

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

MARCH 2017/\$4.95



## **Nohara Answers the Call**

Former Koga CEO comes out  
of retirement to help  
rail construction  
stay on track



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Hawaii's inventory of affordable housing stands to get a boost as builders work toward adding more rental units to the mix. Brett Alexander-Estes' report in this issue of *Building Industry Hawaii* provides input on current and upcoming developments from many of the Islands' leading home builders.



We also take a look at construction projects at Hawaii's harbors and airports. The good news is that the Department of Transportation's modernization programs are keeping contractors busy across the state. As one leading GC points out, "Airports, harbors and shipping docks are integral to Hawaii's economy."

When Honolulu Mayor Kirk Caldwell needed an experienced hand to fill a seat on the rail board, he called on Glenn Nohara. The longtime professional engineer and contractor talked with Don Chapman about his motives for coming out of retirement to tackle the often-controversial project.

When the construction industry is robust, the success naturally carries over to insurance and bonding businesses. But to really succeed it takes special qualifications, say experts who point to the importance of building and maintaining strong relationships with developers and builders, especially within a small market.

Let's say you own a high-rise (who doesn't have at least one?) and you figure it'll be years before it needs any major upkeep, such as waterproofing the walls, decks and railings. But failing to regularly waterproof your buildings can be much more expensive in the long run, according to our report.

It took a while, but the people on Guam have paid homage to a historic time by renovating the Congress Building in Hagatna, which was built right after World War II. The building was shuttered 22 years ago due to asbestos problems, but the revitalization is now complete and the doors reopened in January.

Also inside: The city's Department of Planning and Permitting is urging builders to take heed of new rules regarding stormwater runoff and implement sediment control plans for residential and other smaller jobs. 🏠

*A hui hou,*

david@tradepublishing.com

## Setting It Straight

We inadvertently reported in the February issue that the total value of contracts awarded by government agencies during 2016 was \$1.676 billion. The correct sum was \$1.673 billion, up more than seven percent from \$1.554 billion in 2015.

Henry T. Iida's name was misspelled in the February issue in the headline on a story about the Outstanding Union Builders of the Year. We regret the error. Iida and Thomas Toma were winners of the annual award given by the Hawaii Regional Council of Carpenters. It was the first time in the history of the award that two recipients were honored.

Commercial Roofing & Waterproofing Hawaii Inc. provided the picture on the cover of the February issue as well as images for the inside pages.

# BUILDING INDUSTRY HAWAII

The Construction Magazine of Hawaii

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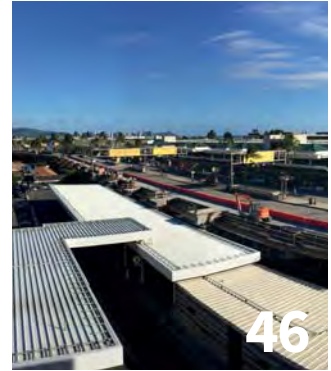


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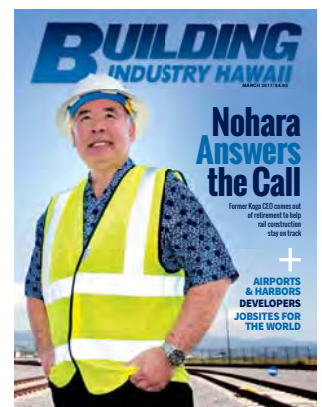
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### On the cover

HART board member Glenn Nohara  
Photo by Nathalie Walker  
Design by Ursula A. Silva



## COMING IN APRIL

*Building Industry Hawaii* will report on **Residential Construction and Infrastructure**. We also will go **Inside the GCA**.

 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.

**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 on May 12 at the Royal Hawaiian Hotel.

Deadline for awards portfolio entries: March 1. For more info, email Barbie Rosario at [barbie@naiophawaii.org](mailto:barbie@naiophawaii.org). Fee: single project \$250; two or more projects \$200 each.

**MARCH 2**

**ARE Prep Session: Practice Management**

This American Institute of Architects Honolulu Chapter (AIA Honolulu) ARE exam prep session covers ARE 5.0 (Practice Management) and ARE 4.0 (Construction Documents & Services & Programming, Planning, & Practice) to assist those on the path to licensure. From 5-5:40 p.m., ARE Prep Session chairs Jason DeMarco and Todd Hassler will be available for one-on-one mentoring regarding AXP, ARE and licensure. Various credits available.

5:30-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required at [aiahonolulu.org](http://aiahonolulu.org) and available until March 2. For more information, contact Jason DeMarco at [JDeMarco@ferrarochoi.com](mailto:JDeMarco@ferrarochoi.com). Fee: AIA/AIAS members \$10 per person; nonmembers \$20. Substitutions available.

**MARCH 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).

**MARCH 4, 11, 18; AND APRIL 5, 12, 19**

**Fall Protection for Construction - Competent Person Level 24 Hour**

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

7 a.m.-3:30 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. For more information and to register online, go to [info@lawsonsafety.com](mailto:info@lawsonsafety.com), [lawsonsafety.com](http://lawsonsafety.com) or call Lawson & Associates Inc. at 441-5333. Fee: \$599 plus tax and registration/online ticketing fee.

**MARCH 7**

**WIC Week HART Tours**

The National Association of Women in Construction (NAWIC) hosts a tour of the Honolulu Authority Rapid Transportation rail project, including the guideway and rail operations center.

8:30 a.m. (group meet-up) Don Quijote Waipahu, 94-144 Farrington Hwy. Online RSVP with Eventbrite.

**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 information, go to [biahawaii.org](http://biahawaii.org) and [pacificsafetyfest.com](http://pacificsafetyfest.com).

**MARCH 8, 13, 22, 29; APRIL 5, 12**

**Presentation Skills Class**

AIA Honolulu hosts Pam Chambers' Presentation Skills Class, a series of six public speaking classes that also features small group practice.

6-8:30 p.m. (Wednesdays and Monday, March 13). AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. For registration and information contact Pam Chambers at [SpeakOut@pamchambers.com](mailto:SpeakOut@pamchambers.com) or 377-5679.

**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.

5:30-7 p.m. AIA Honolulu Center for Architecture, Program Space, 828 Fort Street Mall, Suite 100. Online registration and payment is required at [aiahonolulu.org](http://aiahonolulu.org) and available until March 2. For more info, contact Kris Powers at [kris@masonarch.com](mailto:kris@masonarch.com) or call 536-0556. Fee: AIA members \$20; nonmembers \$25.

**MARCH 11, 25**

**AIA Architectural Walking Tour**

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 4-12 people.

9-11:30 a.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment at

aiahonolulu.org by March 10 for March 11 tour and by phone by March 24 for March 25 tour. For more information email contact@aiahonolulu.org or call 628-7243. Fee: \$15 per person.

**MARCH 14-16**

**2017 Construction Quality Management (CQM)**

Offered through BIA-Hawaii. NAVFAC and the Corps of Engineers' 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. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$95; nonmembers \$125. \$62.50 through available ETF funding.

**MARCH 15**

**Activity Hazard Analysis Development and Management Course 8 Hour**

Lawson Associates Inc. presents an 8-hour, one-day course that covers the U.S. Army Corps of Engineers (USACE) EM 385-1-1 requirements for the development and use of Activity Hazard Analysis (AHA) as part of a Contractors Risk Management Process. Includes written reference material, lunch, refreshments and classroom lecture.

7 a.m.-3:30 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. For more information and to register, email info@lawsonsafety.com, visit lawsonsafety.com or call Lawson & Associates Inc. at 441-5333. Fee: \$199 plus tax and registration/online ticketing fee.

**MARCH 15**

**AIA Kickoff Pau Hana: 2017 Mentorship Program**

AIA Honolulu's 2017 AIA Mentorship Program is a new mentorship platform geared toward the professional development of emerging architects. Open to 10 AIA and 15 Associate AIA members, the program will feature five groups headed by

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rotating Hawaii building design and industry professionals. The Kickoff Pau Hana will introduce program participants to the mentors and their learning groups and will include refreshments.

5:30-7:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register online at [aiahonolulu.org](http://aiahonolulu.org) until March 14. Contact Jason Takeuchi at [jason@ferrarochoi.com](mailto:jason@ferrarochoi.com) or go to [aiahonolulu.org](http://aiahonolulu.org) for more information. Fee: \$50 (includes Kickoff admission and five group mentoring sessions).

**MARCH 16**

**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, go to [nawic114@yahoo.com](mailto:nawic114@yahoo.com) or [Honolulu-nawic.org](http://Honolulu-nawic.org). Dinner fee \$35.

**MARCH 16**

**2017 Ferguson Plumbing Reception**

AIA Honolulu hosts Ferguson Bath, Kitchen and Lighting Gallery's product show featuring the latest plumbing equipment and decor currently available. Manufacturers' representatives will be on hand to answer questions. Paired food and wine.

5-8 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Registration required; register online at [aiahonolulu.org](http://aiahonolulu.org) until March 16. For more info contact Clayton Gomi (Ferguson, Allied Member) at [Clayton.Gomi@Ferguson.com](mailto:Clayton.Gomi@Ferguson.com) or 832-7419.

**MARCH 16**

**GMM Site Tour of Keauhou Place**

AIA Honolulu General Membership Meeting attendees will join Stanford Carr, Keauhou Place's developer, in a tour of the 43-story Kakaako tower's construction site. Keauhou Place features top-of-the-line design and appointments for Honolulu's new urban lifestyle. Limited to the first 25 who sign up. Bento included. Various credits available.

3:30-5:30 p.m. Advance online registration and payment required at [aiahonolulu.org](http://aiahonolulu.org) by March 15. Contact Julie Lam for more information. Fee: AIA Honolulu members \$20; nonmembers \$35. No walk-ins.

**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, ADUs, permitting basics and more. Counts for four DCCA 2017-2018 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 17**

**First Aid/CPR Class**

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

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

**MARCH 18, 25**

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

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, email [info@gcahawaii.org](mailto:info@gcahawaii.org), visit [gcahawaii.org](http://gcahawaii.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

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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 primohui.org. Fee (full conference): business \$690; government/nonprofit/academic \$590. Options for single day registration also available.

### MARCH 20

#### Basics of Building

New course offering by BIA-Hawaii is conducted by Bay Area building expert Michael Strong. Vendors, suppliers, brokers and others will get a 360-degree view of what it takes to build or remodel a home, including land acquisition and development, builders' financial tools, sales and

marketing techniques, current building trends, post-construction activities and more. Counts for six DCCA 2017-2018 biennium continuing education requirements. Course ID: C9471.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online at biahawaii.org or contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA members \$300; nonmembers \$400; \$200 through available ETF funding.

### MARCH 21

#### Business Management for Building Professionals

BIA-Hawaii hosts Bay Area building expert Michael Strong's introduction to the management skills and BMPs for smaller businesses: overcoming common business challenges, identifying a company's three basic functional areas, the five main tools used to improve a business, how to recruit, train and retain key personnel and more. Counts for six DCCA 2017-2018 biennium continuing

education requirements. Course ID: C9477.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at biahawaii.org or contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA members \$300; nonmembers \$400; \$200 through available ETF funding.

### MARCH 22

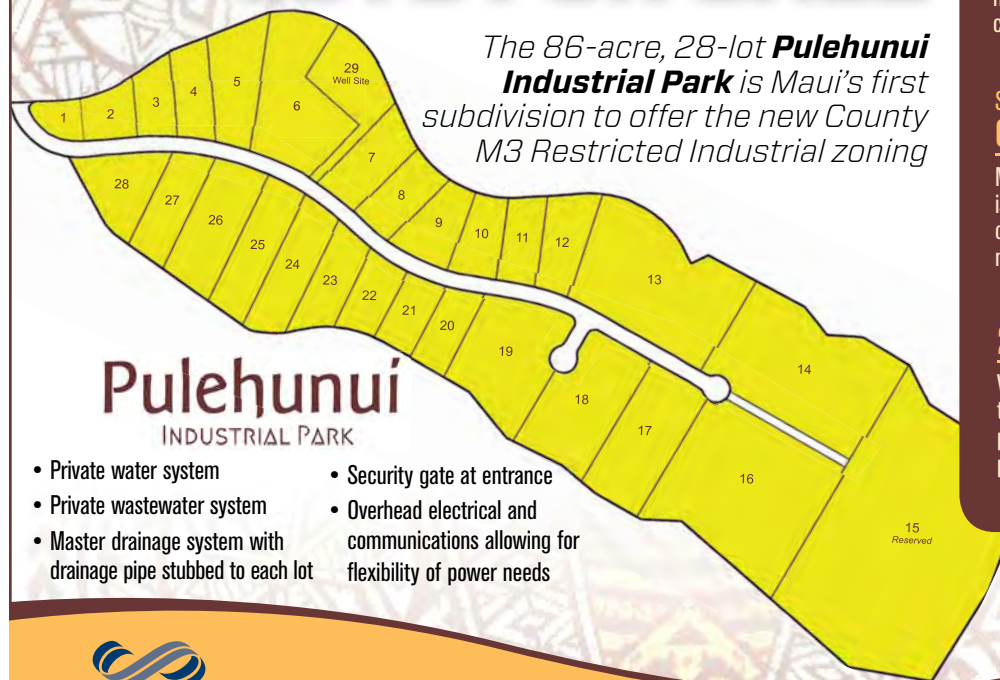
#### Estimating and Scheduling for Profitable Business Operations

Offered by BIA-Hawaii. Boost your project prep efficiency and achieve greater client satisfaction by incorporating Bay Area building expert Michael Strong's fundamentals. Topics include accurate cost identification, how to use spreadsheets and packaged estimating systems, fundamentals of scheduling and more.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at biahawaii.org or contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA members

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\$250; nonmembers \$350; \$175 through available ETF funding.

### MARCH 23

#### Project Management

BIA-Hawaii's hands-on course by Bay Area building expert Michael Strong covers the three phases of a successful venture: planning, implementation and evaluation. Owners, project managers and other builders will learn how to successfully supervise contractors and all phases of construction both on- and off-site.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

### 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 Renee Rosehill at [renee@abchawaii.org](mailto:renee@abchawaii.org) by Feb. 21. Fee: per person (banquet only) \$35; single golfer \$110; four-player team \$440. Other sponsorship and raffle ticket fees as applicable.

### MARCH 24, 30, 31; APRIL 6, 7

#### 40-Hour Construction Safety Hazard Awareness Training for Contractors Course

Designed specifically for contractors, this GCA of Hawaii weeklong course will provide the additional certification for a Site Safety & Health Officer (SSHO) as stated in the NAVFAC UFGS 1.6.1.1.1. Instructor Tristan Aldeguer also covers the major revisions to the EM385-1-1. Industry prerequisites required. Certification provided after successful testing.

Includes lunch and course handout.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by March 17 at [gcahawaii.org](http://gcahawaii.org). Limited seating; first-come, first-served. Fee: GCA members \$500; nonmembers \$750.

### MARCH 28

#### CAPS I Marketing Strategies for Aging & Accessibility

Offered by BIA-Hawaii. Learn how to identify opportunities and offer skills that meet the needs of a 50-plus market. Also covered are best practices in communicating and interacting with this population, and how to take advantage of one of the fastest-growing market segments in remodeling and related industries. Counts for six DCCA 2017-2018 biennium continuing education requirements. Course ID: C9475.

8 a.m.-5 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). Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

### MARCH 31

#### PechaKucha Night of Design Presentations

AIA Honolulu Chapter's 11th annual Architecture Month celebrates its 2017 theme, "Our Urban Fabric – Design Honolulu" with fast-paced PechaKucha presentations by leading AIA Honolulu member architects, interior designers, educators, fine artists and writers.

5:30-8 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. For more information, email [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) or call 628-7243. Further event, registration and fee details to be announced.

### APRIL 1, 8

#### Planning and Scheduling (STP Unit 3)

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 3—Planning

and Scheduling (2015 edition)—is the third in STP's six-course program. Instructor Clyde Wachi of Swinerton Builders covers plan preparation, creating a critical path, scheduling software and more. Includes manual. Certificate available after completion of course.

7:30 a.m.-12:30 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by March 20. Limited seating; first-come, first-served. To register and for more information, go to [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org), or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after March 20. Substitutions available.

### 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).

### APRIL 8

#### 11th Annual Architecture Month Walking Tour: University of Hawaii at Manoa

Celebrate AIA Honolulu Chapter's 11th annual Architecture Month with a special tour of UH's campus core and landmark buildings guided by AIA-member architects. Reservations and payment required. Meeting point and staggered tour schedules to be announced.

8 a.m.-noon. Online reservations and pre-payment required at [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) beginning March 1. For more information, email [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) or call 628-7243. Fee: \$15 per person. No refunds.



# Aon's Mike Grossi Revels in a Brisk, High-risk Business

BY DON CHAPMAN

**M**ike Grossi is pretty sure that even if you work in the construction industry, you're rather unsure what surety is.

One thing it's not is insurance.

"If you say surety, most people have no clue what that is," he says with a laugh. "But if you say bonding, then some people know it's kind of interchangeable. But insurance is different. Surety is more like banking."

In short, surety guarantees that a construction project will be finished to the owner's specifications—whether it's a condo association's elevator replacement or construction of a high-rise tower—in the event the contractor goes bankrupt or is otherwise incapable of completing the job.

"The government of Canada is spending something like \$100 billion—it's a massive power plant, a 10-year project, and they're literally moving rivers.

"Locally, we do a lot of construction insurance and bonding, both contractors and developers, mostly large ones—Hawaiian Dredging, Nan Inc. And subcontractors such as Alakai Mechanical, Beachside Roofing, Developers, we work with Alexander & Baldwin, Stanford Carr, Howard Hughes on all their high-rises."

And business is brisk, says Mike, a past board member of the Honolulu chapter of the Construction Financial Management Association.

"On the bonding side what we're seeing a lot more of these days, typi-

cally in a lot of (residential) associations, the older buildings are being refitted—fire sprinklers, spalling repair or just maintenance.

And usually in their bylaws, any project that's over X-dollars they have to require a bond from the

contractor to make sure the job gets done correctly—in case the contractor goes out of business or something. And in a lot of cases condos have been underfunded for maintenance, so they have to do these big upgrades, and they'll go out and get a loan from a bank. And when a bank gets involved, they want to make sure whoever is coming in to do the work is bonded, so they're protected.

"Bonding in Hawaii is pretty unique.

Any time the banks are involved, any time they're loaning money on a construction project, whether it's a million dollars or 200 million dollars, the bank requires the owner bond the contractor,

and name the bank on the bond as well."

When he moved to Hawaii from San Francisco in 1995, Mike, a Fresno State business grad, encountered an only-in-Hawaii bonding practice:

"The material house bond, it's nowhere else in the world that I've ever found. It goes back to the plantation days. The material houses—like Honsador, HPM—a contractor goes to them, and let's say he's building a house. The client gets a loan from the bank, the bank wants a bond, but typically if you're a custom builder ... the surety companies don't really want to do just a one-off deal like that. So what happens, the material house guarantees it, they provide the bond to the owner and to the bank. ... Oh, and the material house cannot charge for (the bond) because they're not a licensed insurance company. But you have to buy the materials through them—lumber, windows, steel."

Away from the office, Mike enjoys golf and traveling with his wife, the former Shirley Furukawa, who grew up on the pineapple plantation at Kapalua, Maui.

"She helps run the YWCA's Dress for Success program," he says proudly. "Women are referred in—women in an abusive relationship or getting out of prison—and they have nothing. The program offers them support and a nice outfit to go to a job interview. If they get a job, they can come back and get three more outfits. We were at Home Depot and this woman comes running up and gives Shirley a hug—it was one of the women who went through the program and is now an assistant manager at Home Depot. You see people's lives being changed."

Of that, you can be assured. 🏠

*Have a good story about a good person in Hawaii's construction industry? Please e-mail me at don@tradepublishing.com.*



Mike Grossi



Mike and Shirley at Pebble Beach

Mike is the managing director of Aon's Hawaii office. Aon—the formal name is Aon Risk Solutions—is a world-wide company that employs more than 66,000 people, offering more than 100 services to clients in 120 countries. To put the size and scope into perspective, just before welcoming me into Aon's downtown offices recently, he'd ended a conference call with colleagues in Texas, New York and Korea. And last year Mike structured a \$2 billion surety line for client Samsung CNT of Korea.

"The project is in Canada, B.C. Hydro, a huge plan," says this son of a California cement truck driver.

# Contracts Rise 2.3% to Start New Year

The new year got off to a good start as contract awards by government agencies during January rose 2.3 percent, up from \$106,209,232 last year to \$108,726,958.

The increase continues the momentum from 2016's tally of \$1,673,289,904 in contracts, which was more than 7 percent

above the previous 12-month period.

The largest award this January, a \$49.5 million design-build project, went to Layton Construction Co. for the University of Hawaii at Manoa's Life Sciences Building.

Jas. W. Glover Ltd. landed the next biggest contract of \$20,162,000

for Kawaiilani Street improvements, from Iwalani Street to Pohakulani Street, in South Hilo on the Big Island. The third largest job was won by Nan Inc. for \$15,558,600 in concession improvements to the Diamond Head concourse at Honolulu International Airport.

## JANUARY'S TOP 10 CONTRACTORS

1) Layton Construction Co. (1)	\$49,500,000
2) Jas. W. Glover, Ltd. (1)	20,162,000
3) Nan Inc. (1)	15,558,600
4) Constructors Hawaii Inc. (1)	5,612,000
5) CC Engineering & Construction Inc. (3)	3,893,600
6) Maui Kupuno Builders LLC (1)	3,377,780
7) Paul's Electrical Contracting LLC (2)	2,645,400
8) All Maintenance & Repair (1)	1,784,000
9) Arita/ Poulson General Contracting (1)	1,754,177
10) Elite Pacific Construction Inc. (1)	1,648,000

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



## JANUARY

(Awards are rounded up to the nearest dollar.)

### Oahu

**Layton Construction Co.** ..... \$49,500,000  
Design-Build Construction Project, New Life Sciences Building at the University of Hawaii at Manoa

**Nan Inc.** ..... 15,558,600  
Concession Improvements, Diamond Head Concourse, Honolulu International Airport

**Constructors Hawaii Inc.** ..... 5,612,000  
Moanalua High School, Performing Arts Center, Phase 2

**CC Engineering & Construction Inc.** ..... 2,960,800  
Nanakuli Elementary School, Waianae and Nanakuli Complexes, Heat Abatement, Phase 1B

**All Maintenance & Repair** ..... 1,784,000  
Nanakuli High and Intermediate School, Miscellaneous R&M for FY 2008-10

**Arita/ Poulson General Contracting** ..... 1,754,177  
Ilima Intermediate School, Campbell Complex, Phase 1B, Heat Abatement

**Elite Pacific Construction Inc.** ..... 1,648,000  
Highlands Middle School, Waiiau Elementary School and Kaleiopuu Elementary School, Heat Abatement, Phase 1A

**HBM Acquisitions LLC** ..... 721,460  
Campbell High School, Campbell Complex, Phase 1A, Heat Abatement

**HBM Acquisitions LLC** ..... 626,800  
Kaimiloa Elementary School, Campbell Complex, Phase 1A, Heat Abatement

**CC Engineering & Construction Inc.** ..... 478,000  
Waianae Elementary School, Waianae and Nanakuli Complexes, Heat Abatement, Phase 1A

**CC Engineering & Construction Inc.** ..... 454,800  
Ala Wai Elementary School and Kaimuki High School, Phase 1A, Heat Abatement

**Ted's Wiring Service Ltd.** ..... 360,463  
Freeway Management System, Phase 1C, Part 3A, Data Expansion, Various Locations

**Road Builders Corp.** ..... 319,988  
FY17 One-Year Maintenance Contract for Pavement Repairs at Fort Armstrong, Honolulu Harbor

**Amethyst Builders LLC** ..... 72,800  
Campbell High School, Building A, Replace Termite Damaged Wall

**Pacific Isles Equipment Rentals Inc.** ..... 70,890  
Repair Fence at Pier 51 Container Yard, Honolulu Harbor

### Maui

**Maui Kupuno Builders LLC** ..... 3,377,780  
King Kekaulike High School, Track and Field Facility Improvements

**Pacific Isles Equipment Rentals Inc.** ..... 99,000  
Repair Fence at Kaunakakai Harbor, Molokai

### Hawaii

**Jas. W. Glover Ltd.** ..... 20,162,000  
Kawaiilani Street Improvements, Iwalani Street to Pohakulani Street, South Hilo

## AWARDS BY AGENCY

UH	\$49,500,000
DPWHI	20,162,000
DOE	19,770,617
DOT	19,294,341
<b>Total</b>	<b>\$108,726,958</b>

## AWARDS BY AREA

Oahu	\$81,922,778
Hawaii	23,087,400
Maui	3,476,780
Kauai	240,000
<b>Total</b>	<b>\$108,726,958</b>

**Paul's Electrical Contracting LLC** ..... 1,347,700  
Lightning Protection System at Hilo International Airport

**Paul's Electrical Contracting LLC** ..... 1,297,700  
Lightning Protection System at Kona International Airport

**F&H Construction** ..... 280,000  
Kohala High School, Building C & D, Drainage Improvements

### Kauai

**Society Contracting LLC** ..... 240,000  
Repair Roof at Pier 2 Shed, Nawiliwili Harbor



## LOW BIDS

The companies below submitted the low bids in January 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

<b>Shioi Construction Inc.</b> .....	<b>\$5,748,800</b>
Hamilton Library Addition Phase III , Upgrade Controls, Central Plant and Reheat Systems, University of Hawaii at Manoa	
<b>MEI Corp.</b> .....	<b>1,578,523</b>
Waimanalo District Park, Structural Improvements to Gymnasium	
<b>BCP Construction of Hawaii Inc.</b> .....	<b>1,226,960</b>
Moanalua High School, Miscellaneous R&M FY 2013	
<b>Prometheus Construction</b> .....	<b>1,106,150</b>
Manoa Stream Tributary Retaining Wall	
<b>A's Mechanical &amp; Builders Inc.</b> .....	<b>865,000</b>
Kaahumanu Elementary School, Various Buildings, Replace AC	
<b>Allied Pacific Builders Inc.</b> .....	<b>828,700</b>
Waipahu High School, Miscellaneous R&M FY14	
<b>HBM Acquisitions LLC</b> .....	<b>761,000</b>
Farrington High School, Kalakaua Middle School and Dole Middle School, Heat Abatement, Phase 1A	
<b>57 Engineering Inc.</b> .....	<b>742,408</b>
Moanalua High School, Miscellaneous Repair and Maintenance for FY 2008-2010	
<b>Wasa Electrical Services Inc.</b> .....	<b>609,600</b>
Koko Head Elementary School, Campus Replace Fire Alarm System	
<b>MEI Corp.</b> .....	<b>594,997</b>
West Loch Golf Course National Pollutant Discharge Elimination System Improvements	

<b>Haron Construction Inc.</b> .....	<b>477,505</b>
Kalaniana'ole Highway Drainage Improvements, Vicinity of Wailupe Place	
<b>Hawaii Works Inc.</b> .....	<b>396,613</b>
Puowaina Drive Bridge Load Upgrade, Bridge No. 236	
<b>Economy Plumbing &amp; Sheetmetal</b> .....	<b>329,600</b>
John A. Burns School of Medicine, Bioscience Building, Replace/Repair Hot Water System, UH-Manoa	
<b>Brian's Contracting Inc.</b> .....	<b>327,000</b>
Ewa Elementary School Buildings C&D Electrical Upgrade and AC	
<b>Certified Construction Inc.</b> .....	<b>285,766</b>
Pohakea Elementary School, Building A Reroof	
<b>Moriyama Construction Inc.</b> .....	<b>281,340</b>
Mokulele Elementary School Building E Reroof	
<b>Tory's Roofing &amp; Waterproofing Inc.</b> .....	<b>260,686</b>
Kipapa Elementary, Reroof Buildings I, J, P0352 (P-10), P0347 (P-11), Pt020	
<b>Paradise Roofing Corp.</b> .....	<b>246,000</b>
Mililani Waena Elementary School Building C Reroof	
<b>Island Construction &amp; Demolition</b> .....	<b>174,910</b>
Pohakea Elementary School Building B Ground Improvements	
<b>Pacific Floor Covering LLC</b> .....	<b>92,400</b>
Holomua Elementary, Building A, Re-Carpet Library	
<b>Beachside Roofing LLC</b> .....	<b>88,269</b>
Neal Blaisdell Center, Shop and Storage Facility Roof Improvements	

<b>Manu E. Mafi</b> .....	<b>24,500</b>
Waialua High School Ct-1 Demolish Custodian Cottage	

### Maui

<b>Island Construction &amp; Demolition</b> .....	<b>144,910</b>
Kualapuu Elementary School, P2229 Replace Ramp P5	
<b>Elcco Inc.</b> .....	<b>107,487</b>
Electrical Work for Scada Server and RTU Upgrade	
<b>Upcountry Electric</b> .....	<b>99,000</b>
Emergency Generator Installation at Kihei Community Center	
<b>Upcountry Electric</b> .....	<b>99,000</b>
Emergency Generator Installation at Mayor Hannibal Tavares Community Center	

### Hawaii

<b>Harbor Offshore Inc.</b> .....	<b>455,954</b>
Hilo Outfall Landside Repairs	
<b>BCP Construction of Hawaii Inc.</b> .....	<b>366,553</b>
Honokaa High and Intermediate School, Miscellaneous R&M FY14	
<b>Certified Construction Inc.</b> .....	<b>277,708</b>
Honokaa High and Intermediate School, Building L, Reroof and Regutter	



Hawaiian Dredging completed The Collection for A&B Properties in November.

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## ‘THE COLLECTION’

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# A NEW STAR FOR HONOLULU’S SKYLINE

Hawaiian Dredging completes  
a triad of buildings with condos,  
townhomes and lofts in Kakaako

**T**he Collection, A&B Properties Inc.’s residential development in Kakaako, is aptly named because it is, in fact, a collection of three different types of units:

- The Tower is a 43-story high-rise consisting of 397 one-, two- and three-bedroom residences.
- The Lofts sit on the *makai* street frontage, with 54 studios and two-bedroom residential units.
- The Townhomes are *mauka*, with 14 luxury multi-level residential units.

“Everyone who worked on this project had the opportunity to do other things,” says Andrew Holt, project manager for general contractor Hawaiian Dredging Construction Co. Inc. “Instead, they chose to dedicate their time, energy and resources to nurture this project from a sketch on a napkin to 451 homes in the heart of Kakaako.

These are the people who should be recognized because they made the difference and made it happen.”

The project broke ground in October 2014 and was completed last November. In addition to the residential units, The Collection includes commercial and retail spaces and a seven-story parking garage boasting 888 stalls.

“As Honolulu’s Kakaako area continues its transformation into the state’s new urban core where people work, live and play, housing demand in the area has increased tenfold,” Holt says. “The Collection project brings much-needed quality housing selections to meet the housing demand.”

Holt notes that a key challenge



Andrew Holt



“occurred during the full swing of construction, as the structure approached the roof level, the project team worked through the coordination of the complicated roof structure system. The project team learned that the engineering judgment for the required formwork and shoring systems was prescribed at more than four times the typical amount.

“This posed significant schedule, cost and manpower impacts not only to the concrete phase but also the interior finishes that were completed on many levels. Working through this challenge with the design team, an amiable solution was presented and finalized through the collaborative efforts of Hawaiian Dredging and the design team.”

Key members of the design team included Rick Stack, vice president of development at A&B; lead architect Jeff Renterghem of Pappageorge Haymes Partners Ltd.; Mike Goshi of Design Partners Inc.; and Tim McMonigle, vice president of Griffith



The interior of a unit at The Collection  
PHOTOS COURTESY THE COLLECTION

Construction Consultants Inc.).

Other major factors were having a steady supply of materials and labor.

“It’s not too often you see a 400-foot building going up in Honolulu, but when The Collection started going up, there were four other high-rise projects,” he says. “The construction boom was clearing the union halls and our project was taking every resource

the Islands had available. It was not uncommon to have trade workers fly in every day from Hilo or Lihue to work on-site here in Oahu. Everything from manpower to materials were tough to come by and was only available through detailed and decisive planning.”

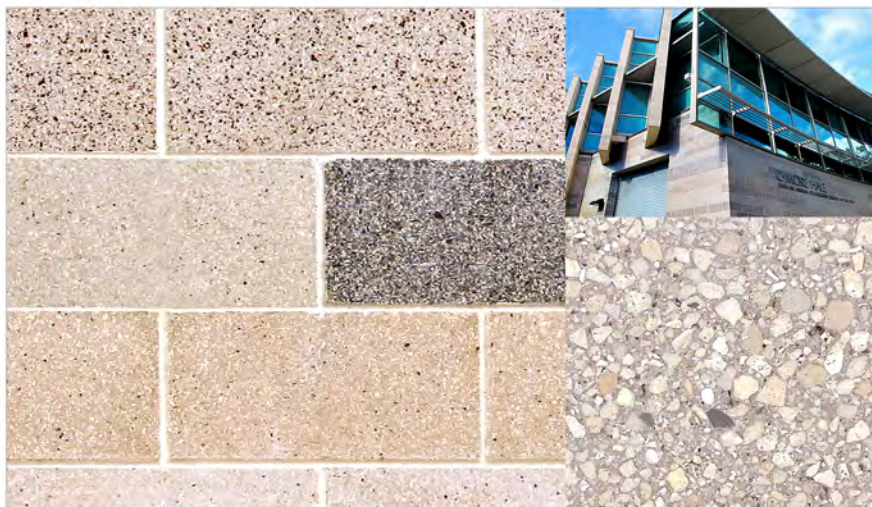
And there were the unexpected setbacks, he says.

“After one evening of heavy rains—I believe it was Tropical Storm Darby—we lost power to the site and it was not discovered until the next morning. I remember having to address our team, several hundred of them, to tell them that the hoist would not be in operation and the tower crane would not be working, and that it was in the best interest of health and safety that the job would be shut down,” Holt says.

“I remember seeing so many disappointed faces and I spoke with many of them after the announcement. They were not frustrated because they had to spend an hour and a half in traffic, coming in from the west side, or that they would lose a day of pay. They were most disappointed that they could not help the job keep its momentum and finish the work they had started the day before.

“It was really touching, to see how passionate our team was. At least a hundred workers stayed around to see if the power would turn on, which eventually did after lunch the same day.”

And as with any high-profile construction site, there were the curious passersby to contend with.



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“The Collection was surrounded by businesses and hundreds of residential units, and flanked by one of the busiest thoroughfares in the state. It was a highly visible project with no shortage of spectators and onlookers,” Holt says. “People were watching, and we made sure that they saw a contractor who took pride in their work,

contained the dirt, captured the dust and dampened the noise.”

Maintaining a connection with all team members also was vital to the success of the project, Holt says.

“Communication, communication, communication. Countless phone calls, web meetings and onsite discussions were necessary to organize, coordinate

and overcome and prevent potential problems and ensure the work went as smoothly as it did,” he says.

“We used every mode of communication, from building information modeling (BIM), web meetings, teleconference calls, emails, text messages, Facetime, file-sharing software, all the way down to the simplest but still very effective face-to-face discussions.

“Everyone has different abilities and preferences, and every situation varies in the appropriate and most effective forms of communication.”

In the end, Holt finds it difficult to say which aspect of the project is his favorite.

“After seeing so much of the job, I tend to look at the project as a single feature. However, if I have to pick something, the most recognizable feature is the accent lighting at the top of the high-rise tower,” he says. “At night, the accent lighting is an iconic feature identifying The Collection across the Honolulu skyline.” 🏠



*Thank You for  
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**“Destination”**

*May God Bless*  
**Hawaiian Dredging  
Construction Company, Inc.,  
and The Collection**



HHC's Ae'o residential condominium goes up in Kakaako.  
PHOTO COURTESY THE HOWARD HUGHES CORPORATION





2017 sees big residential starts—and more plans for affordable homes

BY BRETT ALEXANDER-ESTES

# MORE HOMES, MORE HOPE

**W**hen Alakai Development next breaks ground, it may be on a Kakaako tower with 400 affordable rentals and a DOE elementary school.

High-rise kindergartens are definitely a Hawaii first. But 690 Pohukaina's real kicker is that it targets Hawaii's rental market—exclusively.

Right now, most new residential builds—at Hoopili, Koa Ridge, Anaha and elsewhere—are for sale. Rentals are typically not as profitable and so are limited to a fraction of a project's units.



A state Department of Education elementary school is currently planned for 690 Pohukaina. RENDERING COURTESY ALAKAI DEVELOPMENT

That's what's pushing Alakai Development and 690 Pohukaina. "We are focusing heavily right now on apartments and rental homes, and not a lot of people are doing that," says Cayenne Pe'a, Alakai

Development principal.

Hawaii's lowest-income rentals are built with government financing. At the opposite end, "there's a lot of condo stock out there that is targeted at a higher market," Pe'a says. "But



690 Pohukaina's two future Kakaako towers will be built in separate phases. RENDERING COURTESY ALAKAI DEVELOPMENT

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what we decided to take on is providing rental homes for everyone in between.”

It’s a challenge that Pe’a and fellow Alakai Development

Principal Jon Wallenstrom are meeting head-on. The team developed \$2.3 billion in military housing in 2006 as well as Kapolei Lofts, 2016’s



Jon Wallenstrom

award-winning rental community, while both were with Forest City Hawaii. The team’s mission dovetails nicely with Mayor Kirk Caldwell’s recent pledge to support the annual production of 800 affordable housing units over the next four years. And as ADUs and public-private partnerships reshape Island



Cayenne Pe’a

housing, agile companies like Alakai Development are jumping in, building even more inventory alongside 2017’s leading projects.

**Hoopili**  
Approximately 11,750 new Hoopili residences over the next 20 years:

### Hoopili

That’s the timetable for D.R. Horton Hawaii, a division of the largest U.S. homebuilder by volume for 15 consecutive years.

In September, the company broke ground on Hoopili with leading officers in attendance, a testament to both the value of the \$4.6 billion East

## Residential’s ‘Big Five’

D.R. Horton, Hunt Companies, The Howard Hughes Corporation, Castle & Cooke and Stanford Carr Development are shaping Hawaii’s destiny just as the original “Big Five” did a hundred years ago.

Like their plantation-era predecessors, large land holdings allow most of these companies to bypass the biggest barrier to residential development—the soaring cost of land.

Large land holdings also foster “vertical integration”—interlocking company operations that usually ensure greater revenue and potential profits. These can include:

- Investment management
- Prefab building components
- In-house/affiliated contractors
- Mortgage/financing services
- Property management services

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RICHARD PENTECOST  
Owner, 808FUTSAL



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Kapolei project and the long trek to its realization.

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



Cameron Nekota

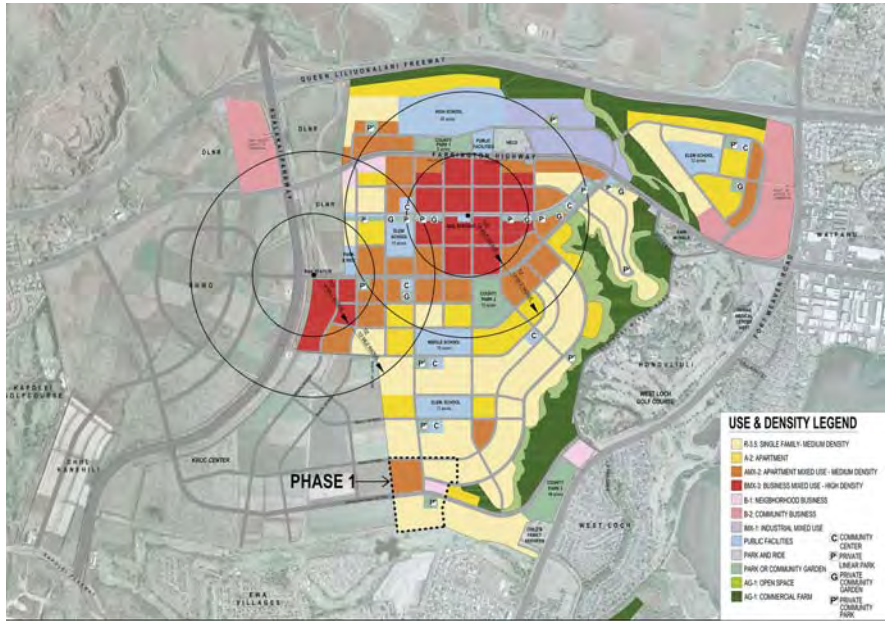
Included in Hoopili’s transit-ready master plan are affordable and community-priced homes, five schools, approximately

3 million square feet of commercial and retail space, nearly 70 acres earmarked for parks and community centers and 200 acres of commercial farmland.

Haakea, Hoopili’s first phase, is raising approximately 150 single-family homes, with some offering ADU (accessory dwelling units) options. Also in the pipe are 1.5 acres

of commercial space and 1.8-acre Konane Neighborhood Park with playground equipment and a gathering pavilion. Haakea’s first homes are slated for completion this summer.

Haloa, Hoopili’s next phase, will soon start construction on approximately 140 multifamily homes, including townhomes, duplexes, FLEX-Homes and stacked flats.



Map of Hoopili Phase I

GRAPHIC COURTESY D.R. HORTON



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# What's Next for Kapolei?

As Hoopili and Oahu's Second City grow by leaps and bounds, Rep. Sharon Har, (District 42, Kapolei, Makakilo), says new area jobs and infrastructure are needed "to ensure the success of both commercial and residential development."

The following new projects, Har says, support these goals:

## **Kapolei Interchange, Phases 3, 4 (\$55 million):**

According to the state's Department of Transportation, "the expanded Palailai Interchange ... is needed to address the growth, traffic operation, capacity and safety of the freeway system that will provide a direct access to the major industrial area of the region and Kalaeloa Harbor."

- Phase 3 provides "the only intermodal connectivity between the H-1 Freeway and ... the second busiest port in the state" and is slated to begin this year.
- Phase 4 "completes the critical full-movement connection." Phase 4 design is slated to begin this year; construction in 2018/2019.

- Both projects together will provide approximately 270 direct jobs and 1150 indirect jobs from design and construction.

## **Kapolei Mixed-Use Development (\$111.5 million):**

The residential/commercial project by developer Coastal Rim Properties, says Har, is "in the process of working through drawings with the City and County of Honolulu's planning committee."

- The first building's construction is slated to begin this year.
- Second building and rest of the project is still in the drawing phase.

## **Kauluokahai Subdivision (Phase IIB, \$11.59 million):**

"Kauluokahai is the new 1,000 single-family home development by the Department of Hawaiian Home Lands (DHHL)," says Har. "The infrastructure for Kauluokahai, increment IIB, has been completed. DHHL is currently soliciting a developer for 100 single-family houses, with the anticipated start date for home construction in September 2017."



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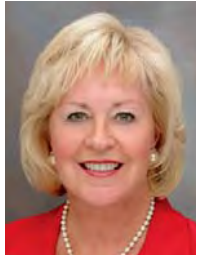
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Currently, all Hoopili residences will be sold on a first come, first served basis. Around November, the developer plans to deliver nearly 293 Hoopili homes (all types).

Under an agreement with the city, 30 percent of Hoopili units must be affordable to local households with low to moderate incomes. “Prices for initial homes are expected to roughly



Mary Flood

will be delivered in November 2017 will be in this affordable category.”

In keeping with its usual practice, D.R. Horton will serve as Hoopili’s general contractor.

D.R. Horton is also offering residences in the nearby Mehana

range from the \$300,000s to the \$600,000s,” says Mary Flood, D.R. Horton Hawaii senior vice president of sales. “Thirty percent of the Haakea and Holoa units that

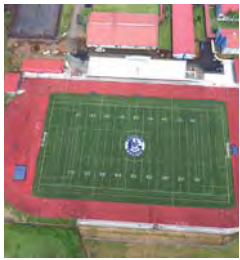


HHC’s Anaha luxury residential condominium in the future Ward Village

PHOTO COURTESY THE HOWARD HUGHES CORPORATION

subdivision and in Kailua’s Ka Malanai; Maui’s new master-planned, 88-home community at Alohilani at Kihalani; new luxury builds at

Waiulaula at Mauna Kea Resort on Hawaii Island and Emerald Homes at Wainani on Kauai; and is prepping the site for Kauai’s upcoming Hooluana at Koheha Loa neighborhood.



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### Ward Village

Like developer D.R. Horton, The Howard Hughes Corporation (HHC) has many residential irons in the fire.

“Developments like Hoopili and UH West Oahu projects will drive construction over the next five years,” says Todd Apo,

HHC’s Ward Village Community Development vice president. “Our own 60-acre master plan allows us to be a steady drumbeat of vertical construction activity to

complement the projects throughout downtown, Kakaako and Waikiki.”

Waiea and Anaha, HHC’s two residential towers, heralded Ward Village’s inception. The Village is now expanding with the construction of three more: Ae’o (slated for a late 2018 wrap), Ke Kilohana (slated for a 2019 wrap) and A’ali’i (approved in January, with construction starting later this year or in 2018). Currently, two luxury Gateway towers on the



Todd Apo



site of the former Ward Warehouse are in the planning stage.

At present, HHC's master plan calls for a total of 20 residential towers and all the perks of an upscale neighborhood.

"We are inspired by dynamic spaces around the world, including our sister properties, in designing and developing our community at Ward Village," says Apo. Residents and visitors, he says, are "within walking distance of a number of necessities and amenities—including, but not limited to, a district rail station, a grocery store, pharmacy, movie theatre, public spaces, Kewalo Harbor and retail shops, eateries and entertainment venues."

HHC builds communities nationwide, and its expertise is on display at Ward Village's new 25,125-square-

---

**"We are  
inspired by  
dynamic spaces  
around the  
world."  
—Todd Apo**

foot South Shore Market. Inspired by New York City's Chelsea Market and California's Anaheim Packing District, the Market encourages public use and neighborhood bonding with large communal tables, exhibits by local artists and curated local merchants. The Market's "design-forward, architecturally-inspired setting," Apo says, has "introduced a fresh approach to local development."

With approximately 1,877 residential units about to come online via Ae'o, Ke Kilohana, A'ali'i and its two Gateway towers, HHC is "proud to be offering a wide range of reserved and market priced housing to Hawaii's families," Apo says. "We envision continued residential development in the next five years as both the public and private sectors work together to house the people of Hawaii."

## Koa Ridge

In a seeming replay of Hoopili's long approval process, Castle & Cooke's Koa Ridge residential development jumped its final hurdle last year.

Castle & Cooke developed Mililani and Mililani Mauka, Oahu's largest residential complex with approximately 16,000 units. At final build-out, Koa Ridge will include 3,500 residences (single-family and

multifamily homes) and other commercial structures on 576 acres.

Currently, C&C is building Koa Ridge's first commercial center—The Village and Gateway—which will feature retail, dining and entertainment venues. C&C is also laying out Koa Ridge's Bike Roadway, a seven-mile shared-use path for pedestrians and bicycles.

In July, C&C will begin mass grading for Phase I. Project



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infrastructure is valued at \$100 to approximately \$400 million, with the first residential units delivered in 2019 and construction of the Pineapple Ridge Interchange planned for 2023.

Koa Ridge also will eventually contain a small hotel.

## UH West Oahu University Village

Recently, the University of Hawaii tapped Hunt Companies Hawaii and Stanford Carr Development as possible builders of University Village, a mini-city for the 20,000 UH West Oahu students expected to enroll on campus.

Steve Colón, Hunt Companies' Hawaii development division president, says the two residential leaders have not yet started discussions with UH, but "will do so soon. The first step is a



Steve Colón



A residential unit on a Hawaii military base

PHOTO COURTESY HUNT MILITARY COMMUNITIES

master development agreement, which should take approximately one year."

Colón expects market rate and affordable housing to be a significant component of University Village.

"While we can't say yet for certain how many units will initially be built, we expect a higher density that is consistent with transit-oriented development," he says. "Construction could begin after negotiation of the master development agreement and entitlements, a process that is likely to take at least two years."

As a national leader in

public-private partnerships and a JV partner in the redevelopment of Hawaii public housing, Hunt is well positioned to deliver the Village.

"We expect market and affordable to be a significant component of the University Village," Colón says. Plans call for new water, sewer and electric connections, and the development of some retail and office space.

Colón says Moss Construction has been involved in the initial infrastructure planning and costing, and may also be part of infrastructure



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construction, “but it is too early to say if they will be involved in building the housing.”

Hunt Companies also oversees the state’s extensive tracts of military housing.

“Hunt Military Communities has several ongoing and upcoming projects for the Ohana project in Hawaii,” says Gregory Rapp, Hunt Military Communities vice president. Rapp says Hunt will begin delivering the first of 260 new homes at Marine Corps Base Hawaii in March of this year and deliver the final homes around March, 2018.



Gregory Rapp

“In 2017, we will begin a 475-home, \$30 million interior renovation project in the Hawaii Loa and Pa Honua neighborhoods at Marine Corps Base Hawaii,” Rapp says. “In 2018, we plan to do a \$20 million demolition and new construction of 40 homes at the Nani Ulupau neighborhood at MCBH. In 2019, we plan to do a \$100 million demolition and new construction of 190 homes at the Hokulani neighborhood at Joint Base Pearl Harbor Hickam.”

The state’s master-planned redevelopment of Kalaeloa is also in Hunt’s sights.

“Hunt Companies is currently refining a more detailed master plan for Kalaeloa,” says Colón. “We continue to be focused on Kalaeloa’s infrastructure needs, as well as county subdivision processes—all of which must be tackled before we do any sort of groundbreaking.”

### A Fresh Approach

As Alakai Development closes in on 690 Pohukaina’s start, Pe’a says that as a residential developer, “challenges and obstacles are sort of around each corner.”

But her firm’s “thoughtful” approach to Hawaii housing, she says, keeps challenges in perspective.

“We’re doing things that are meaningful for us by bringing on rental inventory at a time when it’s so needed by the state and the people who live and work here.

“I enjoy the tangible nature of what we’re doing.” 🏠



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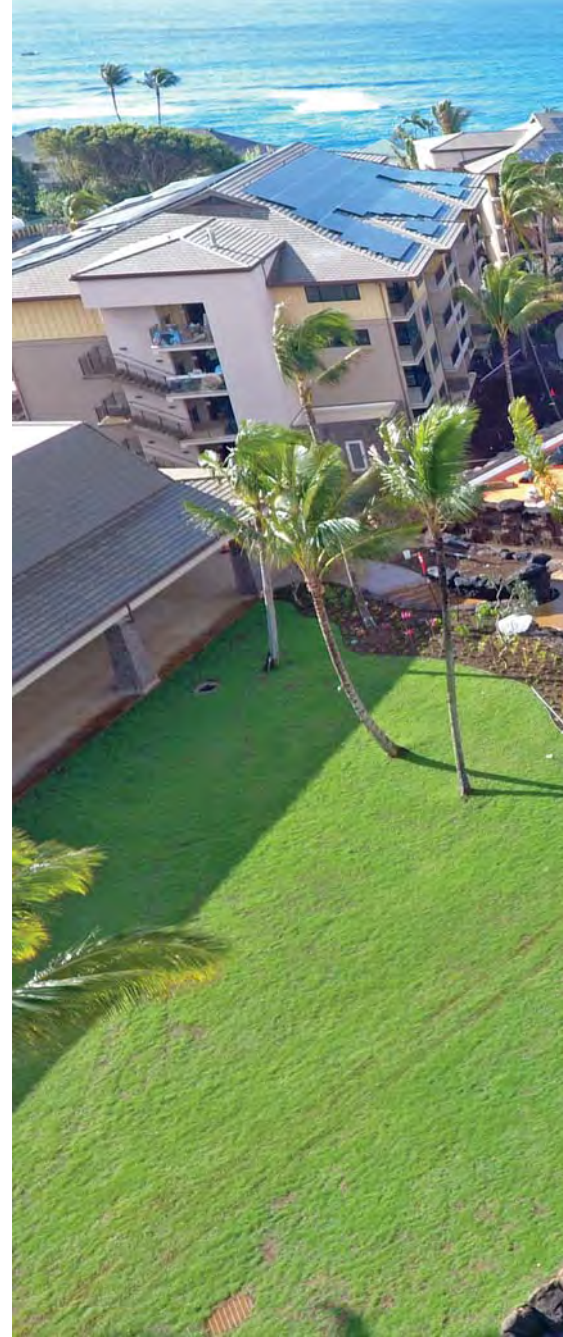
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The Marriott Waikoloa Ocean Club is scheduled to be completed this spring.



# Buildings for the World

## Hawaii hospitality construction ramps up for a record-breaking 2017

BY BRETT ALEXANDER-ESTES

**I**n 2017, tourism’s winning streak is about to go platinum.

“We expect visitor arrivals will reach more than nine million

in 2017,” says Eugene Tian, the state’s Department of Business, Economic Development & Tourism chief economist.



Eugene Tian

As visitors from around the world converge on the Islands, “it’s essential that we continually re-energize our resorts and product offerings to

ensure they are relevant to the interests of today’s travelers,” says George D. Szigeti, Hawaii Tourism Authority president and CEO. “This is true for the repeat visitors who love coming here, as well as the first-time visitors we want to attract, especially international visitors. Global competition is a constant concern for Hawaii’s tourism industry.”



George Szigeti

In response—and with substantial revenue in the offing—hoteliers are

developing, rebuilding and renovating properties from Kauai to Hawaii Island.

### KAUAI Coco Palms Resort

“We are optimistic about the visitor numbers for 2017, and believe that they will continue to increase,” says Tyler Greene, whose Greene Waters Group is re-developing Kauai’s iconic Coco Palms Resort. The \$175 million renovation of the 46-acre site as a Hyatt-branded property is expected to wrap in 2018. “Our focus is to honor the past and celebrate the future so that visitors and locals will have a



Koloa Landing Phase III's elaborate water feature  
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

place to come together and share the spirit of aloha that makes the Islands so special.”

### Timbers Kauai Ocean Club & Residences

“Investors and developers have always seen the Hawaii market as promising, and with the record-breaking number of visitors coming to Hawaii, they understand the demand for more hotels and resorts,” says Dale Keep, Layton Construction Co. LLC business development manager. “The overall sense in the construction industry is there are a number of hospitality projects, whether it be



Dale Keep

is raising two buildings with 47 residences in the current \$60 million phase of Timbers’ Lihue luxury time-share resort. “Amenities will include a private Ocean Club restaurant, a pool with a water slide, a fitness center and spa,” Keep says.

ground-up construction or major renovation projects, that will be finishing or starting over the next couple years.”

On Kauai, Layton Construction

### Koloa Landing at Poipu Beach, Phase III

Layton Construction’s third phase of the project includes “four residential buildings (52 high-end studio, one- and two-bedroom units), a multi-purpose building (with flexible space for conventions, weddings and gatherings), and a large main pool/water feature (cascading waterfalls, caves, infinity edges, water slides) and an activities center building with a full services snack bar/grill,” says Keep. Scheduled wrap is February 2017.

### The Point at Poipu

Layton Construction is also GC on



The Ritz-Carlton Waikiki Beach in-room luxury spa overlooks Diamond Head. PHOTO COURTESY RITZ-CARLTON WAIKIKI BEACH

this extensive renovation of 10 buildings containing 219 villas set to wrap this summer. “The Point at Poipu project is a complete building envelope renovation and upgrade on ten two- and four-story buildings throughout the resort,” says Keep. “In addition to the building envelope, the condominium style units are also receiving interior cosmetic improvements and upgrades.”

## OAHU

As Hawaii gains in global stature, hospitality projects in Waikiki and Greater Oahu aim to please an ever-more-discriminating international clientele.

### Ritz Carlton Waikiki Beach

WATG and Wimberly Interiors designed the luxury tower’s new Spa, which features two levels with three treatment rooms; men and women’s locker rooms; rainforest shower; eucalyptus steam room; dry cedar sauna; and retail and reception area. “We are very excited to redefine the luxury spa experience in Hawaii with the debut of Oahu’s very first Ritz-Carlton Spa,” says Huy Vo, The Ritz-Carlton Residences, Waikiki Beach, marketing director. “Every square foot of the spa and every spa menu item was thoughtfully designed and developed to enliven the senses of our esteemed guests so that they can see, smell, touch and feel the healing power and the natural elements of the Hawaiian Islands.”

### Pacific Beach Hotel

Nan Inc. is general contractor on the renovations at this Waikiki landmark. “Nan Inc.’s forecast for hospitality construction is very positive, as Hawaii properties usually renovate every six to seven years,” says Ryan Nakaima, Nan Inc. vice president. “With increasing visitor arrivals predicted for 2017-2018, there is an even greater incentive for renovation and refreshment.” The Pacific Beach Public Areas Renovation



Ryan Nakaima

project’s estimated completion date is September 2017.

### Hawaii Prince Hotel Waikiki

Nan Inc. and White Sands Construction are renovating different sections of the hotel in this \$55.4 million project. Nan Inc.’s Hawaii Prince Pool Deck & Ilima Lounge Renovation’s targeted completion date is the end of March.

### Embassy Suites Kapolei

Layton Construction’s \$30 million build of the seven-story, 150,000-square-foot, 180-guest suites hotel will also feature a restaurant, bar, swimming pool and meeting



Reception area at The Ritz-Carlton Waikiki Beach Spa PHOTO COURTESY RITZ-CARLTON WAIKIKI BEACH

rooms. The project expects to wrap in September. Keep says that Layton Construction “will start another hotel there by the end of the year.”

## MAUI

Capbridge Pacific LLC is development manager of the approximately \$300 million, 388-unit timeshare resort on the site of the former Maui Lu. Phase 1 of the future Hilton Grand Vacations Club-operated property is scheduled to be complete in late 2018.

## Westin Nanea Ocean Villas

Hawaiian Dredging Construction Co. Inc. is GC on this extensive redevelopment that will create approximately 350 guestrooms, a spa, retail complex and other amenities on 23 oceanfront acres. The new resort is slated to open in April.

## HAWAII ISLAND

### Marriott Waikoloa Ocean Club

The Marriott Vacation Club’s first timeshare property on the Big Island is being constructed adjacent to the Waikoloa Beach Marriott Resort & Spa. The 112-unit property, to be called the Marriott Waikoloa Ocean Club, will feature one- and two-bedroom suites. Work is expected to be completed this spring. Layton Construction is the general contractor.


### Hapuna Beach Prince Hotel

Tower 3 of the Hapuna Beach Prince Hotel is scheduled to undergo conversion to for-sale, five-star condominiums. Construction is slated to begin in November of 2017 and conclude in August 2018. Swinerton Builders is the general contractor.

“The continued revitalization of resort properties statewide speaks to the market’s confidence in Hawaii’s success at attracting visitors,” says Szigeti. “These construction projects are important to keeping our residents employed, but they also elevate Hawaii’s standing as a premier destination for global travelers to experience, which benefits our state’s economy.


“These new and revitalized resort properties keep Hawaii positioned as an elite travel destination.” 🏠

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*Brandon Bosworth contributed to this report.*



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# Nohara Answers the Call

Former Koga CEO comes out  
of retirement to help construction  
of the rail stay on track

BY DON CHAPMAN  
PHOTOS BY NATHALIE WALKER

**G**lenn Nohara was having a great retirement until Mayor Kirk Caldwell called last fall and asked if he'd like to join the HART board.

"I retired (as president and COO of Koga Engineering) at the end of 2010, and my wife Wendy retired from the East-West Center," he says. "We have a 4-year-old grandson in Northern California and enjoy going up every three months or so. At the top of our plans was to travel—I like Japan. So I was living a good life, and then the mayor calls me."

He may as well have asked the former president of the General Contractors Association if he'd like to wake up every day by getting punched in the nose.

"The mayor asked me, 'Do you believe in the project?' Yes. 'OK, I'm asking you, we need people to help.' So I said OK. He asked me mostly because of my construction background. He needed someone to fill what he saw as a void on the board. Early in my career with Hawaiian Dredging, I started off as a cost engineer as well as estimating, which he needed some





expertise on—not so much me doing that but just someone to ask questions.”

Fine, but how did Wendy respond?

“I think she knows me,” he says with a chuckle. “She knows I like a challenge.”

And it’s possible Nohara, who attended Roosevelt High School and University of Hawaii College of Engineering, just likes big projects. Asked if he has any favorites during his career, he’s quick to reply.

“My favorite was the Reef Runway (at Honolulu International Airport). After college—I got out in ’73—I worked for a consulting engineering firm. And I thought to myself, ‘Oh, I don’t really like staying in the office, so I’ll try construction.’ And Hawaiian Dredging was hiring. They hired me and put me out on the Reef Runway project, physically on site.

“You don’t see too many dredges, but we had three hydraulic dredges out there, dredging up the reef and forming the fill for the runway. And there was a lot of rock revetment work, we had to put that big breakwater out there, bringing big rocks from Molokai, placing the rocks with a crane (as well as 1,800 of those six-ton triangles that look like oversize toy jacks).

“So being able to witness all that and keep track of the quantities, what kind of production are we getting, and relate the actual cost to the budget, it was a good learning process. And you don’t see these big mega projects much any more.

---

**“This is a very difficult, complex project. From my experience, it’s probably the hardest project anybody has ever worked on.”**

“I was also involved in the H-1 airport viaduct, the *makai* side.”

Along with the Reef Runway, other notable projects Nohara worked on include the Honouliuli Ocean Outfall (land portion), Mauna Lani Hotel and Westin Kauai Hotel.

Brought aboard in October 2016 to replace Colleen Hanabusa on the volunteer Honolulu Authority for Rapid Transportation board, Nohara had been to three board meetings by the time he sat down with *Building Industry Hawaii* last month, as well as “a number of briefings about specific topics. I just attended my first project management oversight meeting. And I have to say I’m pleasantly surprised. I got to know some of the key people at HART, and I’m really impressed with the capability of the people involved.

“This is a very difficult, complex project. From my experience, it’s probably the hardest project anybody has ever worked on. When you consider the scope—20 miles,

negotiating with over 20 property owners, negotiating with all the utility companies, different governmental agencies that all have things that affect our project—sewer lines, water lines, HECO, Hawaiian Telcom, Sandwich Isles Communications, the Gas Company—there are a number of people and agencies we need to work with before we even get to construction. I appreciate the capability of the people we have—because as a public person I didn’t know.”

As a traveler, Nohara is fond of trains, especially in the Bay Area and Japan. And he believes Oahu is ready to get on board with train culture.

“The mindset has to change,” he says, pointing to



Wendy and Glenn Nohara

his daughter who lives in the East Bay and rides BART to work in San Francisco, and his son in Singapore after spending years in San Francisco. His daughter’s employer pays for her BART card, but would not pay for parking if she drove. And his son has lived without a car for more than a decade.

“I hope it won’t take that long, but it may take a generation (for train ridership to catch on),” Nohara says. “For my kids’ generation, cars are not as important as for our generation. We grew up with the hot rods, cars as personal expression. The most important thing for my kids is their smart phone or iPad, and they like being on a train so they can be on their phones ... it could be a generational thing.”

Still, Nohara—whose father, transportation engineer Clifford Nohara who worked under Mayor Frank Fasi with the Department of Transportation Services and who passed away a month before his son’s HART appointment—is hoping to ride the train he’s now trying to get rolling.

“I would really like to see this thing completed, at least to Ala Moana,” he says, “even if it just goes to Ala Moana.”

What about the original plan to run the train to UH-Manoa?

“My son went to school at Cal, and the Berkeley stop

is not up at the campus—you have to either hike up or there is a campus bus that goes around. I envision something like that for UH: Buses would run from the Ala Moana station to UH, a shuttle every 15 minutes, not making a lot of stops, an express shuttle to get kids up to UH. I think the most important thing is to get it built.”

As for his role on the board: “There is a fine line between micro-managing and killing the morale of our workers, as opposed to giving guidance and making sure we have systems in place to make their jobs more efficient and more effective, everyone working together. That’s what I’ve learned from being an executive, making tweaks and adjustments. So that’s how I see our role. ... We have a 200-person organization; how do we get all 200 moving in the same direction? That’s part of management, creating that vision, creating the shape of this vessel, if you will.

“I’ve talked with some of the



Glenn and Wendy with grandson Jackson Hyde

project managers about their problems, and I think they have a handle. When I ask questions, they have the answers. They’re doing their best to contain costs.”

Meanwhile, Nohara says he’s having “a lot of fun” and getting “a kick” starting up his own consulting company. The company name—Gemba Kaizen—could also serve as a motto for the rail project. It translates, literally, from the Japanese as “work-site continuous improvement.” 🏠

## About Glenn Nohara

Registered professional engineer, licensed contractor and chairman of the board barely describe the distinguished career of Glenn M. Nohara, who has been a key figure in Hawaii’s construction industry since the early 1970s. In 2010 he retired as president at Koga Engineering and Construction Inc., where he had worked since 1984.

Nohara owns Genba Hawaii, a construction consulting company, and on March 18 and 25 is scheduled to instruct the Associated General Contractors of America’s (AGC) Supervisory Training Program on Leadership and Motivation at the offices of the General Contractors Association of Hawaii conference room.

### PERSONAL

Birthday: Sept. 1951.

Born and raised: Honolulu.

Family: Wife, Wendy Nohara, retired administrative assistant from the East West Center; daughter, Sherry Nohara, and grandson, Jackson Hyde, live in El Cerrito, Calif., where she is an attorney for the Department of Homeland Security in San Francisco; son, Brandon Nohara, lives in Singapore and is an analytics specialist for Nanigans, an internet marketing company.

Hobby: Travel.

### CAREER

October 2016-present: Member of Honolulu Authority for Rapid Transportation board of directors.

2011-present: Genba Hawaii Inc., president; Koga Engineering and Construction chairman of the board.

1992-2010: Koga Engineering and Construction, president & COO.

1984-92: Koga Engineering and Construction, general superintendent to vice president.

1974-84: Hawaiian Dredging and Construction, cost engineer, project engineer, superintendent.

1973-1974: Gray, Rhee and Associates, design engineer.

### AFFILIATIONS

- Director and longtime member of the GCA of Hawaii and served as president in 1996. Director of GCA Education Foundation. Active member of the AGC.
- Served as director of the Sand Island Business Association and was a trustee of the Operating Engineers’ Annuity Fund, the Laborers’ Pension Fund and Masons and Cement Finishers’ Training Fund.
- Past member of the University of Hawaii College of Engineering’s Dean’s Council, Development Advisory Committee and past president Civil & Environmental Engineering Industry Advisory Committee.

### EDUCATION & LICENSES

1969: Roosevelt High School

1973: University of Hawaii, B.S. Civil Engineering

1979: Professional Engineers License State of Hawaii

1988: AGC of America Advanced Management Program

1991: Contractor’s License State of Hawaii, A-General

Engineering, B-General Building, C-48 Structural Steel

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# Smooth Sailing for Bonding & Insurance

But could storm clouds be on the horizon?

BY BRANDON BOSWORTH

In recent years, Hawaii's bonding and insurance companies have enjoyed steady growth thanks to a robust local construction industry.

"The last several years have been very profitable for the bonding industry in Hawaii and the mainland," says Frank Wirt, senior vice president at King & Neel Inc.

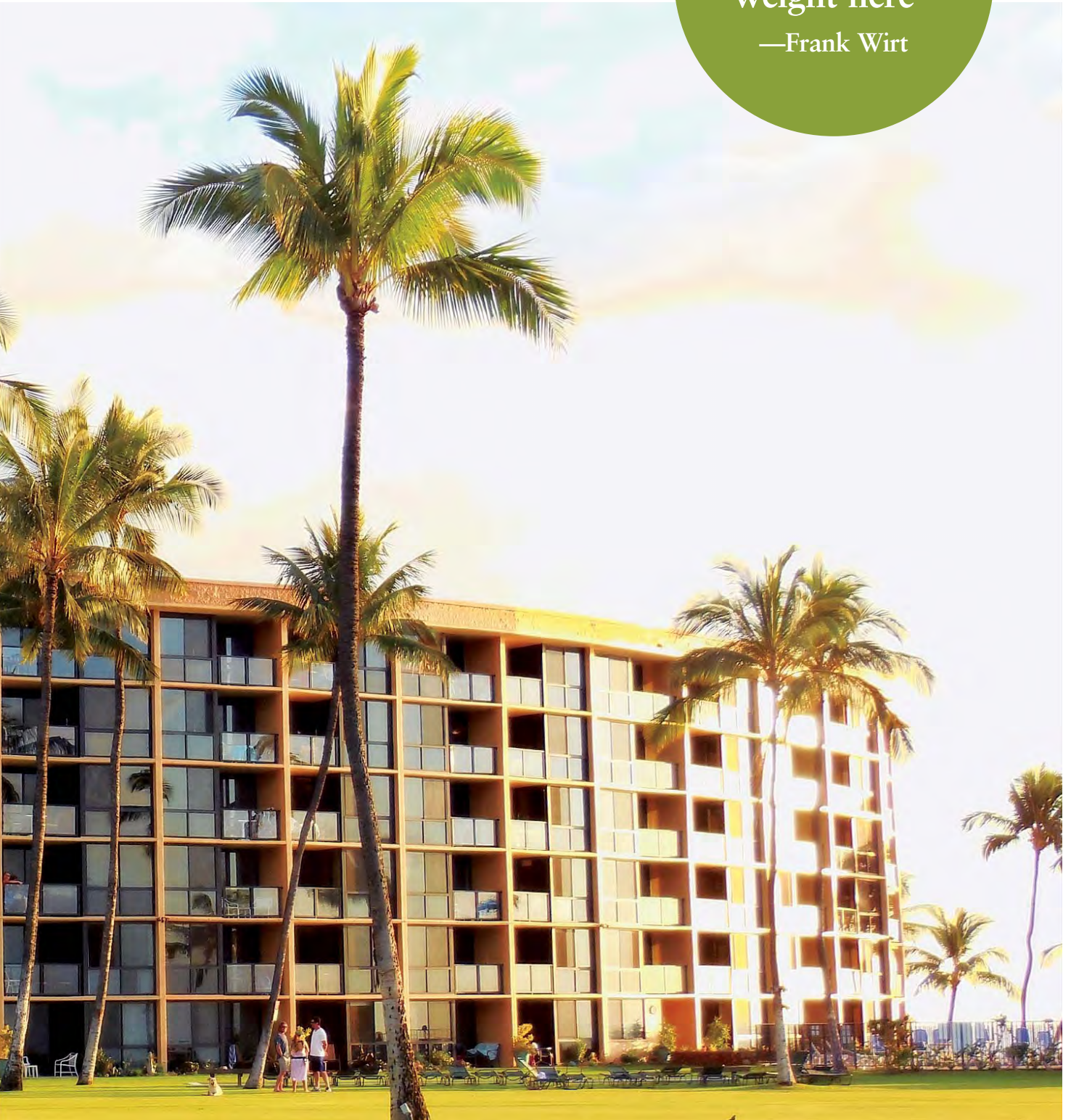


Frank Wirt

Hart Surety Agency bonded the Kihei Surfside renovation project for Viking Construction.



“Reputation  
carries a lot of  
weight here”  
—Frank Wirt



Brian Hart of Hart Surety Agency concurs. “The surety industry results were excellent,” he says. “For the most part there remains an abundance of willing and stable companies with adequate capital to offer bond credit to qualified contractors.”



Brian Hart

The local insurance business has also done well in recent years. “Basically it’s been a healthy market with no big losses,” says Paul R. Botts of Risk Solution

Partners. He believes “there won’t be much change in the insurance market this year.”



Paul Botts

An exception is worker's compensation insurance, which has gone up slightly in price. However, Botts notes there are ways to work with clients



King & Neel Inc. is providing surety services for the ongoing Moanalua Hillside Apartments. Unlimited Construction Services Inc. is the general contractor.

to keep rates lower. “We have two safety specialists,” he says. “By having good safety practices our clients can find a better price on worker’s comp insurance.”

In an isolated market such as Hawaii, relationships between all those involved in a project are especially important. “Reputation carries a lot of weight here,” Wirt says. “How do you get along with you contractors? Your

bankers?”

“Finding appropriate markets, educating our clients and forming partnerships are the most important part of bonding, especially in this state,” says



Paul Kennedy

Paul Kennedy, also of Risk Solution Partners. “It’s a consistent thing; contractors here have long relationships

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“It has been anticipated that the new administration will push hard for a massive infrastructure upgrade.”

—Brian Hart

with their bonding and insurance companies.”

Something else special about the Hawaii market is the number of private construction projects that are bonded. According to Hart, bonding is more prevalent here than on most parts of the mainland.

“There are a number of variables that could contribute to this,” he says. “Some of those factors include that



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Hawaii has a better or more advanced understanding of the advantages of bonding and, in particular, that of its local financial institutions' desire to control and mitigate their risk. Hawaii has always had a need to import capital to finance and invest in its vast resort and commercial projects along with higher construction and development costs. In a small way bonding has

helped facilitate some of this growth by reducing the lender's and owner's risk." With a healthy residential construction market, especially on the west side of Oahu, as well as major projects at the Maui and Honolulu airports, the bonding and insurance industries are expected to do well this year. However, beyond 2017 the prospects are a bit murkier.

"It can't always be at its peak," says Wirt. "There will be a softening of the market. No crash, just a soft decline." "It has been anticipated that the new administration will push hard for a massive infrastructure upgrade," Hart says. "It's difficult to say as to when and in what form it will take or the potential amount of spending in Hawaii. At the earliest we're looking at the second half of the year to see anything and what those projects might be. That's probably the biggest wildcard."

Kennedy also sees federal funding of local construction projects as a potential unknown variable. "Hawaii has always known how to get federal funding for projects, but with the passing of Daniel Inouye, cuts from D.C., and a new administration, it may be more difficult," he says.

Botts looks to the future with even more trepidation. "2017 looks good, 2018 looks OK, but after that it's a little worrisome," he says. "There's a good construction backlog now but will it continue?" 🏠



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# GUAM LANDMARK *Revitalized*

## Historic Congress Building reopens following rehabilitation and expansion

The historic Guam Congress Building

BY MAR-VIC CAGURANGAN

“In the quest for political freedom, the Guam Congress Building became the center of strength and courage in the face of fear of arrest and imprisonment for acts of defiance against the arbitrary rule of the U.S. Naval military government.”

Speaker Benjamin Cruz read those words from a passage in the National Register of Historic Places in reference to the recent reopening of the Congress Building. Cruz’ remarks were made during the inauguration of the 34th Guam Legislature, which coincided with the unveiling of the renovated building.

The Congress Building, built in 1947 and registered as a historic site in 2007, sat idle for the past 22 years due to

health and safety concerns.

General contractor BME & Sons handled the construction of the \$11 million project, The Guam Preservation Trust spearheaded the effort to restore the Congress Building, which began in July 2015 and is part of Guam’s Hagatna Revitalization Master Plan to restore the island’s historic spots.

“There were two things that the Trust considered when the project first started,” says Joe Quinata, executive director of the Guam Preservation Trust.

“First, to preserve the historical integrity of the building and, second, to ensure that we update the building to the 21st Century. That means we had to follow a lot of environmental design work. Those requirements were incorporated



The renovated Guam Congress Building

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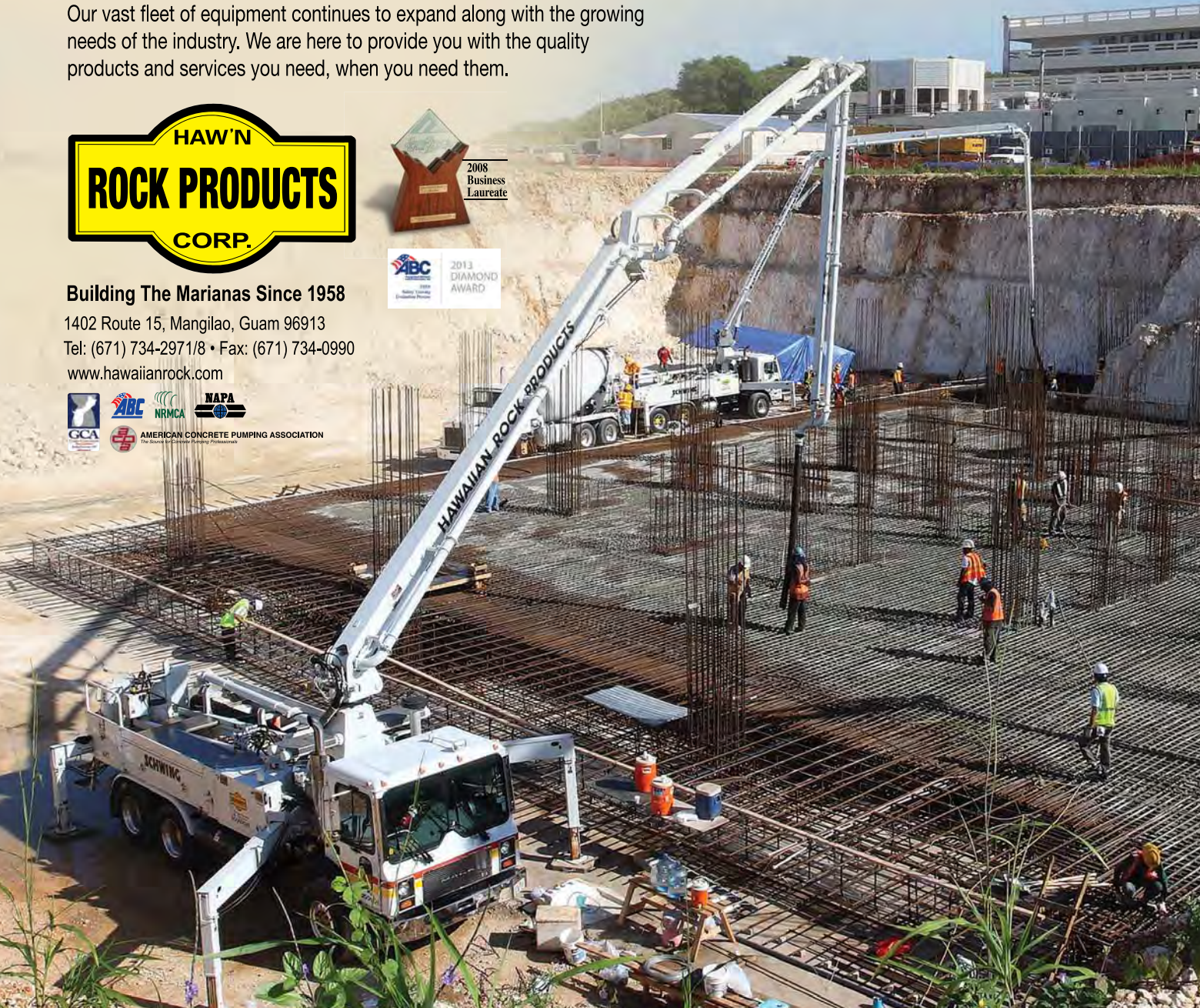
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The entrance to the Guam Congress Building

into the design to make it one great Congress Building.”

The scope of the work include expanding structure from 8,000 square feet to 20,000 square feet. The original interior has been retained and the session hall and public areas remain. Quinata says two new wings were added to accommodate the senators’ offices.



Joe Quinata

“Everything that was here has been retained,” says Richard Reed of RNK Architects. “We maintained most of the concrete. We only lost a little more than 5 percent of the concrete because we had to put conduits in the walls.”

Features from the existing building, such as the mahogany and Ifit wood panels on the walls, were salvaged, refurbished and recycled. “There were shutters that lined the walls—60 wide and 12 feet tall. Those were all milled and reused, too,” Reed says.

The project planners also retained the building’s plain exterior design,

which according to the Guam Preservation Trust, was “an example of the modern style of architecture” that was “popular all over the world in the era of recovery and expansion after World War II.”

### Platinum Rating

The Congress Building is on track to receive a Platinum rating for Leadership in Energy and Environmental Design. “LEED has a number of attributes that they want buildings to exemplify. We met 70 design points and 10 construction points,” Reed says.

Some high marks the building has received toward the LEED rating include the reuse of the wood walls, floors and roof from the existing building. The project also exceeded water reduction requirements by 32 percent and requirements for open space by 6 percent.

Located in the heart of the capital village, the Congress Building stands next to the new Guam museum and across from the Hagatna Cathedral, and is surrounded by commercial establishments, dining outlets, government offices and cultural facilities such as the Chamorro Village.

“It takes advantage of its location,” Reed says. “The building happens to be in the middle of Hagatna. We met a lot of criteria for association with other buildings. What we want to do is make



Richard Reed

## Witness to History

For the Guam population, the Congress Building is more than an edifice of concrete, steel and wood.

“This is a historic building,” says Joe Quinata, executive director of the Guam Preservation Trust. “It was a witness to the most significant part of our history.”

In 1949, the Guam Congress walked out in protest against the Naval government, to push its quest for a measure of self-government and U.S. citizenship. The protest drew nationwide attention and prompted action by the U.S. Congress and President Harry Truman. Within two months of the walkout, Truman submitted a bill to transfer the administration of Guam from the Navy to the Department of the Interior. Guam residents eventually became U.S. citizens.

The National Register describes the building “as the symbol of the struggle of the Chamorro people to survive the events and circumstances that they had no choice or control of. The Guam Congress Building still stands today, defying the elements of nature but still silently proud of the history that took place in the Legislative Hall, some 57 years ago.”

# BUILD BETTER

people walk more than ride cars. So, in terms of association with the kinds of buildings (in the area), that means there is more foot traffic. What LEED boils down to is the cost efficiency of the building in terms of energy efficiency.”

Reed says the updated design seeks to make the building as cost-efficient as possible and as comfortable as it can be for those occupying the facility.

“All the exterior walls are low-emission glass,” he says, “which means that you get the most amount of transparency so that you can see through it, while it reflects the most amount of sunlight so the heat doesn’t come inside.”

Local officials tout the Congress Building to be the first project on Guam to earn the highest certification level for creating “environmentally



The lobby of the Guam Congress Building

responsible and efficient structure.”

Built by the U.S. government in 1947, the building symbolized the island’s recovery after World War II. It was designed to withstand tropical storms and typhoons. Forty years later, however, it was shut down due to concerns over asbestos. The legislature moved to a temporary location on Hessler Street in Hagatna, where senators held offices until the old building was reopened in January. In 1991, the building was cleared of asbestos.

“In 2009, we did a structural assessment and the Historical Structures Report noted that the building was in good structural condition,” Quinata says, paving the way for planning the rehabilitation of the building. 🏠



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# Growth Takes Off at Airports, Harbors

DOT's multimillion-dollar modernization projects fuel 'active' workload for Hawaii builders

BY DAVID PUTNAM

Construction at Hawaii's airports is in "full swing," say the Islands' contractors as they build such multimillion-dollar projects as concourses, runways, taxilanes and roadways—and rental car facilities in Honolulu and Kahului with a combined price tag of more than \$650 million.

The improvement and expansion of existing airport facilities is part of the Hawaii Department of Transportation's ongoing \$2.7 billion Airport Modernization Program. The DOT's Harbors Division also has a full workload for builders at harbors and piers—from Pearl Harbor to Hilo—as part of its Harbor Modernization Plan.

"Although the projects at the moment seem finite, we are optimistic about the future of Hawaii's harbor and airport construction projects in 2017 and beyond," says Gennaro Di Nola, Watts Constructors LLC general manager. "With the Airport Modernization Program and upcoming

harbor projects on Oahu and other islands, we anticipate gaining more opportunities from the DOT."

Greg Uyematsu, Kiewit's vice president of business operations, points to the importance of harbors and airports to the state.

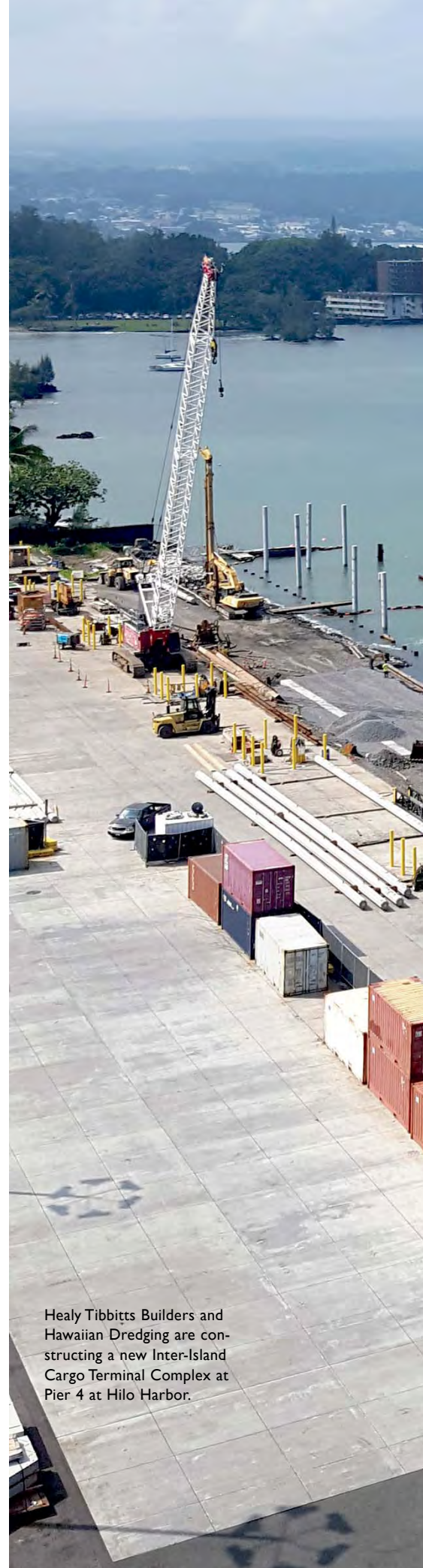


Greg Uyematsu

"Airports, harbors and shipping docks are integral to Hawaii's economy, providing a conduit for the import and export of goods as well as tourism," he says. "As with any structure or facility, ongoing maintenance or upgrades will be needed to support this economic activity."

For fiscal year 2017, the DOT lists an operating budget of \$504,123,631 for airports and \$106,717,041 for harbors.

At the core of the state's Airports Modernization Program is construction of the \$329 million Consolidated Car Rental facility at Honolulu



Healy Tibbitts Builders and Hawaiian Dredging are constructing a new Inter-Island Cargo Terminal Complex at Pier 4 at Hilo Harbor.





Nan Inc. is working on the second-level roadway at the overseas terminal at Honolulu International Airport.

International Airport. Work on ConRAC, with Watts Constructors as the general contractor and Dorvin D. Leis Co. Inc. as mechanical subcontractor, began in November 2016 with an estimated completion in December 2020.

The ConRAC will include a five-story, 1.8 million-square-foot, cast-in-place concrete structure, with 2,250 parking areas, office space, car wash facilities and fueling stations and will consolidate all rental car companies servicing HNL.

“One of the key challenges our team has encountered is the discovery of unforeseen conditions that include asbestos-containing materials, as well as contaminated soil and groundwater,

which will require abatement,” Di Nola says. “The project’s phasing requirements and turnover will demand our project team to communicate continuously with our client and the end users to work collaboratively to adhere to each scheduled phase.”

Loreto Cristobal is project manager for Nan Inc.’s \$11.6 million concession improvements underway at HNL. The job began in September 2015. “With all the ongoing and anticipated work at HNL, 2017 is shaping up well,” Cristobal says. “The modernization of the airport is in full effect.”

Cristobal notes that the HNL concessions improvements on the “Ewa wing spans the second floor from Gate 26 to 34. The project scope includes

build-outs for various tenants, expansion of the enclosed concourse, and construction of a new 2,800-square-foot restroom at the center of the concourse.”

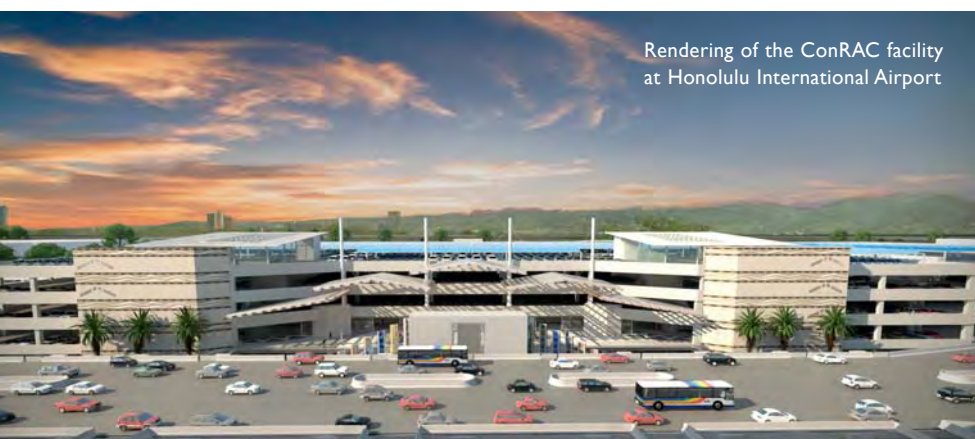


Loreto Cristobal

Nan currently is working on the area between Gates 28 to 31, Cristobal says, “which includes construction of out-bound search rooms, a sterile foyer to connect Gate 29 to 30, upgrades of airport podiums and a concourse expansion from Gate 30 to 31. With just the demolition of the Gate 29/30 DFS and the construction of a few more outbound search rooms remaining, the new estimated project completion date is June 15, 2017.”

Nan is also handling the \$10 million improvements job to HNL’s OST (overseas) second-level roadway. Keanu Kuna, project manager, says the work includes “a full reconstruction of crash barriers, planters, sidewalks and road resurfacing, all while working to minimize impacts to the ongoing airport operations.”

Kuna adds that a key challenge “revolves around coordinating the work activities with the various flight



Rendering of the ConRAC facility at Honolulu International Airport





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schedules in order to mitigate traffic congestion. This includes sequencing the demolition, crash barrier reconstruction, and roadway resurfacing in a manner that will maintain full function of the airport.”



Keanu Kuna

He says “2017 will be an active year for construction at the Honolulu

airport as several projects are both starting up and will be in full swing this year.”

Nan’s work at HNL this year will include rehabilitations to the Wiki Wiki shuttle roadway. Cristobal says that “another facility that is making its way to construction is the new extension, Mauka Concourse, which is expected to increase the airport by six new gates.”

Other projects at HNL include a 250,000-square-foot terminal valued

at \$198 million with Hensel Phelps Construction Co. Inc. as GC, Phase 1 widening of Taxilanes G and L at \$55 million by Hawaiian Dredging Construction Co. Inc., the \$23 million Phase 1 widening of Runway 8L by Jas. W. Glover Ltd., \$21.6 million in roadway/terminal signage improvements by Global Specialty Contractors Inc. and improvements to Taxiway Z by Kiewit.

“The Taxiway Z project includes structural improvements and pavement reconstruction,” says Uyematsu of the \$30 million project completed in December. “One the biggest challenges is to complete construction work as efficiently as possible without

**“2017 will be an active year for construction at the Honolulu airport as several projects are both starting up and will be in full swing this year.”**

**—Keanu Kuna**

disrupting commercial air service at the airport.”

Kiewit also took precautions to ensure the public’s safety, he says. “The safety of people on and around the construction site is a fundamental value at Kiewit across all of our projects. Working adjacent to an active airfield required substantial planning and coordination.

“Kiewit has worked on airport projects in Hawaii for nearly 20 years. Over the years, we have built strong relationships with airport operations and other stakeholders that helps facilitate the meticulous coordination necessary for this complicated work.”

Uyematsu says Kiewit has been selected to do the work on the new T-hangars and infrastructure improvements, Phase II. The \$4.6 million

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Watts Constructors is upgrading the aircraft maintenance hangar, P-863, at Marine Corps Base Hawaii.



project was scheduled to begin this month and take 14 months to complete.

Also part of the DOT's Airports Modernization Program is a \$331 million, four-level ConRAC facility at Kahului Airport. Hawaiian Dredging is the GC with Dorvin D. Leis and Wasa Electrical Services subcontracted for the mechanical and electrical work.

At Kona Airport, Nan is the contractor for Phase 1 of a \$75.4 million terminal modernization. And at Lihue Airport, Grace Pacific LLC will perform \$14 million in rehab work to Runway 3-21 and Taxiway B.

A major military airports project involves Watts Constructors' work to upgrade the aircraft maintenance

facility," Di Nola says.

The low-rise structure, he says, will include a hangar bay and administrative and shop spaces for the Marine

Light Attack Helicopter squadron and work spaces for the H-1 Integrated Maintenance Program (IMP). The project will include built-in equipment,

**“Airports, harbors and shipping docks are integral to Hawaii’s economy, providing a conduit for the import and export of goods as well as tourism.”**

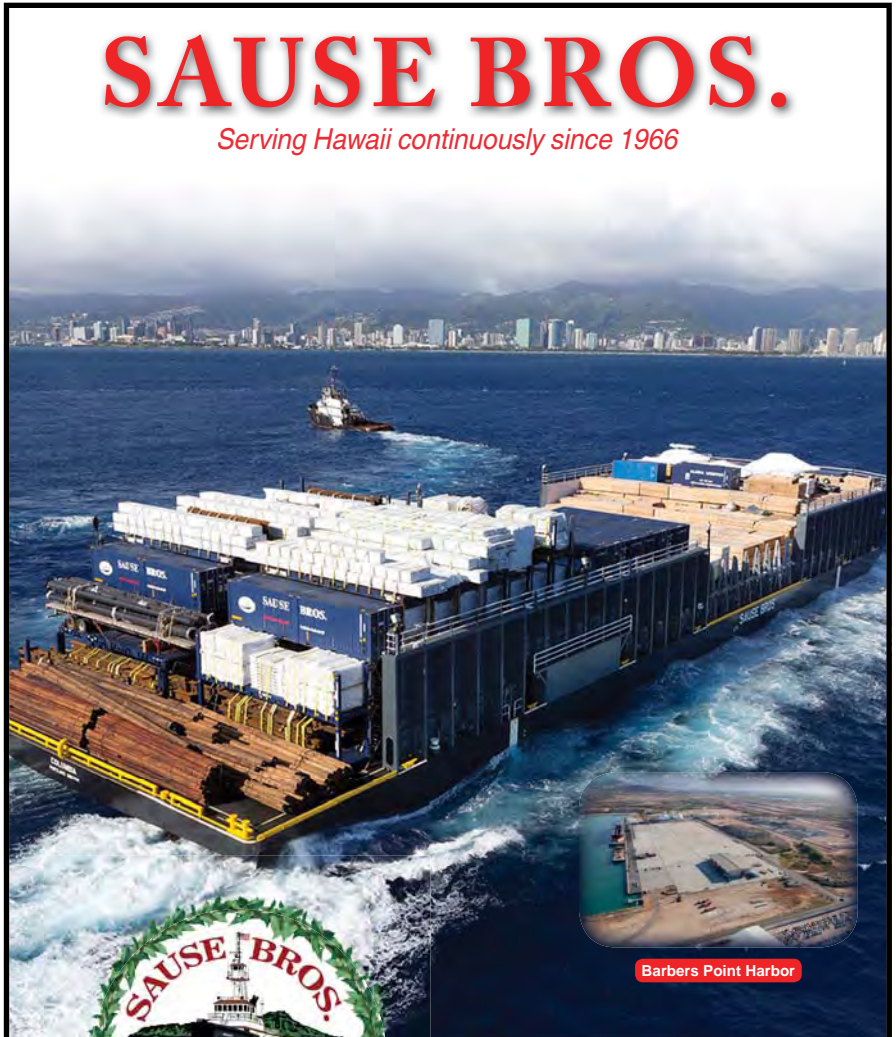
**—Greg Uyematsu**

hangar, P-863, at Marine Corps Base Hawaii in Kaneohe. The \$44 million project is on schedule for an April 2019 completion.

“Hangar 101 is a national historic landmark and renovations shall maintain the historic integrity of the

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such as a bridge crane with hoist in each hangar bay, three passenger/freight elevators, an Aqueous Film Forming Foam (AFFF) system to include the storage facilities on the exterior of the hangar and the trenching of the hangar floor.

“Our team’s challenges to date involve working in and around a fully-operational facility and phasing that requires cooperation and continuous communication with the client to minimize impact to ongoing operations,” Di Nola says. “Our team is also documenting all the existing hangar’s historical elements to ensure they are properly preserved.”

The project is anticipated to earn a LEED Silver certification.

### Harbors & Piers

Major DOT projects, ranging in value from \$2.75 million to \$200 million, are underway at Honolulu Harbor, Hilo Harbor and Nawiliwili Harbor. Additionally, the DOT Harbors Division plans over 50 jobs that are less than \$1 million in value.

Healy Tibbitts Builders Inc. and Hawaiian Dredging—operating as Hawaii Harbors Constructors JV—are currently constructing Hilo’s \$40 million Pier 4 Inter-Island Cargo Terminal Complex. The project scope, says Healy Tibbitts President Rick Heltzel, includes constructing a new 600-foot pile-supported, reinforced concrete pier and apron facility.



Rick Heltzel

“The biggest challenge is installing the deep pile foundation in difficult basalt rock ground conditions which requires a significant pre-drilling effort in order to install the permanent piling,” Heltzel says.

The project is scheduled for completion in late 2017.

Another job at Hilo Harbor involves demolishing the Pier 2 shed and water tower and making water system improvements. The \$5 million project is expected to wrap by mid-2018.

In Honolulu, the Kapalama Container Terminal Yard—which DOT Director Ford Fuchigami has called “the centerpiece of the Harbor

Two cranes for pre-drilling and planting a pile are needed because of difficult ground conditions and basalt drilling.



Modernization Plan”—will receive a \$200 million upgrade that is expected to take more than two years to complete. Another \$250 million has been budgeted for wharf and dredging work at the Kapalama Container Terminal and should be completed in early 2018.

Also, utility improvements at Pier 24-28 are expected to cost \$5 million.

Construction of the KCT is set to get underway this spring and is planned to be completed in two phases over four years.



Ford Fuchigami

“Hawaii’s commercial harbors represent our lifeline to the goods that supply our communities. This plan ensures the continued delivery of goods to our island state,” Gary North, executive director of the Hawaii Harbors Users Group, said of the Harbor Modernization Plan.

The initial phase of the plan, announced in December, was to begin with a new facility at the former Kapalama Military Reservation. However, Fuchigami, in Construction Preview 2017, notes that “the landside construction of a new berthing and container handling facility at the former Kapalama Military Reservation” has been put out to bid. He adds that bids on Phase 2 of the project, “consisting

of waterside and pier improvements,” will be let in 2018.

Improvements to the drain, roadway and pedestrian walkways at Nawiliwili Harbor are scheduled to begin in June.

Watts Constructors is gearing up for the long-delayed construction of Joint Base Pearl Harbor-Hickam’s drydock waterfront facility, P-270. Watts’ Di Nola says the \$18.6 million project, suspended since 2015, is “anticipated to re-start in the fourth quarter of 2017/first quarter of 2018.”

“This project involves the construction of a drydock waterfront facility. The work to be performed provides for the construction of a new low-rise waterfront facility, concrete slab-on-grade and pile-supported foundation,” Di Nola says. “The project includes shop spaces, meeting/conference rooms and break rooms, and administrative, engineering, project management and project team spaces.”

Work on the facility, originally scheduled for completion in December 2015, was halted in May 2015 “due to contaminated materials found



Healy Tibbitts job at Pier 4 requires the use of multiple crane booms, piles and pile leads.

below grade, necessitating the government’s need to raise all utilities out of the ground above the water table. An RFP was recently released to our team to make modification due to revisions,” Di Nola says.

Other projects for the military include a \$17 million job by Healy Tibbitts to complete horizontal directional drilling to replace the 24-inch underwater waterline crossing from Ford Island to Landing C at JBPHH. The work is expected to be finished in 2018.

Healy Tibbitts’ work, set to wrap this

year, includes a \$5.6 million reconstruction of the quay walls along with two harbor and estuary dredging projects with a combined value of \$9 million.

Guam MACC Builders A JV is performing \$39.7 million in improvements to X-Ray Wharf Berth 1, Santa Rita with a March completion date. Also, Healy Tibbitts, Watts Constructors and Obayashi Corporation are in a joint venture to complete NAVFAC Pacific’s \$40 million X-Ray wharf improvements at Naval Base Guam. 🏠

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# Waterproof Your Investment

Make protecting Hawaii's high-rises a top priority, say industry experts

BY DAVE DONDONEAU



Back in the 1970s and early '80s there was a national TV commercial for Fram oil filters featuring a wise, old mechanic who, while wiping the grease from his hands after looking at a blown engine, would stare directly into the camera and matter-of-factly shrug, "You can pay me now or you can pay me later."

Brent Cullinan can relate, but in a much different and more expensive field.



Brent Cullinan

The vice president and co-owner of Color Dynamics, Cullinan is often tasked with explaining to clients why waterproofing a

high-rise building saves more money than simply applying a coat of paint as a sealant.

"It may cost a million dollars to paint the entire building or \$1.5 million to waterproof it, so if you just look at the initial cost it's tempting to cut corners," Cullinan says. "You have to justify the cost. You use more material, for one. It isn't done every year, typically every 10, but waterproofing is the one thing you have to be 100 percent complete on when you do it. If you miss a corner or crack the whole project is a failure in the client's mind.

"It just rained out here and it came from a different direction than it typically does. The manager of a building we just did called and says 'you're not going to believe this, but now it's the other wall.' You can get 90 percent



Untreated railing systems bow to the climate.

the first time but it seems like there's always a little to go back for. That is typical."

Cullinan likens it to the Golden

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Gate Bridge syndrome: By the time the painting crew finishes painting one side of the bridge, they must start painting it again because other parts of the bridge have already become rusty. Painting the iconic bridge is an ongoing task, much like waterproofing high-rises.



Guy Akasaki

landscape over the past year and more currently being built, business won't be slowing down anytime soon. Color Dynamics has been in business for more than four decades and more than half of its business is waterproofing. Waterproofing is a necessity in Hawaii because of the propensity for spalling in the ocean air environment.

Railings, ceiling, floors, walls, windows, parking structures ... nothing is safe, but all can be protected, says Guy Akasaki, president of Commercial Roofing & Waterproofing (CRW) Hawaii Inc.

"Anything can be engineered, but it will boil down to two things: time and money," he says. "The professional contractor and/or with consultant will come up with an effective and performing approach and system application."

Spalling occurs when a material such as concrete is exposed to moisture, bringing with it high levels of chlorides that penetrate the concrete and contacts the reinforcing steel inside. Carbonation will also occur at the reinforcement levels. Chlorides cause steel to expand, forcing the concrete to crack and cause structural damage where leaks and mold then appear. Older railings on lanais made out of steel, and even new aluminum ones with steel anchors, have been known to break at the joints. Areas

## An Island Necessity

Last year, Color Dynamics waterproofed more than 25 high-rise structures across the state. With more than 26 high-rises added to Oahu's

**"Waterproofing is the one thing you have to be 100 percent complete on when you do it. If you miss a corner or crack the whole project is a failure in the client's mind."**

**—Brent Cullinan**

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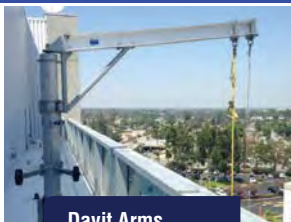
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where windows meet concrete often lose their sealant or caulking and parking garages are also a concern.

Industry experts say scheduled waterproofing and regular inspections help, but building managers have to be proactive in finding the leaks and then make sure the cause of the problem is properly fixed.



Garry Belen

“You’ve got to be a good leak finder,” says Garry Belen, general manager of the Honolulu Park Place that was built in 1989. “In my 22 years here we’ve only spent \$4,200 on spalling. Color Dynamics did our first waterproofing in 1999 and we’ve had it done again since then. One way you can tell if a building will

into your condo and the building cost \$300 million, you want to protect that investment as long as possible.”

“A good way of looking at waterproofing is protecting your 401(k) or investment,” Cullinan says. “Buildings are meant to last 125 years on the average. Let’s say you’ve been in the building 30 years; what will your equity be in 50 years? Every building, including the new ones and the ones just going up will have spalling at some point. The key is to delay it as long as possible. If you put \$600,000

into your condo and the building cost \$300 million, you want to protect that investment as long as possible.”

One challenge of knowing when to waterproof is accessibility. In a 40-floor condominium it’s impossible to do daily checks for spalling and water damage on the outside walls and windows and in individual condos, so outside sources such as tenants and window washers are



Spalling in concrete must be repaired

cut corners (on waterproofing and upkeep) is maybe to look at the GM or manager. If they’re only stopping through and padding their resume, do you think they’ll take the less costly route to show the board they can save money? Maybe. But you can’t just patch over leaks. You have to fix it right and find the source and that may cost more initially, but it saves a lot of money in the long run.”

## Weigh the Costs

The key, Belen, Cullinan and other industry experts say, is to delay major repairs as long as possible.

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often relied on to file reports. Renters, perhaps fearing a rent increase or having to leave, may not report cracks or water leaks until it is too late.

Duane Lee, a structural engineer and principal at Wiss, Janney, Elstner Associates Inc., says recent



Duane Lee

research has made improvements to materials used in waterproofing.

“One material that comes to mind is the use of more silicone-based materials,” he

says. “However, all materials have limitations. Materials considered should be effective and durable. Materials that perform well are usually reflected by the cost.”

Lee is a firm believer that water intrusion needs to be properly addressed.

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All aspects of the property requires treating.

“Intrusion, if not abated, can promote building deterioration and mold growth,” he says. “Poor attempts to waterproof the building can result in substantially higher cost for remediation and lead to long and expensive litigation.”

## Overlooked Areas

Akasaki sees one area that is often forgotten in waterproofing—railings. Last October, one person died and

another was injured at Ala Moana Center when a railing gave way to corrosion. As buildings get older, railings can eventually give way at their base.

“A lot of these rails are hollow and either anchors onto or into the

The water exposure can lead to structural damage. When it happens, the only thing holding railings in place are the anchors.

“If the railing is galvanized and not properly coated rusting can occur

top of the garage that had to replace 45 cables at \$7,000 to \$12,000 apiece.

“They spent a half-million dollars fixing it, and we nearly had to tear down the building because of the damage,” he says. “We were lucky

---

**“Poor attempts to waterproof the building can result in substantially higher cost for remediation and lead to long and expensive litigation.”**

—Duane Lee

concrete deck,” Akasaki says. “Many are aluminum and tend to hold out to weather better, but some are installed with several vertical sections connected with vertical posts that are hollow. Water can get into it and sit on concrete and eventually get to the rebar, resulting in the rust blowing out the concrete exposing the vertical posts.”

resulting in structurally unsafe conditions,” Akasaki says.

Parking garages are another point of contention.

Cullinan says post tension cables often used in parking garages eventually get compromised in Hawaii’s weather. His company recently waterproofed a building with apartments on



Metal also must be waterproofed.

that we had an architectural design team that came up with a solution. It would have been horrible for those condo owners.” 🏠



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Stormwater debris entering the drain system.  
PHOTO COURTESY DEPT. OF FACILITY MAINTENANCE –  
STORM WATER QUALITY BRANCH



# DPP: Stop Residential Runoff

New rules urge builders to develop a sediment control plan to curb damage from stormwater

BY BRETT ALEXANDER-ESTES

The city's Department of Planning and Permitting is calling on Island builders to implement the DPP's new runoff rules at residential and other smaller jobsites.

"We need their help," says Russell Leong, civil engineer with the city's Department of Facility Management-Storm Water Quality Branch. "We're relying on them to help us to try to contain stormwater instead of letting it enter streams and oceans."

The DPP's 2017 "Rules Relating to Water Quality" requires builders on smaller jobsites to implement new rules and best management practices (BMPs). The new rules also mandate inspections, often by a third party and distinct from customary visits by the building inspector.

"These rules were developed in response to an inspection done by the EPA," Leong says.

The EPA found that large developments were keeping runoff from polluting



Russell Leong

Hawaii's waters, Leong says, but "we needed to improve upon the smaller sites."

Leong says the DPP's new Water Quality construction project classification system

(1a, 1b, 1c), BMPs, Erosion & Sediment Control Plans (ESCPs) and tighter inspections aren't unduly complicated.

"We're asking that individual, small home

Builders can review the new rules online at [www.honolulu.gov/dfmswq/calendar/875-site-dfm-swq-cat/21038-rules-relating-to-storm-drainage-standards.html](http://www.honolulu.gov/dfmswq/calendar/875-site-dfm-swq-cat/21038-rules-relating-to-storm-drainage-standards.html)



Large graded areas during a downpour.  
PHOTO COURTESY RUSSELL LEONG

builders develop a simple erosion sediment control plan (ESCP). The owner can do it, or he can designate a person to do it for him. And it may be just a simple one-page sheet showing his house and what he intends (as) best management practices to contain brown stormwater from exiting his property and going into the storm drain system."

A site's size and terrain, Leong says, determines the project's ESCP and its inspection schedule.

"Depending on the environmental risk of the site, like its location, proximity to the ocean, the slope of the site, the site may need to be inspected more frequently. On a weekly basis if it's a benign site with little environmental risk, that may go to a monthly basis for a smaller project."

The DPP recently presented seminars on the new "Rules Relating to Water Quality" at BIA-Hawaii and GCA of Hawaii. 🏠

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Attending the groundbreaking ceremony on Feb. 10 for the Hale Mahana Collegiate Apartments were, from left, Puakea Nogelmeier of the UH-Manoa School of Hawaiian Knowledge; City Councilmember Ann Kobayashi; UH-West Oahu Chancellor Maenette Benham; UH President and UH-Manoa Chancellor David Lassner; Justin Smith of EdR Collegiate Housing; Paul Menzies of Laconia Development; Eric Tessem of Laconia Development; Honolulu Managing Director Roy Amemiya Jr.; UH football coach Nick Rolovich and Kahu Kordell Kekoa.



# ACK Begins Work on Hale Mahana

General contractor Albert C. Kobayashi Inc. (ACK) launched

construction of the \$110 million Hale Mahana Collegiate Apartments at

2615 South King St. on the site of the former University Square.

Located near the University of Hawaii at Manoa and Chaminade University campuses, the student housing community is a joint venture between California-based Laconia Development and EdR Collegiate Housing, a real estate investment trust. It is their first project in Hawaii. EdR will be the 90 percent owner and will manage the 14-story tower.

Hale Mahana Collegiate Apartments will offer 191 residential apartments. The project will feature one-, two-, three- and four-bedroom floor plans. A rooftop area with views of Manoa Valley will include a fitness center, outdoor terrace lounge, a community kitchen, study lounges and social areas.

A groundbreaking and blessing ceremony was held on Feb. 10.



A rendering of the Hale Mahana Collegiate Apartments on King Street

# HCC Students Take 2nd in NAHB Competition

A team from Honolulu Community College placed second in the Associate Programs category of the recent National Association of Home Builders (NAHB) Student Competition at the International Builders Show in Orlando, Fla.

In addition, a second team from HCC placed 10th in the contest that featured architectural, engineering and CAD technology (AEC) and construction management students. All the work required in the competition was done on their own time outside of class. The Honolulu CC teams were the only teams from Hawaii to participate in the competition.

The second-place team from HCC consisted of Cristian Joy Ibe, Daryl Caraveral, Kayla Dela-Cruz-Cadavona, Wayne Mathes and Ke Lu Zhang.

“The competition is an experience to remember,” says Dela-Cruz-Cadavona. “Being a part of an amazing team to represent Hawaii, I



Cristian Joy Ibe, Daryl Caraveral and Kayla Dela-Cruz Cadavona

was honored to work with individuals who share the same passion, dedication and knowledge of this industry.”

The HCC team that finished 10th included Anne Bendon, Bruce An, Rona Lapada, Juan Rios Quiones and Karen Cacpal.

“Though there were countless amounts of hardships, you gain an amazing amount of knowledge and skill sets you would not be able to get in a normal class setting,” says An. “You form bonds with classmates that

turn into deeper friendships and meet people who genuinely support what we are doing.”

The NAHB competition gives students the opportunity to apply skills learned in the classroom to a real construction company by completing a management project/proposal. Proposals are submitted to a group of construction company executives who act as judges. During the convention, students defend their proposals to the judges in front of an audience.

## MEI Replacing Manoa Gym Roof

MEI Corporation has begun a \$1.17 million project to replace the gymnasium roof at Manoa Valley District Park for the Department of Parks and Recreation.

The aging hexagon-shaped roof, which has had multiple repairs over the decades, will be replaced with a single-ply system. The work, which began on Feb. 13, is expected to be completed by the end of summer.

Both the pool and gym at the park will be closed throughout the project. Contractors also will occupy the row of public parking nearest to the tennis courts, within the parking lot bordering Manoa Elementary School. The gym on the *mauka*-side of the renovated gymnasium will remain open during the construction project.



(Front, from left) Juan Rios Quiones, Karen Cacpal, (back from left) Anne Bendon, Bruce An and Rona Lapada

## Armstrong Builders Begins Work on Kailua Shops

Jim Keller



General contractor Armstrong Builders LLC has begun construction on the Lau Hala Shops in Kailua for developer Alexander & Baldwin.

Construction of the 48,400-square-foot commercial development at the former Liberty House and Macy's site is expected to be complete in the first quarter of 2018.

"We're so pleased to have the opportunity to work on this project,

which we believe will become a key gathering place in Kailua town," says Jim Keller, president of Armstrong Builders.

The two-story Lau Hala Shops is expected to include 10 retail spaces ranging from 800 square feet to 20,000 square feet for restaurants, shops and services focused on lifestyle and wellness.

## Pacific Coast Safety Fest Set for BIA's Training Center

The University of California, San Diego Extension is offering free classes and workshops on workplace safety and enhancing employee performance at the 2017 Pacific Coast Safety Fest on March 7-9 in Waipahu and San Diego.

In Hawaii, the three-day event will be at the Building Industry Association (BIA) of Hawaii's Construction Training Center of the Pacific at 94-487 Akoki St. In San Diego, the Pacific Coast Safety Fest will be held at UC San Diego's OSHA Training Institute Education Center.

UC San Diego's OSHA Training Institute Education Center, one of a handful of authorized institutions on the West Coast and one of only 26 nationwide, is hosting Safety Fest along with federal OSHA's Region IX area

office. The Safety Fest was first held in 2005.

Hawaii Safety Fest instructor Joaquin Diaz says the event allows area professionals to engage with area experts on

Joaquin Diaz



issues critical to the local workforce, including compliance and regulatory challenges.

"Participants can learn practical applications to improve the safety conditions in their work environments," said Diaz, the health, safety and environmental director at Hawaiian Dredging Construction Co. Inc.

Grace Miller, director of UCSD's OSHA Training Institute Education

Center, adds that "if the education and training information offered at Safety Fest helps prevent a serious injury or saves just one life, it is well-worth attending."

In addition to saving employees' lives and limbs, Miller says jobsite safety is a "business growth strategy," a cost-effective way for employers to improve both productivity and profits.

"Focusing on the health and safety of our region's workforce is good for

workers and good for businesses," she says.

### WHO TO CALL

• Oahu Safety Fest:  
[biahawaii.org](http://biahawaii.org) or call Karen Winpenny at 629-7503.

• Pacific Coast Safety Fest 2017: [pacificsafetymfest.com](http://pacificsafetymfest.com) or call 800-358-9206.

## AHL Achieves Certification in JUST Program

The International Living Future Institute (ILFI), a global think tank advocating positive social and ecological change, has awarded JUST Program certification to AHL, a leading Hawaii architectural firm and the first Hawaii firm to be so recognized.

"The International Living Future Institute is very pleased to announce that AHL has earned the distinction of being the first JUST-labeled business in the state of Hawaii," says Francis Janes, JUST program manager. "The JUST Label is reflective of the firm's long-standing commitment to sustainable design and the role that social equity plays in truly sustainable organizations."

The JUST Program reflects the

ethos and values of AHL, says Bettina Mehnert, AHL president and CEO. "Our 70-year commitment to sustainability is reflected in our design practices and the way we nurture the next generation of leaders in our field. We're honored and excited to be the first JUST Program-certified business in Hawaii."

AHL joins 14 architecture/design firms and 47 U.S. and international organizations holding JUST Program certification.

AHL's social and ecological initiatives include in-house mentoring, Brown Bag lunch sessions and AHL's "1% Pro Bono Program," which annually donates AHL architectural and design services to nonprofit organizations.



# Dillon Joins Layton Hawaii as VP

**Tyler M. Dillon**, whose 24 years of construction industry experience includes six with Layton Construction Company LLC, has joined Layton's Hawaii operations as executive vice president.

Dillon has served as project manager, project executive and vice president on numerous Mainland healthcare projects. These include



Tyler Dillon

hospitals and healthcare expansions and renovations in Florida, Georgia, Oregon, Pennsylvania, Texas and Virginia. He also has headed healthcare expansions and renovations in Tennessee, South Carolina and Colorado.

Dillon joins Executive Vice President **Will Summerhays** in leading Layton's ongoing Hawaii projects, including Koloa Landing at Poipu Beach, Hokualea Kauai-Timbers Resorts, Aeo Tower at Ward Village, Embassy Suites Kapolei and Waikoloa Beach Marriott.

## Fujioka Promoted to VP

**Danny Fujioka** has been promoted from structural engineer to vice president at Nagamine Okawa Engineers Inc., which provides structural

engineering services for commercial buildings, hotels, bridges, piers, sewage treatment plants and medical facilities.

Fujioka's new role will include expanded responsibilities in project design and management as well as business development for the firm. With 18 years experience in Hawaii, one of his specialties is with waterfront and military structures.

His recent projects include structural design for repairs to the piers and wharves at Pearl Harbor.

## Horne Heads New CBRE Hawaii

CBRE, a global leader in commercial real estate, has appointed **Lewis C. Horne** as president of CBRE's new Southern California-Hawaii Division.

After serving as CBRE's division president for Greater Los Angeles and Orange County since 2005, Horne will now oversee 16 regional offices, including Downtown Los Angeles, LA North, Beverly Hills, South Bay, Newport Beach, Ontario, San Diego and Honolulu.

"In integrating the San Diego, Hawaii, LA and Orange County geographies into one division under Lew's leadership, we will continue to advance our market-leading positions in each of these important markets, while enhancing our focus on delivering exceptional client outcomes," says Jack Durburg, CBRE Americas chief executive officer.

Horne began his career at CBRE in 1984 as an industrial brokerage professional and quickly moved into a 30-year leadership role at the company.

## Lau, Kaneakua Named State's Top Engineers

**Tony C.G. Lau**, Naval Facilities Engineering Command (NAVFAC)



Danny Fujioka

Hawaii-Capital Improvements Civil Engineering Design branch manager, and **Keane "Puna" Kaneakua**, AECOM senior civil engineer, have been recognized as Hawaii's leading engineers in 2017.

Both are members of the American Society of Civil Engineers (ASCE) Hawaii Section.

Lau was honored with the Hawaii Society of Professional Engineers (HSPE) Engineer of the Year Award, and Kaneakua received the Hawaii Council of Engineering Societies (HCES) 2017 Young Engineer of the Year Award.

Lau's significant contributions to the profession, many years of service with the ASCE and community involvement were cited. Kaneakua was credited with improving the engineering community and society at large.

## Schneider Joins Custom Equipment

**Dan Schneider** has been named director of sales at Custom Equipment



Dan Schneider

Inc. where he will focus on continuing the growth and development of Hy-Brid Lifts. Herc Rentals in Kapolei is listed as the local dealer for the Wisconsin-based company's line of lightweight low-level aerial work platforms.

Previously, Schneider held VP sales and marketing as well as director of sales and business development positions with manufacturing companies.



Tony Lau



Keane Kaneakua

# Pango Wrap Offers Termite Defense System

## Stego's flexible barrier provides non-toxic protection

BY BRANDON BOSWORTH

Stego Industries LLC recently released a new tool for use in the fight against termites. Its Pango Wrap Termite/Vapor Barrier is a physical barrier against Formosan termites and moisture vapor.

Utilizing a patented process, Pango Wrap combines uniquely designed barrier materials with the flexibility and strength of extruded, high-performance polyolefin film into an easy-to-install, physical barrier against subterranean termites. Pango Wrap also prevents moisture vapor from causing damage to building components and impedes the influx of soil gases such as radon and methane.



Mike McCarthy

Named after the pangolin, an armored mammal found in Asia and Africa that feeds mainly on termites, the original concept of the Pango System came from Paul Blasdel, owner of Stego Industries' flagship product, Stego Wrap, and also owner of Stego Technologies LLC, which owns Pango Wrap and associated products, says Mike McCarthy, Hawaii regional manager for Stego Industries.



“Roughly 17 years ago, Mr. Blasdel had a meeting with the Army Corps of Engineers in Hawaii about his below-slab vapor barrier system—Stego Wrap. During this meeting, the Corps informed him that the Formosan subterranean termite issue in Hawaii was very serious,” McCarthy says. “Since then, Mr. Blasdel has been searching for a technology that could help create an effective two-in-one system for below-slab water vapor and Formosan

For more information on the Pango System, contact Mike McCarthy at [mikemccarthy@stegoindustries.com](mailto:mikemccarthy@stegoindustries.com) or 949-412-3444.

subterranean termites; Pango Wrap was far from the first iteration. After years of searching, Mr. Blasdel and his team found this technology and were able to create this revolutionary system: Pango Termite Defense System.”

The Pango System is sold through local distributors and is currently in stock at HD Supply White Cap.

Manufactured in the United States, Pango Wrap is “green” certified by the National Green Building Standard (NGBS). “Pango Wrap provides a sustainable and effective solution for the market. Properly utilizing the Pango System and avoiding the unnecessary use of pesticides can help keep our water clean and our children and pets safe,” McCarthy says.

Pango Wrap is approved as a stand-alone product in the City & County of Honolulu and the counties of Maui and Kauai. Approval in the County of Hawaii is pending. 🏠





## Extendo Telehandler

The Extendo 944B telehandler from Pettibone features a forward reach of up to 30 feet and a lift height of 44 feet with a load capacity of 9,000 pounds. It offers 4-wheel, 2-wheel and crab steering and has a turning radius of 14-feet, 1-inch. The 944B is driven by a 117-horsepower engine and features an IQAN-MD3 display and Powershift transmission.

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

## Cordless Circular Saw

At the recent World of Concrete expo in Las Vegas, Makita announced its new 18V X2 LXT Lithium Ion (36V) Brushless Cordless Rear Handle 7 1/4-inch Circular Saw, model XSR01Z. It is the world's first cordless rear-handle 7 1/4-inch circular saw powered by two 18V lithium-ion batteries. The new saw will be available this spring. Local distributors of Makita products include Yamashiro Building Supply, Slim's Power Tools and HD Supply White Cap.

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



## Integrated Solar System

Roofing manufacturer GAF introduced the DecoTech Roof-Integrated Solar System that combines

innovative, attractive and affordable solar technology with fast, safe and easy installation by roofing contractors.

Designed to provide a low-profile alternative to typical rack-mounted solar panels which are typically suspended above the roof's shingles, the Deco Black panels blend into the roof for maximum aesthetic appeal.

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



## Jack Up System

The JS250 jack up system from Enerpac is a custom developed multipoint lifting system featuring four jack up units positioned under each corner of a load. A four unit setup has a lifting capacity of 2,000 metric tons (500 tons per unit). The system is operated and controlled by a computer control unit, ensuring that each unit's lifting and lowering operations occur simultaneously. Local Enerpac distributors include C&C Air & Hydraulics, Kaman Industrial Technologies and Maguire Bearing Co Ltd.

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

# Shinnen Enkai

Nearly 200 people enjoyed Shinnen Enkai at the Hawaii State Art Museum on Feb. 8. The traditional celebration of both the new legislative session and the new year is an annual event organized by the Construction Industry Council of Hawaii (CICH) and the Construction Industry Legislative Organization (CILO).

Councilwoman Kymberly Pine, Sen. Will Espero, Sen. Gil Riviere, Rep. Linda Ichiyama, Rep. Sam Satoru Kong



Joy Kimura, Miki Wakai, Sen. Glenn Wakai, Rep. Cindy Evans



Rep. Joy A. San Buenaventura, Gladys Marrone, Rep. Chris Todd



Steve Joseph, Michael Inouye, Albert Shigemura, Ben Yamamoto



Glen Kaneshige, Greg Uyematsu, Tristan Gonzales



Clifton Crawford, Dean Uchida, Cathleen Main, Evan Fujimoto, John Condrey



Bill Brizee, Greg Thielen, Peter Lee



Will Wong, Brian Kunioka, Cedric Ota



John Bloom, Matt Zelinsky, Brandon Zelinsky, Lari Bloom, Chad Bloom



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Ken Spence, Josh Berlien, Johnny Higa



# THE RIGHT STRUCTURE: How to Properly Form Your Company for Optimum Growth

BY GARRETT J. SULLIVAN

**A**lthough all Hawaii corporations are required to have a board of directors, not all Hawaii corporations view their boards as an asset. Boards can be comprised of a number of people, but the law only requires one member to be named. As a result, most contractors list themselves as the chairman and simply name a senior employee or family member as the other member.

Because of this scenario, the only real interaction occurs at the required annual meeting, and most issues on the agenda are approved without any meaningful discussion.

In my view, a contractor's board of directors is a corporation's most often unrecognized, underappreciated asset. Why not broaden your corporation's horizons by inviting new board members who will help expand your organization? Instead of serving as a rubber stamp to your actions—or worse yet, doing nothing at all—the right board members can help grow your company exponentially.

The argument against having outside directors (i.e., non-employees or non-relatives) is the perception that you, as the owner, lose some measure of control. Many leaders resist the idea of answering to a higher level of authority or having to explain his or her actions. At first blush, the thought of accounting for the company's performance may seem like a chore, but if you think back to some of your company's biggest successes, you will most likely acknowledge that they were somehow influenced by outsiders.

To mitigate concerns about authority, an alternative is to create a board of advisors committee, which performs the same functions as a traditional board without the legal authority to vote on company matters or replace

of anyone's time. In exchange for their expertise, a typical fee of \$500 to \$1,500 is paid at the time of the meeting. But the results will ultimately more than pay for themselves.

At the meeting, the agenda should include items of major impact for the company, such as a review of the previous quarter's financial results, the current budget, overall operations, and the project at hand with an emphasis on any problem jobs. Any major purchases that are being considered for the coming months should also be on the table.

The meeting should close out with a discussion of some significant issue, such as succession planning, emergency completion plans or capital and cash retention. For best results, your meetings should be facilitated by someone who has the ability to keep the meeting on track. This way your company will progress to the top of the game in the corporate arena.

So, considering all of the above, ask yourself, is it time for you to invite outside construction talent to your organization to broaden your horizons? 🏠

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**“... a contractor's board of directors is a corporation's most often unrecognized, underappreciated asset.”**

officers. Regardless of the structure you select, you'll improve your company with the guidance of qualified, committed, and trusted advisors who neither work for you nor are related to you. An independent board or advisors committee is one of the secret weapons that propels average contractors into “Best in Class,” which comprise the top 25 percent of companies.

Quarterly meetings can be very effective to achieve significant results. This will feel like a major undertaking at first, but you will quickly discover that this effort pays real dividends. If you schedule your meetings properly, you'll get the most out of your advisors without impacting too much

.....  
*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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