownership means a lot to me,” she says. “It means Christmas and birthdays and memories made. It means my kids will always have a place to call home.

“It means I am another Native Hawaiian who owns a home in Hawaii.” 🏠



DRONES TAKE FLIGHT

New federal rules give the green light to commercial unmanned aircraft

BY PRISCILLA PÉREZ BILLIG

The commercial use of drones in Hawaii's future building projects may skyrocket following the FAA's recent implementation of new regulations governing the commercial use of small unmanned aircraft systems (sUAS). The technology offers construction professionals potential efficiencies in disciplines including photogrammetry, videography, and risk management.

A hexacopter drone employs Intel RealSense Technology while scanning a job site.
PHOTO COURTESY DRONE SERVICES HAWAII



The new FAA rules, called Part 107, lay out specific details associated with operating requirements, privacy and responsibilities as a pilot in command and pilot certification.

“The new FAA Part 107 rules allow for commercial operations without many of the previous restrictions and



Mike Elliott

rules that were part of the previous FAA 333 process,” says Mike Elliott, owner and general manager, Drone Services Hawaii.

“We see industries such as construction using drone systems and software in their construction workflows to increase productivity, identify issues, enhance safety and collaborate among project managers with a common detailed reference,” Elliott adds. “Speed, efficiency and safety will increase the bottom line.”

The drone, or sUAS—including its attached systems, payload and cargo—weighs less than 55 pounds

Drone Applications

- Digital photography & video documentation
- LiDAR and Line Scans—integration with BIM
- Inspect hard to reach and dangerous places such as bridges and high vertical structures
- Route mapping/survey for linear utilities
- Remote sensing
- Emergency response in remote areas
- Marketing videos
- Traffic control plan inspections
- Safety inspections

SOURCE: JOHN BABEL, ASSISTANT VICE PRESIDENT, XL CATLIN INSURANCE, NORTH AMERICA CONSTRUCTION, RISK ENGINEERING

total, hovers in a vertical take-off and landing position and typically includes four to eight blades.

The FAA requires that pilots register their aircraft with the FAA and mark the aircraft appropriately, pass an aeronautical knowledge test at an FAA-approved knowledge-testing center and apply for and receive a remote pilot airman certificate (RPAC) with an sUAS rating. Pilots also must pass a recurring knowledge test every

two years, conduct preflight checks to ensure that UAS are in safe operational condition—and keep maintenance records, fly during daylight or civil twilight within visual line-of-sight (VLOS), under 100 mph and under 400 feet (generally, fly safely and use common sense) and, upon request, supply their sUAS to the FAA for inspection and testing. They must report to the FAA within 10 days of any incident resulting in serious

injury or property damage exceeding \$500 (not including damage to their aircraft).

Logan Campbell, CEO at independent drone consulting firm Aerotas, cautions that to ensure reliable and safe drone operations, training is crucial. "UASs are an exciting new technology," he says, "but ... personnel have to understand how to operate them reliably."



Logan Campbell

Ryan Salcido, flight instructor and founder of Aviation Rental Training and Service Inc., encourages those wanting to fly drones to start with four basic steps: Study for the FAA Part 107 test, take the test and receive a commercial drone license, get your drone registered and insured and take classes and learn the necessary skills to fly the drone yourself.

"We do business at World Drone Academy Hawaii and have been around for two years offering training, consulting, sales and implementation of drone and robotic systems for businesses," says Salcido.

John Babel, assistant vice president

for XL Catlin's construction, risk and engineering division says that while the FAA does not regulate how



John Babel

UAS gather data on people or property, it is currently working to address privacy issues in the use of drones. The FAA strongly encourages all UAS pilots to check local and state laws before gathering information through remote sensing technology or photography.

"As part of a privacy education campaign, the agency will provide all drone users with recommended privacy guidelines as part of the UAS registration process and through the FAA's B4UFLY mobile app," Babel says. "The FAA also will educate all commercial drone pilots on privacy during their pilot certification process and will issue new guidance to local and state governments on drone privacy issues." 🏠

SMALL UNMANNED AIRCRAFT RULES

- Unmanned aircraft must weigh less than 55 pounds (25 kg).
- Visual line-of-sight (VLOS) only; the unmanned aircraft must remain within VLOS of the remote pilot in command and the person manipulating the flight controls of the small UAS.
- At all times the small unmanned aircraft must remain close enough to the remote pilot in command and the person manipulating the flight controls to be capable of seeing the aircraft.
- Small unmanned aircraft may not operate over any persons not directly participating in the operation, nor under a covered structure, nor inside a covered stationary vehicle.
- Daylight-only operations, or civil twilight (30 minutes before official sunrise to 30 minutes after official sunset) with appropriate anti-collision lighting.
- Must yield right of way to other aircraft.
- First-person view camera cannot satisfy "see-and-avoid" requirement but can be used as long as requirement is satisfied in other ways.
- Maximum groundspeed of 100 mph (87 knots).
- Maximum altitude of 400 feet above ground level (AGL) or, if higher than 400 feet AGL, remain within 400 feet of a structure.
- Minimum weather visibility of 3 miles from control station.
- Operations in Class B, C, D and E airspace are allowed with the required ATC permission.
- No person may act as a remote pilot in command or VO for more than one unmanned aircraft operation at one time.
- No operations from a moving aircraft.
- No operations from a moving vehicle unless the operation is over a sparsely populated area.
- No carriage of hazardous materials.



A SteadiDrone by Mavrik
PHOTO COURTESY DRONE SERVICES HAWAII

“We at PBS Hawaii truly
feel we have the best working
space in Honolulu.”
—Leslie Wilcox



PBS HAWAII

A Lighthouse for the Mind

PBS Hawaii celebrates 50 years, moving into a new home by Allied Builders System

BY BRETT ALEXANDER-ESTES

In 1966, PBS Hawaii—then known as KHET—began broadcasting public television programs on the University of Hawaii at Manoa campus. Fifty years later, the station opened the PBS Hawaii New Home, a new \$30 million broadcasting center on Sand Island Access Road.

In November 2014, general contractor Allied Builders System broke ground on the center's site along with the other members of the New Home team—the client and site owner, PBS Hawaii; Group 70 project architect Sheryl Seaman; Hierarchy LLP design consultant Jennifer M. Camp; and Cumming, an international project and cost consulting firm.

“Cumming was engaged as the owner's representative—taking the lead in the

management of design and construction,” says Andrew Tanton, managing director of Cumming's Hawaii office.

“Cumming facilitated the bidding process, which resulted in the selection of Allied Builders System as the general contractor.”

Gary Oda, Allied Builders System president, says the main project



Andrew Tanton



CONCEPT TO COMPLETION



Original KFVE Newsplex demolition
PHOTO COURTESY ALLIED BUILDERS SYSTEM

challenge was “adding a new steel structure to an existing concrete structure”—the single-story former KFVE Newsplex.



Gary Oda

Another major issue, he says, was relocating the broadcast technology from the Manoa facility to the new building.

“The level of technology integration was very unique as the broadcast business has moved into the digital age,”

says Tanton, “and sometimes we felt like we were building a data center that also creates PBS award-winning productions.”

In addition, Oda says, “the intricate, custom design of the building created challenges and complexities.” So Cumming, Tanton says, “recommended that PBS hire third-party consultants who have specialized knowledge—for example, acousticians, materials-testing firms and building envelope experts.”

Off Nimitz Highway, the new two-story, 32,000-square-foot broadcast studio began to take shape.

The new master-planned studio features educational facilities and incorporates new, sustainable construction materials and techniques. Oda says the new building required “floor plate extensions for both first floor (concrete) and second floor (steel), a new structural steel roof and

**“Tracking long lead materials was a crucial part of maintaining our project schedule.”
—Gary Oda**

equipment penthouse, new 6.1-meter and 7-meter satellite dishes, a new microwave dish, a new fiber connection to Syracuse, N.Y., for joint master control of PBS content, and a new 2,400-square-foot TV studio and interactive multimedia center.”

Construction logistics were complicated by the extremely confined jobsite, Oda says. Tracking long lead materials, he says, “was a crucial part of maintaining our project schedule. We provided design and means and method input to the architect/owner team to facilitate coordination and help enhance the project decision-making process.”



Jobsite on Nimitz Highway and Sand Island Access Road
PHOTO COURTESY PBS HAWAII

The expected coordination issues, Tanton says, “had to be dealt with immediately” and “required real-time collaboration—beyond the weekly project meeting—with the design team and general contractor. We identified

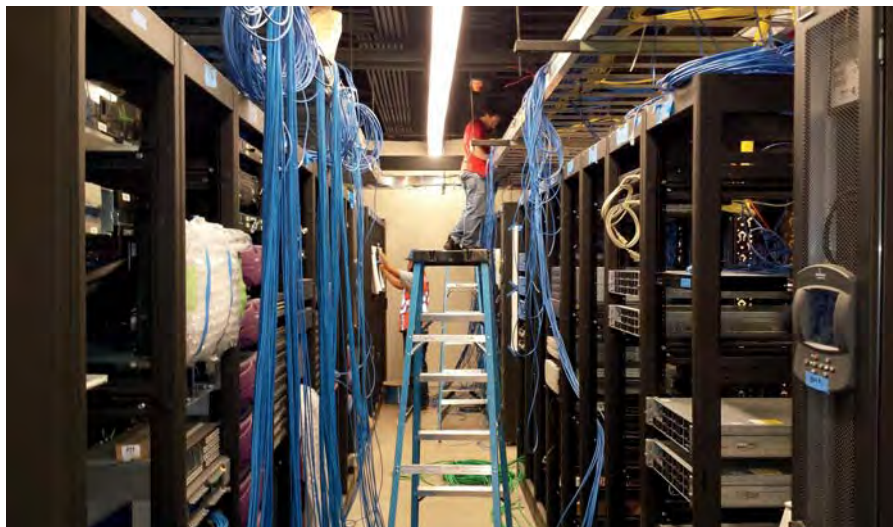
**“From all accounts the new facility has exceeded expectations.”
—Andrew Tanton**

the issues, explored our options with the broader development team, and presented our options and recommendations to the PBS Hawaii team.”

PBS Hawaii’s New Home wrapped in April 2016, and in September celebrated its grand opening. “We at PBS Hawaii truly feel we have the best working space in Honolulu,” says



Steel superstructure encasing the original concrete shell
PHOTO COURTESY ALLIED BUILDERS SYSTEM



Digital broadcast infrastructure goes in.
PHOTO COURTESY ALLIED BUILDERS SYSTEM

Congratulations
PBS Hawaii on Your New Home!

“ABS was very good at problem-solving and cared about quality workmanship. They did a beautiful job for us.”

– Leslie Wilcox, President and CEO, PBS Hawai‘i



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PBS President Leslie Wilcox and Robbie Alm, PBS board chair, at the PBS Hawaii New Home opening
PHOTO COURTESY PBS HAWAII

Leslie Wilcox, PBS Hawaii president and CEO.

“We were able to work through the many obstacles on the project to ensure a successful outcome,” Oda says. “At the opening blessing, PBS praised our project team for their dedication and commitment to building PBS Hawaii’s new home.”



Leslie Wilcox

Says Tanton: “From all accounts the new facility has exceeded expectations. Absolutely the most gratifying part of this experience has been able to work with PBS Hawaii—Leslie Wilcox, Karen Yamamoto, John Nakahira and Paul Hayashida. All contributed to make this challenging project fun.”

Allied’s subcontractors and suppliers, says Oda, were all

instrumental in making the project a success. “Everyone involved in the day-to-day of the project recognizes the effort put forth to make it happen,” he says. “PBS Hawaii views this facility as being for the people of Hawaii. The facility—along with PBS Hawaii’s programming and learning initiatives—will continue to foster knowledge and interest in broadcasting and the Hawaiian community.” 🏠

MAHALO

Building Industry Hawaii thanks **Allied Builders** for supporting this Concept to Completion.

New Home “TeamSpace” facility
PHOTO COURTESY PBS HAWAII





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Living and kitchen area materials
by Island Contractors Supply
PHOTO COURTESY BROWN DEVELOPMENT

A Rush for Custom Building Supplies

Affordability and design materials matter

BY PRISCILLA PÉREZ BILLIG



An HPM kitchen

Dwarfed by wood and steel products essential to Hawaii's booming construction and shipping industries, the demand for customized building products also appears on the upswing.

Island Contractors Supply recently partnered with KLM Custom Sash, a specialized doors and windows manufacturer based in Washington who will soon introduce vinyl extrusions that are "not painted" in order to achieve color consistency inside and out. Euro windows will also be offered in the near future, with profiles that allow for tilt-and-turning not generally found in vinyl windows.

"We understand the importance of getting the correct materials on island on time and undamaged," says Mike Johnson, owner and manager of the family owned business that works closely with Matson and Honolulu Freight Service to facilitate



Mike Johnson

timely deliveries. "Communication is the key to helping customers be successful." Johnson's firm is currently Hawaii's exclusive dealer for Monumental Windows and Doors, a popular all-aluminum luxury home manufacturer. Products from Sierra Pacific Windows--another wood and premium aluminum wood-clad window and door manufacturer--and Milgard Windows and Doors, best known for vinyl and fiberglass models, are also offered by Island Contractors.

Pacific Source, Hawaii's largest dealer of popular Fleetwood USA doors and windows, provides a broad array of similar building products to

Hawaii contractors and developers.

"We're proud to announce our newest cabinet line, Bauformat, which exhibits German engineering and European design," says Rob Bruce, manager of Pacific Source, whose main facility and shipping point is located in Snohomish, Wash. "We ship Matson containers from there to our facilities on every Island every week."



Rob Bruce

With design and warehousing facilities throughout Hawaii, Bruce's company provides to contractors and developers framing lumber, cabinets, and plumbing—as well as Sub-Zero and Wolf appliances.

While economists point out goods,



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services, and housing continue to drive the state's high cost of living, experts point out shipping costs are not the cause for Hawaii's higher-than-average costs. Nor has the cost of building supplies skyrocketed.

Prices of some of the high-end materials have been getting more affordable as durable contemporary products like countertops made from lower-budget materials are looking more and more like real stone, according to HPM Building Supply, headquartered on the Big Island.

"If you have an image in your mind," asserts HPM's website, "or if you need inspiration, just take a walk through one of our showrooms which feature the latest cabinetry, countertops and fixtures." With access to a candy-store selection of materials and finishes for builders—including more than 200 colors and optional treatments--HPM design consultants provide a virtual demonstration revealing how your room will look before it's built – by using 20/20 design technology.

HPM offers Huntwood all-wood cabinets with over 85 door styles to choose from--in 10 different wood species and more than 30 stain colors. This full custom line also offers standard features like dovetail drawers, soft close hinges, all interlocking box construction, sustainably harvested woods and Genesis cabinet construction.

Johnson's Island Construction markets highly regarded cabinetry lines that include Huntwood as well, along with Huggy Bear and Canyon



Kitchen appointments by Pacific Source include Sub-Zero and Wolf appliances.

Creek. “Cabinets are one of our favorites,” says Johnson. “We assist in the planning and layout, and help customers achieve their vision of what they want their kitchens to look like, and how it needs to function for them personally.”

For builders who start from scratch, Construction Materials of Hawaii is among companies offering wedge anchors, bolts, nuts, threaded rods, anchor bolts, caulking and hardware. Studs are available in zinc, galvanized and stainless steel, says

Olympia Freitas, executive secretary. “We have anchors made in the USA that many jobs require today, and we

also stock F1554 rods that are being specified in many contracts.”



Pacific Source offers plumbing supplies.



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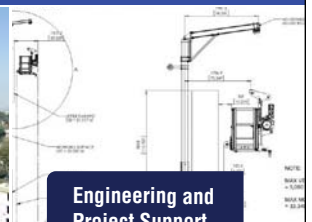
Rooftop Anchors

Used to tie off workers using RDS (Rope Descent Systems)



Davit Arms

Used for mid/high-rise access in window cleaning and maintenance operations.



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CALL THE CLEANERS

The pros offer tips on performing site remediation on problems ranging from floods and fires to unattended deaths

BY DAVE DONDONEAU

Hawaii will get torrential downpours, constant hurricane threats, tsunamis and earthquakes—pretty much every natural disaster under the sun. Every contractor and developer across the Islands knows: Disasters will strike eventually.

How to deal with unexpected disasters, however, is often their great unknown.

Flooding, fires, even unattended deaths—to steal a phrase from the movie “Ghost Busters:” Who you gonna call?

“I’ve had police who don’t know who to call sometimes for crime scenes and unattended death



Mark Abe

cleanups, so it's not something everyone knows," says remediation expert Mark Abe, owner of BioOne Hawaii. BioOne specializes in biohazard and waste disposal, crime scene, hoarding cleanup, but also does flood and other cleanup.

Both Abe and Glenna Maras, co-owner of ServPro



Glenna Maras

of Kailua North/Laie with her husband Andy Maras, say the biggest key to minimizing damage following any

disaster is quick response.

"Acting quickly is key for limiting water damages," Glenna says. "A water damage that is treated immediately versus a water damage that is treated two or more days after the loss can differ in mitigation and rebuild cost by thousands—even tens of thousands—of dollars depending on the size of area affected."

Abe says the same can be said for unattended deaths, but cautions property managers to never touch anything in the apartment until the police have cleared the potential crime scene.

"We won't go in until the police give the OK. Unattended deaths can get messy depending on how long the body has been there and usually it is discovered because a neighbor complains of a foul stench," he says. "Sometimes the blood and bodily fluid can seep across a room."

"Right now there's the Hepatitis A scare around Hawaii, so if people plan on doing the cleanup themselves, make sure you cover all parts of your body and tape up. And be sure to wash your hands a lot. But you also have to know just getting a carpet out doesn't do the job. You have to get the tiles and other porous areas because if you don't, you're going to get an awful smell that won't go away."

Maras says carpets are automatically pulled if



water damage occurs unless a client signs a waiver asking them to leave it in. Like Abe, Maras says cleanup needs to go deeper than the surface.

"Water will continue to migrate until it is no longer present in materials, allowing the scope of damage to increase until all water is dried," she says. "Also, as water sits it increases in contamination. An example of this is when using a wash cloth in your kitchen you start with a clean rag. Even if you only use the rag to soak up clean water, if left on your kitchen sink, that rag will begin to stink. That odor is bacteria. Your once-clean rag, even though only used to soak up clean water, is now contaminated. This is what is happening to the water in the home as it sits untreated."

"Another major concern that accompanies a slow response is the ever-so common problem of mold," Maras adds. "Mold can begin to grow in as little as 72 hours after a loss. If mold is present in a building, it creates a whole new scope of work that is now

required for proper mitigation. Not to mention that many insurance companies do not offer coverage or very little coverage for mold issues in a home or building, leaving a hefty bill for the owners to pay out of pocket."

Both Abe and Maras say contractors or property owners can help themselves by removing as much excess water as possible by mopping or blotting, wiping down the furniture, removing any rugs, books, magazines, and anything else that could bleed and stain the floor, and make certain that power cords are out of wet areas provided it is safe to remove them.

For unattended deaths and crime scenes, Abe says the first thing to do is contact the police and not touch anything until the scene is cleared and the body is removed. Take photos of the area and call the insurance company.

Then, look for cleanup companies that are IICRC-certified.

"Those are the ones staffed and who have the proper equipment to handle your loss," Maras says. 🏠

5 STEPS TO TAKE

Glenna Maras of ServPro of Kailua North/Laie offers five tips for when disaster strikes:

- Make sure occupants are safe.
- If it's a pipe break, shut off the source of the water (know where the shutoffs are on the jobsite and inform the owner/developer).
- Turn off circuit breakers to the wet areas of the building when access to the power distribution panel is safe from electrical shock.
- Contact insurance providers and inform them of damage, obtain a claim number and provide it to the cleanup company upon initial call.
- Helpful information to know when contacting a remediation crew is how many rooms are affected, what type of flooring is affected, what was the source of the loss and when the loss occurred.

Builders Urged to Think Energy First

Hawaii moves steadily toward renewable, clean energy goals

BY DAVID PUTNAM



More than 77,000 rooftops across Hawaii boast solar panel systems, and more homes and buildings are retrofitted every day as the Islands rush toward renewable, clean energy sources.

The growth in popularity of photovoltaic and other sources of clean energy is in line with the state's goal of ending dependence on imported fossil fuels for energy by 2045.

"I am very encouraged with the progress Hawaii has made toward achieving its aggressive clean energy goals, particularly in the electricity sector," says Gov. David Ige. "We are ahead of our interim targets for both renewable energy and energy efficiency under the umbrella of the Hawaii Clean Energy Initiative



Gov. Ige

(HCEI). The various clean energy metrics we track are all pointing in the right direction."

Ige says that renewable energy accounts for "an estimated one-quarter of all utility electricity sales statewide, and our energy stakeholders are committed to increasing that to 100 percent by 2045.

"Similarly impressive gains are being made in our efforts to reduce energy use through efficiency and conservation. This progress is helping break Hawaii's longstanding dependence on oil and make the state more energy self-sufficient."

According to data compiled by the Department of Business, Economic Development and Tourism (DBEDT), crude imports have fallen by 30 percent from 2008, when HCEI was launched, through the end of 2015.

"Integrating renewable energy onto the electric grid in a cost-effective manner remains challenging," says Brian Kealoha, executive director of

Hawaii Energy, the ratepayer-funded energy conservation and efficiency program administered by Leidos Engineering LLC under contract with the Hawaii Public Utilities Commission.

"One of the easiest and most economical ways to reduce the amount of renewable energy needed by our Island community is to become more energy efficient. By making this fundamental change, Hawaii can achieve a 100 percent clean energy future faster and cheaper," Kealoha adds. "As technology and energy policy and regulation evolve, there has never been a better time to get a head start by making homes and businesses more energy efficient.

"It's key to focus on energy efficiency from the start, during a



Brian Kealoha

construction project's design stages," he says.

Citing the likely need for "a little more of an upfront investment," Kealoha says developers, architects and engineers "would then be in position to integrate energy-saving measures before ground is broken, and then they'll reap the long-term benefits once the building is completed. The costs of retrofitting energy-efficient systems into an existing structure will undoubtedly be more expensive."

Hawaii Energy, commonly associated with its rebate and incentives programs, also offers technical training seminars for contractors and developers and provides "tremendous value in being an objective third-party resource to both consumers and purveyors within the building industry," Kealoha says.

Building Power

The Hawaiian Electric Companies continues to be a key player in the renewable and clean energy movement, with more than 60 utility-scale solar projects across Oahu, Maui and Hawaii Island with a combined capacity of nearly 40 megawatts (MW).

Hawaiian Electric broke ground on

a new Schofield Barracks Generating Station in August. The 50-MW plant will be constructed on approximately eight acres of land that the U.S. Army is leasing to Hawaiian Electric. The plant, which will be developed, owned and operated by Hawaiian Electric, will use a mixture of biofuels and conventional fuels and is expected to be operational by spring 2018.

Engineering and construction of the station is a joint venture between Burns and McDonnell, which is headquartered in Kansas City, Mo., and Kapolei-based contractor American Pipe & Boiler.

"We appreciate the Army's commitment to renewable energy and to our Island community," Alan Oshima, Hawaiian Electric president and CEO, said in a release on the groundbreaking ceremony. "By working together, we are taking another step toward a more secure and renewable energy future for Hawaii."



Alan Oshima

"We're excited about the benefits of this partnership for the Army and the local community," Col. Stephen Dawson, commander, U.S. Army Garrison-Hawaii, said in a statement. "In keeping with the Army's commitment to protecting the environment, we know this plant will provide the energy we need while, at the same time, being good stewards of our natural resources."

The plant will generate energy that will feed into Oahu's electric grid for all customers on the island. It will be the only power plant on Oahu located inland, away from any coastal impacts from storms or tsunamis. And, in an emergency, it will be able to isolate itself to provide power to the Army's facilities in Central Oahu, including Schofield Barracks, Wheeler Army Airfield and Field Station Kunia.

"We're excited about the benefits of this partnership for the Army and the local community," Col. Stephen Dawson, commander, U.S. Army Garrison-Hawaii, said in a statement. "In keeping with the Army's commitment to protecting the environment, we know this plant will provide the energy we need while, at the same time, being good stewards of our natural resources."

Another ongoing project involving the Department of Transportation (DOT), Johnson Controls and Hawaii Energy entails retrofitting airports'



Col. Stephen Dawson

...continued on page 79

IN THE PIPELINE ...

Clean-energy projects that have either become operational or are expected to become operational by the end of this year include:

- Kuia Solar Project, Maui (2.87 MW): Notable for its low price (in Hawaii) of \$0.1106/kWh. Also will be Maui's first "solar farm," along with the South Maui project in Kinei.
- South Maui Renewable Resources Solar Project, Maui (2.87 MW): Notable for its low price (in Hawaii) of \$0.1106/kWh. Also will be Maui's first "solar farm," along with the Kuia Solar Project.
- EE Waianae Solar, Oahu (27.6 MW): Will be the largest "solar farm" in the state when completed in late 2016.
- Waihonu North and South Solar

Farms, Oahu (5 MW, 1.5 MW): Combined, currently the largest "solar farm" on Oahu (will be replaced by EE Waianae).

- Hawaii Air National Guard (HCATT) Demonstration Waste-to-Energy System, Oahu (200-300 kW): Notable for demonstrating gasification waste conversion technology with microgrid (being built in phases).

Projects expected to be operational by 2017 or 2018 include:

- KIUC/ SolarCity Solar Project, Kauai (17 MW w/ 13 MW battery): According to KIUC, this will be the first utility-scale "solar farm" in the U.S. capable of providing dispatchable power at night.
- Gay & Robinson Olokele Hydropower Power Plant, Kauai (6 MW): Will be the first new utility-scale hydropower project on Kauai in 80 years.

- Schofield Generating Station Project, Oahu (50 MW): Will run on at least 50 percent biofuel and provide back-up power to the U.S. Army in emergencies.
- Honouliuli Wastewater Treatment Plant Biogas Project, Oahu (800,000 therms/year): Will be the first facility in Hawaii to capture and sell biogas from a municipal wastewater treatment plant.
- Na Pua Makani Wind Farm, Oahu (24 MW): Will be Oahu's third wind farm and lowest-priced wind farm in the state (\$0.1489/kWh).
- West Loch PV Project, Oahu (20 MW): Will be the lowest-priced "solar farm" in Hawaii (\$0.0954/kWh).
- Lalamilo Wind Farm Repowering Project, Hawaii (3.3 MW): Will be used to power up to eight county water wells.

Making School a COOL Place

Retrofitting the Islands' aging classrooms requires 'passive' and 'active' job specs

BY DAVID PUTNAM



The state is spending more than \$4.5 million for “heat abatement” projects at three Ewa Beach schools, and that might be a bargain considering the numerous modifications needed to retrofit many of Oahu’s aging classrooms with energy-efficient features.

The Department of Education’s plan to cool schools involves a combination of “passive” and “active” systems.

Passive relates to measures such as planting trees for shade, skylights and ceiling fans. “We use a combination of passive cooling to keep heat out of a building as much as possible,” says DOE Public Works Administrator Duane Kashiwai.

The DOE reports that ceiling fans have been installed in 15 schools—a total of 401 classrooms.

Because many of the state’s schools



Duane Kashiwai

are more than 60 years old, active designs such as structural upgrades to buildings, painting, AC systems and more are necessary. “We are fortunate to submit the low bids for the heat abatement projects,” says John Cheung, president of CC Engineering & Construction Inc. which landed five DOE contracts in July that amount to more than \$6.5 million. “The work,” Cheung notes, “includes a lot more than installation of air conditioning units.”



John Cheung

Two more heat abatement-related contracts, totaling over \$300,000, were awarded in September. HBM Acquisitions LLC had the low bid of \$279,400 to install AC at Sunset Beach Elementary, and HSI Mechanical Inc.’s bid of \$21,122 landed it the job of replacing a packaged AC unit at Kaiser High School.

“The goal is to improve the building’s ability to minimize its ‘heat load.’ These passive cooling measures also allow for an air conditioning system to work less,” says Dann Carlson, assistant superintendent for the DOE’s Office of School Facilities and Support Services.



Dann Carlson

He says that since late 2013, the DOE has been monitoring the performance of pilot AC systems that use solar energy. “These systems not only cool classrooms, but are cost-effective and sustainable,” Carlson says.

“DOE is aiming to reduce its overall electrical consumption. With lighting accounting for about 25 percent of our electricity usage, the department is transitioning to LED bulbs which is estimated to save about 5 percent of our electricity. However, we realize that providing air conditioning will consume far more.”

Keeping Temps Down

Along with reducing temperatures and increasing thermal comfort in the hottest classrooms, the DOE wants to drastically reduce its \$48 million power bill each year and support the state’s goal of 100 percent renewable energy by 2045. The department, on its website, estimates the cost of installing AC at all 256 DOE schools at \$1.7 billion. More than 40 contractors have been pre-qualified to bid on the projects, according to the DOE.

“In reducing temperatures inside classrooms, the first step is to apply as many passive measures as possible to reduce the amount of heat a building will absorb,” Carlson says. “This can be done in a number of ways: increasing insulation, shading and landscape, nighttime thermal flushing and air movement (ceiling fans, etc.).

“These measures primarily prevent heat from entering a building, remove stored heat from a building, or provide air movement to also flush heat.”

Cheung agrees. His company will be handling heat abatement jobs at Campbell High School, Ilima Intermediate School, Kaimiloa Elementary School, Kamaile Academy, Nanakuli Elementary School, August Ahrens Elementary School and Aliamanu Elementary School.

To meet the DOE’s passive designs, Cheung says, “we are installing sunshades around the buildings. These will keep the sun from heating the concrete sidewalks and walls around the classrooms.”

CC Engineering also will add trees and lawns around the buildings to cool down the surrounding area and large ceiling fans to circulate air in classrooms and hallways. These fans can be turned on using time clocks or Wi-Fi to cool the rooms before classes begin.

James Campbell High School



Nanakuli Elementary School

And, Cheung notes, exhaust fans will be installed to “flush stale hot air from the rooms before school starts.”

Cheung adds that “these designs would not substantially increase the electric consumption. Most campuses can be retrofitted without major electrical upgrades, and the cost of electric consumption is considered affordable.”

For jobs that specify more “active” measures, air conditioning units are installed to provide a comfortable temperature for the students and teachers, Cheung says.

For schools that “do not have adequate power to support the ACs, the split AC units will run on solar power or solar power with batteries. These will reduce energy consumption. For some of the portable classroom buildings, we will be required to reinforce the roof structures for added PV loads on the roof.

“Fresh-air supply fans are added to the room to provide proper air changes for the occupants. Window-mounted ACs do not have fresh-air intake to meet this requirement.”

The work on the five schools is expected to complete by January 2017, he says.

The Safety Factor

For the job of cooling schools for Hawaii’s children and teachers—work

Kamaile Academy



that often will be done during school days—a prime concern for CC Engineering and other contractors is safety.

“Safety of the students, staff and workers is always the major challenge of working in occupied classroom buildings,” Cheung says. “We have coordinated with school administration to temporarily vacate two to four classrooms while we do the interior work. Classes will be held in the library or the cafeteria. Teachers and students are very cooperative in the temporary moves as they will return to air-conditioned rooms.

“For exterior work, we will provide barricades to keep students and public from entering the construction area. And moving vehicles and equipment is not allowed during breaks, when the students will be outside on school grounds.” 🏠

HART's Takashige Wins CM Award

Chris Takashige, director of design and construction for the Honolulu Authority for Rapid Transportation, won the Mehdi Heydari Certified Construction Manager (CCM) of the Year Award in mid-October.

Takashige was presented the award at the Construction Management Association of America conference in San Diego. The award is given annually to a CCM who has demonstrated excellence and commitment to the construction management profession and is a strong advocate for the CM certification program.

BIA to Host 2nd Homeless Summit

The Building Industry Association of Hawaii (BIA-Hawaii) will hold its second annual Homeless in Honolulu Summit on Nov. 15 to address concerns over the lack of housing in Honolulu and possible solutions to the crisis.



Gladys Marrone

The meeting will be held in the Pomaikai Ballroom at Dole Cannery from 8 a.m. to noon. This year's summit, "STILL Homeless in Honolulu," will include panel discussions on the economic benefits from increased housing production, and the need to increase the supply of housing at all price points.

Speakers include Robert Dietz, National Association of Home Builders (NAHB) chief economist and senior vice president; Carl Bonham, University of Hawaii Economic Research Organization (UHERO) executive director; Luis P. Salaveria, Department of Business, Economic Development & Tourism director; Ann Kobayashi, Honolulu City Council budget chair, as well as other government leaders and private sector developers.

"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," says Gladys Marrone, CEO at BIA-Hawaii.

PDCA Installs New Board

The Painting and Decorating Contractors Association of Hawaii (PDCA of Hawaii) in October installed its 2016-2018 directors who will serve two-year terms.

The new directors are **Lari Bloom** of Zelinsky Company, **Geraldine Lee** of Metropolitan Painting & Environmental Systems Inc., **Jaime Dominguez** of JD Painting & Decorating Inc., **Shawn Kurihara** of Society Contracting LLC, **Glenn**



The new PDCA directors are (from left) Lari Bloom, Ronald Yanagi, Jaime Dominguez, Geraldine Lee, Glenn Shiroma, Shawn Kurihara and Victor Wyman.

Shiroma of M. Shiroma Painting Co. Inc., **Victor Wyman** of Jade Painting Inc. and **Ronald Yanagi** of Honolulu Painting Co. Ltd.

"I look forward to working with our board who will ensure our PDCA of Hawaii membership has the coating and wall covering industries' latest standards, allowing our members to

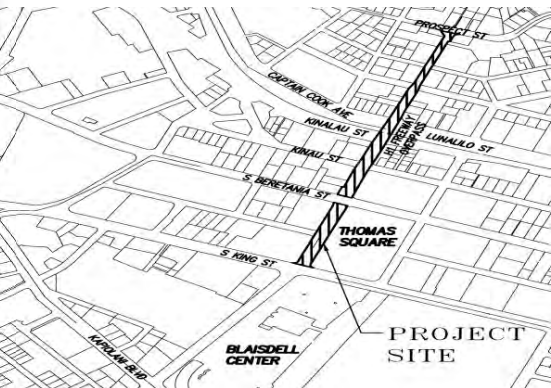
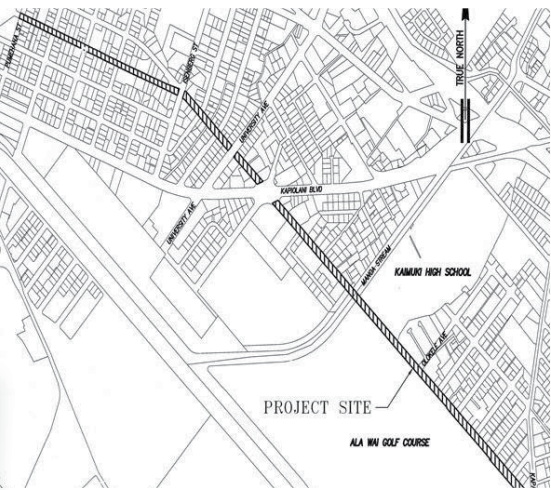
continue providing their customers across Hawaii exceptional service," says Executive Director Dean Nagatoshi.

The PDCA of Hawaii membership includes active unionized painting, decorating, waterproofing and industrial coating contractors, associate manufacturers, wholesalers, distributors and dealers and contractors.

Maui Kupono Builders Begins Date Street, Ward Avenue Rehab

Contractor Maui Kupono Builders LLC has begun work on the repaving of Date Street and Ward Avenue. The \$5.7 million project is scheduled to be completed by May 2017.

Heavy construction began on Date Street in early October while preliminary work was underway along Ward Avenue. Date Street will be repaved from Kapahulu Avenue to Pumehana Street, and Ward Avenue will be repaved from South King Street to Prospect Street.



Maps show the parts of Date Street (top) and Ward Avenue to be repaved.

Crews will be working on the roads from 8:30 a.m. to 3:30 p.m., Mondays through Fridays. The project includes milling and resurfacing of the asphalt concrete pavements, reconstruction of identified curbs and/or gutters, tree mitigation, adjustment of utility manhole frames and covers to finish grade and installation of permanent pavement

markings and vehicle loop sensors.

The project is part of Mayor Kirk Caldwell's plan to repave 1,500 lane miles of city roads. The mayor's office reports that more than 1,210 lane miles have been repaved across Oahu since the five-year program began in

January 2013.

"These are two of the busiest thoroughfares in urban Honolulu, and although there will be some inconvenience to drivers, the end result will be much smoother roads that our residents and visitors deserve," says Caldwell.

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AHL Marks 70th Year with New Brand, ‘Pedal Parc’

Architects Hawaii Ltd. marked its 70th year in business with a corporate rebranding to AHL while rolling out

“Pedal Parc,” a pop-up station offering two weeks of stationary bicycle chargers and free Wi-Fi in downtown Honolulu.

“The nucleus of AHL is our people who innovate and create, so to celebrate our anniversary we turned to our many creative designers to come up with a unique idea,” says Bettina Mehnert, AHL president and CEO. “The enthusiasm was tremendous and choosing one design was difficult, but we all love ‘Pedal Parc’ for its design, commitment to sustainability and promotion of active lifestyles and good health.”



Bettina Mehnert

AHL’s Ina C. Wong and Rebecca M. Weatherford created Pedal Parc’s winning design. The station is primarily built from recyclables, including shipping pallets and siding, and can be easily dismantled and transported to different sites for re-use.

Changing the company’s official name to AHL more accurately reflects

the firm, says Mehnert, who was recently selected as a fellow by the American Institute of Architects.

“Firms evolve over time, and our current logo no longer looks like who we are,” she says. “We wanted something fresh, reflecting our modern design thinking, and our company culture.”

“We are proud of our history, visible in Honolulu’s skyline, but our emphasis is on the future.”



Pedal Parc’s stationary bikes recharge devices. PHOTO COURTESY NATHALIE WALKER

GCA Drive Supports Hospital

The General Contractors Association of Hawaii has partnered with Kapiolani Medical Center for Women and Children for the GCA’s “2016 Give Back to the Community” project.

Kapiolani’s pediatricians and family doctors treat children’s general health needs, injuries and illnesses. The hospital has the only pediatric emergency rooms in the state. The GCA has been organizing fundraisers for the project since 2008.

Contributions to the project are being sought. Checks should be made out to Kapiolani Health Foundation and can be sent to General Contractors Association, 1065 Ahua St., Honolulu, HI 96819. For more information or to make donations by credit card, contact Gladys Hagemann at 833-1681, extension 24.

Guam’s Catholic School Begins Expansion Project

St. Paul Christian School on Guam has begun its expansion of its campus in Dededo.

“It has been a dream of ours to have this expanded complex for many years now. Finally, through God’s grace and perfect timing, it is happening, as the school celebrates our 20th year,” St. Paul Christian School Chief Administrator Reverend Dr. Paul Pineda said during the groundbreaking ceremony on Aug. 21.

The project, which is undertaken by Core Tech International, includes a sports center, a fine arts theatre, a

cafeteria and a school building with approximately 30 classrooms. These new facilities will be constructed on a 5-acre lot behind the current campus.

“We are honored to help transform this property, taking the vision of the Pineda family and turning it into reality,” Core Tech Chairman Ho Eun says. “This new facility will equip thousands of students with knowledge and the capacity to shape a better island and contribute to a better world.”

The project is expected to be completed in 18 months.

Group 70 Refreshes as G70

Marking its 45th year and following an 18-month internal charrette, Group 70 International Inc., a leading Hawaii architectural firm, is releasing its new corporate name and logo: G70.

Citing widespread generational shifts in *kamaaina* companies, G70 President Charles Kaneshiro says his firm is “on our third generation of partners. And there’s obviously transition.”



Charles Kaneshiro

Kaneshiro says the firm’s new name and logo reflect that transition and a view to the future, but also

express an enduring commitment to the principles of G70’s founders— Gus Ishihara, who established Group 70 Lab in 1971; Gordon Tyau, partner; and Francis Oda, who joined as CEO in 1973.

“They were driven by a set of values and a vision,” Kaneshiro says, recalling Ishihara’s view “that we’re all collectively contributing, whether you’re a partner or a draftsman or a receptionist or an entry-level architect.” The values of the company, Kaneshiro says, are still its foundation—“values like ‘family’; we’re extremely consensus-driven; we’re extremely culturally sensitive. We don’t see us changing in the future.”

Kaneshiro says the firm’s long-standing commitment to sustainability

will also continue, as will the firm’s expansion in the Pacific Rim. “We have been and we’ll continue to be a Hawaii-centric firm in which the majority of our work is here in the Islands,” he says. “But we wanted the (name and logo) refresh to allow the brand to be able to have international recognition” in areas such as Indonesia, where PT Group Seventy Asia, the firm’s Jakarta branch, opened in February.

G70’s new name and logo “reflect a recommitment to design excellence that has been here for the last 45 years” and is seen in many pioneering government, educational and hospitality projects, Kaneshiro says. “We hope it will reflect design excellence for the next 45 years.”

Currently, G70 is lead architect on the \$55.4 million redevelopment of the Hawaii Prince Hotel Waikiki and is architect, interior designer and civil engineer of record for the \$3 billion Tahiti Mahana Beach Resort and Spa in French Polynesia.

On the web, the firm’s new URL is G70.design. The new G70 logo will be incorporated in all firm collateral like signage, letterheads and its website.

G70 has 110 employees, of which 33 are Hawaii-based architects.

G70’s previous logo and corporate name, Group 70 International Inc. GRAPHIC COURTESY G70



G70’s new name, logo and web address (G70.design) GRAPHIC COURTESY G70

...continued from page 73

fluorescent lamps with LED systems, installing new energy-efficient transformers and building a new premium efficiency chiller plant at the Honolulu International Airport, Kealoha says. Hawaiian Electric Company projects include a biofueled 8-MW Emergency Power Facility at HNL.

Elsewhere, the Board of Water Supply has several projects underway, such as lighting and energy-efficient air conditioning upgrades as part of its contract with Noresco. The University of Hawaii recently completed a number of energy-saving projects and is in the final stages of planning larger-scale energy-efficiency improvements on its campuses.

Be More Efficient

“When you think about it, every building project in Hawaii can definitely be energy-related,” Kealoha says. “Whether it’s a gas station, shopping mall or condominium, you can probably find an energy component that can be more efficient. We can all make smart energy choices at home and at work that can accelerate Hawaii’s path to 100 percent clean energy.”

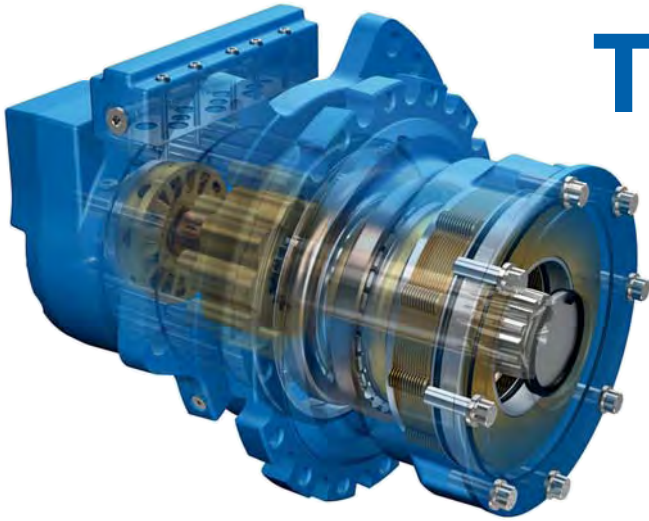
Ige told *Building Industry Hawaii* in October—which was National Energy Awareness month—that “Hawaii’s building industry can support the state’s energy goals by putting efficiency first at all times. It is the most cost-effective investment

that can be made by any contractor or developer.

“It starts with a building envelope that features highly energy-efficient insulation and windows. The efficiency of interior spaces can be improved with high-efficiency lighting, air conditioning and other equipment. Efficiency gains can also be achieved through better plug load management.

“By putting efficiency first and making the most cost-effective investment,” the governor says, “contractors and developers will ensure not only minimal operating expenses but also good indoor air quality, high productivity of occupants and low tenant costs.” 🏠

Track Motor



Eaton's HP50 track motor features high-power density, high starting torque efficiency and low no-load pressure drop. The Geroler motor design profile and optimized driveline matches the power outputs of new Tier 4 engine designs. Available in single-speed or two-speed models the HP50 can reach 6,000 psi of pressure and 70 gpm of flow and provides up to 50,000 in.-lbs. of torque.

www.eaton.com

Anti-Microbial Cooling Tower

Delta introduces a new line of cooling towers constructed of anti-microbial high-density polyethylene (HDPE) resin shells. According to the Centers for Disease Control, bacteria and other strains of deadly pathogens that some cooling towers host are substantially reduced by the development of the anti-microbial HDPE material introduced by Delta cooling towers. Delta offers a 20-year factory warranty.

www.deltacooling.com



Wireless WorkSight

Preco's PreView Wireless WorkSight uses patented radar technology to detect objects in an operator's blind spot and reduce backing accidents with an audible and visual active warning in the cab. With a wireless network connection, detection ranges to 20 feet with the ability to set detection zone as low as 10 feet.

www.previewradar.com

Light on a Tripod



Industrial lighting company Larson Electronics has released a 36-watt self-contained LED light tower that offers high power, portability and a versatile lighting configuration in a compact and durable design. The light head is constructed with Cree T6 LED emitters that produce 2,000 lumens of cool white light. The light head is housed within a rugged aluminum alloy body and protected behind a shatter-resistant polycarbonate lens.

www.larsonelectronics.com

Armstrong Builders Promotes Junglen

Jim Junglen has been promoted to project manager at Armstrong Builders.

Junglen, an NAHB Certified Green Professional, most recently served as project engineer at Armstrong Builders, where he has worked since 2008.

He has more than eight years' experience managing project teams on multimillion-dollar construction projects. He also provides leadership and support in all phases of construction projects for clients across various industries.



Jim Junglen



Kris Hookano

B+K Hires Hookano

Kris Hookano has been hired as an administrator at Bowers + Kubota Consulting.

The employee-owned architecture and engineering firm, founded in 1980, also provides construction and program management and project development. 🏠

Nordic PCL Adds Two

Kyle Haraguchi has rejoined Nordic PCL Construction Inc. as a field engineer assigned to special projects and named **Corey Miyasato** as a project manager.



Kyle Haraguchi

Haraguchi's duties include all engineering required to construct projects and to assist the project superintendent in safety implementation and monitoring, project planning and execution, scheduling, quality management, document control, subcontractor management and field production.

From Kauai, Haraguchi moved to Oahu to attend Kamehameha Schools. He earned a bachelor's degree in civil engineering from the University of Hawaii at Manoa. Haraguchi previously worked for Nordic PCL in the estimating department and on the Ka Makana Alii project in West Oahu.

As a project manager, Miyasato will be accountable for safety, schedule, cost, quality and general overall project performance.

Miyasato has 11 years of construction industry experience and has a bachelor's in mechanical engineering from Cornell University. He was most recently a project manager for dck pacific construction LLC and prior to that he worked for Watts Constructors.



Corey Miyasato

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PDCA Holds Installation Gala

The Hawaii chapter of the Painting and Decorating Contractors of America held its installation banquet at the Hilton Hawaiian Village on Sept. 24. The PCDA is a trade association dedicated to helping professional painting and decorating contractors improve their business.



Jaymie and Jaime Dominguez



Ed Nita, Elsie Nita, Joyce Kagawa, Garret Fujino



Sol Lee, Geri Lee, Marvis Texeira, Victor Wyman



Jannie Umeda, Grant Umeda, Rae Whitford, Dan Whitford



Brandi Yarnell, Cheryl Wyman, Lia Wyman



Dean Nagatoshi, Jon Basebase, Frank DeLima, Mel Cabang



Wayne Miyasato, Efren Iniba, Michele Iniba



John and Sander McDowell



(Seated) Dan and Carie Anne Kobayashi,
(standing) Dean and Yvonne Nagatoshi



Fika Esau, Alisa Esau, Shawn Kurihara, Ana Ioshi, Kearn Oishi



Solomon Lee III, Kim Lee



Thomas and Melissa McKenna



Sonia Makizuru, Mimi Hone



Namoi Shiroma, Glenn Shiroma, Lari Bloom



Sean Knox, Kelly Parker, Jackson Parker

Roaring '20s Fun

More than 250 persons attended BIA-Hawaii's 31st Annual Renaissance Awards Gala on Oct. 5 at The Modern in Honolulu. With a 1920s theme, the event honored builders and remodelers for outstanding projects completed during the previous year.



Rick Hobson, Cathleen Langin, Art Pelkaus



Joett Colgan, Hinano Nahini, Lisa Asato, Clay Asato



Tiare Pinto, Rich Pinto



Susan Kennelly, Brett Kennelly, Susan Moss, J. William Sanborn



Dean Uchida, Joy Uchida



Ron Chang, Katie Tran, Marc Taron



Michael Watanabe, Gladys Quinto Marrone, Evan Fujimoto



Ernest Lau, Todd Barnes, Johnny Higa, Capt. Scott King, Robert Kroning, Clay Asato

GCA Update

General Contractors Association members at the Honolulu Country Club last month heard government officials outline an array of multimillion-dollar projects to be awarded during 2017.



Kevin Yamabayashi, Randy Matsumoto, Jason Ames



Colin Ching, Dwight Ho, Paula Daligcon, Nikki Brissette



(Seated) David Sears, Kristopher Maile, Eugene Kamasaki, (standing) Colin Ching, Shane Pasion, Jeremy Lee, Rolland Badua



Raymond Na, Andy Gryske, Lee Zubrod, Garrett Sullivan



Todd Barnes, Dave Koob, Mike Venezia, Kyle Spraberry



John Bloom, Sam Ho, Wendell Elento, Michael Singer



Jeff Moore, Travis Higa, Clay Asato, Sean Spencer

Business Management Tools for Contractor Success

BY GARRETT J. SULLIVAN



It feels like a dirty trick: You increased your company's sales volume for the year, but made less profit. Your crews worked harder than ever, but your bottom line actually shrunk. Sound familiar? If so, you're not alone. The chatter continues to increase that the local economy is softening both anecdotally as well as in economic reports.

If you'd like to keep more of what you earn, consider using the following simple, yet profound, precepts:

Plan Your Profit

It sounds basic, but it's not. Many of us fixate on gross income to the exclusion of the bottom line. It is only at year's end that we "discover" what our profits were. Try turning this model upside down. Start the New Year by shifting your focus to net income by establishing a specific dollar amount as your Annual Planned Profit. By clearly defining this to your management, you can collectively track your progress toward the final goal.

Use Adaptive Budgeting

In times past, a single budget was sufficient. In today's tough economy, with contractors moving in and out of geographical areas, the more savvy contractors are preparing numerous budgets. Why? So your budget can accommodate sudden, real-life situations such as a bad or cancelled job, a labor strike, material shortages or unanticipated material cost escalations. When you face something like this—and we all have—you'll be too busy dealing with the situation to take notice of your budget. That's where the bleeding usually begins. In contrast, if you pre-determine appropriate cost-cutting measures, or "cost triggers," to implement during these situations, your likelihood of achieving your Annual Planned Profit goes up exponentially.

Establish Cost Triggers

This is the crux of adaptive budgeting. A cost trigger is a preset cost reduction from your annual budget that is implemented when the actual profit to date is not on target. There are two types: senior management cost triggers, which may or may not have employee buy-in, and employee cost triggers, which are democratic and have employee buy-in.

Senior management cost triggers can be immediately deployed without approval. They can include wage or

hiring freezes, reduced vacation, or reductions to expenses such as advertising, company vehicles, charitable donations, office supplies, etc.

Employee-agreed triggers are established through a series of meetings between senior management and staff. Employees brainstorm a list of cost-saving measures and

vote upon the order in which they will be implemented. Some options can include temporary reductions to the 401K match, decreasing employee training, tuition reimbursements or paying above pay scale, etc.

When the staff agrees on the triggers beforehand, it lets them make their personal plans in a more orderly and less stressful environment. Additionally, it creates a sense of ownership thinking because they are actually

participating in the tough decisions—and are personally vested in the company's outcome.

Create a Dashboard

A dashboard is your financial tool (often referred to as a scorecard or playbook) used for quick visual comparative analysis of key performing indicators that you have determined are the most important for you to keep track of on a weekly or monthly basis. The dashboard can be as simple or as complex as you choose and could include items such as: available cash, days in accounts receivable, monthly invoice total, monthly overhead, total job cost variance, etc. Just as the professional coach uses his playbook to win games, you too need to develop and refer daily to your playbook to win at the game of contracting.

As you round the corner toward the end of the year in your hunt for a Black December, this may be the time to change up your thinking and consider starting off the next year with some new business tools that will help you play at the top of your game. 🏠



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 478-2564.

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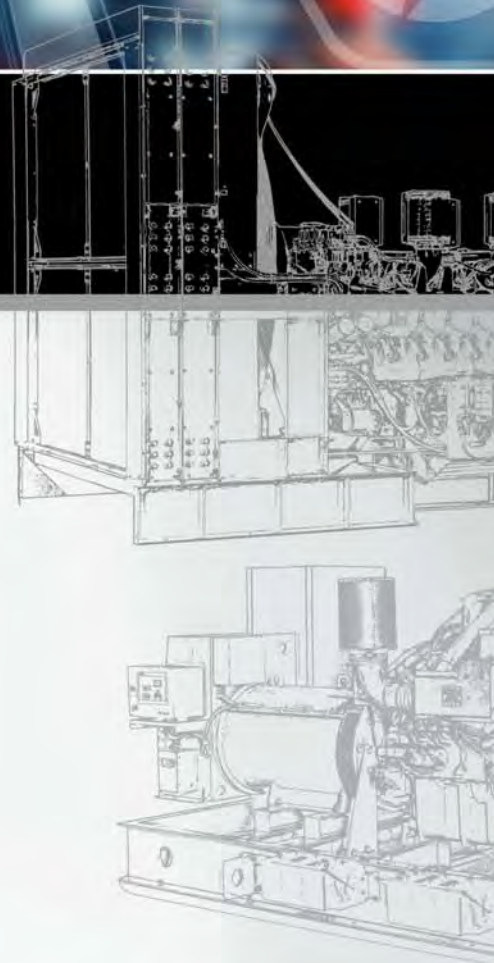
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