

# **BUILDING** **INDUSTRY HAWAII**

FEBRUARY 2017/\$4.95

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**F**avorite materials and styles of roofs in Hawaii have merged with new technologies that are easier to work with, more durable and eco-friendly, according to our report on trends in the roofing industry. “Roofing has gotten very technical,” says Kim Beattie of Beachside Roofing.

Also check out the winners of this year’s Roofing Contractors Association of Hawaii Top Roofer Awards. The RCAH reports 54 roofing jobs were nominated, a



dozen more entrants than last year. “It is obvious from those nominations that our members are doing great work and are proud of it,” says Tim Lyons, executive director of the RCAH.

The experts seem to agree that the outlook for the commercial construction sector in 2017 and beyond is on firm footing despite reports that building permit value was down last year. In this issue, many of Hawaii’s leading developers and lenders weigh in on the prospects ahead.



Honolulu Roofing won a first-place RCAH Award for its work at Hilton Hawaiian Village.

The sight of solar panels atop buildings—residential and commercial—has become commonplace across the Islands, where the effort to capture and use clean energy is second to none. But many are forgetting a major part of owning PVs: Cleaning them. Experts tell us how much energy can be lost due to dirty panels. In some cases, they say, up to 30 percent of energy power can be reclaimed with a simple cleaning. 🏠

### Setting It Straight

OSHA certification courses offered through the University of C San Diego (UCSD) OSHA Training Institute in past years can now be taken and completed at BIA-Hawaii. The description of which courses are being offered at BIA were unclear in the January edition.

*A hui hou,*

david@tradepublishing.com

# BUILDING INDUSTRY HAWAII

The Construction Magazine of Hawaii

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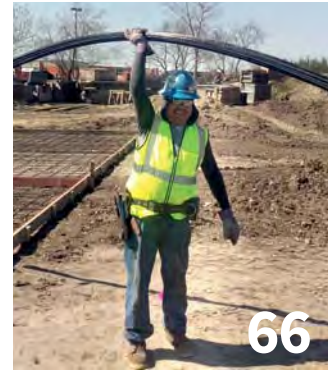
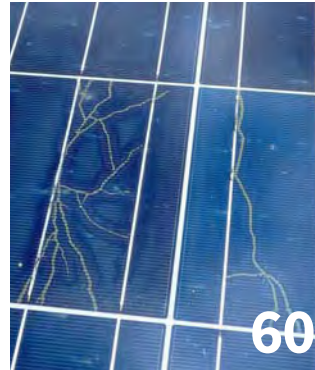
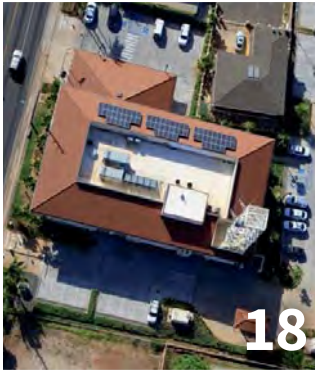
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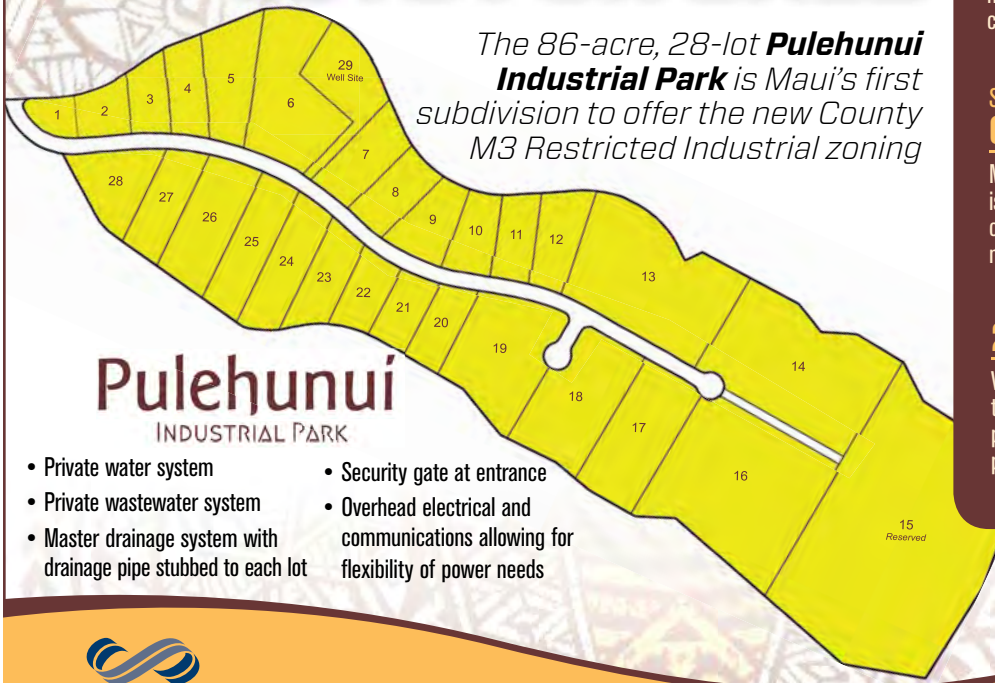


## COMING IN MARCH

*Building Industry Hawaii* will provide an update on **Developers** and their upcoming projects, along with a report on what's coming up in **Airports & Harbors** and the latest on **Hawaii's Bonding & Insurance** industry. We also report on construction on **Guam** as well as a look at **Safety & Health**. Plus, we report on new trends in **Plumbing and Waterproofing**.

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▶ If you'd like your organization's event to be considered for Datebook, contact [brett@tradepublishing.com](mailto:brett@tradepublishing.com) a minimum of two months prior to your event.

**FEBRUARY 11, 25; MARCH 11**

### AIA Architectural Walking Tour of Honolulu

On every second and fourth Saturday of the month, AIA Honolulu walking tours are led by a Hawaii architect or architectural historian who relates the tales and building 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](http://aiahonolulu.org) by Feb. 10 for Feb. 11 tour, by Feb. 24 for Feb. 25 tour and by March 10 for March 10 tour. For more information: [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) or 628-7243. Fee: \$15 per person.

**FEBRUARY 13**

### State Historic Preservation Division Educational Workshop

AIA Honolulu's workshop hosts Dr. Alan Downer, State Historic Preservation Division administrator and SHPS deputy officer, and three other SHPD experts who present ways to protect and preserve Hawaii's architectural heritage. Topics include SHPS overview, how reviews are triggered, how to submit to SHPS, an inventory of historic properties and a register of historic places. Various educational credits available.

9 a.m.-noon. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Registration and pre-payment required. RSVP/register at [aiahonolulu.org](http://aiahonolulu.org) until Feb. 12. Information at 628-7243 or [Pat@aiahonolulu.org](mailto:Pat@aiahonolulu.org). Fee: AIA members \$25; nonmembers \$40. Refunds until Feb. 10. Substitutions available.

**FEBRUARY 15**

### Deadline: 2017 Build Hawaii Awards Project Entries

The General Contractors Association of Hawaii (GCA of Hawaii) celebrates the Islands' top projects and leading contractors in its 2017 Build Hawaii Awards contest. Categories include building construction, highway construction, specialty construction, residential, subcontractor, construction management, design-build/design-assist construction, environmental construction, federal construction, industrial, municipal and utilities construction and renovation/remodeling. The 2017 Build Hawaii Awards Banquet is April 29 at the Hilton Hawaiian Village Coral Ballroom. Sponsorships available. Entry forms are available from the GCA at 1065 Ahua St., Honolulu, HI 96819 and at [gcahawaii.org](http://gcahawaii.org).

**FEBRUARY 1**

### Deadline: 2017 Kukulu Hale Awards Letter of Intent

NAIOP Hawaii Chapter's annual Kukulu Hale Awards celebrate the Islands' leading commercial development projects. Projects completed in Hawaii between Jan. 31, 2014 and Jan. 31, 2017 are eligible, and include new builds, green building, renovations as well as other categories.

2017 Awards letter of intent and entry fee must postmarked no later than Feb. 1. Email Barbie Rosario at [barbie@naiophawaii.org](mailto:barbie@naiophawaii.org) for more info. Fee: single project \$250; two or more projects \$200 each.

**FEBRUARY 1, 8, 15, 22**

### Presentation Skills Class Level 1 (#3, #4, #5, #6)

The American Institute of Architects Honolulu Chapter (AIA Honolulu) hosts Pam Chambers' Presentation Skills Course Level I, a series of six public speaking classes that also features small group practice. Feb. 1 is the third class in the series; Feb. 22 is the last.

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](mailto:SpeakOut@pamchambers.com).

**FEBRUARY 4**

### 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](http://grahambuilders.com).

**FEBRUARY 8**

### BIA-Hawaii Luncheon Meeting: "What's New on Koa Ridge?"

Laura Kodama, Castle & Cooke Homes Hawaii director of planning and development, presents an in-depth view of Koa Ridge's upcoming mixed-use

community at the Building Industry Association of Hawaii (BIA-Hawaii) General Membership Luncheon Meeting. Tabletops available.

11 a.m. (registration and networking); 11:30 a.m. (lunch and program). BIA-Hawaii, 94-487 Akoki St., Waipahu. RSVP at [biahawaii.org](http://biahawaii.org) by Feb. 3 for a \$10 discount. For more info, contact Cathleen Main at [clm@biahawaii.org](mailto:clm@biahawaii.org) or 629-7507. Fee: BIA-Hawaii members \$45; nonmembers \$55; walk-ins \$60. No refunds for cancellations or no-shows 24 hours before event.

**FEBRUARY 8**

### Shinnen Enkai-Construction Industry Council of Hawaii

Celebrate the New Year and the upcoming Legislative Session with construction industry leaders and public officials at the Construction Industry Council of Hawaii's (CICH) traditional Shinnen Enkai, or New Year's Celebration. All members of Hawaii's building industry and associations are encouraged to attend. Learn about industry issues, meet with your industry counterparts and the legislators who will be driving the issues during the coming session. The CICH serves as the umbrella organization for construction groups in Hawaii's building industry.

5:30-7:30 p.m. Artizen by MW in the Hawaii State Art Museum, 1055 Alakea St.

AIA Honolulu: For reservations/information, contact Louis Fung, AIA state council president, at [louisfung@funghawaii.com](mailto:louisfung@funghawaii.com).

BIA-Hawaii: Fee: \$25 per person. Online reservations and payment due Feb. 3 via [biahawaii.org](http://biahawaii.org). For more info, contact Cathleen Main at [clm@biahawaii.org](mailto:clm@biahawaii.org).

**FEBRUARY 9**

### Pau Hana: What is YAF?

AIA Honolulu's Young Architects Forum (YAF) hosts a pau hana at Village Bottle Shop & Tasting Room. Get to know your peers and sample new labels. YAF Honolulu welcomes professionals who are nearly licensed, newly licensed, and out to 10 years of licensure.

5-8 p.m. Village Bottle Shop & Tasting Room, 675 Auahi St. Register in advance; online registration at [aiahonolulu.org](http://aiahonolulu.org) until Feb. 9. For more info, contact Kris Powers via [kris@masonarch.com](mailto:kris@masonarch.com) or 536-0556.



Completed entries can be sent by facsimile to 839-4167 or dropped off or mailed to the GCA. All submissions are due by 3:30 p.m. on Feb. 15, including completed CDs.

For more information, contact Gladys Hagemann at gladys@gcahawaii.org or 833-1661 ext. 24. Entry fee: \$350.

## FEBRUARY 16

### AIA General Membership Meeting

AIA Honolulu's General Membership Meeting is held on the third Thursday of each month and 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. For info and registration, contact Julie Lam at jujubean1116@gmail.com.

## FEBRUARY 16

### BIA Networking Night: Admor HVAC

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

5:30-7:30 p.m. Admor HVAC, 815 Waiakamilo Rd. Register online at biahawaii.org. For more information, go to biahawaii.org or contact Cathleen Main at clm@biahawaii.org or 629-7507.

## FEBRUARY 17

### NAWIC General Membership Meeting

The National Association of Women in Construction 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, contact nawic114@yahoo.com or go to Honolulu-nawic.org. Dinner fee \$35.

## FEBRUARY 21

### 2017 New DPP Water Quality Rules for Construction and Post-Construction

This BIA-Hawaii training session reviews new Department of Planning and Permitting water quality rules governing construction and post-construction. Guest speakers Russell Leong and Pinq Quindica, civil engineers with the Department of Facility Management-Storm Water Quality Branch, also present best management practices when implementing DPP New Categories, Erosion Sediment Control Plan, Non-Storm Water Management and Waste Management.

8-11 a.m. BIA-Hawaii, 94-487 Akoki

St., Waipahu. For registration/information, go to biahawaii.org or contact Barbara Nishikawa at 629-7505 or bln@biahawaii.org. Fee: BIA-Hawaii members \$30; nonmembers \$40.

## FEBRUARY 23

### Allied Professions Trivia Night 2017

Details of AIA Honolulu's industry-wide get-together at Kakaako Agora, 441 Cooke St., will be announced at aiahonolulu.org.

## FEBRUARY 27-MARCH 2

### OSHA 500-Trainer Course in OS&H for the Construction Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OS&H trainer course prepares students to teach the 10- and 30-hour Outreach classes. Thorough knowledge of OSHA Construction Standards (CFR 1926) is required. A Verification of Prerequisite Form with OSHA 510 documentation and other industry or academic credentials are required to register. Students become authorized 10- and 30-hour Outreach Programs trainers and receive other industry credits after successfully completing written exam. Laptop recommended. Materials provided on first day of class. No online class enrollment.

8 a.m.-4:30 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. For more information, go to biahawaii.org, call (800) 358-9206 or contact oshatraining@ucsd.edu. Fee: \$750. No refunds after Feb. 13.

## FEBRUARY 28

### Envision Sustainability Professional Accreditation Workshop

TEACHawaii and the Hawaii Asphalt Paving Industry (HAPI) presents this Institute for Sustainable Infrastructure

(ISI)-approved workshop qualifying participants to take the Envision Sustainability Professional (ENV SP) accreditation exam. The workshop, presented by an ISI-approved trainer, will cover components of Envision, how to use Envision online and the Envision verification process. The workshop is part of The Envision Action Committee of Hawaii (TEACHawaii) task force's initiative to boost ISI accreditation in the Islands. TEACHawaii includes members from the local chapters of the American Public Works Association, American Society of Civil Engineers and American Council of Engineering Companies.

8:30 a.m.-4:30 p.m. Pearl Room 2, Pearl Country Club, 98-535 Kaonohe St., Aiea. Online reservations available until Feb. 26 at [www.eventbrite.com/envision-sustainability-professional-accreditation-workshop-tickets](http://www.eventbrite.com/envision-sustainability-professional-accreditation-workshop-tickets). For information, contact Jon M. Young at 754-2931 or [jon@hawaiiasphalt.org](mailto:jon@hawaiiasphalt.org). Fee: private sector \$500; public sector and full-time faculty \$400; qualified student \$350. Pay by check or credit card only. If by check, make payable to APWA Hawaii Chapter and mail to: Jon Young, c/o Hawaii Asphalt Paving Industry, 1287 Kalani St., Room 202, Honolulu, HI 96789.

## MARCH 1

### Deadline: 2017 Kukulu Hale Awards Portfolios

NAIOP Hawaii Chapter's annual Kukulu Hale Awards celebrate the Islands' leading commercial development projects. Projects completed in Hawaii between Jan. 31, 2014 and Jan. 31, 2017 are eligible, and include new builds, green building, renovations as well as other categories. The 2017 Kukulu Hale Awards Presentation will be held May 12 at the



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Royal Hawaiian Hotel.

2017 Awards portfolio entries must be received no later than March 1, 2017. For more info, email Barbie Rosario at [barbie@naiphawaii.org](mailto:barbie@naiphawaii.org). Fee: single project \$250; two or more projects \$200 each.

### MARCH 1

#### **Illuminating Engineering Society-Hawaii**

Details of AIA Honolulu's event are to be determined.

11 a.m.-1 p.m. AIA Honolulu Center for Architecture, Program/Exhibition Space, 828 Fort Street Mall, Suite 100. For more info and registration, contact Lily Koo via [LILY.KOO@leidos.com](mailto:LILY.KOO@leidos.com) or 848-8563.

### MARCH 7-9

#### **Pacific Coast Safety Fest Hawaii**

Hosted by the Region IX OSHA Training Institute Education Centers, this three-day free training seminar covers OSHA 10-Hour General Industry, OSHA 7205, Federal OSHA & HIOSH Update, OSHA 7405 and OSHA 7500. Attendees will receive credit for authorized OSHA Education Center classes and will receive a certificate of attendance for all classes.

8 a.m.-4:30 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more info, go to [biahawaii.org](http://biahawaii.org) and [www.pacificsafetyfest.com](http://www.pacificsafetyfest.com).

### MARCH 9

#### **YAF Workshop: Career Alternatives Panel Discussion**

New professionals at AIA Honolulu's YAF workshop will earn 1 CEU, get an insiders' guide to the industry and enjoy local beer tasting. YAF Honolulu welcomes professionals who are nearly licensed, newly licensed, and out to 10 years of licensure.

5-8 p.m. AIA Honolulu Center for Architecture, Program/Exhibition Space, 828 Fort Street Mall, Suite 100. For more info, contact Kris Powers at [kris@masonarch.com](mailto:kris@masonarch.com) or at 536-0556. Fee: AIA members \$20; nonmembers \$25.

### MARCH 14-16

#### **2017 Construction Quality Management (CQM)**

Offered through BIA-Hawaii. NAVFAC's three-day class is for credentialed CQ managers and is limited to four attendees per company per course. After

attending all classes, attendees will be issued a certificate, which is valid for five years after successful testing.

Noon-4 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org). Contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org) for information and registration. Fee: BIA-Hawaii members \$95; nonmembers \$125.

### MARCH 16

#### **Identifying Trouble Areas in Residential Buildings & Permitting**

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

9 a.m.-1:30 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online at [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org) for information and registration. Fee: BIA members \$100; nonmembers \$150; \$75 through available ETF funding.

### MARCH 18, 25

#### **"Leadership and Motivation" (STP Unit 1)**

The General Contractors Association of Hawaii (GCA of Hawaii) presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 1—"Leadership and Motivation" (2015 edition)—is the first in STP's six-course program. Instructor Glenn Nohara, Genba Hawaii Inc. president, covers motivation, feedback, training and more. Includes manual. Certificate available after completion of course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Register by March 3. To register and for more information, go to [info@gcawaii.org](mailto:info@gcawaii.org) or [gcawaii.org](http://gcawaii.org), or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after March 3. Substitutions available.

### MARCH 20-23

#### **Pacific Risk Management Ohana (PRiMO) Conference**

Experts present new strategies for

mitigating Pacific-area natural hazards in "Navigating Toward Security and Sustainability," the theme of this year's Pacific Risk Management Ohana (PRiMO) Conference. Presentations and workshops cover climate change, disaster recovery planning, tsunami hazard mitigation, emergency response protocols, business opportunities in resilience and more. Evening community event, "Hawaii Prepares 2017," on March 22.

8 a.m.-5 p.m. Hawaii Convention Center, 1801 Kalakaua Ave. For registration/info, go to [www.primohui.org](http://www.primohui.org). Fee (full conference): business \$690; government/nonprofit/academic \$590. Options for single day registration also available.

### MARCH 23

#### **14th Annual ABC Hawaii Shotgun Golf Tournament**

The Associated Builders and Contractors Hawaii Chapter (ABC Hawaii) hosts its annual golf tournament, hole-in-one contest, raffle and banquet. Players can win a trip to Las Vegas and more than \$7,500 in prizes. Various teams and sponsorships available.

10:30 a.m. (registration); noon (shotgun start). Hawaii Prince Golf Club, 91-1200 Fort Weaver Rd., Ewa Beach. Go to [abchawaii.org](http://abchawaii.org) for registration and payment form. Email to Renee Rosehill via [renee@abchawaii.org](mailto:renee@abchawaii.org) by Feb. 21. Fee: per person (banquet only) \$35; single golfer \$110; 4-player team \$440. Other sponsorship and raffle ticket fees as applicable.

### APRIL 3

#### **32nd Annual BIA Renaissance Building & Remodeling Awards-Call for Entries**

On April 3, Hawaii's developers and contractors can submit their 2016 projects in BIA-Hawaii's annual Renaissance Awards recognizing the best in Island construction. The Early-Bird Special submission deadline is Friday, May 19; the final deadline is June 16. Project category divisions include Details, Hawaii BuiltGreen, Kitchen & Bath, Historic, Residential, Commercial, Master Plan and more.

The Renaissance Awards Gala will be held Oct. 6 at The Modern Honolulu. Access more info, entry forms and instructions at [biahawaii.org](http://biahawaii.org).

# Jock Sutherland: Born to Surf (and Roof)

BY DON CHAPMAN

Not everyone is born to be roofer, especially if you're less than nimble on a wobbly ladder or have a fear of heights. Both, I confess, describe yers truly. But that was never a problem for **Jock Sutherland** of Sutherland Roofing in Haleiwa when he took up (so to speak) roofing after getting out of the Army in 1971—because Jock had already surfed waves as big as a house.

Guard and a mother (**Audrey**) who was a swimming teacher and would later write books about her kayaking adventures, Jock was introduced to the joys of the water at an early age in Southern California. The family moved to Hawaii when he was a boy, and lived close to the ocean. He began surfing at age “5 or 6,” he says, first on the North Shore “and then at Barbers Point. I had

squeezing rides inside the infamous tube wave at Banzai Pipeline.

“This was in the infancy of tube riding,” the Pipe pioneer says with more modestly than is necessary. “If you got three seconds in there, that was a long one.”

But he proved what had been thought impossible could be done, and survived. He also proved his bonafides as a big-wave rider, surfing 25-foot waves at multiple breaks.

Jock also won Hawaii state championships from 1967-69 and placed second in the 1966 national championship at San Diego.

And then, at the height of the Vietnam War (and the draft), he enlisted in the Army, confounding many.

“I was trained to be a telephone pole repairman, which as you can guess was not a good idea in Vietnam—pretty easy to pick off,” he says.

After suffering a training injury, he was reassigned as a typist at the Defense Foreign Language Institute at Monterey:

“One of my jobs was to type the daily post bulletin, so I learned to take my time and be detail-oriented. I learned to be calm under pressure.”

Those same traits would come in handy while learning to be a roofer after his discharge.

“They were just starting to build up Mililani, there were only a few dozen homes there at that time,” Jock recalls. “I had some friends who were roofing and they got me involved—it was pretty good money.”

Today, of course, a prodigy like Jock would have been making so much money in contests and as a sponsored team rider for a surf company, a “real job” would not be necessary.

“What I found,” he says from his beach home near Laniakea and the surf break known as Jocko’s, “is that

...continued on page 66



Jock Sutherland at the 2011 Duke's OceanFest.  
PHOTO COURTESY BERNIE BAKER

“There’s an element of danger to both roofing and surfing,” says the winner of the 1967 **Duke Kahanamoku** Invitational surf contest, among other prestigious championships of that golden era.

And the skills required of one carry over to the other:

“I like working with surfers (on a roof) because they know where their feet are and what they’re doing ... there’s a sense of balance.”

With a father (**John**) in the Coast

Officers Beach almost to myself with Dad’s old balsa board.”

He was still riding a combination redwood-balsa board when the family returned to the North Shore in 1961. “The good thing with those big wooden boards is that you developed really good shoulder muscles carrying it to the beach. The bad thing was if your board hit you, it could kill you.”

He recalls riding his first resin-foam surfboard in about 1962, when he was 14, and how it changed everything. Soon the daring young man was

# 2016 Tops \$1.6B with Strong December

Last year ended on a high note for Hawaii construction as government agency contracts awarded during December were up nearly 42 percent, from \$73.3 million in December 2015 to \$125,908,267.

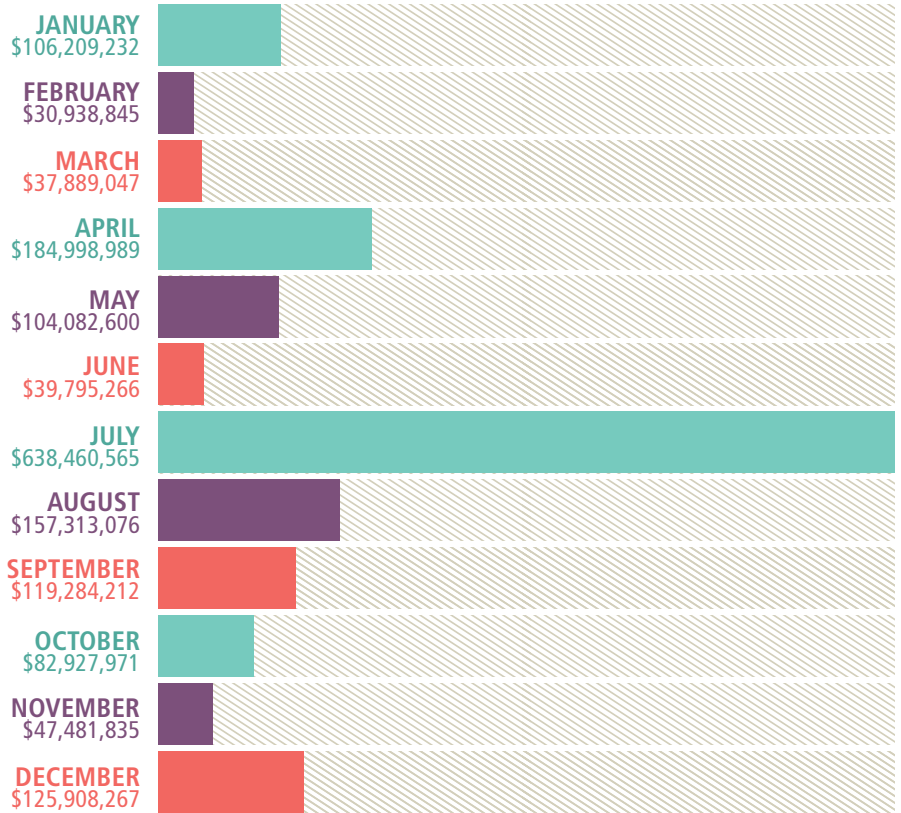
The 12-month tally of \$1,676,289,905 surpassed the previous year, up nearly seven percent from \$1,554,563,621 reported in 2015.

December also compared favorably to November when awards totaled \$47,481,835.

Nan Inc. landed two jobs worth a total of \$79,355,000 in December, including a \$75,431,800 job for the Department of Transportation's Koa Terminal Modernization Program Phase 1 at Kona International Airport on the Big Island.

Hawaiian Dredging Construction Co. Inc. had the next largest contracts, a \$12,778,000 DOT job for guardrail and shoulder improvements on H-1 from Middle Street to the Punchbowl off-ramp.

## 2016 CONTRACT AWARDS



**TOTAL \$1,676,289,905**

### AWARDS BY AREA

Oahu	\$121,715,173
Kauai	2,133,484
Maui	1,581,086
Hawaii	478,524
<b>Total</b>	<b>\$125,908,267</b>

### AWARDS BY AGENCY

DOTHI	\$75,431,800
DOE	14,991,744
DOTHNL	12,927,800
WATEROAHU	9,799,457
HPHA	5,521,000
DOFHO	2,479,032
DOTKA	2,133,484
DAGSHNL	2,061,864
DOTMA	562,086
<b>Total</b>	<b>\$125,908,267</b>

## DECEMBER (Awards are rounded up to the nearest dollar.)

<b>Oahu</b>	
<b>Nan Inc.</b> .....	<b>\$75,431,800</b>
Koa Terminal Modernization Program Phase 1 at Kona International Airport at Keahole, Kailua-Kona, Hawaii	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>12,778,000</b>
Interstate Route H-1, Guardrail and Shoulder Improvements, Middle Street to Punchbowl Off-Ramp	
<b>Diede Construction Inc.</b> .....	<b>5,521,000</b>
Site and Dwelling Improvements to Kahale Mua (Federal) HA 1088 and Site and Dwelling Improvements to Kahale Mua (State) HA 2205, Maunaloa, Molokai	
<b>Nan Inc.</b> .....	<b>3,923,200</b>
Leihoku Elementary School, Phase 1B, Waianae and Nanakuli Complexes, Heat Abatement	
<b>CC Engineering &amp; Construction</b> .....	<b>3,748,000</b>
Waialua Complex, Waialua High & Intermediate School, Heat Abatement, Phase 1B	
<b>Abhe &amp; Svoboda Inc.</b> .....	<b>3,123,000</b>
Facility Repair and Repainting, Wahiawa 1361' Reservoir No. 1 & No. 2	
<b>HBM Acquisitions LLC</b> .....	<b>2,937,920</b>
Ewa Beach Elementary School, Campbell and Kapolei Complexes, Phase 1B, Heat Abatement	
<b>Oceanic Companies Inc.</b> .....	<b>2,895,519</b>
Halawa Wells and Halawa Booster No. 2, Replacement of Pumping Units	
<b>Kiewit Infrastructure West Co.</b> .....	<b>2,086,139</b>
Aiea Kai Place and Way, 8-Inch Mains	
<b>Ameritech Slope Constructors</b> .....	<b>1,924,677</b>
Hanauma Bay Nature Preserve, Rockfall Mitigation Measures, Phase 3	
<b>International Roofing &amp; Building Construction</b> .....	<b>1,694,799</b>
Manana Corporation Yard Improvements	
<b>Civil-Mechanical Contractor</b> .....	<b>1,495,864</b>
Kinau Hale, Replace Chiller System	
<b>Ke Nui Construction LLC</b> .....	<b>1,289,150</b>
Ilima Intermediate School, Miscellaneous R&M FY14	
<b>Commercial Electric Inc.</b> .....	<b>1,179,000</b>
Waipahu High School, Electrical Upgrade	
<b>Brian's Contracting Inc.</b> .....	<b>566,000</b>
Waiawa Correctional Facility, Food Service Building Roofing Repairs and Related Improvements	
<b>CC Engineering &amp; Construction Inc.</b> .....	<b>554,355</b>
Design-Build, Civic Center Improvements, FY 2016, Department of Emergency Management Improvements to Emergency Operations Center	

**Certified Construction Inc. ....218,000**

Wahiawa Middle School, Building B Reroof

**MEI Corporation.....198,950**

Momilani Elementary School, O1 Resurface Driveway

**JNR Environmental LLC ..... 149,800**

Furnishing, Operation, Maintenance, Repair, Inspection and Pumping Services for the Landa Wash-Water Treatment System and Vehicle Cleaning Services at Keehi Baseyard

**LOW BIDS**

The companies below submitted the low bids in December 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****Hawaiian Dredging****Construction Co. Inc. ....\$14,920,000**

HI STP SR99(1), Roosevelt (Kipapa Stream) Bridge

**Drayko Construction Inc.....5,768,000**

Nuuanu Reservoir No. 4 Dam Improvements

**Arita/ Poulson****General Contracting.....3,939,137**

Barbers Point Elementary School, Campbell and Kapolei Complexes, Heat Abatement, Phase 1B

**Paul's Electrical Contracting LLC .....3,727,700**

Kahuku District Park, Replacement of Baseball Field Lighting System

**MJ Construction Co.....2,104,500**

Kamaile Elementary School, Whole School Renovation

**Arita/ Poulson****General Contracting..... 1,904,339**

Ewa Elementary School, Campbell and Kapolei Complexes, Heat Abatement, Phase 1B

**International Roofing****& Building Construction ..... 1,694,799**

Manana Corporation Yard Improvements

**Nakasato Contracting..... 1,618,230**

Music Complex, Acoustical Analysis and Remediation, University of Hawaii at Manoa

**Index Builders Inc..... 1,413,000**

College of Tropical Agriculture and Human Resources, Waimanalo Research Station, General Repairs, UH-Manoa

**MEI Corporation..... 1,155,120**

Hamilton Library, Phase 2, Replace Curtain Wall

**Ke Nui Construction LLC ..... 987,400**

Waipahu District Park, Swimming Pool Pump Building Improvements

**Close Construction Inc. .... 760,500**

CTAHR, Pearl City Urban Garden Center, General Repairs, UH-Manoa

**Construction Engineers LLC ..... 753,430**

School of Architecture, General Courtyard Deck Repairs, UH-Manoa

**Amethyst Builders LLC ..... 645,200**

Waipahu Intermediate School, Miscellaneous R&amp;M FY 2010-2011

**Diède Construction Inc..... 476,000**

Central Fire Station, Historic Door Improvements

**Certified Construction Inc. ....464,000**

Wahiawa District Park, Gymnasium Improvements Phase 1, Roof Improvements

**Henry's Equipment****Rental & Sales Inc.....450,442**

Ala Moana Regional Park, Sand Volleyball Courts

**Maui****International Roofing****& Building Construction .....1,019,000**

Molokai High School, Building O, Various Roof Repairs, Molokai

**F&H Construction ..... 562,086**

Baseyard Roof Replacement at Molokai Airport, Hoolehua

**Ke Nui Construction LLC .....361,935**

Kamakakuokalani Various Improvements, School of Hawaiian Knowledge, UH-Manoa

**Ted's Wiring Service Ltd. ....360,463**

Freeway Management System, Phase 1C, Part 3A, Data Expansion, Various Locations

**StarCom Builders Inc..... 351,500**

Ilima Intermediate School, Miscellaneous R&amp;M FY 2013

**Amethyst Builders LLC .....350,000**

Mililani High School, Miscellaneous R&amp;M for FY 2008-2010

**Road Builders Corporation..... 319,988**

Fy17 One-Year Maintenance Contract for Pavement Repairs at Fort Armstrong, Honolulu Harbor

**Pacific Equipment Rental Inc.....315,000**

Sunset Beach Elementary School, Miscellaneous R&amp;M FY 2014

**Best Samaritan Contractor ..... 308,039**

Furnishing Drain Inspection and Cleaning Services

**Henry's Equipment****Rental & Sales Inc.....236,000**

Kaimiloa Elementary School, Miscellaneous R&amp;M FY14

**Triton Marine Construction Corp.....231,994**

Retrofit of Halawa Crusher Road Bridge Bent Beams, Bridge No. 995

**Pacific Isles Equipment Rentals . ....228,000**

CTAHR, Pearl City Urban Garden Center, Perimeter Fencing Repairs, UH-Manoa

**Certified Construction Inc..... 178,000**

August Ahrens Elementary School, Building A &amp; J Reroof

**Ted's Wiring Service Ltd. ....176,411**

Replacement of Fire Alarm Systems at Various Parks, Phase III

**Island Construction & Demolition..... 138,379**

Likelike Elementary School, Building E, Replace Grease Trap

**Continental Mechanical****of the Pacific ..... 117,587**

Dole Middle School, Portables 3 &amp; 4, Renovate Portables

**Fred Kim..... 84,607**

Ewa Makai Middle, Entire Campus, Treat Campus for Drywood Termites

**Pacific Isles Equipment Rentals Inc..... 74,000**

Kapolei Middle School, Miscellaneous R&amp;M FY13

**Pacific Isles Equipment Rentals Inc..... 70,890**

Repair Fence at Pier 51 Container Yard, Honolulu Harbor

**Kamaaina Plumbing Inc. ....65,000**

Nanakuli High &amp; Intermediate School, Bldg. C, Convert Two Restroom Stalls

**Allied Security Fence ..... 31,693**

Kapolei Elementary School, Install New Fence and Gate on Campus

**R&M Painting LLC..... 28,900**

Daniel K. Inouye Elementary School Cafeteria Building, Repaint Interior of Kitchen, Dining Room and Stage Area

**Hawaii****Elcco Inc. .... 478,524**

Kohala High School, Electrical Repairs

**Kauai****Maui Kupuno Builders LLC..... 2,133,484**

Waapa Roadrice Street/Kapule Highway Resurfacing, Lihue

**Close Construction Inc. .... 24,999**

Moanalua Elementary School, CT-1 Demolish Custodian Cottage

**Kawika's Painting****& Waterproofing Inc..... 24,895**

Kahaluu Elementary School Campus, Repaint Covered Walkways

**Alakai Mechanical Corp. .... 15,697**

Washington Middle School, Boy's Locker Room Replace Boiler

**Maui****MEI Corp. .... 1,077,749**

Kaunakakai Elementary School, Maunaloa Elementary School and Molokai High School, Miscellaneous R&amp;M FY13

**F&H Construction .....681,530**

Princess Nahienaena Elementary School Phase 1B, Lahainaluna Heat Abatement

**Arita/ Poulson****General Contracting..... 507,699**

King Kekaulike High School, Miscellaneous R&amp;M FY10-11

**Lahaina Pier & Pile..... 383,267**

Re-Upholstering Hold Room Chairs, Kahului Airport

**Hako Construction Inc. .... 296,000**

Repair Fire Sprinkler System at Pier 1 Shed, Kahului Harbor

**Betsill Bros. ....211,793**

Roof Replacement at Various Park Facilities

**National Fire Protection ..... 159,657**

Inspection and Maintenance of Airport Fire Protection System, Kahului Airport

**Society Contracting LLC..... 114,919**

Lanai High School, Teacher Housing Cottage 5-5A Refurbish, Lanai

**Pacific Isles Equipment Rentals Inc..... 99,000**

Repair Fence at Kaunakakai Harbor, Molokai

**Judge Netting ..... 87,000**

Waiehu Golf Course, Safety Netting, Phase II

**Hawaii****Isemoto Contracting Co. Ltd..... 16,423,872**

Kawailani Street Improvements, Iwalani Street to Pohakulani Street, South Hilo

**Bolton Inc. .... 5,980,940**

Former Kealakehe Metal Salvage Facility, Remediation and Closure, South Kona

**Kauai****Maui Kupuno Builders LLC..... 2,113,484**

Waapa Roadrice Street/Kapule Highway Resurfacing, Lihue

**Society Contracting LLC..... 240,000**

Repair Roof at Pier 2 Shed, Nawiliwili Harbor



“The construction cycle was 21 days.”

—Karen McGoldrick

# Fast Tracking at Four Seasons

Hensel Phelps stays on schedule so resort can immediately offer updated rooms to guests

BY BRETT ALEXANDER-ESTES  
PHOTOS COURTESY HENSEL PHELPS CONSTRUCTION

When Hensel Phelps Construction Co. broke ground on The Four Seasons Wailea Guestroom Renovations in October 2015, “breaking” was not an option.

“The resort is one of the most popular Four Seasons in the world and runs close to full capacity most of the year,” says Karen McGoldrick, Hensel Phelps project manager at the

five-star Maui resort. “When working in an occupied resort, it is imperative to minimize the impact to guest experience.”

Hensel Phelps was “very conscious of keeping all doors closed and used sound blankets when necessary” during the interior renovation of the nearly 400 guest rooms and suites at the Four Seasons Resort-Maui at Wailea, McGoldrick says. “We

worked diligently to keep all corridor areas clean and devoid of any sign of construction.”

HP also had to watch the clock. “It was very fast-paced,” McGoldrick says. “We were only allowed to have 40 rooms out of service at any given time.”

McGoldrick rotated rooms with a short-interval production schedule. “The construction cycle was 21



Hensel Phelps renovated Four Seasons Wailea guestrooms (above) with rift cut oak millwork.

A guestroom prior to renovation (right).



days,” she says. “So once we completed our first two rooms, we turned over two completed rooms every single day until the project was complete. It was extremely critical that we hit all of our completion dates because the resort had the rooms rented out to guests the day after we finished.”

To stay on track, she says, weekly owner meetings “were held to ensure that our clients were informed on all aspects of the project’s progression” including the schedule, costs and all other concerns.

Weekly meetings were also held with project designer WATG and Wimberly Interiors, WATG’s interior design group, “to address RFIs, submittals and any other critical project design items.”

Wailea’s last complete guestroom renovation was eight years prior, so the project included new paint, wall-coverings, flooring (wood and carpet),

new light fixtures, millwork (including new media wall), dry and wet vanities and new mini bars, new stone tops for vanities and minibars, new electric mirrors and new plumbing.

Carpet, wallcovering and light fixtures were all owner-furnished contractor-installed, McGoldrick says. “Plumbing fixtures were custom Symmons; stone tops, PentalQuartz marfil. Millwork was rift cut oak; wood

flooring, white oak.” All furniture was purchased by the owner, she says, and installation of the furniture was managed by HP.

When the project wrapped as scheduled on Nov. 4, “the property was extremely happy with the result,” McGoldrick says, and has received “very positive comments” from clientele.

Accolades may well include the “exceptional features, amenities and

## SPOTLIGHT ON SUCCESS

luxurious finishes” in the resort’s premier oceanfront elite suites, which McGoldrick says are the project’s standout feature.

“Our clients expressed their appreciation for our professionalism, the quality of our work, our problem-solving abilities and our exemplary safety requirements and safety program implementation,” she says.

McGoldrick singled out sitework by Group Builders (drywall and millwork installation), DuWatts Electric, Dorvin Leis (plumbing), Kula Glass and JD Painting.

McGoldrick also credits her “excellent work team”— Tom Diersbock (operations manager), Hunter Grooms (superintendent), Nick Poland (project engineer), Wes Ballinger, Josh Kling and Sami Tamasese (area superintendents), Hannah Seeley (office engineer), Jake Neely, Anton Van Veen, Jayson Justo, Taylor Schumacher (field engineers)— for their exceptional performance on



Bathroom before renovation

Wailea’s world-class premises.

Besides their technical skills, she says, they made sure project workers wore “clean, professional-looking

shirts and pants to help blend in a little more with the resort environment.” 🏠



HP bathroom renovations included Symmons custom plumbing fixtures.



# Cedric Ota Takes Reins as 2017 GCA President



2017 GCA President  
Cedric Ota, left, and 2016  
President Clay Asato  
PHOTO BY HAWKINS BIGGINS

## Hawaiian Dredging vice president heads General Contractors Association

**C**edric Ota of Hawaiian Dredging Construction Co. has ascended to the role of president of the General Contractors Association of Hawaii for 2017. Ota and the other new officers and directors were installed at the GCA's banquet on Jan. 21 at the Royal Hawaiian Hotel.

The other 2017 officers are Jay Manzano of Unlimited Construction Services Inc. as 1st vice president, Layne Machida of Civil Mechanical Corporation as 2nd vice president and Anna Herrera of Kaikor Construction Co. Inc. as treasurer.

Ota, vice president of Hawaiian Dredging's Water Division, served

as 1st vice president of the GCA last year. He succeeds 2016 President Clay Asato of Koga Engineering & Construction Inc. Johnny Higa continues as executive vice president.

### Other 2017 officers:

**AGC Life Governors:** Glenn Nohara of Koga Engineering & Construction and William Wilson of Hawaiian Dredging.

**AGC Governors:** Glen Kaneshige of Nordic PCL Construction, Gerry Majkut of Hawaiian Dredging, Garrett Sullivan of Kaikor Construction and Lance Wilhelm,

AGC Appointed Governor.

**Past President Directors:** Thalia Choy of Genba Hawaii Inc., Marnie Hursty of Mega Construction, Lance Inouye of Ralph S. Inouye Co. and Rodney Nohara of Jayar Construction Inc.

**Board of Directors:** Leslie Isemoto of Isemoto Contracting Limited, Emmett Kinney of Healy Tibbitts Builders, Dale Sakamoto-Yoneda of S&M Sakamoto Inc., Greg Uyematsu of Kiewit Infrastructure West and Stephen Yoshida of Jayar Construction Inc.



# RECOGNIZING TOP JOBS BY HAWAII'S ROOFERS



## Islands' top commercial and residential projects honored by Roofing Contractors Association of Hawaii

**T**ropical Roofing & Raingutters Inc. and Roofworks Hawaii Inc. both took home four first-place honors at the Roofing Contractors Association of Hawaii's fifth annual Top Roof Awards.

The RCAH awards recognize notable roofing jobs around the state in 2016. The 12 winners, who were honored at a banquet on Jan. 21 at the Honolulu Country Club, were selected from among 54 entries in six commercial and six residential categories.

"This year's judges had an almost impossible task," says Tim Lyons, executive director of the RCAH. "The entries were multiple and diverse despite having six categories for submittal. Overall, I am extremely proud of the quality of our winners, the keen competition among members and the end result."

The judging committee included Tim Hiu of the City & County of Honolulu Department of

Planning and Permitting, Barry Redmayne of Trade Publishing, Mike Leong of Kapili Roofing, James Kurata of the University of Hawaii, Jim Reinhardt of Architectural Diagnostics Ltd. and Howard Wiig of the Department of Business, Economic Development & Tourism, Energy Division.

"My profound thanks goes to our judges who really took the time and spent the effort to determine the best of the best," Lyons says. "Ultimately all of our members who submitted are winners. Hold on to your hats for even more in 2017."

Scott Ai of Beachside Roofing chaired the awards committee, which included Rick Samorano of

Roofworks Hawaii, Howard Meechan of Polyglass USA, Jack Miller of ABC Supply, Dora Fong of Honolulu Roofing and Dana Akasaki of Commercial Roofing & Waterproofing.

Winners of the Top Job of the Year awards, by category, for 2016 include:



Tim Lyons



**PROJECT: PALI MOMI • FOREMAN: ERIC MYHRER**  
**Commercial Roofing & Waterproofing Hawaii Inc.**



**C**RW was tasked to tear off the existing roof and install a new Tremco system over the middle auxiliary section while the hospital was in full operation. The crew often had to halt work during emergency surgeries in areas directly below the roof. CRW installed a single-ply rubber roof over insulation over a concrete deck. All drains were replaced and set in hydraulic cement and waterproofed.



**PROJECT: STEVENSON MIDDLE SCHOOL**  
**FOREMAN: CLAYTON RIVERA**  
**Leeward Roofing & General Contracting**



**L**RGC installed a 30-year, 105-mph wind warranty system over a 22 gauge metal deck at the school that it describes as a “half-rainbow arch” structure. The system, applied while school was in session and other construction work was ongoing, included a layer of EnergyGuard polyiso insulation along with DensDeck Prime fastened to the insulation, and then fully adhered to an EverGard 80 mill TPO membrane system by GAF.

Visit the **CRW Booth #547** at the **Hawaii Buildings Expo March 8-9** to learn more!



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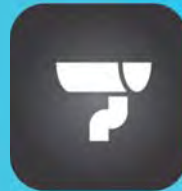
Roofing



Waterproofing



Solar PV



Raingutters  
& Downspouts



Maintenance  
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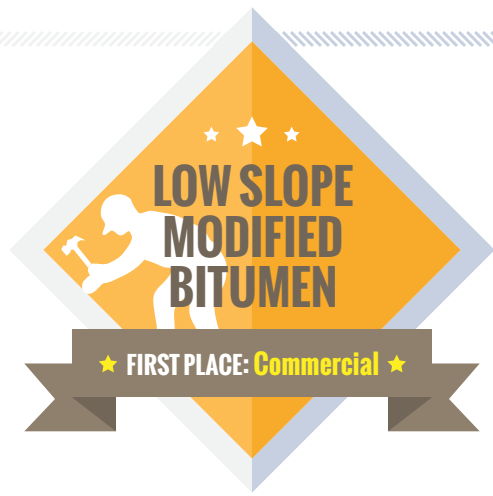
Spin to  
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[commercialroofinginc.com](http://commercialroofinginc.com)



**PROJECT: HILTON HAWAIIAN VILLAGE, RAINBOW TOWER**  
**FOREMAN: NALU KAHANA OI**

## Honolulu Roofing Co. Inc.



**M**aterials had to be hoisted 38 stories with care due to the hotel's iconic Rainbow Tower tile wall mural. Below, a walkway had to be covered for the safety of guests and staff. The crew demolished 22,000 square feet of the existing roofing system and the work included asbestos abatement, adhere polyiso insulation and torch-apply a 2-ply modified bitumen system and replace all flashings.



**PROJECT: SYMPHONY FOREMAN: SHANE CALLARUDA**

## Beachside Roofing



**B**eachside installed 40,000 square feet of standing seam panels on the seventh floor carport and cabana roofs. The project entailed 25 panel lifts with a 300-ton crane. The panels ranged in length from 20 feet to 70 feet, and extra care was required to protect them from being bent by the wind, or taking flight. Safety was a prime concern due to the high foot traffic in the busy area near the Blaisdell Center.

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RCAH AWARD**

**STEEP SLOPE  
METAL ROOFING**





**PROJECT: WAIANAE POLICE STATION**  
**FOREMAN: CLAYTON RIVERA**

## Leeward Roofing & General Contracting



**T**he work included the use of Boral clay tile, polyfoam and polyglass on a high-profile City & County of Honolulu structure. The roofers helped this project earn LEED Gold status. Details include self-adhered and install treated wood shingles, underlayment with DensDeck and batten system. Adhesive was rated to meet 120-mph winds. All debris was recycled.



**PROJECT: FOUR SEASONS KO'OLINA WEDDING CHAPEL & MASSAGE HUTS • FOREMAN: PHILLIP KAPAONA III**

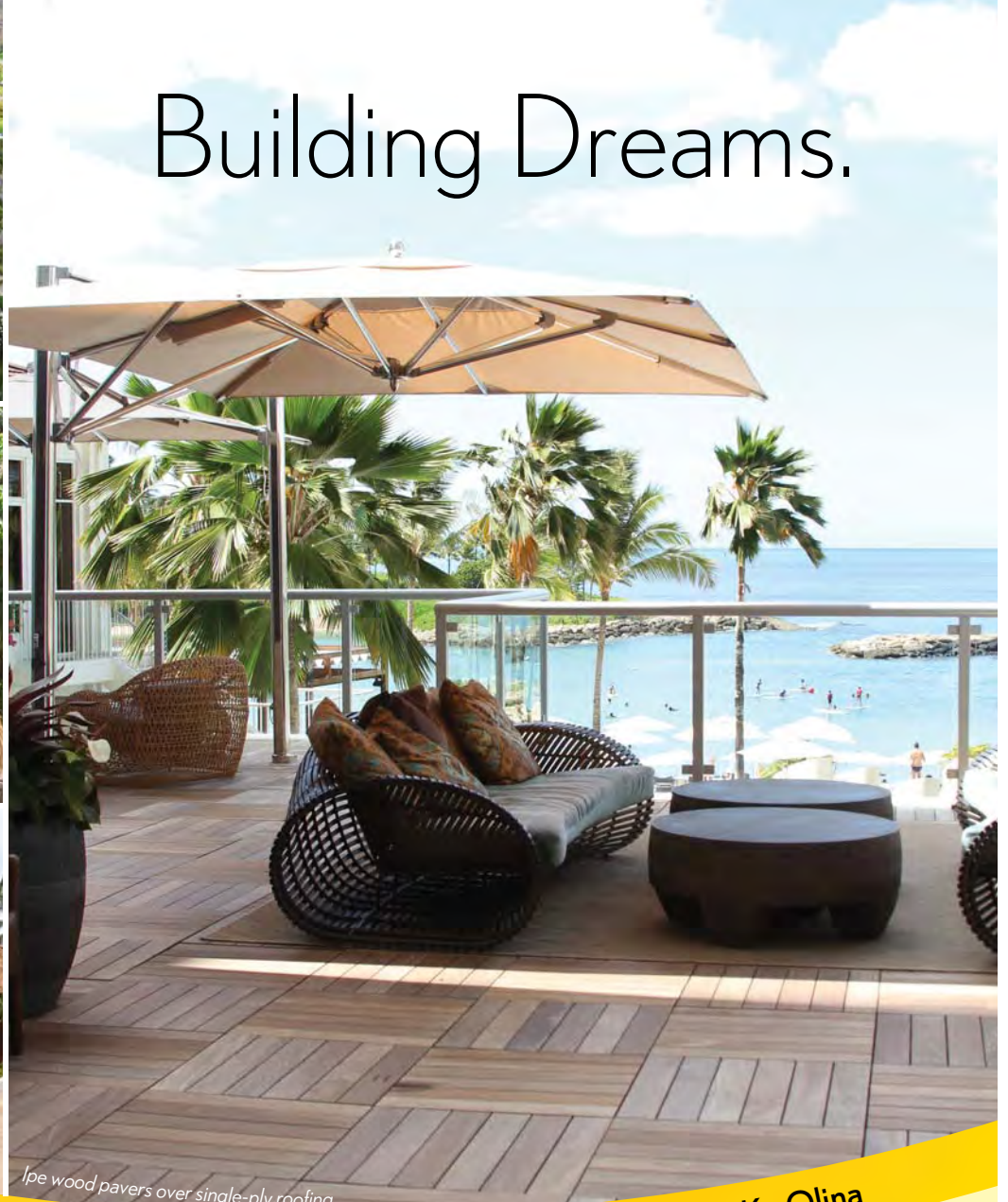
## Honolulu Roofing Co. Inc.



**F**or safety purposes, the steeple to the chapel was roofed on the ground. The 10:12 sloped roof of the chapel proved challenging for the crew. Other areas of the roof had slopes of 34:12, 16:12 and 8:12. Honolulu Roofing applied a self-adhered underlayment and treated wood shingles, which were installed with a 3-inch exposure.



# Building Dreams.



Ipe wood pavers over single-ply roofing

## Four Seasons O'ahu at Ko Olina



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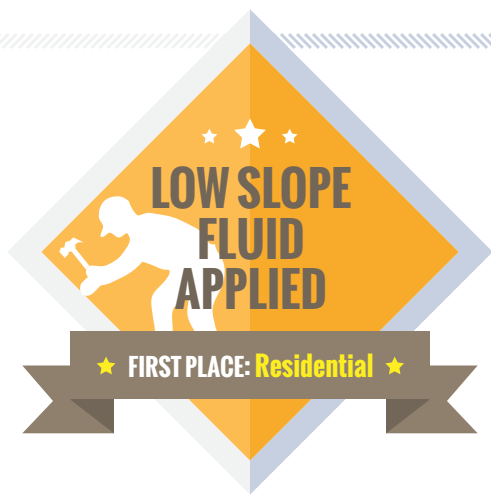
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#### **New / Re-roof / Roof Rehabilitation**

(Asphalt shingle, concrete tile, single-ply, metal, modified bitumen, wood shake & shingle)

#### **Waterproofing**

(Below-grade waterproofing, roof coatings, pedestrian deck coatings, vehicular deck coatings)



**PROJECT: MELLOR RESIDENCE**  
**FOREMAN: STEVE SAMORANO**  
**Roofworks Hawaii Inc.**

**T**he Kailua house had three built-up roofing underlayments that had to be removed by Roofworks before installing a new system and with a coating of Polybrite white. The existing roof had non-nailable decking so nailable decking had to be created. An electrical line had been buried in the insulation, adding to the challenges of the job and more safety concerns.



**PROJECT: MURAKAMI RESIDENCE**  
**FOREMAN: MYLES MURAKAMI**  
**Tory's Roofing & Waterproofing**

**T**he home in Foster Village required a tear-off and reroofing with a single-ply membrane installation over a 1,100-square-foot multiple-level roof. Tory's had to level all areas and cover the entire roof for a seamless tie-in. New 1/4-inch DensDeck Prime was applied to the surface to achieve a Class A fire rating. Tory's says the upgrade "significantly decreased the heat" in the home.



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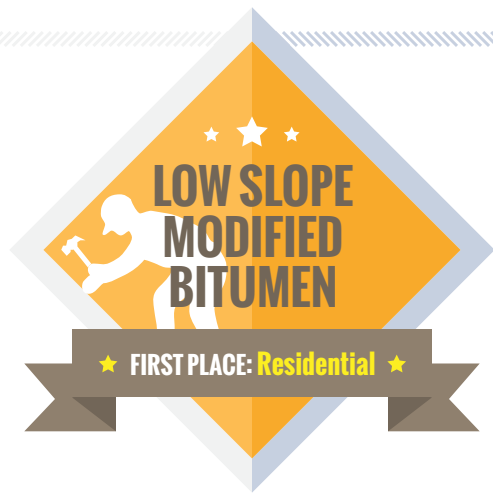


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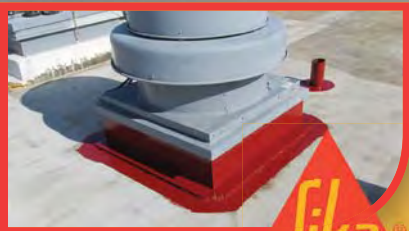
**PROJECT: MELLOR RESIDENCE**  
**FOREMAN: STEVE SAMORANO**  
**Roofworks Hawaii Inc.**



**R**eroofing the Kailua house included installing Poly 4.5 APP granular modified bitumen. Roofworks first had to remove three layers of built-up roofing after first fastening plywood and planks for safety purposes.

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**PROJECT: HAWAII KAI RESIDENCE**  
**FOREMAN: RICK KING**

## Kings Roofing

The roof of the Hawaii Kai home featured hand-carved standing seam aluminum panels with crimpers and batten caps, and was more steep at the peak while gradually curving toward the bottom. The owners occupied the home during the two weeks the job took to completion.



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**PROJECT: TANAKA  
 RESIDENCE  
 FOREMAN: DANNY PORTELA**

# Tropical Roofing & Raingutters Inc.

**T**ropical says “the supplier was very diligent in securing the special blend tile” need for the Kailua home. The work included removal of the existing tile roofing, installing treated plywood decking and new lightweight Boral Saxony Slate tile.



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# RCAH Announces 2017 Leadership

The Roofing Contractors Association of Hawaii (RCAH) announced its 2017-2018 officers, board of directors and associate representatives at the RCAH 2016 Top Roof Awards in January.

Tim Lyons, RCAH executive director, passed the gavel to Scott Ai, new 2017 RCAH Board of Directors president and Beachside Roofing LLC vice president-estimating.

Mike Leong of Kapili Construction LLC will serve as 2017 board vice president, Rick Samorano of Roofworks Hawaii Inc. as treasurer and Dora Fong, of Honolulu Roofing Co, as secretary.

The 2017 directors include: Charlie Beek of Tropical Roofing & Raingutters, Davelyn Leong of David's Custom Roofing, Kevin McCallum of Coof Roof Hawaii, Steve Maero of Rainbow Roof Maintenance, Rocky Riveira of Leeward Roofing & General Contracting, Mike Tory of Tory's Roofing & Waterproofing and Larry Young of Commercial Roofing & Waterproofing,

Also announced were RCAH's 2017 associate representatives. They are Howard Meehan of Polyglass, Jack Miller of ABC Supply, Joey Ing of RSI and Elelani Madden of Malarkey.

The 2016 immediate past president is Bernadette Robins of Shafer's Roofing LLC president and CEO.





**PROJECT: KU'U MAKANA AT DIAMOND HEAD**  
**FOREMAN: DANNY PORTELA**  
**Tropical Roofing & Raingutters Inc.**

**F**orr this home on Diamond Head Road, Tropical removed the existing roofing and installed TechShield OSB, Plyglass TU Plus underlayment and Euroshield interlocking rubber shingles. The special shingles for the luxury residence, which look like shake singles, are manufactured in Canada.



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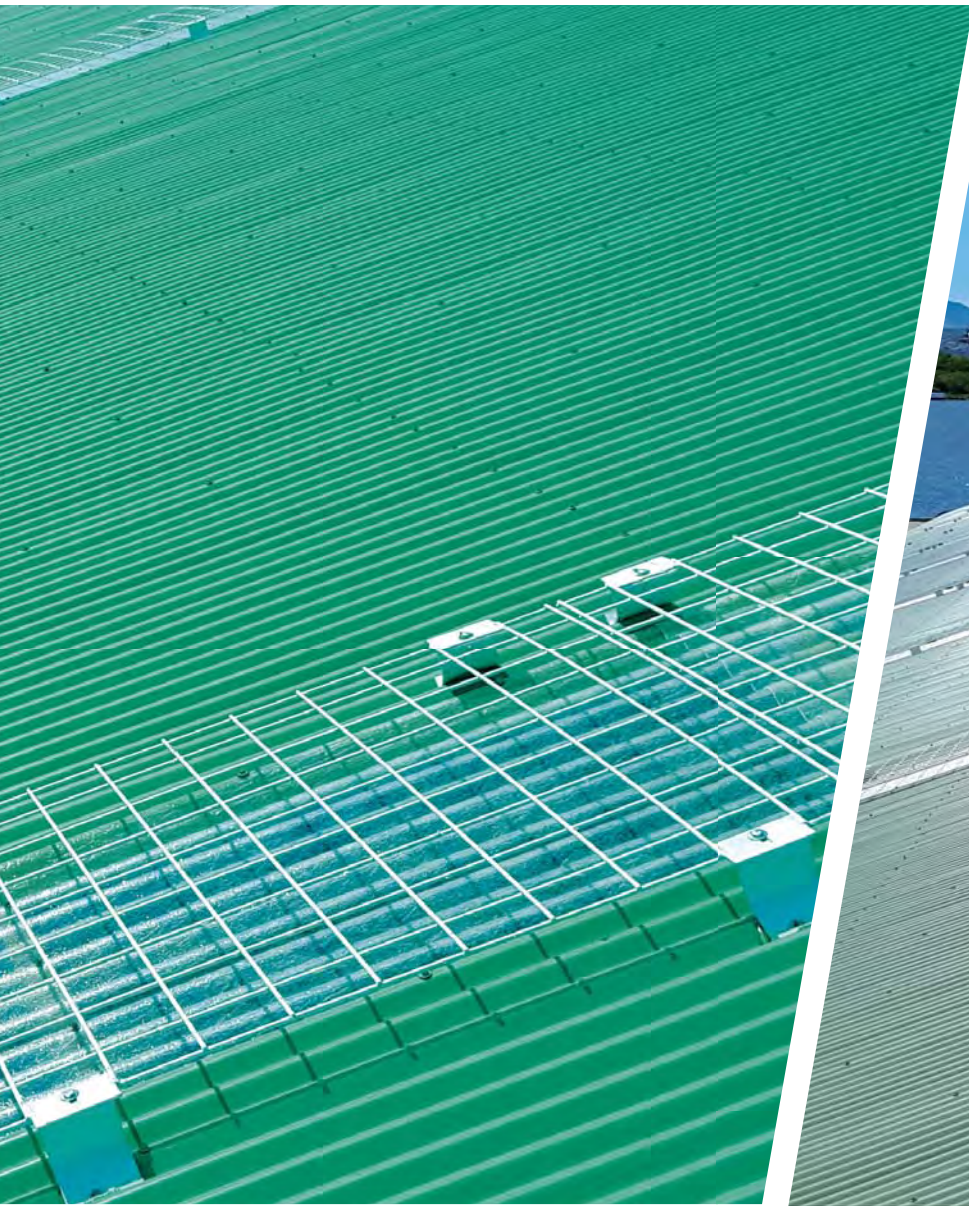
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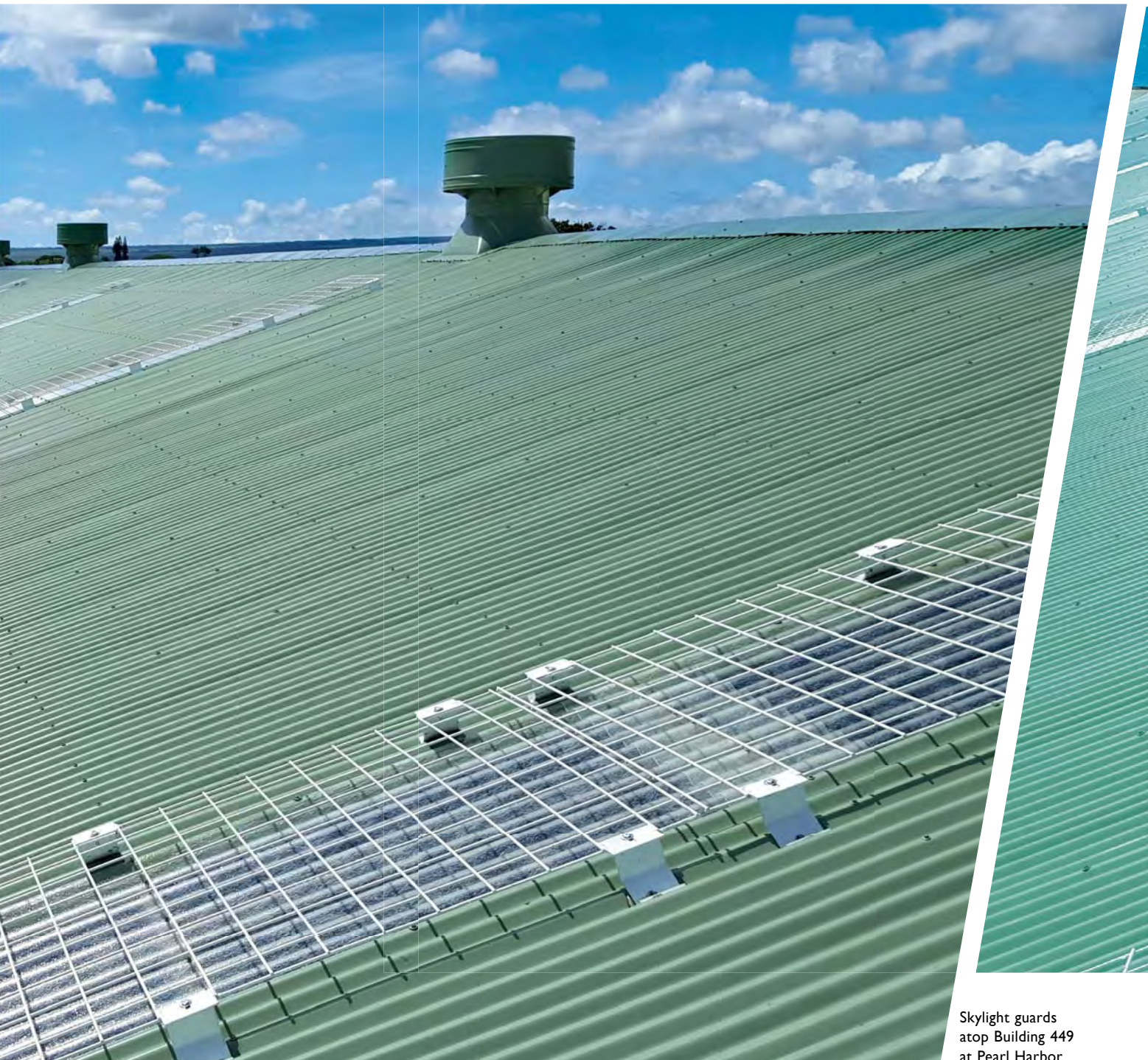
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# **HOT TRENDS for Hawaii Roofs**

**Islands' roofers agree the key is to match the right product to each job's unique features**

BY DAVE DONDEAU



Skylight guards atop Building 449 at Pearl Harbor

**W**hen Dan Jaeger started roofing 41 years ago the business was much simpler. Tar and felt, layers upon layers topped by gravel.

No waxing nostalgic here, though. Simpler certainly didn't mean easier. Or better.

"I used to have to bring up hot kettles of tar to do a roof and it was dangerous work in so many ways.



Dan Jaeger

Technology has changed roofing for

I watched two coworkers die doing it," Jaeger says. "When single-ply roofing started getting popular I jumped at the chance to get out of the hot tar business.

the better in so many ways."

Ask any roofer on the island and they will have their favorite sealant or roof style to best deal with the rains and winds of Hawaii. Much of what is used depends on if it is a low or steep slope and if metal, concrete, clay or something else is preferred.

But there are favorites emerging that are easier to work with, long-lasting and more eco-friendly.

Jaeger hasn't touched tar in years, and since moving to Hawaii from the Mainland three years ago he has been the vice president of Honolulu Roofing Co., overseeing commercial projects on every island.

out better. "A team of four can cover a roof in a day or less. It goes on seamless. You can spray it on, and it dries in three seconds and you can walk on it in 30 seconds. Spray it on as thick as you

**"The products out there are extremely good and do what they say, but they must be applied correctly to work."**

**—Kim Beattie**

"There are lots of different compounds roofing companies use today," Jaeger says. "We use Neptune and I've never seen anything better. No VOCs (volatile organic compounds), it's water potable and you can use it for ponds, pools, planters ... I've never seen a product tested more and come

want: 60 mil, 80 mil, 200 mil—it's insane how good this stuff is. It's very durable. It's so resilient the military is doing some testing on it to possibly put on their vehicles."

Jaeger and roofers across the islands continue to find better ways to roof, including the use of drones

to check on roofs before, during and after jobs are completed.

Kim Beattie, manager of the commercial services division of Beachside Roofing, says he's contemplating using drones for infrared roof inspections to discover moisture leaks under roof surfaces.



Kim Beattie

**Horrors to Avoid**

Like Jaeger and many other roofers contacted by *Building Industry Hawaii*, Beattie doesn't believe in quick fixes.

"Roofing has gotten very technical," Beattie says. "Contrary to popular belief, there is no cure-all in a bucket no matter how long the warranty is that is waved in front of you. The products out there are extremely good and do what they say, but they

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must be applied correctly to work and you have got to make sure you use the right type surface for the type of roof you'll have. There is a lot to consider.”

Beattie says there is no one set answer for preferred roofing in Hawaii.

“There are so many design considerations,” he says. “The amount of equipment traffic that the roof will see ... will it be low slope or steep slope?”

“In low slope new construction the most prevalent roof used has been single-ply membrane. In steep slope on the commercial side we’re seeing more standing seam metal than clay or concrete tile. Both are good roofs but concrete tile will lose its color. Then you get into wind issues. Tile is not an ideal roof during a hurricane and standing seam metal did quite well during Hurricane Iniki (1991) and it is still good today.”

Beattie suggests buyers seek No Dollar Limit (NDL) warranty products for the best protection and follow the guidelines to maintain them. He



Commercial Roofing & Waterproofing installed roofing at Puu Alii II condominiums.

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also urges potential clients to consult professionals who know what type of roofing fits their needs best.

“I once worked on a hotel project in Waikiki where the architect decided to put single-ply membrane on the lower roof of the high-rise,” Beattie says. “I was so proud of how it turned out, it looked perfect. A month later we started getting phone calls from the manager that they had leaks everywhere. When we went back and inspected it there were hundreds of burn holes from cigarette butts that people had launched from their hotel lanais above. Nobody considered that when choosing the roof. A better choice for this scenario would have been a two- or three-ply APP (Atactic Polypropylene) modified bitumen. They could have put fireworks out on it. Polyester, fiberglass, hybrid asphalt—they had other options.”

The manufacturer’s warranty didn’t cover the burn holes, Beattie says, and at \$50 per hole the repair cost the hotel \$5,000.

Another roofing horror story happened at a university where welders

who were securing protection screens to units on the roof punctured small holes in the membrane with their equipment.

“The general contractor now owns that roof,” Beattie says. “They’ll pay us to the tune of \$20,000 to fix it. When you consider a roof you have to consider what kind of traffic it will see as well as the elements.”

**The Right Materials**

Larry Young, vice president of Commercial Roofing & Waterproofing Hawaii, says roofers in Hawaii rely on proven products.

“Certain acrylic coating systems have proven throughout the years to extend roof life,” he says. “PMMA coatings (Parapro Roof Membrane is a seamless, fully-reinforced waterproofing system) are excellent but come at a price. A new product in town called



Larry Young

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Commercial Roofing & Waterproofing installed shake roofs at Cliffside Villages.

Neptune appears to be another excellent coating system to extend roof life.

“For large commercial low-slope projects we’ve seen single-ply PVC and TPO in white that are Energy Star compliant. Welded seams create a monolithic system. We’ve installed some of these products on a few of the new construction projects including C.S. Wo Kapolei, Macy’s in the new Ka Makani Ali’i shopping center in Kapolei, Embassy Suites and Kalapawai.

“Technology has changed roofing for the better in so many ways.”

—Dan Jaeger

“We work with a lot of consultants, engineers and architects that often provide us specified products to work with for the roof as well.”

Young believes the best type of roofing for Hawaii is low-slope, single-ply PVC and TPO (60 mil, minimum).

“When installed correctly these roofs could perform 20-plus years with proper maintenance,” he says.

“The single ply performs well in tropical environments.”

One product that is quickly growing in popularity in Hawaii, says Peter Michelmores of Oceanview Roofing, are silicone coatings such as Gaco Western’s GacoRoof.

“These new silicone systems can be applied directly over existing flat roof systems that typically failed in

10 to 15 years,” Michelmores says. “The new silicone roof coatings are guaranteed to last up to 50 years. For the last 40 years I have been in the roofing business the biggest downfall of a typical roof was the flat ponding areas of the roof system. Silicone roof coatings can withstand permanent ponding, UV, and other roofing problems that the previous water based coating systems failed.”

Michelmores adds that silicone-based coatings “can lower the temperature of a building by as much as 20 degrees due to the highly reflective silicone. The coating systems are also installed monolithically so there are no gaps, seams or other penetration problems associated with flat roofs.”

Gaco Western’s newest silicone coating is S-2000, which the company touts as the whitest, brightest roof



Peter Michelmores

...continued on page 72



# The Renaissance in Roofing

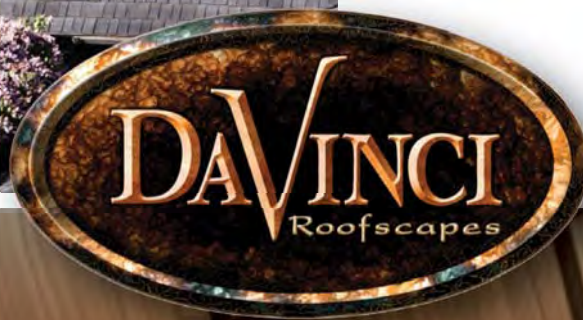
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# COMMERCIAL OUTLOOK 'POSITIVE' FOR 2017



# Developers optimistic the new year will deliver 'continued strength' in construction

BY BRETT ALEXANDER-ESTES

**A**fter a fast-break 2016, early indications show that commercial development and construction in Hawaii is expected “to remain firm” through the new year and beyond.



The developer and designers achieved a water feature hotel amenity on an existing roof deck by increasing the structural capacity of the deck and designing a stunning lounge and water area.

PHOTO COURTESY OF RICK NOYLE



Embassy Suites Kapolei is scheduled for a September wrap. PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

The state's Department of Building, Economic Development & Tourism, however, reports commercial and industrial building permit value has fallen 75.8 percent—from about \$636 million, January through October 2015, to about \$154 million during the same period last year.

statement by the Pacific Resource Partnership, “2017 construction activity levels are expected to remain firm.”

State economic fundamentals like employment and tourism are solid (and as regards visitor arrivals, breaking new records). Many new Hawaii residential developments also include

president of Hunt Companies' Hawaii development division.



Steve Colon

### Visitor Ventures

With DBEDT forecasting \$15.7 billion in 2017

visitor spending, “the strong tourism market will continue to spur various hospitality-oriented construction projects,” says Chris Hong, 2017



Chris Hong

American Institute of Architects Honolulu Chapter president and vice president at Redmont Real Estate Group.

Sun, sand and surf are still hospitality mainstays. But with untold dollars, yuan and yen up for grabs, properties around the state are reinventing themselves

## “The strong tourism market will continue to spur various hospitality-oriented construction projects.”

—Chris Hong

Permits are issued months before actual construction begins. So, says chief DBEDT Economist Eugene Tian in *Building Industry Hawaii's 2017 Construction Preview*, “the 2016 decrease in permit value indicates slower construction activity for 2017.”

Stronger market forces may prevail, however. According to a recent

“mixed-use” space. And big new neighborhoods like Hoopili and Koa Ridge need new commercial facilities.

“I think the outlook for 2017 is positive with generally healthy market conditions indicating continued strength in commercial construction for at least the next 18 months and perhaps longer,” says Steve Colón,

to attract all segments of the global tourism market.

## WAIKIKI

Like many new hotels, the Hyatt Centric Waikiki Beach, just completed by Swinerton Builders on the site of the former Waikiki Trade Center, targets a specific market.

Linda Miki, G70 vice chair, principal and project architect, describes the lifestyle-branded property for business and leisure travelers on Kuhio Avenue as “an adaptive reuse of an iconic 37-year-old office building to a modern, full-service Hyatt Centric Hotel.”



Linda Miki

The renovated tower provides 230 guestrooms, a lounge, bar, restaurant, outdoor dining and pool deck, two pools (lounge and plunge) and fitness center. Guestrooms are characterized by “large distinctive



Pedestrian-friendly 143 Hekili, 2016 NAIOP award-winner  
PHOTO COURTESY WHITESPACE ARCHITECTS INC.



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layouts” and “unique Diamond Head and ocean views from signature circular windows,” says Miki. Also, she says, the new Hyatt Centric features “a robust retail podium that continues the retail transformation from the International Market Place.”

Nearby, Nan Inc. is continuing renovations at the Hawaii Prince



Ryan Nakaima

and Pacific Beach hotels, says Ryan Nakaima, Nan vice president. The Hawaii Prince Hotel pool deck and Ilima Lounge renovation is slated to wrap in March; the Pacific Beach public areas renovation is scheduled for a September close.

**“Kapolei Lofts promotes a forward-thinking environment.”**

**—Jennifer Camp**

**WEST OAHU**

Late last year, an upscale hotelier broke ground in Kapolei with Layton Construction Co. LLC as GC. The seven-story, 150,000-square-foot Embassy Suites Kapolei will offer 180 guest suites, a restaurant, bar, swimming pool and meeting rooms. When the project—valued at more than \$30 million—wraps in September, it will join the area’s two other new hospital-ity properties: Hampton Inn and Four Seasons Ko Olina.

West Oahu is also anticipating the start of two new ultra-luxury Ko Olina hotels. Reportedly, China Oceanwide Holdings plans to develop one as an Atlantis resort—touted as the world’s first billion-dollar destination.

**KAUAI**

Heading north to the Garden Isle, Layton is GC on Timbers

# NAIOP Hawaii’s Top Tier



Jennifer Camp

“NAIOP Hawaii’s Kukulu Hale Awards recognize and reward those individuals and organizations that have made a significant contribution to the community and the commercial real estate industry in Hawaii,” says Jennifer Camp, hi•arch•y llp principal and Kukulu Hale Awards co-chair.



The Queens Medical Center- West Oahu Campus  
PHOTO COURTESY ANDREA BRIZZI PHOTOGRAPHY

Camp says award-winning projects “go above and beyond design and construction excellence.” These projects, she says, display other qualities or provide community benefits such as:

- Innovative financing or public/private partnerships
- Filling a need, such as affordable rental housing
- Integrating “green building” technologies or cultural sensitivity

2016 award winners include 143 Hekili Street, Kapolei Lofts, The Plaza at Waikiki, Waterfront Lofts at Aloha Tower Marketplace, Aiea Public Library and The Queen’s Medical Center-West Oahu Campus Renovation.

The deadline for 2017 Kukulu Hale Awards entries is March 1.

Kauai-Ocean Club & Residences, Koloa Landing at Poipu Beach Phase III and The Point at Poipu.

Timbers Kauai, with a reported value of \$750 to \$800 million when complete, will be a luxury resort with private residences. Layton's contract, reported at more than \$60 million, includes two buildings with 47 residences as well as a private Ocean Club restaurant, a pool with water slide, a fitness center and spa. The project is slated to wrap later this year.

Koloa Landing Phase III also combines resort and residential living. When Layton wraps as expected in February, the project will include four residential buildings with 52 high-end units, a multi-purpose building with 45,000 square feet of convention space and varied water attractions as well as other amenities.

The Point at Poipu's complete envelope renovation and exterior/interior upgrades of 10 buildings and 219 villas are on track to be completed by Layton this summer.

**“Retail remains strong in Hawaii with demand outpacing supply.”**  
—Matt Bittick

Also on Kauai this year, the reported \$175 million in renovations at the Coco Palms resort are expected to finish demolition and start new construction as an upscale Hyatt-branded property.

## MAUI

The Valley Isle, a visitor industry favorite, has two major 2017 hospitality projects: the Westin Nanea Ocean Villas and the former Maui Lu redevelopment.

Hawaiian Dredging Construction Co. Inc., GC on the Westin Nanea Ocean Villas, is raising 350 guest-rooms, water features and a retail complex on 23 oceanfront acres. The

project is scheduled for an early 2018 close.

The former Maui Lu is slated for development as a 388-unit timeshare resort with an estimated value of \$300 million. Currently, the project is scheduled for a Phase I wrap in late 2018.

## HAWAII ISLAND

On the Orchid Isle, Swinerton Builders and Layton are busy with

visitor venues: Swinerton with the Tower 3 condominium conversion at the Hapuna Beach Prince Hotel; Layton with the renovation of Waikoloa Beach Marriott's south tower into 112 timeshare villas. Swinerton expects to wrap in August 2018; Layton, in March of this year.

## Robust Retail

“Retail remains strong in Hawaii



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Layton Construction's Koloa Landing Phase III on Poipu Beach  
 PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

with demand outpacing supply," says Matt Bittick, CBRE Capital Markets/Investment Properties senior vice president.



Matt Bittick

Kauai's \$23 million Kilauea Lighthouse Village by Hunt Companies is Hawaii's major 2017 ground-up retail project. Colón says the 47,000-square-foot upscale center is targeted at neighborhood residents and visitors. "The design of the Village's buildings evokes the ambiance of an old Hawaii plantation town to complement the area's historic structures," Colón says. Shioi Construction Inc. is GC, and expects to wrap late this year.

Close in size but on Oahu, A&B Properties' Lau Hala Shops is the

48,400-square-foot rebuild of a former Macy's in Kailua town. The project broke ground in June and is expected to wrap later this year.

Inc. principal and Hekili project architect.

It's a mantra for other community-oriented hubs, like Castle & Cooke's

**"We expect record levels of lease activity for industrial space."**

**—Myles Myachi**

The project will likely reflect A&B's vision for Kailua's commercial corridor, seen in the developer's nearby 143 Hekili, winner of NAIOP's 2016 Kukulua Hale Commercial New Project Award.

"Plan for a growing Kailua in a way that would keep it walkable, welcoming, pedestrian- and bike-friendly, and engaging to the community," says Laura Ayers, WhiteSpace Architects

upcoming Koa Ridge Village Center, described as a multi-venue gathering place.

Other communities, like Kapolei Lofts—another 2016 Kukulua Hale Award winner—are seamlessly installing high-tech retail space along with residential units. "With electrical vehicle charging stations, SmartWire Technology, and integrated pedestrian paths that lead to nearby shopping



centers, Kapolei Lofts promotes a forward-thinking environment,” says Jennifer Camp, hi•arch•y l.l.p. principal and Kukulu Hale Awards ongoing co-chair.

Other current retail projects include Nanakuli Village Center, 208 Kapahulu, Kealanani Plaza, Moiliili Gateway, Shops at Anahulu,

1020 Wakea St., North Shore Gateway Project, Keauhou Lane, the Collection’s retail spaces and 755 Kapahulu Ave., says Mike Y. Hamasu, Colliers International director of consulting and research-Hawaii.

According to Colliers’ Retail Market Year-End 2016 Oahu Research & Forecast Report, retail space provided by the recently completed Ala Moana Center, International Market



Mike Y. Hamasu

Place and Ka Makana Alii projects have added nearly 1.4 million square feet of retail space to the Hawaii market. But it’s anticipated that current vacancy rates will decline in 2017 “when a projected 400,000 square feet

# Straight Talk from a Lender

For Hawaii lenders attempting to gauge commercial development through 2018, “there is a general feeling of cautious optimism,” says Myles Miyachi, Hawaii National Bank vice president and commercial real estate manager.



Myles Miyachi

“Hawaii’s commercial development continues to benefit from a low interest-rate environment, but rates are widely expected to rise again this year,” Myachi says. “How aggressive those hikes may be remains to be seen, but increases tend to put a damper on new development.

“We also have a new administration, which creates uncertainty around shifting economic and business policies. As a result, Hawaii may lose some of the traction it has achieved in the last two to three years, which have been quite strong for commercial development, especially with high-density projects on Oahu.”

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Discovery Bay  
in Background

of the new inventory becomes occupied,” Hamasu says.

## Office Affairs

Oahu’s new west side neighborhoods are breaking ground, and so is new commercial space.

In mid-January, the new Aloha Pacific Center office complex broke ground in Kapolei. Developed by APC Development Partners LLC, the three-building Center will be 200,000 square feet (gross), will feature an automated parking structure and have wireless Wi-MAX and high capacity fiber optic technology throughout. The Center will house professional services and restaurants.

American Savings Bank is currently building a new 3,500-square-foot branch opposite Kapolei Village Center. And the Oahu Island Burial Council has allowed construction of ASB’s new downtown Honolulu

# A Better Mousetrap

Retail and restaurant leasing is highly competitive, says Laura Ayers, WhiteSpace Architects Inc. principal.

The solution?

“A better mousetrap,” she says. “Better design attracts and keeps good tenants!”

143 Hekili, Ayers’ award-winning project, sets the bait with a vibrant façade and a wide trellis that shades walkways and intimate seating.



Laura Ayers



Shaded arcades at 143 Hekili  
PHOTO COURTESY WHITESPACE ARCHITECTS INC.

The result?

Passersby are drawn to the arcade, Ayers says—then enter, relax and peruse the shops.

143 Hekili façade  
PHOTO COURTESY WHITESPACE ARCHITECTS INC.



Grading at Hunt Companies' Kilauea Lighthouse Village on Kauai  
PHOTO COURTESY HUNT COMPANIES

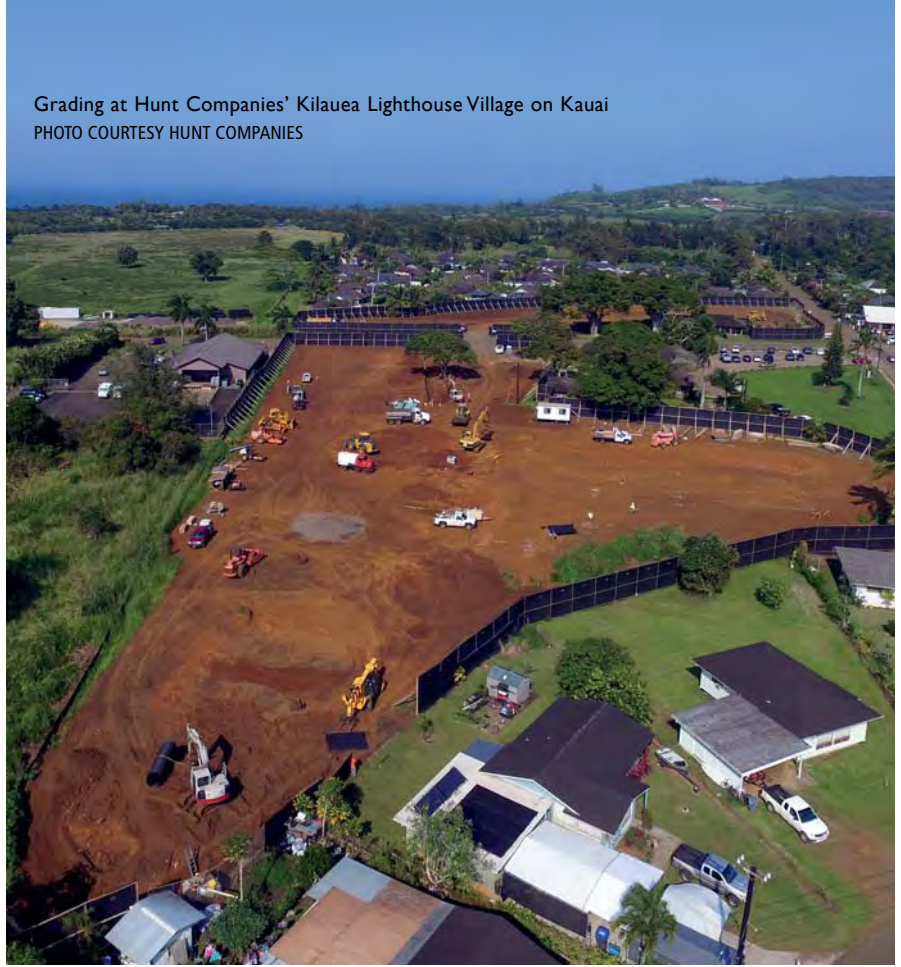
headquarters following the discovery of iwi kupuna on the project site.

Elsewhere around the state, Bittick says, commercial office rental rates will remain flat and vacancies will climb.

**“Rents and prices for industrial and warehouse space will rise in 2017.”**

**—Mark Ambard**

“We don’t anticipate new speculative development of office buildings in the foreseeable future,” he says, noting that a few owner-user projects



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of significant size are being considered. “In addition to firms looking to build or relocate to buildings they own,” he says, “a few large insurance companies and professional services companies will downsize their footprint significantly.”

### Warehouse Woes

“Rents and prices for industrial and warehouse space will rise in 2017,” says Mark Ambard, Ambard & Company Commercial Real Estate.

“Inventory is short, vacancy is down, construction is booming.” Land constraints, Ambard says, “have pretty much stopped commercial industrial warehouse development.”

Says Myles Myachi, Hawaii National Bank vice president and commercial real estate manager: “We



Mark Ambard

expect record levels of lease activity for industrial space throughout the urban core of Honolulu as well as into West Oahu.”

### Forward Momentum

“Commercial construction has been relatively strong during the past several years, largely driven by resort and hotel-related development,” states the University of Hawaii’s Economic Research Organization in its September Hawaii Construction



Forecast. "Retail building is slowing a bit with the completion of work at Ala Moana Center, Waikiki's International Market Place, and the first phase of Ka Makana Alii in Kapolei, but a number of new projects are also in the works."

Concludes UHERO: "Buoyant resort-related construction and moderate retail development will support several more years of relatively strong nonresidential construction activity." 🏠

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# Trade Association Gears for ‘Big Demand’

ABC Hawaii continues to educate and mentor the Islands’ workforce

BY BRANDON BOSWORTH

The Hawaii chapter of the Associated Builders and Contractors signed on an additional 26 businesses in 2016, bringing its current membership to 188 companies. “All the trades have been busy,” says Jonathan Young, ABC Hawaii President and CEO since 2009. “There is a big demand for good workers.”



Jonathan Young

Founded in 1950, Associated Builders and Contractors is a national construction industry trade association with 70 chapters nationwide. ABC’s membership represents all specialties within the U.S. construction industry and is comprised primarily of firms that perform work in the industrial and commercial sectors.

The Hawaii Chapter of Associated Builders and Contractors was established in 1989 to represent merit shop contractors throughout the Hawaii. The organization represents 4,500 contractors, or slightly more than 67 percent of the contractors in Hawaii.



Most work with established local companies. Through their apprenticeship training programs, membership association and networking events,

elsewhere. “As part of the merit shop community we don’t hold you back,” he says. “It’s for people who want to work for themselves without being

---

“There is a big demand for good workers.” —Jonathan Young

ABC Hawaii has helped build a sizable merit shop workforce of skilled laborers.

Young believes merit shops offer contractors a freedom they can’t find

told where they need to be working.”

Education is an integral part of ABC Hawaii’s mission. It offers training programs for aspiring carpenters, electricians, plumbers, painters and

# ABC Hawaii's 28<sup>th</sup> Anniversary



Representing 67.2% of all of the State of Hawaii licensed contractors, the Associated Builders and Contractors Hawaii Chapter has been serving Hawaii's merit shop contractors with 28-years of service and would like to extend a warm felt '**Mahalo and Congratulations**' to our dedicated members for their years of continued membership! They know a good thing when they see it and we are proud to have them as members. Without the continued support **of all our valued members**, the voice of the merit shop contractor's philosophy in the state of Hawaii would only be a whisper.

**Mahalo to all the ABC Hawaii membership for all your years of dedication and belief!**

## ABC Hawaii Extends a Warm Mahalo to All Our Members for Their Continued Support and Participation

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Associated Builders and Contractors (ABC) is a national construction industry trade association representing nearly 21,000 chapter members. Founded on the merit shop philosophy, ABC and its 70 chapters help members develop people, win work and deliver that work safely, ethically, profitably and for the betterment of the communities in which ABC and its members work.

Visit us at [www.abc.org](http://www.abc.org) or in Hawaii at [www.abchawaii.org](http://www.abchawaii.org).

roofers. Participants receive classroom instruction as well as on-the-job-training. Most classes are limited to no more than 15 apprentices and are held evenings twice a week. ABC Hawaii accepts applicants for apprenticeship programs throughout the year from members and has an open enrollment period from February through June for individuals wanting to get into the programs.

“Our ever-increasing apprenticeship program is providing highly trained, quality workers to our industry,” says Ken Wilson, ABC Hawaii’s education director. “We have currently over 300 apprentices participating in five different trades. Our nationally accredited and state approved apprenticeship program provides you with well-trained workers at a fraction of journey-worker price, while fulfilling the prerequisites for Act 17 bid preference rule.”



Ken Wilson

New classes are added regularly. For example, this year they will offer a continuing education program for electricians. Wilson describes the program as being “required for all electricians needing to renew their licenses.”

Some of the most important skills don’t require special training or an apprentice program at all. “The most

# 2017 ABC Hawaii

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“Working with a merit shop means you will be getting the same or superior quality work on the best product we can put out,” Young says. “You’re going to get the best work for the best dollar. It’s open competition for everybody.”

Wilson adds, “Being a part of ABC Hawaii increases your com-

of networking opportunities,” Wilson says. “Golf, membership appreciation dinner, casino night, general membership dinner, apprentice graduation, community service projects, along with many other gatherings. Each of these events are well-attended and everyone has a great time.”

Other benefits to ABC Hawaii membership include help with labor issues, safety consulting and medical insurance. The organization also works to keep members informed regarding new laws and regulations while representing their interests in both the Hawaii legislature and Capitol Hill.

Wilson sees further demand in the coming years. “There will be a steady increase for 2017 through 2020 with all the condos and already approved build-ups,” he says. “ABC Hawaii is already anticipating an increase in apprentices as well as our membership.”

“Hawaii continues to grow at a fast pace. We continue to strive in continuous improvement and quality of training for the next generation of professional skilled trade men and women.” 🏠

**“Our ever-increasing apprenticeship program is providing highly trained, quality workers to our industry.”**

**—Ken Wilson**

evident skill sets noticeable during the past years are respect, desire and discipline needed for success,” Wilson says. “There is no magic wand or special ability to successfully complete an apprenticeship program. This holds true for any industry; if a person has these qualities, and then applies them, he or she will be successful not only in the trades, but in life as well.”

Working with ABC Hawaii offers benefits for businesses as well.

pany’s bottom line strengthening your organization and rendering a drastic positive affect on your profitability. Additionally our outstanding professional associate members can help you with human resources administration, financials, bookkeeping, banking and estate planning and much more.”

ABC Hawaii also helps bring people in the industry together through a variety of social events. “ABC Hawaii provides a multitude





# Step Up to Ladder Safety

Experts offer advice on preventing on-the-job injuries

BY BRANDON BOSWORTH

Every year, more than 300 people die in ladder-related accidents. Thousands more suffer disabling injuries. To help combat the problem, the American Ladder Institute (ALI) has declared March 2017 the first National Ladder Safety Month.

For example, according to a National Safety Council report, in 2013 more than 175,000 people were injured on ladders severely enough to require a trip to the hospital. Of all occupational injuries, falls are the second leading cause of death next to highway crashes. Workers in the construction industry are most at risk.

“Without better training and continuous innovation in safety, planning and product design, we will continue to see far too many fatalities,” says Ryan Moss, ALI president and CEO of Little Giant Ladder Systems.



Ryan Moss

“National Ladder Safety Month will heighten awareness, reinforce safety training, and educate homeowners and working

professionals on proper selection and use of the ladder,” Moss says. “There are many types of ladders available, and they all have a different purpose and use. The ladder user should be well versed in how to identify the right ladder for the job as well as know ladder safety basics, including proper inspection of the ladder, prior to starting the job.

“It’s important to make sure you have a conversation with your contractor or employees about ladder safety and training prior to the start of any work taking place.”

Moss adds that a 2016 research study by ALI, a nonprofit founded in 1947 to promote safe ladder, showed the two most common causes of ladder accidents are overreaching and missing the last step when climbing down.

**For more information about National Ladder Safety Month, visit [www.americanladderinstitute.org](http://www.americanladderinstitute.org)**

professionals. The American Ladder Institute is calling upon all individuals and organizations throughout the nation to promote and to participate in ladder safety.”

Contractors have the dual responsibility of protecting both workers and clients. Fortunately, there are simple steps that can be taken to help ensure safety when ladders are in use.

“While it is important that signs are posted around the work zone ... the key to ensuring safety in your building starts with the

“Making sure your contractor, their team or your employees are properly trained in ladder safety is key to preventing these common ladder-related injuries,” he says. “The 2016 ALI research study revealed that 75 percent of participants felt that ladder accidents in the workplace could have been avoided with proper ladder safety training.”

Matthew Giraudi, lumber supervisor at Hardware Hawaii, offers additional tips for ladder safety. “Have another guy at the bottom



to keep the ladder stable,” he says. “Don’t use the top two steps. Be sure to always put the ladder away as soon as you’re done.”

If working with electrical systems, Giraudi strongly

recommends using a fiberglass ladder to minimize the risk of shock.

Chris Filardi, vice president of marketing for Werner, also stresses the importance of choosing the

right ladder. “Ladder safety begins with selecting the right ladder for the job,” he says. “Choosing the appropriate ladder depends on a number of factors including style, reach height, duty

rating and material.

“Regardless of the project, all maintenance professionals should inspect their ladders before each use.” 🏠

# LadderSafety

## THE RIGHT WAY

- Properly set-up and use the ladder in accordance with safety instructions and warnings. Wear shoes with non-slip soles.
- Center body on the ladder and keep belt buckle between the rails while maintaining a firm grip.
- Haul materials with a line rather than carry them up an extension ladder. Use extra caution when carrying anything on a ladder.
- Climb facing the ladder, move one step at a time and firmly set one foot before moving the other.
- Have another person help with a heavy ladder. Have another person hold the ladder while you are working on it.
- Move materials with extreme caution so as not to lose balance or tip the ladder.

## THE WRONG WAY

- Don’t stand above the second step from the top of a stepladder or the fourth rung from the top of an extension ladder.
- Don’t climb a closed stepladder. Don’t climb on the back of a stepladder. Don’t stand or sit on a stepladder top or pail shelf.
- Don’t climb a ladder if you are not physically and mentally up to the task.
- Don’t place the base of an extension ladder too close to or too far away from the building.
- Don’t over-reach, lean to one side or try to move a ladder while on it. Climb down and then reposition the ladder closer to your work.
- Don’t exceed the maximum load capacity or duty rating of a ladder. Don’t permit more than one person on a single-sided stepladder or an extension ladder.

SOURCE: WERNER



# Want More POWER? Clean Your SOLAR PANELS

Failing to heed **maintenance requirements** can curb the amount of energy by 30%

BY DAVE DONDONEAU

**R**oofs, Jodi Maero will tell you, are often taken for granted until it is too late.

And so are the solar panels on top of them.

“A lot of the time when it comes to the roof or anything up top the feeling is out of site, out of mind,” says Maero, vice president of Rainbow Roof Maintenance. “Some of our property managers will ask us about

maintenance and cleaning solar panels and we recommend doing it at least once a year, but we’re more of a roofing company.

“At home we have our own solar panels and clean them at least once a year.”

The Maero family has an edge on most solar customers because roofing and what’s on top are their livelihood, so they make upkeep a priority.

Since they added 30 solar panels to their home five years ago they have paid HECO’s minimum bill of \$18 a month.

“We probably have too many panels,” Maero says, “but our bill is much better. I remember Christmases when we would light up the house like the Chevy Chase in ‘Christmas Vacation’ and the bills would be over \$600.”

Maero, like many customers, isn’t sure how much energy credit her panels are missing out on because of the VOG, dust buildup, bird droppings or tree sap to name just a few of the overlooked items that can prevent solar panels from peak performance.

That’s why Fred Brooks founded Pacific Panel Cleaners in 2009. Brooks started in the solar industry in 2006 when solar was starting to boom and created his company to fill

the maintenance void after realizing some solar salespeople and companies



Fred Brooks



Cleaning inspections can also expose other problems with the PV system.

# KNOW YOUR SOLAR SYSTEM

Fred Brooks, owner of Pacific Panel Cleaners, offers these tips for property managers who want to get the most out of their solar systems:

1. Know and understand the monitoring system. “Read the manuals and ask if you don’t understand.”
2. Know your PV Panel and Inverter Manufacturer recommended maintenance schedule and clean it once a year. “If you don’t maintain it they won’t enforce the warranty. Have proof of your maintenance.”
3. Protect your investment. Get the panel system cleaned and inspected once a year because it makes you money. Make sure there are no tree limbs obstructing the sun anything that can cause shade or drop sap on the panels.
4. Inspect for corrosion in the balance of the system—all the accessories, wires and roof attachments.
5. Write out a maintenance schedule. “Look at your monthly monitoring. Look at your who system every six months. Clean it once a year. Protect your investment. Write a maintenance schedule. I have clients who need maintenance four times a year just because of their location.”



Cleaning away rust and corrosion can restore the PV system to full power.

weren’t telling customers about maintenance needs.

“What really got me was some of the ethics,” he says. “Some salespeople made a lot of money saying once panels are up there is no need for care. But, if you look at the manufacturer warranty they all have maintenance requirements for the warranty to be enforced. And they have to be clean



Damages might involve cracks in the panels.

to get the most solar power out of them. (Builders and their residential clients) need to know what the warranty requirements are. That is the one piece of advice I’d give anyone who has solar.”

Pacific Panel Cleaners is one of a handful of companies specializing in solar maintenance in Hawaii. Brooks recommends an annual cleaning and inspection at the minimum.

“It’s like going to get your oil

changed,” he says. “They change the oil but they check out a lot of other things that can go wrong with an inspection.”

Brooks says he has a client on Maui who was losing 30 percent of his solar power because of tree sap, but refuses to cut the overhanging tree because he likes it.

“You can have a mango tree that was 10-feet tall when solar was installed and now it’s grown over the roof,” Brooks says. “Salt air can affect panels. Volcanic dust. Water spots. Pollution. These are things you don’t think about. Panels are Direct Current flows, so a bird dropping on the seventh of 12 panels can affect the entire string. People don’t realize that type of stuff.”

Brooks advises builders and their residential clients to understand monitor systems provided with many solar installations as well as understand the warranties and the maintenance required for it to be enforced. He also suggests doing periodic physical inspections when possible.

Dirty solar panels can lose up to 30 percent of their solar power, Brooks says.

“I can’t go out and tell people you’ll save 10 to 15 percent on your energy bill or produce this much more with maintenance,” he says. “But the facts are there. One of my favorite parts of this job is educating customers on how it works and how to maintain it. They don’t always get that when they’re sold their systems.” 🏠

# Ida, Toma Share Union Builder of the Year Award

Henry T. Iida of T. Iida Contracting Ltd. and Thomas Toma of Tommy S. Toma Contractor Inc. share the Hawaii Regional Council of Carpenters' 2017 Outstanding Union

Builder of the Year award, the first time the union has honored two individuals in the same year.

The award is presented annually to contractors who have made exceptional contributions to the construction industry and the community, taken a cooperative approach to labor-management relations and demonstrated strong support for unionized construction.

"Both Thomas and Henry are among the most dedicated, steadfast and supportive contractors we've ever worked with," says Ron Taketa, executive secretary-treasurer of the Hawaii Regional Council of Carpenters.

Iida and Toma, who have nearly a century of union construction

experience combined, were recognized Jan. 24 at Pacific Resource Partnership's annual reception at the Oahu Country Club.

Iida began his career in 1958 with Convair Astronautics, where he worked as a thermodynamics (heat transfer) engineer on the Atlas Missile Project. He returned to Hawaii in 1972 to join the company his parents founded in 1937. He was named president in 1974.

Before joining his family business in 1975, Toma served in the U.S. Army Medical Service Corps and was a project engineer with the state Department of Transportation's Highway Division. Over the last 25 years, Toma has held numerous trustee positions with various Hawaii Carpenter Trust Funds.



Kyle and Nathan Kimura of T. Iida Contracting Ltd.



Attending the awards were, from left, Cheryl Walthall, Pacific Resource Partnership; Ron Taketa, Hawaii Regional Council of Carpenters; Tommy and Gail Toma; Kyle Chock, Hawaii Regional Council of Carpenters; and Joshua Magno, Pacific Resource Partnership.

# Iolani School Launches Campus Expansion



Rendering of the kindergarten and first-grade outdoor space.  
IMAGE COURTESY G70

G70 is the lead architect on Iolani School’s recently announced campus expansion plan. The project will include the development of new classrooms, studios and labs as well as a dormitory to restore the school’s boarding program.

A general contractor is expected to be announced at a later date.

“Iolani’s Strategic Plan articulates a commitment to creating leading-edge facilities and programs that enable students to develop their unique talents and skills,” says Iolani Head of School Timothy R. Cottrell. “The campus expansion is a further realization of this commitment. This expansion will also allow us to accept 24 more students at kindergarten, therefore giving more local students an opportunity for an Iolani education.”

Five free-standing buildings, each containing two classrooms, are being built for kindergarten and first-grade classes. This will more than double the current available learning area for young students. In addition, there will also be two new buildings constructed to serve the entire lower school community. These buildings will include learning labs and studios connected by a shared performance space.

The project will also include construction of an on-campus residence for local, domestic and international students. The completed building will house 112 students in grades 9-12 and will be built where the current Head of School residence is located.



## CONGRATULATIONS

HAWAII REGIONAL COUNCIL OF CARPENTERS’  
**2017 OUTSTANDING UNION BUILDERS OF THE YEAR**

**HENRY T. IIDA**

President

T. IIDA CONTRACTING, LTD.

**THOMAS TOMA**

President

TOMMY S. TOMA  
CONTRACTOR, INC.

This year, two exceptional contractors stood out for their commitment to integrity, their longstanding service to the Hawaii Carpenter Trust Funds and their strong family legacies in business and the community.

For embodying the values of the Hawaii Regional Council of Carpenters and their outstanding work helping us to build a better Hawaii for future generations, we are proud to congratulate Hank and Tommy, the 2017 Outstanding Union Builders of the Year.



*Hawaii’s contractors are so outstanding, we had to honor two.*

[WWW.PRP-HAWAII.COM](http://WWW.PRP-HAWAII.COM)

# AHL, DPI to Build Rehab Campus

Architects Hawaii Ltd. and Design Partners Inc. lead KAI Hawaii Inc. and InSynergy Engineering Inc. in a large-scale pro bono renovation for Ho ola Na Pua, a Hawaii nonprofit that assists victims of sexual exploitation.

Pearl Haven will be the first campus in Hawaii dedicated to the rehabilitation of sexually exploited girls. Located on the site of a former Oahu convalescent home, the 12-acre campus will include a 20,000-square-foot facility with 32 beds, a training studio and commercial kitchen as well as gardens and greenhouses. Pearl Haven will provide clinical care, therapy, academic instruction and other services designed specifically for victims of sexual exploitation.

“We’re very excited to bring the latest and innovative healthcare architecture with a sensitivity to the needs of these girls at Pearl Haven. It’s important to bring awareness to this issue with a world-class facility for these girls, and what makes this even more special is doing this with



Former convalescent home to be renovated for 32 female adolescent residents.

an exceptionally talented team of partners,” says Bettina Mehnert, president and CEO of AHL.

The renovation project is part of

AHL’s “1% Pro Bono Program,” an annual program that provides pro bono architectural services to nonprofits.

## City Repaves 332 Lane Miles in 2016

Honolulu repaved 332 lane miles on Oahu in 2016, and the city also reports that in the past four years a total of 1,309 lane miles of roads rated in less-than-fair condition have been completed.

In January 2013, Mayor Kirk Caldwell announced a plan to repave 1,500 lane miles within five years.

Projects this year for the Department of Design and Construction and the Department

of Facility Maintenance include the repaving of North King Street and Kalakaua and Nuuanu avenues as well as projects in Makaha, Makakilo and Kapolei, Waiialua and St. Louis Heights, according to the city.

“This unprecedented repaving effort has improved the daily commute of tens of thousands of Honolulu residents, while also ensuring roads that are deemed in good to satisfactory condition remain that way for years to come,” Caldwell said in a

release. “The city will continue its comprehensive repaving effort in 2017, with the goal of completing another 300 lane miles or more over the next 12 months.”

Also, the city reports that over the past four years more than 162,000 potholes have been patched and that it has crack-sealed more than 835,000 linear feet of roadway, slurry-sealed nearly 99 lane miles and applied seal coat to more than 55 lane miles.



# Camp Named CRE Chair for 2017

Christine Camp, president and CEO of Avalon Development Co. LLC, has been named 2017 chair of the Counselors of Real Estate (CRE) Hawaii chapter.

Other 2017 CRE Hawaii officers are Mitchell Imanaka, managing principal of Imanaka Asato LLC, as vice chair; Dean Hirabayashi, senior vice president and manager of commercial real



Mitchell Imanaka



Dean Hirabayashi



Philip Russell



Christine Camp

estate loans at American Savings Bank, as secretary; and Philip Russell, president and CEO of GMR LLC, as treasurer.

Chicago-based CRE, established in 1953, is an international group of professionals including members of real estate, financial, legal and accounting firms as well as leaders of government and academia.

# Loomer Named HLPA President

Scott Loomer, president of Truss Systems Hawaii Inc., is the new president of the Hawaii Lumber Products Association's 2017 board of directors.



Scott Loomer

Other members of the HLPA board are Gary Okimoto of Honolulu Wood Treating LLC as vice president, Robert B. Kayser Jr. of Gentry Builders LLC as treasurer and Connie Smales of Plywood Hawaii Inc. as secretary.

2017 directors are Audrey M. Crimmins of Rinell Wood Systems Inc., Keith Cuthbert of Trus Joist by Weyerhaeuser, Michael K. Fujimoto of HPM Building Supply, Beau Nobmann of HPM Building Supply, Ipo Fukuda of Sause Bros., Dave Kimball of Mendocino Forest Products and David Miyasaki of Armstrong Design Group.



Honolulu rail crews are restoring the median along Kamehameha Highway in parts of Pearl City and Aiea. Median restoration includes curb and gutter installation under the guideway. Work also is being done to traffic signals on Kamehameha Highway.

PHOTO COURTESY KIEWIT

NEW PRODUCT PROFILE:

# GatorBar Debuts in Hawaii

## New rebar looks to take a bite of local market

BY BRANDON BOSWORTH

Hawaii recently became the second state in the U.S. to stock GatorBar, an alternative to steel rebar constructed from basalt fiber reinforced polymer developed by Neuvokas Corp. Honolulu Wood Treating is the exclusive stocking distributor in the Islands.

“As a wholesale distributor Honolulu Wood Treating will provide stocking service to the entire state at all levels in the distribution chain,” says Erik Kiilunen, Neuvokas chief executive officer. “With their truckload commitment, Honolulu Wood Treating will make GatorBar available to everyone in Hawaii. With the corrosion and transportation challenges Hawaii faces, we are confident they will be successful.”

Four hundred and fifty thousand feet



Paul Kane

of GatorBar arrived on the islands in mid-January. Paul Kane, Aloha Marketing and the manufacturer’s local representative, says he is “very excited for what we can do with GatorBar in 2017. My hope is the freight, labor and handling savings will win over Honolulu Wood Treating dealers and Hawaiian contractors alike.”

Neuvokas makes GatorBar by a process that involves wetting basalt fibers with epoxy resin and then shaping them into bars. The resulting product is seven times lighter than steel rebar and has higher tensile strength but costs approximately the same, according to the company. It is both corrosion resistant and rust-free. GatorBar is thermally and electrically non-conductive.

Kane says GatorBar is a perfect fit



GatorBar is seven times lighter than steel, according to Neuvokas Corp.

for the Hawaii market. “Using GatorBar can save 50 percent on shipping and labor costs,” he says. “Plus, there’s nothing to corrode.”

He adds that GatorBar is made from basalt, a volcanic rock formed from rapidly cooling basaltic lava similar to the lava that flows from Kilauea. “We’re taking something like Pele’s hair and making it into rebar,” Kane says.

BUILDING HAWAII continued from page 11

the same things I learned in the Army helped in roofing: accuracy, patience, do the job right the first time.”

the online Encyclopedia of Surfing, one dramatic tumble during ABC’s coverage of the 1968 Duke was later

particular—one working barefoot on a slippery roof on Molokai in his younger days—and surviving without a broken bone.

“I’ve heard stories of some bad falls,” he says. “There are war stories in roofing as in any other dangerous job, so after 40 years I’ve been lucky. But I’ve also stayed focused on safety.”

He’s still nimble and wiry, still roofing (reach him at 221-4952), and is so in demand he’s running a couple of jobs behind.

“No surfing today,” he says, checking a client’s text message on his phone. “Maybe tomorrow.”

Just as well. Waves are forecast to be bigger then. 🏠

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

**“The good thing with those big wooden boards is that you developed really good shoulder muscles carrying it to the beach. The bad thing was if your board hit you, it could kill you.”**

There are other similarities with surfing: “In both, you usually have a pretty good view, you’re out in the fresh air and sunshine and you have to be careful about sun exposure.”

And then there are the falls. Or wipe-outs, whatever you want to call them.

Jock knows falls—according to

used in the “Wide World of Sports” opening credits to illustrate “the agony of defeat.”

“That’s why you have to focus and be prepared, have a plan,” says Jock. “Even a four-foot (roofing) fall can kill you.”

He recalls two roof falls in

# Severe-Duty Buckets

John Deere now offers 90-inch severe-duty construction buckets. The buckets come standard with a serrated edge that's reversible to a smooth side. The serrated side is best for cutting graded surfaces, loosening hard-to-penetrate materials and breaking up frozen ground. The smooth side cutting edge is better efficient for fine, finish-grade work and back-dragging materials. Bucket teeth are also available as an option. The new buckets are compatible with all John Deere skid steers, compact track loader and compact excavators.

[www.deere.com](http://www.deere.com)



## Tough Coffeepot

Built by OXX, the Coffeeboxx can take a licking and still deliver hot cups of premium coffee to hard-working and hard-playing people. It brews coffee using single-serve coffee pods and works with all Keurig K-Cup pods. A separate line provides clean, hot water for noodles, tea or even a clean shave in the field.

[www.OXX.com](http://www.OXX.com)



## Corded and Cordless Vacuum

Makita's new XCV04Z 2.1-gallon dry vacuum offers both corded and cordless operation. In cordless mode the XCV04Z is powered by two 18V Lithium-Ion batteries and delivers up to 65 minutes of continuous run time on low setting and 30 minutes on high setting. The motor chamber is constructed of sound-absorbing materials helping to keep noise levels at only 75 dB(A) in corded mode and only 64 dB(A) in cordless. The XCV04Z also features a three-stage HEPA filtration system.

[www.makitatools.com](http://www.makitatools.com)

## Temporary Power

Industrial lighting company Larson Electronics has released a new portable power distribution system that converts 480 volts AC single-phase electrical current to 120 and 240 volts AC. The MGL-25-480.3P-1X480.50A-4X120.20A-2X240.50A temporary power distribution system provides a safe and reliable way for operators in industrial settings to tap into and utilize power sources independently of the work area.

[www.larsonelectronics.com](http://www.larsonelectronics.com)



# Changes at K&N, Nordic, GP Roadways

Insurance and bond brokerage company King & Neel (K&N), which will celebrate its 50th anniversary in 2017, has announced the addition of four new members to its team. They include **Frank Wirt, Jason Kott, Gladys Smith and Jeff Moore.**

Wirt has 16 years of experience negotiating surety facilities for contractor and developer clients in Hawaii as well as on the Mainland. He is past president of the Construction Management Association.

Kott has more than 19 years of experience with commercial property and casualty insurers and agents, with a focus on construction and development. Previously, he operated his own insurance agency and has worked at Atlas Construction Services, Aon and Arthur J. Gallagher as well as insurance carriers including First Insurance Co. of Hawaii Ltd., Amerisure and Reliance National.

Smith rejoins K&N as account manager. She has more than 15 years of commercial insurance background with industries including construction, condo program and hospitality. Gladys holds a degree in Bachelor of Science in Elementary Education from Mariano Marcos State of University, Philippines. She also holds a CRIS (Construction Risk and Insurance Specialist) Designation.

Moore has also rejoined the agency as operations manager. He has more than 20 years of experience in insurance sales and operations

with a focus on the construction industry. Previously he was a vice president at Dohn & Maher Associates in Illinois. He also has more than 10 years experience in computer systems development.



Jeff Moore



Cory Sakata

## Sakata Joins Nordic PCL

Cory Sakata has joined Nordic PCL Construction Inc. in December as the virtual construction specialist.

Sakata, who has more than 19 years experience, will implement virtual construction tools to support construction activities, as well as train staff on the procedural and technical implementation of software.

He came to Nordic PCL from dck worldwide where he was the virtual design and construction manager. He holds an architectural drafting degree from Honolulu Community College.

## Popa, Kamalii Take New Posts

**Nona Popa** has been named maintenance applications supervisor at GP Maintenance Solutions and **Christina Kamalii**

has been promoted to inside sales lead at GP Roadway Solutions

Popa will supervise technicians in the application of anti-corrosion coatings, surface protectant and asphalt sealcoating teams. Previously, he was the bidding and pricing specialist for Peterson Sign Co.

Kamalii will supervise inside

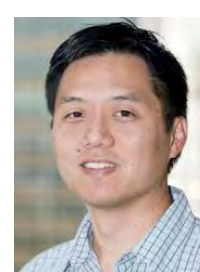


Christina Kamalii

sales team and manage customer relations for the company's Oahu store.

## Michibata Named Senior Associate at AHL

AHL has promoted Myles



Myles Michibata

Michibata to senior associate. Previously he was an associate at Architects Hawaii Ltd.

Michibata, who earned his bachelor's degree from the University of Hawaii at Manoa, will work on city, state and federal projects in Hawaii, Guam and the Pacific Rim for AHL.

AHL also promoted **Thomas Rudary and Neu-Wa O'Neill** to associates from their previous positions as project managers.

As project manager, Rudary was in charge of planning for Oahu Community Correctional Center. He will be involved in project staffing and budget review for government sector projects at AHL.

O'Neill will take part in project management and design for projects in Kakaako including Whole Foods, Symphony Honolulu and Velocity.



Neu-Wa O'Neill

Also, the firm hired **Deirdre Stearns** as a project architect. Formerly an associate at Altoon Partners in Los Angeles, she will be working on the Royal Hawaiian Center project. 🏠



Tom Rudary



Deirdre Stearns

# GCA's 2017 Installation

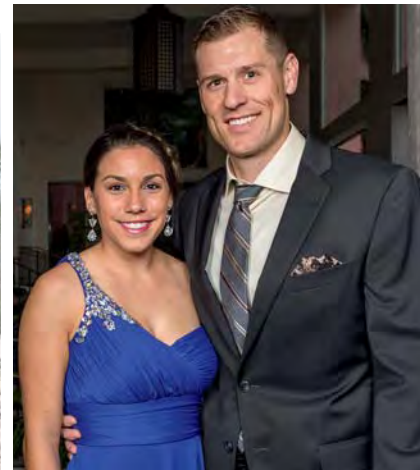
Hundreds attended the General Contractors Association's annual installation banquet at Royal Hawaiian Hotel on Jan. 21. Dignitaries at the gala included Gov. David Ige, Mayor Kirk Caldwell, and national AGC President Mark Knight.



Johnny Higa, Gov. David Ige, Cedric Ota, Clay Asato



Kim Hose, Ray Hose, Cheryl Majkut, Gerry Majkut, Garold Kashiwa, Lorraine Kashiwa



Rachel Cotton, Adam Cotton



Claire Isemoto, Leslie Isemoto



Steve Baginski, Kaleo Baginski, Tristie Snyder, Erik Snyder, Bryan Gonzalez, Garrett Sullivan



Jay Manzano, Marie Manzano



Marc Simmons, Brett Mau, Sheri Mau, Fatima Kempers, Les Kempers, Tom Broderick, Greg Uyematsu



Karen Berry, Cedric Ota, Ken Berry



Wendy Nohara, Glenn Nohara



Darryn Choy, Thalia Choy



Phyllis Wong, Jim Day, Mike Baulig, Miki Lau



Frank Okimoto, Nancy Okimoto, Eva Calastro, Terry Calastro



Marissa Machida, Randy Matsumoto, Lisa Venezia, Mike Venezia



Jaymie Dominguez, Jaime Dominguez, Cheryl Wyman, Victor Wyman



Elaine Pichay, Ken Pichay, Desilyn Pichay



Jessilyn Ota, Sarah Ota, Cedric Ota, Gail Ota, Kristen Ota



John Palleschi, Joanna Palleschi, Darin Van Dorn



Karen Tigrett, Michael Trusso, Anna Herrera, Peter Lee, Jane Lee



Mark Knight, Toni Knight, Rodney Nohara



Johnny Higa, Karen Higa, Lisa Asato, Clay Asato



Dorothy Cooper, Gillian Inouye, Lance Inouye, Bill Wilson



Lori Isara, Glen Kaneshige, Carol Koga



Jim Wilkinson

coating on the market with a 50-year material warranty.

Jim Wilkinson of JW Sales Inc., which has been distributing roofing materials

in Hawaii for more than two decades, spent 30 years in the roofing business

before becoming a distributor. Along with Gaco, he also believes strongly in Sta Brite R (SBR) for preserving wood on a shake or shingle roof. He loves it for residential use.

“This product is something that I used for years but kept it exclusively for my own roofing company because it worked so well,” Wilkinson says.

“Now that I am not in the roofing business any more this next year we

intend to begin marketing the SBR to the roofers and the general public. It is a way for people to extend the life of their wood roof or fencing. This does help the environment in so many ways by extending the service life of wood.”

Gaco’s silicone coating is the biggest part of JW Sales, he says, and can be used to protect or restore old roofs.

“Gaco is made out of silica quartz, the same basic elements that glass is made out of,” he says. “This allows the coating to be non-sacrificial to UV, like glass. In turn, the coating will protect the roof from UV deterioration and the waterproofing ability will protect the roof from deteriorating from standing or ponding water. The two main elements that Hawaii has are lots of sun and lots of rain. Gaco is the perfect solution.”

### Know the Guidelines

Beattie suggests at the minimum to do an infrared scan or moisture meter check before applying any sealants to existing roofs.

“If silicon is applied over fresh asphalt and all those solvents and oils that are in that sheet you’re painting over, if they haven’t had a chance to percolate over, it will blister,” he says. “Know your warranty because if you don’t follow the correct steps and upkeep it will be useless.”

Beattie stresses the importance of knowing how much traffic a roof will get before choosing single ply. That alone can extend roof life.

“If you’ve got a lot of mechanical things on the roof—air conditioning units or window washers running cables all over it so they can rappel down the sides—single ply isn’t your best choice,” he says. “You need a more redundant, stout surface that holds up to traffic.”

“Just as important are the flashings. How close is the building to ocean? If it is right next to ocean don’t use steel. They can literally disintegrate, come off and need to be replaced. That’s when water gets in around the edges. Use stainless steel, copper. If there is no foot traffic or cart traffic, then your options are more open. If you do have heavy traffic, have a durable stout membrane that will hold up for that.” 🏠

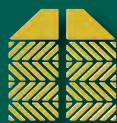
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**Peter Michelmores**  
Owner,  
OceanView Roofing

**Makaha Cabanas Condominiums:**  
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# Time for Re-evaluation: What to Do If Your Employees Need Motivation Now



BY GARRETT J. SULLIVAN

**R**ecently, I had a conversation with a successful contractor who commented, with frustration, “The employees just don’t seem to care anymore.”

This statement is not surprising given the recent Gallup 142-country study on the State of the Global Workplace in which only 13 percent of those surveyed stated they are actively engaged at work. The bulk of the employees (63 percent) stated they are not engaged, meaning they lack motivation and are less likely to invest discretionary effort in organizational goals or outcomes. Additionally, 24 percent stated they are “actively disengaged,” indicating they are unhappy and unproductive at work and liable to spread negativity to coworkers.

If you are feeling this way, there are a few ways to change this around for everyone’s sake, including your company’s.

The first way is to consider what is the culture of your business. In both research and practical experience, there are three key characteristics of companies with great corporate cultures.

## • They care.

They care deeply. They care about one another, they care about their products or services, and they care about their customers. In other words, they have a higher purpose. You have probably worked with or visited companies where you can feel a sense of family or love among the employees. Usually, these companies are very active in their communities. This can’t be instilled in an employee. It lives in the corporate culture and is contagious.

## • They have fun.

They recognize that employees spend a lot of time at work, so it’s a good idea to let them enjoy being there. Having fun can be achieved in a variety of ways, such as celebrating birthdays, having barbecues, hosting company-sponsored family events, attending charitable events together, and so forth. Having fun does not need to cost a lot of money; instead, it requires conscious thought about what your employees consider entertaining—and then doing it.

## • They have very high expectations of performance.

Performance is not measured by activity but rather by operational and financial excellence. In one company I

know, they have boiled down this characteristic to the following phrase: “You don’t get paid for effort, you get paid for results.”

The second way is through job descriptions and expectations. On at least an annual basis, do you or a member of your staff take the time to update job descriptions? Often, employees are not sure of what exactly they are supposed to be doing in their position and this creates confusion with others on how well they are performing. If job descriptions are being reviewed and updated regularly, have you considered adding a job expectations description as well? Job descriptions can be somewhat sterile and a job expectation listing provides a more narrative description of what the manager is also expecting the employee to do.

The third way is to ask yourself if your employees are being paid at least the same as the competition or not. Today, qualified and experienced field managers are the rock stars of the industry. As you recalibrate these areas of the business, be aware that prudent owners are doing the salary research and paying slightly above the completion as one sure-fire retention method.

The last way is to see if the company’s organizational chart is up-to-date or not. Many companies allow this chart to become dated over time. A better solution is to change it to an Accountability Chart. Listing the name of each employee, this chart describes each of their individual functions and major roles in the company. This is a helpful tool when employees and outsiders seek to know who does what role in the organization.

Once you have recalibrated these areas of the business, you can add the crown jewel for engagement: to change both your mindset and that of the entire company’s from focusing on employees’ weaknesses to focusing on their strengths. Studies show leaders who focus on employee strength every day are six times likely to report having very highly-engaged employees. 🏠

---

*Garrett Sullivan is 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](mailto:GSullivan@SullivanHi.com) or 478-2564.*

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