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JULY 2017/\$4.95

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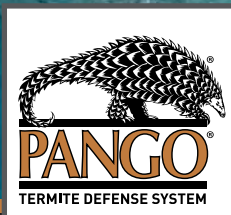
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Every year since 1987, *Building Industry Hawaii* magazine has published its Top 25 Contractors edition. In this issue, we profile the GCs who make up the elite list, starting with Hawaiian Dredging Construction Co., which ranks No. 1 for the 12th consecutive year.



Our coverage includes facts and figures about the top GCs, ranging from top employers to the state's oldest construction companies.

We also feature Noteworthy Contenders, made up of leading contractors who had strong years in 2016.

We hope you enjoy reading the profiles on all of these industry leaders. Special thanks to Brandon



Bosworth, Brett Alexander-Estes, Suzanne Roig and Lorraine Cabanero who helped compile this year's Top 25 Contractors special section.

Also in the July issue we take a look at the growth in Hawaii's pool-building industry. With hospitality construction on the rise across the Islands, many hotels and resorts are designing elaborate pools with waterslides, rivers and romantic infinity pools.

Associate Editor Brandon Bosworth writes on the latest twist in high-tech building: smart glass and locks lead the way. "More finished products feature automation," says Kaloa Robinson, project manager at Stanford Carr Development. "such as smart locks, smart thermostats and security systems."

Columnist Don Chapman offers insights from noted architect Bill Brooks on forward-looking building designs from days before there was electricity. These "passive architectural strategies" have helped to shape Honolulu's skyline and its leanings toward more energy-efficiency.

We also provide an update on the status of the 2017 Legislature, which had several bills aimed at boosting construction and homebuilding, including HB 611 regarding mandatory sprinkler systems. 🏠



A glass-bottomed pool at Anaha juts out 16 feet from the building. The pool is being built Pacific Aquascapes. PHOTO COURTESY THE HOWARD HUGHES CORPORATION

SETTING IT STRAIGHT

Brenden Clement's name was inadvertently misspelled in a story in the June issue about Cool Roof Hawaii. We regret the error.

A hui hou,

david@tradepublishing.com

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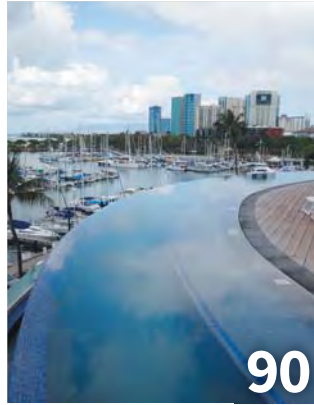


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Cover design by Davin Iyamatsu



COMING IN AUGUST

Building Industry Hawaii will update the status of **Big Island** construction and report on **Doors, Floors and Windows** as well as **Renovation and Remodeling**.



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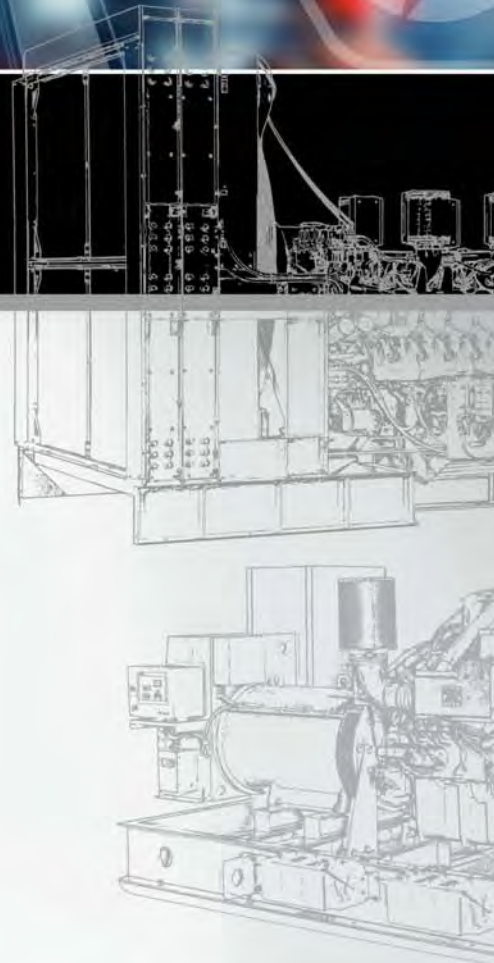
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JULY 6; AUGUST 3

ARE Prep Sessions

The American Institute of Architects-Honolulu Chapter (AIA Honolulu) offers ARE open study sessions that provide individualized guidance on the path to licensure. July 6 and Aug. 3 sessions both cover Project Planning and Design, with presenters and credits to be announced.

5:30-7 p.m. (both sessions). AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Online registration at aiahonolulu.org for July 6 and Aug. 3 classes is available until July 6 and Aug. 3. Contact Jason DeMarco at jddemarch@gmail.com for more information. Fee: AIA/AIAS members \$10; nonmembers \$20. Substitutions available.

JULY 7, 14, 15, 21, 22

40-Hour Construction Safety Hazard Awareness Training for Contractors

Designed specifically for contractors, this General Contractors Association

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

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by June 30 at gcahawaii.org. Limited seating; first-come, first-served. For more information and registration, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681 Fee: GCA members \$500; nonmembers \$750. No refunds after July 1. Substitutions available.

JULY 8

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.

JULY 8

Safety Trained Supervisor (STS) – Prep Course

GCA of Hawaii's safety certification course is for supervisors whose safety duty is secondary to their main responsibility: managers at any level, first-time supervisors of work groups or organization units, and supervisors of a craft or trade group with an unrelated safety assignment. STS Certification shows the holder has met a minimum competency in general safety practices. Course covers certification topics and test prep. Academic and/or industry prerequisites required. Includes manual.

7:30 a.m.-1 p.m. GCA Conference Room, 1065 Ahua St. RSVP by June 23 at gcahawaii.org. Limited seating; first-come, first-served. For more information and registration, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681 Fee: GCA members \$225; nonmembers \$300. No refunds after July 2. Substitutions available.

JULY 8, 22; AUGUST 12

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 with payment at contact@aiahonolulu.org until July 7 (for July 8), July 21 (for July 22) and Aug. 11 (for Aug. 12). Call 628-7243 or go to aiahonolulu.org and contact@aiahonolulu.org for more info. Fee: \$15 per person.

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TRAINING SPECIFICS

► SAFETY MANAGER/SAFETY COORDINATOR TRAINING

Ideal for those professionals who are responsible for their company's safety program (commonly referred to as the Collateral Duty Safety Officer), This training will cover the **Hawaii Revised Statutes 12-110** (construction health and safety program requirements) as it pertains to the Safety Staff/Collateral Duty Safety Officer.

TOPICS INCLUDE:

- Leadership Commitment To Operational Safety & Employee Engagement
- Hazard Identification Plan & Hazard Control
- Safety Inspection Procedure & Incident Investigation Procedure
- OSHA Inspections
- Workplace Safety Rules & Job Safety Analysis
- Emergency Planning & Emergency Response Procedures

► WORKER TRAINING

This course provides **Workers**, including general contractors, those who are out of work, those who are new to the industry, and employees; with the tools and resources to effectively handle workplace responsibilities as it relates to safety, including hazard identification and control. Additionally, participants will be provided robust information on Worker Rights and Anti-Retaliation, ensuring Workers can work safely and report hazards without fear of retribution.

TOPICS INCLUDE:

- Hazard Recognition Plan & Hazard Control
- Personal Protective Equipment
- PPE Assessment Development
- Employer Responsibilities & Disciplinary Policy
- Worker Rights And Anti-Retaliation



► MANAGER/ EMPLOYER/ SUPERVISORY STAFF TRAINING

Managers, Employers, Supervisory Staff are an integral part of ensuring a safe workplace. This session will provide crucial information so that participants can navigate OSHA Inspections, ensuring staff safety, and creating an individualized Safety & Injury Prevention Plan (a requirement for businesses with more than 25 employees and an essential part of a comprehensive safety plan for all businesses), in addition to the regulations pertaining to **Hawaii Revised Statutes 12-110** (construction health and safety program requirements).

TOPICS INCLUDE:

- Employee Engagement
- Hazard Identification Plan & Hazard Control
- OSHA Inspections
- Workplace Safety Rules & Job Safety Analysis
- Emergency Planning & Emergency Response Procedures
- Employer Responsibilities & Disciplinary Policy
- Anti-Retaliation
- Completion of a Safety & Injury Prevention Plan: a workplace specific, customized safety plan

TRAINING DATES

SAFETY MANAGER/SAFETY COORDINATOR TRAINING

All Sessions from 8 a.m. - 12 p.m.

- Oahu: August 8
- Kauai: August 25
- Hilo: August 9
- Maui: August 18

WORKER TRAINING

All Sessions from 8 a.m. to 12 p.m.

- Oahu: July 25 or 28
- Kauai: August 23
- Hilo: August 7
- Maui: August 16

MANAGER/EMPLOYER/ SUPERVISORY STAFF TRAINING

All sessions from 1 p.m. - 5 p.m.

- Oahu: July 28
- Kauai: August 23
- Hilo: August 7
- Maui: August 16

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JULY 12

Medicare Seminar

The Building Industry Association of Hawaii (BIA-Hawaii) and The Copeland Group, a private national organization, will answer many of the questions that individuals and companies have about their Medicare and health plan options. Presenter Margaret Wong can also advise attendees on how to apply for and customize their Medicare and disability plans. There is no obligation and all information is confidential.

11:30 a.m.-1 p.m. CTC Pacific, 94-487 Akoki St., Waipahu. To register, call The Copeland Group at 591-4877 or contact Margaret Wong at Margaret@copelandgroupusa.com. Free.

JULY 15, 22

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 lunch and manual. Certificate available after completion of course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by June 23 at gcahawaii.org. Limited seating; first-come, first-served. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after June 23. Substitutions available.

JULY 17

Navigating Through Rail Construction Session 1

BIA-Hawaii's Rail Construction Learning Sessions are designed to support small businesses in Waipahu, Pearl City, Aiea and Ewa Beach who have been impacted by rail construction. Guest speaker Neenz Faleafine of Pono Media presents "Social Media and Marketing Workshop: Stay up to date on the latest strategies to increase your business' bottom line." All small

businesses affected by rail construction are invited to attend.

8:30-10:30 a.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

JULY 20

Navigating Through Rail Construction Session 2

BIA-Hawaii's Rail Construction Learning Sessions are designed to support small businesses in Waipahu, Pearl City, Aiea and Ewa Beach who have been impacted by rail construction. Speakers from the Honolulu Authority for Rapid Transportation and the Hawaii Small Business Development Center present "Leveraging the New Landscape: Strategies to survive the challenges of long-term construction." All small businesses affected by rail construction—especially those along the rail route—are invited to attend.

8:30-10:30 a.m. Pearl City Library, 1138 Waimano Home Road. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

JULY 20

BIA Networking Night: 87Zero Showroom

At BIA-Hawaii's Networking Night hosted by 87Zero Showroom, you'll enjoy pupus and drinks, get the latest industry buzz and network with peers.

5:30-7:30 p.m. 87Zero Showroom, 560 N. Nimitz Hwy #123. For more information and to register online, go to biahawaii.org.

JULY 20

NAWIC General Membership Meeting

The National Association of Women in Construction hosts its monthly dinner and membership meeting. Speaker to be determined. 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 or Honolulu-nawic.org. Dinner fee \$35.

JULY 24

Navigating Through Rail Construction Session 3

BIA-Hawaii's Rail Construction Learning Sessions are designed to support small businesses in Waipahu, Pearl City, Aiea and Ewa Beach who have been impacted by rail construction. Yvette Rapose of LA Metro presents "Local Success Stories and Best Practices," and leads Oahu businesses in a panel discussion of rail experiences and strategies. All small businesses affected by rail construction are invited to attend.

8:30-12:30 p.m. Pearlridge Center, 98-1005 Moanalua Road. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

JULY 24-27

OSHA 501 - Trainer Course in OS&H Standards for General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OS&H trainer course prepares students to teach the 10- and 30-hour Outreach classes. Thorough knowledge of OSHA General Industry Standards (CFR 1910) is required. Students become authorized 10- and 30-hour Outreach Programs trainers and receive other industry credits after successfully completing course. A Verification of Prerequisite Form, proof of OSHA 511 course completion and other industry or academic credentials required. Laptop recommended. Materials provided on first day of class.

8 a.m.-4:30 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. To register, call (800) 358-9206. For more information and Verification of Prerequisite form, go to biahawaii.org and osha.ucsd.edu. Fee: \$750. No refunds after July 10.

JULY 28

Construction Safety & Injury Prevention (CSIP) Programs: Worker Training (Oahu)

BIA-Hawaii's CSIP course addresses the HIOSH State and Federal Construction standards for injury prevention compliance. "Worker Training" is for general contractors, subcontractors, trade workers and employees (including those who are out of work and/or new

to the industry). The course provides a guide and materials for workplace safety. Topics include hazard recognition plan and hazard control, personal protective equipment, PPE assessment development, employer responsibilities and disciplinary policy, and worker rights and anti-retaliation.

8 a.m.-noon. CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

JULY 28

Construction Safety & Injury Prevention (CSIP) Programs:

Worker Training (Oahu)

Manager/Employer/Supervisory Staff Training (Oahu)

BIA-Hawaii's CSIP courses address the HIOSH State and Federal Construction standards for injury prevention compliance.

"Worker Training" is for general contractors, subcontractors, trade workers, and employees (including those who are out of work and/or new to the industry). Topics provide a guide for workplace safety, and include hazard recognition plan and hazard control, PPE assessment development, worker rights, anti-retaliation and more.

"Manager/Employer/Supervisory Staff Training," mandated for companies with more than 25 employees but essential to firms regardless of size, covers OSHA inspection, staff safety and shows how to create an individualized Safety & Injury Prevention Plan. Topics include employee engagement, OSHA inspections, emergency planning, emergency response procedures and more.

Worker Training 8 a.m.-noon.

Manager/Employer/Supervisory Staff Training 1-5 p.m. Both course at CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

AUGUST 1, 3, 5, 8, 10

40-hour Safety Hazard Awareness Training for Contractors

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required certification as stated in the NAVFAC UFGS 1.6.1.1.1. Also covers the EM-385 and an EM-385 manual disc. Industry prerequisites required. Certification provided after successful testing.

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

AUGUST 4

72nd Annual GCA Golf Tournament

GCA of Hawaii's annual golf tournament features various team match-ups; sponsorships available.

10:30 a.m. (registration and lunch); 11 a.m. (shotgun start). Hawaii Prince Golf Course, 91-1200 Fort Weaver Road, Ewa Beach. Register at gca@gcahawaii.org, gcahawaii.org or call 833-1681 by July 14. Fee: \$150 per person or \$450 per team.

AUGUST 7

Construction Safety & Injury Prevention (CSIP) Programs:

Worker Training (Big Island)
Manager/Employer/Supervisory Staff Training (Big Island)

BIA-Hawaii's CSIP courses address the HIOSH State and Federal Construction standards for injury prevention compliance.

"Worker Training" is for general contractors, subcontractors, trade workers, and employees (including those who are out of work and/or new to the industry). Topics provide a guide for workplace safety, and include hazard recognition plan and hazard control, PPE assessment development, worker rights, anti-retaliation and more.

"Manager/Employer/Supervisory Staff Training," mandated for companies with more than 25 employees but essential to firms regardless of size, covers OSHA inspection, staff safety and shows how to create an individualized Safety & Injury Prevention Plan. Topics include employee engagement, OSHA inspections, emergency planning, emergency response procedures and more.

Worker Training 8 a.m.-noon.
Manager/Employer/Supervisory Staff

AUGUST 31

2017 Pacific Building Trade Expo Early Bird Deadline

On Oct. 24, the 2017 Pacific Building Trade Expo at the Hawaii Convention Center, presented by Honblue and produced by the Honolulu Chapters of the American Institute of Architects and the Construction Specifications Institute, will showcase products and services by and for Hawaii's AEC industry professionals.

Aug. 31 is the Early Bird Deadline for exhibit space. Contact Barbie Rosario at Barbie@pacificbuildingtradeexpo.com. For event information, go to pbtxpo.com.

Training 1-5 p.m. Both courses held at Hilo Community College, 1175 Manono St., Hilo. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

AUGUST 8, 10, 15, 17, 22

OSHA 30-Hour for the Construction Industry

Offered by GCA of Hawaii. Instruction in OSHA safety standards for safety administrators, managers, supervisors, job site superintendents, project managers and engineers, foremen and workers. Course content: Introduction to OSHA, OSHA Focus Four Hazards and more. Includes lunch and course handout. Attendees will receive an OSHA card upon completion of the course.

7:30 a.m.-3 p.m. GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Register by July 27. To register and for more information: info@gcahawaii.org, gcahawaii.org or 833-1681. Fee: GCA members \$200, nonmembers \$300. No refunds after July 27. Replacements accepted.

AUGUST 8 (OAHU) AUGUST 9 (BIG ISLAND)

Construction Safety & Injury Prevention Program (CSIP):

Safety Manager/Coordinator Training (Oahu and Big Island)
BIA-Hawaii's CSIP courses

address the HIOSH State and Federal Construction standards for injury prevention compliance. "Safety Manager/Coordinator Training" is for managers, directors, supervisors and/or project leaders, and especially the Collateral Duty Safety Officer. Course helps build a community safety culture with topics including leadership commitment to operational safety and employee engagement, hazard identification plan and hazard control, safety inspection procedure and incident investigation procedure, OSHA inspections and more.

8 a.m.-noon (Both islands). On Oahu: CTC-Pacific, 94-487 Akoki St., Waipahu. On the Big Island: Hilo Community College, 1175 Manono St., Hilo. Register at biahawaii.org. For more information and registration, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Free.

AUGUST 11-13

Summer Home Building & Remodeling Show

BIA-Hawaii's New Summer Home Building & Remodeling Show showcases licensed contractors and suppliers and their products and services to residential construction consumers under one roof.

Neal S. Blaisdell Center Exhibition Hall, 777 Ward Ave., Honolulu. For more information, go to biahawaii.org.

A Vigorous Campaign to Curb On-the-job Injuries, Fatalities

BIA-Hawaii wages war against the upswing in workplace accidents

Amid forecasts for continuing growth and prosperity within Hawaii's construction industry, the Building Industry Association of Hawaii has rolled up its collective shirtsleeves to mitigate a deadly shortcoming: the dramatic upswing in costly accidents.

Free construction safety classes produced by BIA under a grant from the Department of Labor will begin later this month and early August on all islands.

The association's Construction Safety & Injury Prevention (CSIP) program targeting owners, managers, laborers and safety officials was tailored to improve workplace safety and promote enforcement of occupational safety and health standards, says Barbara Nishikawa, education director for BIA.



Barbara Nishikawa

"In Hawaii, 2014 marked the deadliest year for work-related fatalities, and construction work was the most lethal," says Nishikawa. "Fall infractions are now the number one violation on OSHA's top ten citation list for the second year in a row.

"We are implementing this program to help contractors and builders ensure their personnel can receive thorough training in safety and injury prevention," she adds. "This will make a difference for everyone."

Workers suffer injuries for myriad reasons including defective equipment, scaffolds that malfunction, backhoes without seat belts or safety shields, and unguarded conveyor belts.

CSIP class sizes are limited so early registration is recommended. To enroll in one or more, contact Barbara Nishikawa at 629-7505. Translation will be available in multiple languages besides English.

Four-hour classes are available in

three separate categories beginning July 25-28:

- **Safety Staff Training:** Designed for professionals who are responsible for company safety programs, the course includes crucial information relating to Hawaii Revised Statutes as well as tactics to recognize hazards and engage managers and laborers in preventative actions.

- **Worker Training:** Tailored for all workers and management, the course focuses on workplace safety responsibilities relating to identification and control. Of particular value to general contractors, critical information on worker rights and anti-retaliation is included, aimed at ensuring workplace hazards can be reported without fear of retribution.

- **Supervisory Staff Training:** This session provides crucial information for employers, managers, and supervisory staff alike. Training enables participants to navigate OSHA inspections—ensuring staff safety—and to create an individualized Safety & Injury Prevention Plan, a requirement for businesses with more than 25 employees and essential for any comprehensive safety plan.

Among Hawaii's largest industries, construction activity remains brisk. In the first quarter of 2017, government contract awards increased \$38.7 million—or 22 percent—over the previous year, while the permit value for private construction increased \$361.9 million, or 66.3 percent. 🏠

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Architect Goes Back to the Future

For new school building, Bill Brooks borrows a ‘passive’ strategy from Hawaii’s pre-electricity days

BY DON CHAPMAN



When Bill Brooks graduated from the University of Hawaii’s School of Architecture in 1982, one of his first projects at the CJS Group was the HMSA building on Keeaumoku Street, working with Joe Ferraro. The design was modernistic, forward-looking, foreseeing a day when energy efficiency would be a primary goal of architects.

“When you look at that building, you go, ‘something’s going on here.’ There’s that rigid grid. All the glazing is facing either due north or due south. Nothing east or west, very little direct sunlight intrusion, which brings down the air conditioning load,” says Brooks, who would follow Ferraro to Ferraro Choi in 1996 and become a principal in 2003.

Little did he realize back in 1982 that looking ahead would take him back in architectural time—as it has on Ferraro Choi’s latest project, East Kapolei Middle School.

“What we’re doing is going back to passive architectural strategies that were commonplace before electricity,” says Brooks. “In the 1940s and ‘50s they came up with cheap electricity and relatively cheap air conditioning, and people forgot how to design a building without those things. ... Before that they did a bunch of things we don’t do anymore because we have artificial ways of keeping people cool.

“Think about it, how many of our most beloved buildings were designed before commercial air conditioning and lighting? So we’re going back to basics.”

When “green” LEED (Leadership in Energy and Environmental Design) standards were introduced in 1999, says Brooks, a Punahou grad, “we were already thinking in that direction. It was sort of a natural thing to jump into the sustainable boat before other people did. We sort of saw that coming. ... Joe and Gerald (Choi) were the first architects who were LEED-accredited.”

To its credit, the state Department of

Education initially embraced LEED standards in new schools. But, Brooks says, “LEED was designed for office buildings. Its applicability for schools has been less impressive to DOE than CHPS.”

Not to overdo the alphabet soup theme here, but the national CHPS (Collaborative for High Performance Schools) has been localized, HI-CHPS. According to its website, HI-CHPS criteria was developed by “a committee of K-12 school stakeholders under the guidance of the Hawaii State Department of Education and CHPS.” Hawaii’s unique climate

better for kids. Not just opening the window, it’s introducing controlled light, indirect, like the north light you see artists use. If you get direct daylight, you make people hot, there’s glare. Indirect light is actually cooler than electric lighting, so it helps reduce electricity use and it’s better for the eyes.

“It’s all built with exposed concrete, big overhangs for shade, central courtyard, the dining room has big doors that open ... lots of windows, all of them well-shaded. It’s designed for mixed-mode ventilation—we can turn off the AC about six months of the year. We’ve done several individual (school) buildings that have been real successful, but this is our first whole-campus approach, and



Bill Brooks



The West Hawaii Explorations Academy Amphitheater in Kailua-Kona

posed the largest challenge, including creating classrooms appropriate to Hawaii’s climate that are naturally-ventilated and cooled.

“Prerequisites for CHPS are about three times (more stringent than) for LEED,” Brooks says.

East Kapolei Middle School will be near the Kroc Center, not far from the initial rail station. It should go to bid this fall.

“DOE’s whole emphasis is on thermal comfort, acoustic clarity and appropriate learning spaces—using daylight because it’s

it’s quite exciting. It should be a neat school.

“And DOE not only wants a very sustainable school, but they want a new image, so something that is a little more contemporary in style.”

But student/teacher comfort is at the top.

“If this project isn’t comfortable, it will be a total failure,” Brooks says, his tone of voice conveying assurance that it will be a big success.

Not that Brooks is anti-AC. In fact, Ferraro Choi is currently working on a new

...continued on page 110



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Agency Awards for May Increase by 24 Percent

Government contract awards of \$128,966,310 during May rose 24 percent from \$104,082,600 last year, eclipsing all other months of 2017. The bulk of the contracts are allocated for Department of Education projects totaling nearly \$95 million.

May volume compares favorably

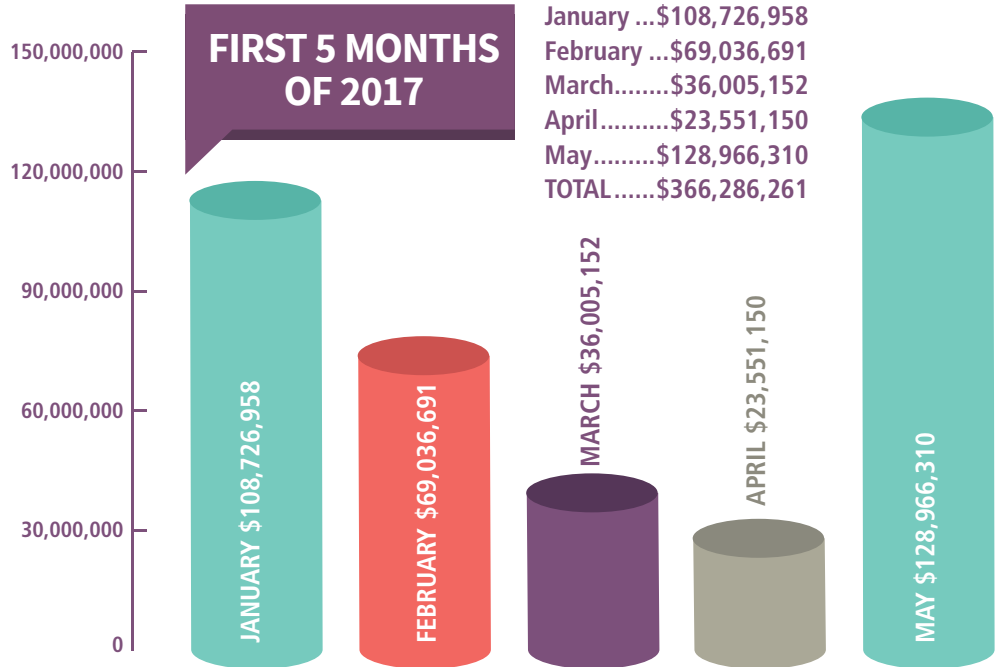
to January, the next-best month of 2017 with nearly \$109 million in new awards. After a sluggish March and April, agency contracts for the first five months of the year are \$366,286,261, off more than 20 percent from \$464,118,713 in 2016.

A DOE contract valued at

\$77,299,000 for campus improvements on Oahu and awarded to Swinerton Builders provided the biggest boost to May. The next-largest award went to Frank Coluccio Construction Co. for work on the Ahuimanu wastewater pre-treatment facility.

AWARDS BY AGENCY	
DOE	\$94,507,792
DOFHO	13,481,000
DOT	11,086,103
UH	8,383,358
HPHA	1,133,000
DPWHI	375,057
TOTAL	\$128,966,310

AWARDS BY AREA	
Oahu	\$112,954,266
Maui	8,287,974
Hawaii	4,048,862
Kauai	3,675,208
TOTAL	\$128,966,310



APRIL

(Awards are rounded up to the nearest dollar.)

Oahu

Swinerton Builders.....\$77,299,000
Solomon Elementary School, Campus Improvements, Phase II

Frank Coluccio Construction Co.7,773,000
Ahuimanu Wastewater Pre-Treatment Facility Force Main, Haiku Road Bypass Sewer

Economy Plumbing & Sheetmetal Inc......6,018,387
Hamilton Library Addition Phase III , Upgrade Controls, Central Plant and Reheat Systems, University of Hawaii at Manoa

Hawaiian Dredging Construction Co. Inc.5,708,000
Design-Build, Sand Island Wastewater Treatment Plant UV Channel Installation

Oxford Electronics Inc. dba Oxford Airport Technical Services.....5,471,592
Maintenance of Passenger Loading Bridges Statewide

BCP Construction of Hawaii Inc......2,727,960
Roosevelt High School, Science Facilities Upgrade

HBM Acquisitions LLC1,518,100
Castle High School, Castle Complex, Heat Abatement, Phase 1A

CC Engineering & Construction Inc.1,249,434
Mokapu, Kainalu and Kailua Elementary Schools, Kalaheo Complex, Heat Abatement, Phase 1A

Constructors Hawaii Inc.1,133,000
Fair Housing Site Improvements at Lanakila Homes, Ha 1004/1013/1104

Contech Engineering Inc......1,089,100
8805 Renovate Courtyard at Honolulu Community College

A's Mechanical & Builders Inc.865,000
Kaahumanu Elementary School, Various Buildings, Replace AC

Hawaiian Dredging Construction Co. Inc.609,000
Substructure Repairs at Pier 34, Honolulu Harbor

MEI Corporation519,275
Nimitz Elementary School, Miscellaneous Repair and Maintenance FY 2014

MJ Construction Co......370,822
Waipahu Intermediate School, Pearl City and Waipahu Complexes, Heat Abatement, Phase 1B

Hawaii Works Inc.225,099
Repair Concrete Trip Hazard in the Cafe Lanai Area, John A. Burns School of Medicine, Kakaako Campus, UH-Manoa

MAY'S TOP 10 CONTRACTORS

- 1) Swinerton Builders (1)\$77,299,000
- 2) Frank Coluccio Construction Co. (1)7,773,000
- 3) F&H Construction (4)7,248,960
- 4) Hawaiian Dredging Construction Co. Inc. (2)6,317,000
- 5) Economy Plumbing & Sheetmetal Inc. (1)6,018,387
- 6) Oxford Electronics Inc. dba Oxford Airport Technical Services (1)5,471,592
- 7) Grace Pacific LLC (1)3,480,207
- 8) BCP Construction of Hawaii Inc. (1)2,727,960
- 9) HBM Acquisitions LLC (1)1,518,100
- 10) Apply-A-Line (1)1,330,108

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

MEI Corporation.....197,427
New Controlled Environment Room (Gross Anatomy Department), JABSOM, Kakaako Campus, UH-Manoa

Peterson Bros. Construction Inc.180,070
Kamaile Elementary School, Miscellaneous R&M FY 2010

Maui

F&H Construction.....4,388,162
Maui High School Heat Abatement, Phase 1B

F&H Construction.....1,445,000
Kahului Elementary School, Lahainaluna, Maui and Molokai Complexes, Heat Abatement, Phase 1A

Arita Poulsen General Contracting... 1,039,014
Waihee Elementary School, Lahainaluna, Maui and Molokai Complexes, Heat Abatement, Phase 1A

F&H Construction.....786,798
Lahainaluna High School, Lahainaluna, Maui and Molokai Complexes, Heat Abatement, Phase 1A

F&H Construction629,000
Maui Waena Intermediate School, Lahainaluna, Maui and Molokai Complexes, Heat Abatement, Phase 1A

Hawaii

Apply-A-Line.....1,330,108
Queen Kaahumanu Highway, Rumble Strips Improvements, Mahaiula to Kawaihae

Su-Mo Builders Inc.853,345
Energy Storage and Green Waste Energy at UH-Hilo

Sterling Pacific Construction.....752,656
Kealakehe High School, Miscellaneous R&M FY 2013, Kailua-Kona

Isemoto Contracting Co. Ltd.....377,000
Kealakehe Intermediate School, Building H, Reroof Building, Kona

Isemoto Contracting Co. Ltd.....328,439
Radio Tower Upgrade, Central Fire Station, Kealakehe Police Station and Ohiaa Mill Communication Site, South Kona

Williams Scotsman Inc. dba Hawaii Modular Space195,196
Construct and Deliver Restroom Trailers to Kona International Airport

StarCom Builders Inc.165,500
Linapuni Elementary School, Building B, Renovate Restrooms

Isemoto Contracting Co. Ltd.....46,618
Island Wide Bus Stops and Shelters, Henry Street, Queen Kaahumanu Highway, North Kona

Kauai

Grace Pacific LLC3,480,207
Kuhio Highway Resurfacing, Papaa Road to Aliomanu Road, Kawaihau

Kauai Builders Ltd.195,001
Kapaa Elementary School, Building A, Repair Exterior Wall

LOW BIDS

The companies below submitted the low bids in May 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

Grace Pacific LLC\$9,999,500
Rehabilitation of Localized Streets, Phase 19A, Aiea and Halawa

Hensel Phelps Construction Co.....8,192,000
Waianae Wastewater Treatment Plant Improvements and Upgrade

Oceanic Companies Inc.....6,688,988
Waianae Wastewater Treatment Plant, Digester 1 Improvements

Civil-Mechanical Contractor5,659,870
Milliani Wells I, Replacement of Pumping Units

Maui Kupuno Builders LLC.....5,221,999
Rehabilitation of Localized Streets, Phase 15D, Makaha

Parsons/RCI Inc.4,360,800
Waianae Wastewater Treatment Plant, Electrical Improvements

Oceanic Companies Inc.....3,440,888
Honouliuli Wastewater Treatment Plant Return Flow Pump Station

Paradigm Construction LLC.....3,132,500
Rainbow Wahine Softball Stadium, Phase IIA Stadium Work, University of Hawaii at Manoa

Triton Marine Construction Corp.....2,127,094
Rehabilitation of North King Street Bridge No. 1, Bridge No. 150

Elite Pacific Construction Inc.2,123,000
Wellness and Well Being Facility for Piko Project, UH-West Oahu

HBM Acquisitions LLC1,518,100
Castle High School, Castle Complex, Heat Abatement, Phase 1A

MJ Construction Co.....562,000
Ala Moana Regional Park, Diamond Head Bathhouse Improvements

Standard Sheetmetal & Mechanical Inc.503,000
Repair AC System at Harbors Administration Building, Honolulu Harbor

IPR Hawaii486,949
Design-Build for Play Apparatus at Various Parks

Power Constructors LLC.....354,000
Frank Fasi Municipal Building, Basement to 16th Floor Radio Room Electrical Feeder Upgrade

CRS Construction LLC329,469
Kalaniana'ole Beach Park (Nanakuli Beach Park), Multipurpose Building Interior Restroom and Storage Room Addition

Color Dynamics Inc.329,000
Aiea District Park, Paint Multi-Purpose Building and Annex Exterior

JS International Inc.289,889
Civic Center Improvements FY 2017, Civic Center Parking Structure Rehabilitation Prioritized Structural Improvements

Brian's Contracting Inc.....270,000
Queen Liliuokalani Building, Office of Hawaii Education, Interior Renovations

HSI Mechanical Inc.261,919
Oahu Community Correctional Center, Replace AC Chiller No. 1

MEI Corporation.....242,985
Campbell High School, SPED Classroom Track Lift System

Isemoto Contracting Co. Ltd.....235,200
Hale Kaulike Lot YJ, Install Electric Vehicle Charging Station and Related Improvements

The H. E. Johnson Co. Inc.188,637
Repair Electrical Pull Boxes at Pier 51, Honolulu Harbor

Paul's Electrical Contracting LLC109,700
Repair Fire Alarm System at Aloha Tower, Honolulu Harbor

Custom Metal Works LLC.....43,550
Maili Elementary School, Building B, Install Security Screens

Maui

Maui Paving LLC.....2,656,938
Hana Highway Resurfacing, Paia Town to Hookipa Park

Elcco Inc.1,615,648
Lahaina Wastewater Reclamation Facility, Primary Electrical System Replacement

Central Construction Inc.327,600
Kihei Elementary School, Miscellaneous R&M FY 2014

Paul's Electrical Contracting LLC207,700
Replace Papi at Kalaupapa Airport, Molokai

Central Construction Inc.168,200
Paia Community Center Sliding Glass Door Replacements

MEI Corporation.....100,704
Construct and Deliver Office and Storage Trailers to Hana Airport

Covenant Painting LLC29,890
Repainting of Paia Community Center

Hawaii

Isemoto Contracting Co. Ltd.....11,551,836
Kalaniana'ole Avenue Reconstruction, Kamehameha/Railroad Avenue to Kauhane Avenue, South Hilo

Jas. W. Glover Ltd.1,453,957
Resurface Main Parking Lot, Phase 1 at Hilo International Airport

Isemoto Contracting Co. Ltd.....383,500
Panaewa Zoo Rain Shelter Repairs, South Hilo

Heartwood Pacific LLC264,455
Hawaii Community Correctional Center, Kitchen Repairs and Improvements, Hilo

Sterling Pacific Construction.....251,261
Repair Maintenance Shop, Hilo Harbor

Site Engineering Inc.....67,600
Repair Fencing at Kawaihae Harbor

Stan's Contracting Inc.54,700
Gutter Replacement and Repairs at Various Locations

Kauai

Unlimited Construction Services517,035,655
4461 Performing Arts Center, Repair Water Damage, Kauai Community College, UH

Maui Kupuno Builders LLC.....1,202,168
Kapule Highway Pavement Repair, Halau Street to Ahukini Road, Lihue

Wasa Electrical Services Inc.546,990
Kapaa Elementary School and Wilcox Elementary School, Electrical Services Telecom Upgrade

Earthworks Pacific Inc.....534,150
Construction and Installation of the Temporary Bridge Structure at Anini Bridge No. 2

Paul's Electrical Contracting LLC147,700
Kapaa High School, Building F, Replace Switchgear Enclosure

Repurposed in Waikiki

An old office building
becomes the Hyatt
Centric Waikiki Beach

BY BRANDON BOSWORTH
PHOTOS COURTESY HYATT HOTELS CORPORATION.

H Hyatt Centric Waikiki Beach, the twelfth hotel in the Hyatt Centric brand portfolio, had its grand opening earlier this year. Located in the former Waikiki Trade Center, the hotel features 230 rooms and suites, a lounge pool on the eighth floor, outdoor seating with circular fire pits, a fitness facility and The Lanai, a 1,900-square-foot eatery.

Construction on the Hyatt Centric Waikiki Beach began in October 2014, led by Swinerton Builders, local architecture firm Group 70 International and California design firm DESIGN360unlimited. Work was completed in October 2016.

“The project involved the conversion of the old Waikiki Trade Center into a brand new hotel,” says Mark Tacazon, marketing manager at Swinerton Builders. “Prior to renovation, the Waikiki Trade Center was primarily an office building with several retail tenants on the ground floors. The location on Kuhio Avenue served as a prime location for a brand new hotel with several new retail tenants that would rejuvenate the property.”

Hyatt Centric Waikiki Beach is located in the former Waikiki Trade Center.





SPOTLIGHT ON SUCCESS

The lounge pool on the eighth floor of Hyatt Centric Waikiki Beach



“In addition to the new hotel, the property would feature a new Nordstrom Rack store and a new restaurant/market concept with the Duke’s Lane Market and Eatery. This new hotel has now created valuable jobs in Waikiki, adding new activity and business that will help further sustain our thriving hospitality industry.”

“With the hotel opening early, the hotel was able to book early guests and create revenue way ahead of schedule.”

—Mark Tacazon

Tacazon notes that the Hyatt Centric Waikiki Beach is the only hotel in Waikiki that was recently converted from an office building into a modern hotel.

The Hyatt Centric Waikiki Beach is the second hotel Swinerton has completed for Chartres Lodging Group. In

2013, Swinerton worked with them on the Hyatt Place Waikiki.

The location of the Hyatt Centric Waikiki Beach posed some challenges.

“The project took place in a tight site on a very busy part of Waikiki,” Tacazon says. “In addition to its limited space, the project was conducted while several retail tenants were in full operation. The project

team was highly successful in establishing clear communication with the property owner and tenants by implementing our best practices to prevent and mitigate any interruption to ongoing businesses. Further cooperation was required with the Nordstrom Rack project which was also being

built within the vicinity of our site.

“To establish alignment and camaraderie, weekly meetings and daily safety huddles were also implemented. This had a positive effect in aligning the many different partners to remain aligned to our common goal of helping our client succeed.”

Facing a highly time-sensitive schedule, Swinerton developed an innovative approach in the demolition stage by starting at the top and bottom of the building and eventually meeting in the middle.

“The deployment of two teams working simultaneously played a significant part in benefitting the schedule, essentially helping the team achieve an early completion date,” Tacazon says. “The project was completed ahead of schedule with a significant amount of time left to move in and make preparations for the grand opening and train the hotel staff. With the hotel opening early, the hotel was able to book early guests

and create revenue way ahead of schedule.”

Even though construction finished early, there was still at least one more problem waiting in the wings.

“Another challenge occurred just a day before grand opening when water began leaking in the hotel’s ground floor lobby,” Tacazon says. “The project team and subcontractors worked diligently overnight to resolve and repair the issue. Through their efforts, the problem was successfully solved and allowed the activities to remain on schedule the following day.”

Tacazon considers the Hyatt Centric project an example of what Swinerton does best.

“This project is added to our long list of successful hospitality renovations,” he says. “We consider hospitality to be our specialty, and projects like the Hyatt Centric Waikiki Beach are a testament to our ability to bring quality and success to the clients we work with.” 🏠

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5	6	7	8	9	10	11



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Smart Technology Goes Mainstream

Locks among hot automated products

BY BRANDON BOSWORTH

Smart technology continues to be an integral part of both residential and commercial construction, incorporated in everything from thermostats to doors to windows and more.

“It’s a growing trend,” says Kaloa Robinson, project manager at Stanford Carr Development.

“More finished products feature automation, such as smart locks, smart thermostats and security systems.”

According to Robinson, smart locks are becoming especially popular. “You walk up to your door and the Bluetooth signal from your phone unlocks it,” he says. “It’s a surprise and delight that helps properties stand out from the competition. They are relatively cheap and easy to install and people love them.”



Kaloa Robinson

Robinson says Stanford Carr has had good luck with August Smart Locks. This product allows users to lock and unlock their door and keep track of who comes and goes from their iOS or Android smartphone. Users can also use their voices to ask Siri, Amazon Alexa or the Google Assistant to lock their August Smart Locks.

Another product Stanford Carr has had success with is Nest Learning Thermostats, which learns from user’s behaviors, preferences and surroundings to create a custom heating and cooling schedule and conserving energy.

Nest uses a combination of sensors, algorithms, machine learning and cloud computing to learn user’s behaviors and preferences and adjusts the temperature up or down accordingly. Nest also provides users with tips and information to help them make energy-saving choices.

To accommodate demand for

LOOKING AHEAD

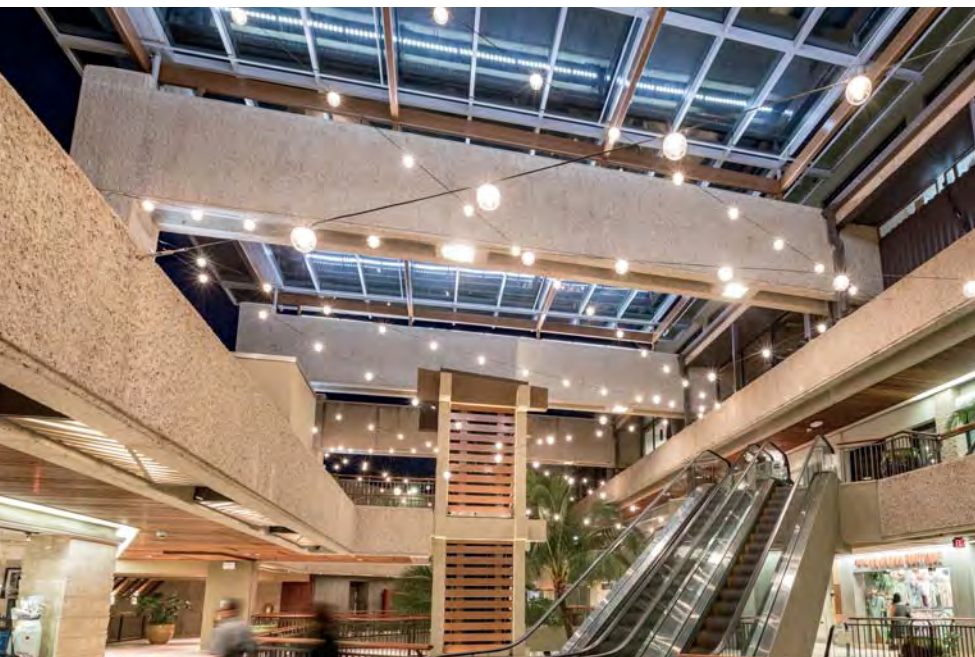
Construction firms everywhere are adopting technologies including digitalized plans, tablets on the jobsite and transitioning to the cloud. According to experts, top technology trends include:

Digitalization: Protocols in many firms are already upside down. Yesterday’s paperwork is giving way to information flow beyond PDFs with digital signatures. Data collection and direct input for mobile devices will increasingly and seamlessly integrate with accounting, HR and operations departments.

Automation: Basic business processes are becoming obsolete. Forms are not as efficient as alternative electronic collection inputs. Daily reports that superintendents once collected are increasingly auto-generated. AP and AR automation is around the corner; HR onboarding and collecting information will in the future be achieved partially by chatbots.

AR/VR: Collaborative workspaces continue to transition from 2D to 3D, and augmented reality is around the corner. Virtual reality is becoming mainstream, and clients will eventually want to walk through models—virtually. This translates to design and construction headsets for both augmented and virtual reality.

Big Data: As data collection is performed on more devices, and more firms offer services transforming data into analytics and dashboards, the next step is cognitive computing, or machine learning—to help management arrive at solutions to problems. “Cognitive” is the natural progression from digital transformation; machines already acquire artificial intelligence so that humans eventually will be able to review a handful instead of thousands of alternatives.



The new skylight at Royal Hawaiian Center features View Dynamic Glass. PHOTO COURTESY OF ROYAL HAWAIIAN CENTER



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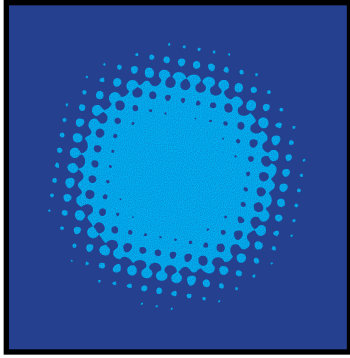
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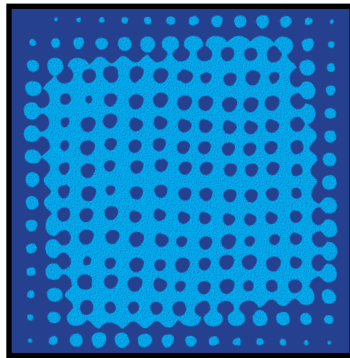


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homes integrating smart technology, Robinsons says projects such as Lahaina's Kahoma Village will probably feature smart home options. "Buyers will have the ability to upgrade," he says.

Robinson adds that many homebuyers aren't even aware of the smart options available, but that once they are made aware it is often an easy sell.

On the jobsite, Robinson says drone technology has proved to be a boon to the construction industry. "Drones are invaluable to operations," he says. "I can see things I couldn't otherwise see. Some of our projects cover 20 acres and it's impossible to get a feel for everything from ground level."



August Smart Lock



Nest Learning Thermostat

He also says he is starting to see more tablet computers being used on-site. However, when it comes to actual construction materials and technology, Robinson explains the company is "very wary of new products, preferring to stick to the tried and true."

New tech trends extend to much larger aspects of building as well. For example, late last year, Royal Hawaiian Center installed a new skylight.

"We decided to install the skylight which allowed us to eliminate the bulky escalator canopy from level three to four and it provided enough coverage to our new interior escalators from level one to two and two to

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one,” says Vice President and General Manager Marleen Akau. Swinerton



Marleen Akau

Builders was the general contractor, and for the project used View Dynamic Glass. It was the first use of this smart glass product in Hawaii.

According to Brandon Tinianov, vice president of

business development at View Inc., View Dynamic Glass uses technology

similar to transition lenses for eyeglasses. The windows work by coating a layer of metal oxide inside a dual-pane window.



Brandon Tinianov

Applying a small electrical voltage

to the oxide causes ions to move between layers in the glass and hit the electrochromic material to block light. The glass darkens in response to the brightness of the sun, reducing solar radiation and glare, creating a comfortable indoor climate for occupants. The tint of the glass can also be adjusted manually.

In its clear state, View Dynamic Glass has visible light transmission (VLT) of 58 percent, meeting Hawaii’s requirements that windows on new high-rises feature VLTs of 50 percent or greater.

“We see three design megatrends,” Tinianov says, “comfort for the occupants, sustainability and smart, connected materials. Smart glass provides a good intersection of all three of these.”

In addition to the recently completed Royal Hawaiian Center, there are at least 70 other pending projects in Hawaii using View Dynamic Glass, and at least 500 on the Mainland.

Tinianov says he expects the product to become more popular locally “once people see a few projects come online.

“It saves energy and reduces heat while allowing people to appreciate the natural beauty around them,” he says. “All of this comes in an automated package that responds to the sun as well as demands from users.” 🏠



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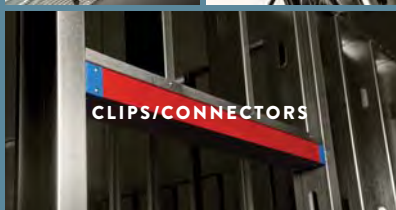
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HAWAII'S TOP 25 CONTRACTORS

Hawaiian Dredging Tops Rankings 12th Year in Row

BY DAVID PUTNAM

Hawaii's construction industry, paced by a record year for top-ranked Hawaiian Dredging Construction Co. Inc., exhibited "positive growth" in 2016, according to the results of the Hawaii's Top 25 Contractors survey.

The Top 25 and Noteworthy Contenders report combined revenue of more than \$4.2 billion last year, an increase of 10.5 percent over 2015's tally of \$3.8 billion. And for the 12th consecutive year Hawaiian Dredging tops *Building Industry Hawaii's* annual rankings as it reports record revenue of \$695 million in 2016.

The rankings, first published in 1987, rely on Hawaii-based revenue as reported by the companies that responded to requests for information.

"Hawaii's construction industry experienced positive growth in 2016,

with a 21 percent increase in work hours from 2015, according to the General Contractors Labor Association which tracks member work hours for



Cedric Ota

unionized car-

penters, laborers, masons and operating engineers," says Cedric Ota, 2017 president of the General Contractors Association of Hawaii and vice president at Hawaiian Dredging.

"Construction activity occurred primarily on Oahu and in the commercial, retail and government agency segments of the industry."

Fifteen of the Islands' top contractors report employing 120 or more workers in 2016. Hawaiian Dredging had the

largest workforce, at 995—23 fewer than in 2015. Kiewit Corp. showed the biggest increase in employees last year, with 776 compared to 212 in 2015.

What's ahead for the state's building industry?

Dale Sakamoto Yoneda, president of S&M Sakamoto, says the rest of this year and beyond looks "stable, with a possible slight downturn due to completion of many multi-story projects."

More jobs, however, could become available soon, says Glen Kaneshige, president of Nordic PCL Construction Inc. However, he adds, "I think the bigger questions on the future of the construction industry will hinge on light rail since the Legislature failed to approve a funding mechanism, which could jeopardize federal funding.

"Transit-oriented development around the stations would



How the companies rank in 2017, with 2016 revenue in millions and last year's ranking:

1. Hawaiian Dredging Construction Co. Inc.	\$695.0	1
2. Nordic PCL Construction Co.	436.9	2
3. Albert C. Kobayashi Inc.	414.0	4
4. Kiewit Corp.	366.0	3
5. Hensel Phelps Construction Co.	340.0	5
6. Nan Inc.	302.5	6
7. Swinerton Builders	240.0	7
8. Layton Construction Co. LLC	221.8	9
9. Dorvin D. Leis Co. Inc.	144.0	10
10. Wasa Electrical Services Inc.	92.9	16
11. Group Builders Inc.	92.8	19
12. Watts Constructors LLC	92.6	11
13. Allied Builders System	92.4	14
14. Unlimited Construction Services Inc.	88.7	NR
15. Alakai Mechanical Corp.	88.6	NR
16. Isemoto Contracting Co. Ltd.	83.4	12
17. Shioi Construction Inc.	68.7	17
18. Ralph S. Inouye Co. Ltd.	66.4	20
19. Coastal Construction Co. Inc.	61.9	13
20. Royal Contracting Co. Ltd.	61.8	18
21. F&H Construction	50.3	22
22. Honolulu Builders LLC	31.8	24
23. S&M Sakamoto Inc.	27.5	23
24. Healy Tibbitts Builders Inc.	27.1	NR
25. Paradigm Construction LLC	25.1	25

NR-Not Ranked in 2016

NOTEWORTHY CONTENDERS

	2016 in Millions
Arita Poulson General Contracting LLC	\$25.0
Reedesign Builders Inc.	21.5
Constructors Hawaii Inc.	17.6
Elite Pacific Construction Inc.	17.3

Rankings rely on 2016 Hawaii-based revenue as reported by those companies that responded to our requests for information.

be the catalyst for economic development with the promise of affordable housing and commercial developments that would benefit from rail.”

Ota says the “GCA is confident 2017 will be another good year for construction. Though the industry will not be experiencing the growth as in previous years, the construction outlook is positive in the transportation, commercial and residential sectors, as well as federal, state and county projects.”

Two companies from last year's Top 25 chose not to participate in this year's survey: dck pacific construction LLC, which was ranked No. 5, and No. 15 Moss Construction.

.....
Brandon Bosworth, Brett Alexander-Estes, Suzanne Roig and Lorraine Cabanero contributed to this year's Top 25 Contractors special section.

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We're proud to congratulate our member contractors on Building Industry's Top 25 list. They're leading our industry and exemplifying the values shared by all of the hard-working men and women of the Hawaii Regional Council of Carpenters.



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Hawaiian Dredging Construction Co. Inc.

PARENT COMPANY: Kajima International Inc.; Atlanta, Ga. | CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 115 | EMPLOYEES IN HAWAII: 995
PUBLIC WORK SECTOR: 25 percent | WORK SUBCONTRACTED: 66 percent

Hawaiian Dredging Construction Co. Inc., the state's largest full-service contractor, in 2016 topped its own record with \$695 million in revenue and remains No. 1 in *Building Industry Hawaii's* annual Top 25 Contractors rankings for the 12th straight year.

Hawaiian Dredging, which has five divisions—building, commercial, heavy, waterfront and foundations and power and industrial—posted then-record receipts of \$662 million in 2015. The company, which has been doing business in Hawaii for 115 years, has seen its volume of work soar more than 63 percent since 2013's revenue of \$425 million.



Gerry Majkut

Gerry Majkut, president of Hawaiian Dredging, is optimistic for the future of the state's construction industry.

"For the construction industry in 2017 in Hawaii there is still momentum from the projects that started over the past year or so," Majkut says.



Hawaiian Dredging completed The Collection in 2016.

"It would be great for the construction industry to have this level of activity for an extended period of time, but typically the market forces change."

Projects Hawaiian Dredging completed in 2016 include The Collection, 801 South Street Tower B and 7000 Hawaii Kai. Other notable jobs included Kihelani Highway resurfacing, Airport

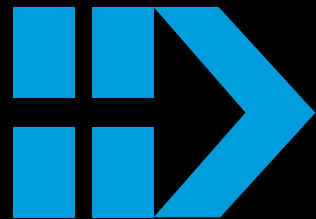
Access Road to Hana Highway, Maalaea Small Boat Harbor Ferry pier improvements and the Sand Island Wastewater Treatment Plant's egg-shaped digester.

A "sampling list" of its new and carryover projects (with estimated completion dates), according to Hawaiian Dredging, includes:

- Kapolei Business Park Wastewater Pump Station (2017)
- Castle Professional Center Renovation (August 2017)
- Keauhou Lane (August 2017)
- Substructure Repairs at Pier 52-53 (August 2017)
- The Westin Nanea Ocean Villas (September 2017)
- Pier 4 Inter-Island Cargo Terminal, Hilo Harbor, as part of the Hawaii Harbors Constructors JV (September 2017)
- Keauhou Place (October 2017)
- Roosevelt "Kipapa Stream" Bridge (January 2018)
- Lahaina Bypass 1B-2 (March 2018)
- Consolidated Car Rental (ConRAC) Facility at Kahului Airport (October 2018)
- Kapiolani residence (December 2018)



Hawaiian Dredging's projects included 801 South Street. PHOTO COURTESY ED GROSS, THE IMAGE GROUP LLC



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Nordic PCL Construction Inc.

PARENT COMPANY: PCL Construction Services Inc.; Denver, Colo. | CONSTRUCTION SPECIALTY: General building contractor | YEARS IN HAWAII: 79 | EMPLOYEES IN HAWAII: 250 | PUBLIC WORK SECTOR: None | WORK SUBCONTRACTED: 80 percent

Nordic PCL Construction for the second consecutive year reports revenue above \$430 million to hold onto the No. 2 spot among Hawaii's Top 25 Contractors.

"Business was very robust in 2016 and we had our hands full with record revenue," says Glen Kaneshige, president of the general building contractor that's been doing business in Hawaii for 79 years.



Glen Kaneshige

In 2016, Nordic PCL had receipts of \$436,986,000, a gain of \$3,596,000 over 2015. Two years ago Nordic PCL posted \$193 million in revenue.

Jobs the company completed last year include Four Seasons resorts at Manele Bay on Lanai and at Ko Olina and condominium towers Symphony Honolulu and Waiea and the Ka Makana Alii regional mall in Kapolei. Kaneshige says the firm also completed the first phase of work on the grades 2-5 classrooms at Punahou.

He points to the unique challenges posed by the Four Seasons at Manele Bay, noting "because a lot of high-quality work had to be put in place in a short period of time in a remote location.

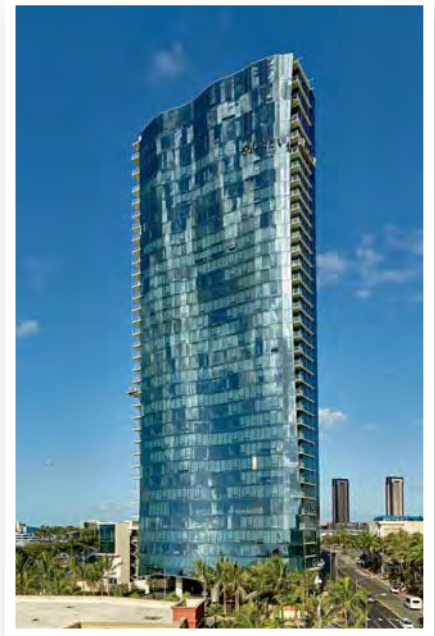
"Our project team was committed and able to deliver the project on time with the cooperation of very capable subcontractors and an owner who was committed to removing any obstacles to success."

Ongoing projects include American Savings Bank campus, Punahou School Grades 2-5 Phase IB and Ke Kilohana.

Kaneshige notes that Hawaii's building industry "is still relatively strong with many large projects on the horizon."

Kaneshige sees both a current slowdown and a shift ahead in the construction sector.

"We definitely feel a pullback in 2017 as the market has softened," he says. "The market has shifted away from high-rise condominiums and large retail projects in Kakaako and Waikiki to military, large airport projects and more hospitality work on the Neighbor Islands.



Waiea was one of two major condo towers for Nordic PCL last year.

"There are several very large projects on the horizon that could potentially heat up the market again toward the latter part of 2018 if they continue on the path of their planned groundbreakings."



Nordic PCL completed work in 2016 at Ka Makana Alii regional mall in Kapolei.

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Albert C. Kobayashi Inc.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 54
EMPLOYEES IN HAWAII: 350 | PUBLIC WORK SECTOR: 0
WORK SUBCONTRACTED: 70 percent

After being in the No. 4 spot for the past two years, Albert C. Kobayashi Inc. (ACK) inched up to No. 3 this year.

Albert C. Kobayashi Inc. is an Employee Stock Ownership Plan (ESOP) company and subcontracts about of 70 percent of its work. Employing 350 Hawaii workers,



Russell Young

ACK brought in \$414 million last year, \$47 million more than in 2015. Russell Young, president and CEO, heads the 54-year-old company.

“ACK was very fortunate to have the opportunity to secure over a billion dollars of work in late 2015 and early 2016,” Young says. “This accounted for a backlog which will run through 2017 into 2018.”

Last year, ACK completed Foodland Farms at Ala Moana Center



Park Lane Ala Moana

as well as the HART Maintenance and Storage Facility. Other recent projects

include the completion of Phase 1 construction on The Ritz-Carlton Residences in Waikiki in 2016. ACK is currently working on Phase 2 of the project, plus Park Lane Ala Moana and Anaha Tower.

“Park Lane and Anaha Tower are on schedule and will be turned over to the developers and their buyers by the end of 2017,” Young says. “The first tower of Ritz Carlton was turned over and opened for business in 2016. “We are presently working on the second tower and will be completed in 2018.”

Young says 2017 has been a “very good year” for the local construction industry with a great deal of available work for contractors.

“Not only the private sector but also government agencies issued a lot of new jobs for both the big and small contractors to work on,” he says. “However, with all of this work starting in 2016 and 2017, it appears that there is not as much work being put out to bid in 2017 and possibly 2018.”



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Kiewit Corp.

PARENT COMPANY: Kiewit Corp.; Omaha, Neb.
CONSTRUCTION SPECIALTY: Infrastructure (transportation), building, energy
YEARS IN HAWAII: 71 | EMPLOYEES IN HAWAII: 776 | PUBLIC WORK SECTOR: NA
WORK SUBCONTRACTED: 40 percent

Few construction companies have deeper ties to Hawaii than Kiewit. The Omaha-based contractor's first project in the Islands was Tripler Hospital in 1946, and as it enters its eighth decade of doing business in Hawaii, the firm reports revenue of \$366 million last year as work continues on the state's historic rail project.

"In our more than 70 years of construction work on the island, there has consistently been a steady influx

of new opportunities, whether it's roads, bridges, marine facilities or commercial buildings," says Greg Uyematsu, vice president of business operations for Kiewit Infrastructure



Greg Uyematsu

West Co. "We anticipate that the construction industry will continue to thrive and look forward to bringing

our experience and expertise to these projects."

Kiewit drops one notch to the No. 4 spot among Hawaii's Top 25 Contractors this year as business slightly declined by 8.2 percent from 2015's \$399 million, when it ranked No. 3. However, the firm ranks among the top employers in Hawaii's building industry with 776 workers last year. By comparison, in 2014 it employed 170 and in 2015 there were 212 on the payroll.

Key projects for Kiewit in 2016 included the Farrington and Kamehameha rail projects and rail maintenance storage facility as well as taxiway improvements at Honolulu International Airport and the Hawaiian Humane Society's expansion project.

"It was a busy, productive year, and we are very proud of all that we accomplished," Uyematsu says.

The company, founded in 1884, got the rail project rolling for the Honolulu Authority for Rapid



Kiewit projects last year included Taxiway Z at Honolulu International Airport.



Kiewit completes the final shaft pour at the guideway along Kamehameha Highway.

Transportation in 2012 and constructed the first 10 miles of HART's 20-mile guideway.

"Thus far, we have been very busy and focused on achieving substantial completion of the Kamehameha rail project," Uyematsu says.

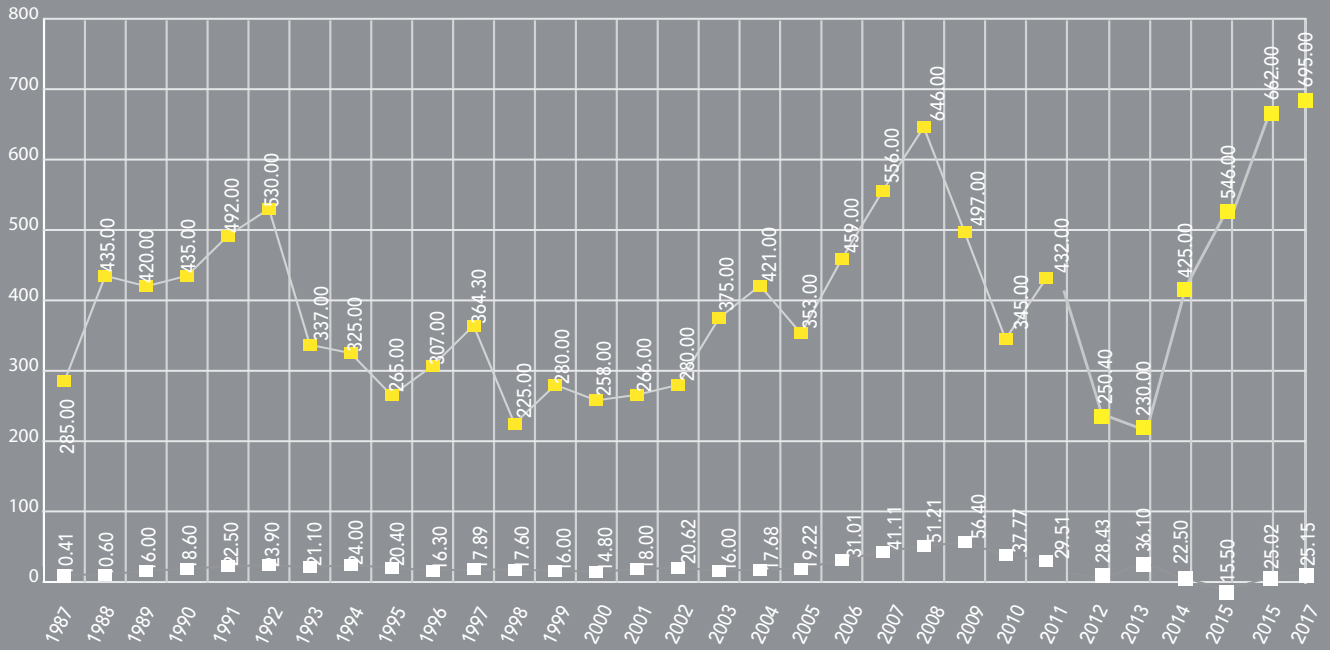
Managing large projects across the Islands poses unique challenges, he adds.

"As with all construction work, managing the ebb and flow of our workload can be a challenge, especially as we wrap up several very large projects," Uyematsu says. "We proactively plan ahead and provide cross-training where we can optimize our workforce to retain good talent.

"Similarly, we aim to maximize the use of our construction equipment fleet on the island, which is important to our overall business."

Competitive Marketplace

Landing a berth in the inaugural Top 25 Contractors rankings in 1987 meant that a company's Hawaii-based revenue needed to be at least \$10.41 million. The largest revenue reported that year was \$285 million. Here are the highs and lows over the years:



At Kiewit, every project we work on is the most important. With a strong local presence and access to a vast network of resources, Kiewit can quickly mobilize and provide the best solution and value for any project. Combining modern class with local sensibilities, we understand the way business is done in Hawai'i, and our resources and experience ensure clients receive the highest quality, hands-on service they've come to expect. Kiewit continues to provide our state with projects of all types, and is a proud contributor to Hawai'i's future and growth.

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Hensel Phelps Construction Co.

PARENT COMPANY: Hensel Phelps; Greeley, Colo.
CONSTRUCTION SPECIALTY: General contractor, design-build | YEARS IN HAWAII: 25
PUBLIC WORK SECTOR: 40 percent | WORK SUBCONTRACTED: 80 percent

Following a job procurement strategy geared toward maintaining a constant workflow, Hensel Phelps Construction Co. saw 2016 revenue soar 65 percent over the previous year and ranks fifth among Hawaii’s Top 25 Contractors.

Kyle Spraberry, project development director, says the company looks for jobs that it can bid on to avoid the typical swings in an industry he says is plagued by a long lead-time between

bidding and actual construction.

The firm, which has been in the Hawaii market for a quarter of a century, nearly doubled its revenue in 2016 to \$314 million from \$190 million in 2015.

“The immediate future is looking strong for us,”



Kyle Spraberry

Spraberry says. “We have a lot of active procurements that we’re working on that will take us on through the next year and several projects that we’re waiting on to start.”

Among the key projects completed in 2016 were the renovation of 204 rooms at the Four Seasons Manele Bay. The work included combining three or four rooms into suites, knocking down walls and removing plumbing.

Another project completed in March 2016 was the Hilton Grand Islander hotel. The 37-story, 418-unit timeshare is adjacent to the Tapa Tower at the corner of Kalia Road and Paoa Place in Waikiki. The project presented a host of challenges mostly space-related, Spraberry says. With thousands of visitors on the four acres of the Hilton resort area, moving equipment and materials made for some unique juggling.

Hensel Phelps, whose parent company is based in Greeley, Colo., has 80 years of experience behind its collective belt as it builds upon past successes on design-build and design-assist projects, while providing customers with complete preconstruction services. Current projects include retail, hospitality, mixed-use, government, mission critical and industrial, according to the company’s website.

Going forward in the Pacific District—including Guam, the Marshall Islands, Asia and Hawaii—will be the Daniel K. Inouye International Airport mauka terminal expansion project where the commuter terminal is now located, Spraberry says. While the contract was awarded last year, Hensel Phelps hopes it will start in the next 90 days, he says.

“We’ve done lot of pre-construction proposal pursuits in Aiea, but they have been commercial projects,” Spraberry says. “For 2017 we’re looking at a mix of public, private and federal Department of Defense work. There’s a lot of opportunities in Hawaii and Guam.”

The Hilton Grand Islander





Hilton Grand Islander



Hilton Grand Islander



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Nan Inc.

CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 27
 EMPLOYEES IN HAWAII: 633 | PUBLIC WORK SECTOR: 72 percent
 WORK SUBCONTRACTED: 52 percent

In 2016, Nan Inc. claims the No. 6 spot among the Top 25 Contractors for the second year in a row. The company's stability, however, belies its substantial increase in revenue—\$302.5 million in 2016, an increase of 53 percent over the \$197.5 million the previous year.

Nan Inc.'s workforce also grew by nearly 20 percent.

"Nan, Inc.'s overall business in 2016 was very positive," says Ryan Nakaima, vice president.



Ryan Nakaima

Long known for its military projects, Nan in 2016-2017 continues to serve this market with the \$84.7 million Defense POW/MIA Accounting Agency, as well as with other substantial contracts.

"Our Defense POW/MIA Accounting Agency Forensic Identification Lab received a 2016 Engineering News-Record Regional Best Project Award for Excellence in Safety," says Nakaima.



Nan Inc. is renovating many sites at the National Memorial Cemetery of the Pacific. PHOTO COURTESY THE IMAGE GROUP LLC/NAN INC.

The forensic identification lab within the three-story, 136,497-gross-square-foot, Joint Base Pearl Harbor-Hickam facility is reported to be one of the largest in the world.

Nan enlisted more than 40 subcontractors for the job. "We often had two qualified safety managers

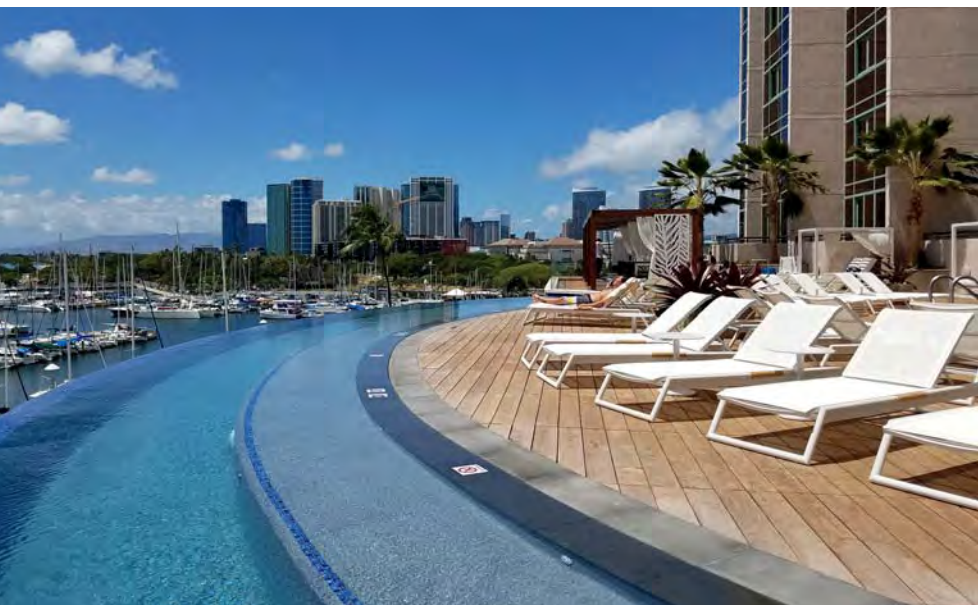
onsite due to the size of the project," Nakaima notes. "The project experienced zero lost-time accidents."

Nan Inc.'s 2017 military projects include Wheeler's \$69.7 million Combat Aviation Brigade Complex, Phase 2 and several sites within Punchbowl's National Memorial Cemetery of the Pacific.

Nan Inc.'s expansion into other industry sectors continues apace. "Our diversified strategies have allowed us to still maintain positive and stable growth," Nakaima says.

Recently, Hawaii's hospitality sector has provided Nan Inc. with significant opportunities, including the Hawaii Prince Pool Deck Renovation, which wrapped earlier this year, and the \$33.3 million Pacific Beach Hotel Public Spaces Renovation, set to wrap in October.

"While 2017 has been, and will continue to be a good year for us, there are still indicators that the industry will likely be slowing in the near future," Nakaima says. "However, we remain optimistic and look forward to overcoming these challenges."



Nan Inc.'s finished renovation of the Hawaii Prince Hotel Pool Deck PHOTO COURTESY NAN INC.



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Swinerton Builders

CONSTRUCTION SPECIALTY: Hospitality, retail, federal, healthcare, education, senior living, industrial, residential | YEARS IN HAWAII: 14 | EMPLOYEES IN HAWAII: 180
PUBLIC WORK SECTOR: 20 percent | WORK SUBCONTRACTED: 70 percent

Seven must be the lucky number for Swinerton Builders. For three years in a row they have held the No. 7 spot on the *Building Industry Hawaii* Top 25 Contractors list. Swinerton’s revenue for 2016 totaled \$240 million, up from \$194 million the previous year.

Based in San Francisco, Swinerton was founded in 1888 and has been doing business in Hawaii for 14 years, employing 180 workers locally. The company specializes in hospitality, retail, education, multi-family residential, industrial, federal, senior living and renewable energy projects. Swinerton Builders is headed by Vice President and Division Manager George Ehara. Swinerton was recently named Contractor of the Year by NAIOP Hawaii at its 20th annual Kukulu Hale Awards.

According to marketing manager Mark Tacazon, Swinerton also completed several major hotel renovations in 2016 that included the Hilton Garden Inn Waikiki and the Hyatt Centric Waikiki Beach. “Swinerton had over \$175 million in construction work in Waikiki alone,” he says.



The Swinerton Hawaii team holds a blessing ceremony at the University of Hawaii West Oahu campus in Kapolei for the new Allied Health and Administrative Building project.

Some of the company’s projects were a bit outside the norm.

“Swinerton completed its first design-build project with the completion of the 808 Futsal indoor futsal facility,” Tacazon says. “It is the first of its kind in Hawaii and features

three full-sized futsal courts in a comfortable indoor facility in Kapolei.”

Swinerton has several ongoing and upcoming projects, including Solomon Elementary School redevelopment, Hale Kewalo, the Aloha Pacific Center in Kapolei, St. Francis Liliha Kupuna Village, ongoing work at the Royal Hawaiian Center (such as a new Tiffany & Co. store), and the Hapuna Residences on the Big Island. Long-term projects include the Allied Health and Administrative Building at the University of Hawaii West Oahu campus.

Tacazon says there is enough work to keep the construction industry busy.

“High-rise construction has come to a peak but we are still seeing a steady amount of projects,” he says. “As our tourism industry continues to experience record high numbers, we expect to continue to see more work in hospitality renovations and new construction. Also, with the increasing demand for more affordable housing in Hawaii, we expect to see more of these projects come to fruition.”



808Futsal in Kapolei

Past Top 25 Contractors Lists

RANKING REVENUE IN MILLIONS

2015 (Figures reported in 2016 by the 2015 Top 25 listees.)

1. Hawaiian Dredging Construction Co. Inc.	\$662.0
2. Nordic PCL	433.0
3. Kiewit Corp.	399.5
4. Albert C. Kobayashi Inc.	367.0
5. dck pacific construction LLC	239.2
6. Nan Inc.	197.5
7. Swinerton Builders	195.0
8. Hensel Phelps Construction Co.	190.1
9. Layton Construction Co.	167.1
10. Dorvin D. Leis Co.	137.0
11. Watts Constructors LLC	87.0
12. Isemoto Contracting Co.	83.1
13. Coastal Construction	81.9
14. Allied Builders System	75.4
15. Moss Construction	72.0
16. Wasa Electrical Services	65.0
17. Shioi Construction Inc.	60.0
18. Royal Contracting	50.7
19. Group Builders	50.1
20. (tie) Arita Poulson General Contracting LLC	37.0
(tie) Ralph S. Inouye Co.	37.0
22. F&H Construction	33.9
23. S&M Sakamoto Inc.	27.4
24. Honolulu Builders	26.0
25. Paradigm Construction	25.0

RANKING REVENUE IN MILLIONS

2014 (Figures reported in 2015 by the 2014 Top 25 listees.)

1. Hawaiian Dredging Construction Co. Inc.	\$546.0
2. Kiewit Corp.	260.0
3. Nan Inc.	233.9
4. Albert C. Kobayashi Inc.	228.0
5. dck pacific construction LLC	213.0
6. Nordic PCL Construction Inc.	196.0
7. Swinerton Builders	167.0
8. Hensel Phelps Construction Co.	142.0
9. Watts Constructors LLC	130.9
10. Dorvin D. Leis Co. Inc.	95.5
11. Layton Construction Co. Inc.	94.2
12. Isemoto Contracting Co. Ltd.	71.3
13. Allied Builders System	69.3
14. Group Builders Inc.	66.5
15. Coastal Construction Co. Inc.	61.8
16. Wasa Electrical Services Inc.	60.3
17. Shioi Construction Inc.	50.9
18. Alakai Mechanical Corp.	47.3
19. Delta Construction Corp.	45.0
20. Royal Contracting Co. Ltd.	30.2
21. Arita Poulson General Contracting LLC	29.7
22. Healy Tibbitts Builders Inc.	22.1
23. S&M Sakamoto Inc.	19.6
24. Ralph S. Inouye Co. Ltd.	18.3
25. Honolulu Builders LLC	15.5

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Layton Construction Co. LLC

PARENT COMPANY: Layton Construction Co. LLC; Sandy, Utah
CONSTRUCTION SPECIALTY: Hospitality, healthcare, multi-family residential, retail
YEARS IN HAWAII: 12 | EMPLOYEES IN HAWAII: 75 | PUBLIC WORK SECTOR: 0
WORK SUBCONTRACTED: 90 percent

At No. 8, Layton Construction Company LLC is up a notch from last year's perch. Company revenue, however, is advancing more rapidly, with \$221,800,000 in 2016 receipts to top the \$167,100,000 posted in 2015, an increase of nearly 33 percent.

With only 12 years in the Islands, the Utah-based contractor is carving out a strong position in many sectors.

Layton's healthcare expertise was recently lauded with the General Contractors Association of Hawaii's 2017 Build Hawaii Grand Award.



Dale Keep

Layton Construction/dck JV's construction of the new 200,000-square-foot Diamond Head Tower at Kapiolani Medical Center for Women and Children "was a master-planned, multi-year project," says Dale Keep, Layton's business development manager.

"This project was critical work at Hawaii's only children's hospital, providing the community access to a cutting-edge medical facility," Keep



The Diamond Head Tower at Kapiolani Medical Center for Women and Children
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

says. "Until recently, children needing inpatient medical care were treated in an outdated building from the 1950s. The tower includes a lot of technology that other medical facilities don't have."

Hospitality, another of Layton's strong suits, is "partly due to the nature of the Hawaii market and largely due to our experience and expertise in new

construction or renovation of hospitality projects," Keep says.

In 2016, Layton wrapped on the Marriott Courtyard Hotel and is finishing up on the 150,000-square-foot Embassy Suites Kapolei, valued at more than \$40 million.

"Our forecast for hospitality construction in 2017 and 2018 looks very favorable," Keep says. "Owners are looking to convert office buildings into hotel or condo units and others are converting hotel units to timeshare units. Even new hotel brands will be introduced to Hawaii over the next couple years."

Layton's residential division is also going strong with work on The Howard Hughes Corporation's Aeo residential tower in Kakaako, set to wrap in 2018.

"With tourism and construction being a couple of the largest job producing sectors in Hawaii, the immediate future looks promising," says Keep. "As long as visitors see Hawaii as the great tourist destination that it is, new construction projects will continue and help boost the local economy."

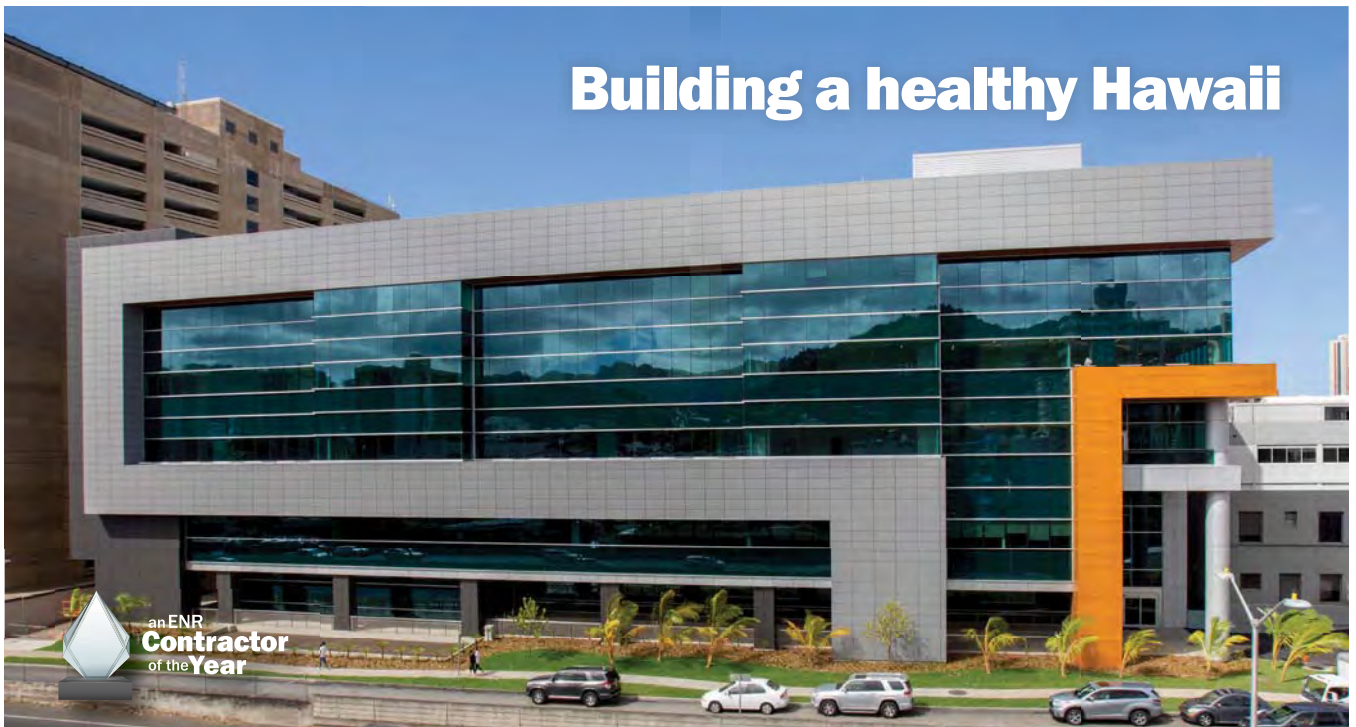


Koloa Landing on Kauai, one of Layton's recent hospitality projects
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

Top Employers

Companies with at least 100 employees among the Top 25 and Noteworthy Contenders include:

COMPANY	2016	2015	2014
Hawaiian Dredging Construction Co. Inc.	995	1,018	862
Kiewit Corp.	776	212	170
Nan Inc.	633	531	438
Dorvin D. Leis Co. Inc.	480	477	395
Group Builders Inc.	437	270	350
Shioi Construction Inc.	411	414	189
Albert C. Kobayashi Inc.	350	380	375
Wasa Electrical Services Inc.	325	325	277
Hensel Phelps	260	288	110
Nordic PCL Construction Inc.	250	310	250
Isemoto Contracting Co. Ltd.	218	219	180
Watts Constructors	210	153	108
Coastal Construction Co. Inc.	200	300	380
Swinerton Builders	180	NA	NA
Royal Contracting Co. Ltd.	120	100	75



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Dorvin D. Leis Co. Inc.

PARENT COMPANY: Aikane Pacific Corp.; Kahului, Maui
CONSTRUCTION SPECIALTY: Full-service mechanical, HVAC, plumbing, fire protection, sheet metal | YEARS IN HAWAII: 49 | EMPLOYEES IN HAWAII: 480
PUBLIC WORK SECTOR: 30 percent | WORK SUBCONTRACTED: 5 percent

Dorvin D. Leis Co. reports a healthy 5 percent increase in revenue and moves up a notch to No. 9 among this year’s Top 25 Contractors.

The Kahului, Maui-based general contractor, founded in 1961 in California, posts revenue of \$144,025,000 in 2016, up from \$137,010,000 the previous year when it ranked No. 10.

“2016 was a very good year across the board for DDL at all four Island offices,” says Stephen T. Leis, president and CEO of the firm that’s been doing business in Hawaii since 1967.



Stephen Leis

Projects DDL completed in 2016 include Waikola Kings’ Land Phase III, OM Symphony Honolulu, Koloa Landing Resort

Phase III and the renovations to the Grand Wailea Resort.

Among its ongoing jobs are the Kona Junciary Complex with an estimated completion date of mid-2019, The Ritz-Carlton Residences (March 2018), Timbers Resort at Hokuala, Kauai (March 2018) and the Westin Nanea Ocean Villas (September).

“2017, although not as robust as 2016, is a good year,” Leis says. “Additionally it seems to be a transitional year into tighter margins and a much more competitive hard-bid market mentality.”

DDL, which employed 480 workers last year, also expanded its team with the addition of Tom Jacobs as director of safety and health, Jason Blinkhorn as fire sprinkler division manager, Jim Pritchett as sheet metal division manager and Roland Suzuki as senior project manager.

The company reports that 30 percent of its work is done in the public sector.

Leis says that “2016 presented a

number of challenges that were motivational for our great team. None more so than a number of large fast-paced and demanding jobs that needed a large amount of resources.

“With four Island locations we were able to meet the demands by mobilizing resources from location to location while not missing a beat.”



Dorvin D. Leis Inc, completed its work on OM Symphony Honolulu last year.

Hawaii's Kupuna Contractors

We salute the construction companies that have maintained their commitment to Hawaii over the years. Top 25 and Noteworthy Contender contractors who have been in business in Hawaii for 20 years or more include:

COMPANY	YEARS	COMPANY	YEARS
Hawaiian Dredging Construction Co. Inc.	115	Allied Builders Systems	47
Isemoto Contracting Co. Ltd.	91	Constructors Hawaii Inc.	45
Nordic PCL Construction LLC	79	Coastal Construction Co. Inc.	44
S&M Sakamoto Inc.	77	Alakai Mechanical Corp.	43
Kiewit Corp.	71	Group Builders Inc.	37
Shioi Construction Inc.	69	Reedesign Builders Inc.	33
Wasa Electrical Services Inc.	67	Arita-Poulson General Contracting LLC	30
Royal Contracting Co. Ltd.	56	F&H Construction	29
Ralph S. Inouye Co. Ltd.	55	Nan Inc.	27
Albert C. Kobayashi, Inc.	54	Unlimited Construction Services Inc.	26
Healy Tibbitts Builders Inc.	53	Hensel Phelps	25
Dorvin D. Leis Co. Inc.	49		

This list includes only those companies who responded to our survey.

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Sachin Shah
DESIGN BUILD
DIVISION
DIRECTOR



Wasa Electrical Services Inc.

PARENT COMPANY: Kinden Corp.; Osaka, Japan | CONSTRUCTION SPECIALTY: Electrical contractor | YEARS IN HAWAII: 67 | EMPLOYEES IN HAWAII: 325
PUBLIC WORK SECTOR: 8 percent | WORK SUBCONTRACTED: 5 percent

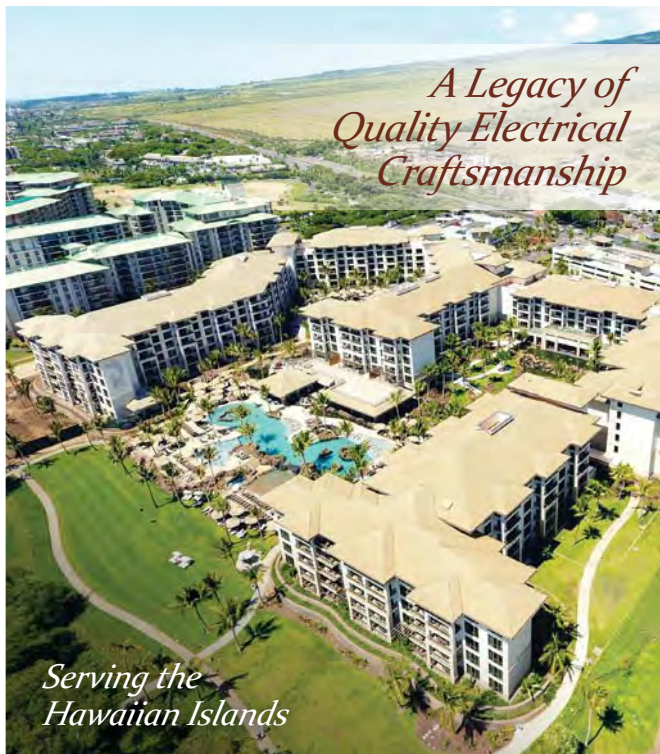
Wasa Electrical Services saw its year-over-year receipts rise nearly 43 percent to \$92.9 million in 2016, and leaps six spots to rank No. 10 among Hawaii's Top 25 Contractors.

"Business was great," says Ronald Yee, president and CEO of the electrical contractor that's been doing business in the Islands for 67 years. Last year, Wasa reported revenue of \$65 million.

Wasa, whose parent company, Kinden Corp., headquarters in Japan, employed 325 workers last year. Yee says they could have used more laborers if they had been available.

"Not enough workmen from all trades forced us to use a lot of overtime as every large project seemed to fall behind schedule," he says.

According to its website, Wasa installs high-voltage systems including power station, substation, overhead and underground distribution lines. It also performs industrial and commercial electrical work including hospitals, condominiums, hotels, schools, airports, roads, factories and refineries.



Among Wasa Electrical Services' projects is Anaha for The Howard Hughes Corporation.

Projects completed in 2016 include renovations at Four Seasons Manele Bay and Four Seasons Resort Ko Olina along with work at Kalakaua Gardens, the Hampton Inn, Aqua Wave Waikiki, OM Symphony Honolulu, The Ritz-Carlton, JN Velocity and Pacific Beach Hotel.

Ongoing jobs for Wasa include the Anaha Tower, Kaanapali Ocean Resort, Kailua Wastewater Treatment facility and the Maui airport ConRAC.

Also the firm added two new vice presidents in Garrett Jones and Brian Suzuki.

Looking forward, Yee says that so far business in 2017 has been "a little less than 2016, but still on track for almost the same sales amount."

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Group Builders Inc.

CONSTRUCTION SPECIALTY: Drywall, carpentry, plastering, fireproofing, acoustic, insulation, cabinetry | YEARS IN HAWAII: 37 | EMPLOYEES IN HAWAII: 437
PUBLIC WORK SECTOR: NA | WORK SUBCONTRACTED: 0.5 percent

Group Builders Inc. jumped from its previous spot at No. 19 in last year's rankings to No. 11 this year. The company saw revenue nearly double from \$50.1 million in 2015 to \$92.8 million in 2016.

Group Builders specializes in drywall, carpentry, plastering, fireproofing, acoustics, insulation and cabinetry. Employing 437 workers in Hawaii and subcontracting just 0.5 percent of its work, the company operates on all main Hawaiian Islands, Guam and the Philippines.

"Overall, business in 2016 was good, project volume doubled, although our team had to sharpen



Park Lane

pencils because of very stiff competition," says Anacleto "Lito" Alcantra, CEO and president. "Greater volume posed the challenges of providing enough manpower and trying to minimize overtime while maintaining the productivity and quality of work expected of us. Quality performance is important when we are running lean on manpower, on a tight budget and work schedule."



Lito Alcantra

To keep informed about new innovations, Group Builders regularly sends delegates to Association of the Wall and Ceiling Industry conventions and training events to be updated in new construction industry technologies.

Projects completed by Group Builders in 2016 include the Hampton Inn and Suites, 801 South Street Towers A and B, Ritz Carlton Residences Phase 1, and the Hilton Grand Vacations Grand Islander (with additional work into 2017). Work on the Anaha tower and Park Lane at Ala Moana projects also started in 2016.

Keauhou Place and Keauhou Lane are expected to wrap up this year. Other upcoming and ongoing projects include Aeo Tower, Waikiki Beachside Hotel, Kapiolani Residence, as well as the Consolidated Rental Car Facilities (ConRAC) in Kahului and Honolulu.

Looking ahead, Alcantra is optimistic about the future and hopes to keep Group Builders' sales volume in the \$85-\$90 million range.

"For 2017, the local construction industry continues to prosper and remains promising for the future years," he says.

Keauhou Place



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Lito Alcantra
President

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Keauhou Place



Hilton Grand Vacations
Grand Islander



Anaha Tower

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is defined by core values,
strengthened by mission and goals,
achieved with comprehensive planning
and strategic execution."*



Parklane at Ala Moana



Watts Constructors LLC

PARENT COMPANY: Comtrack Watts Inc., McLean, Va. | CONSTRUCTION SPECIALTY: Design-build, building structures, marine/waterfront, historic renovations, seismic upgrades | YEARS IN HAWAII: 13 | EMPLOYEES IN HAWAII: 210
PUBLIC WORK SECTOR: 100 percent | WORK SUBCONTRACTED: 70 percent

Watts Constructors LLC landed a coveted \$330 million contract in 2016 for the Consolidated Car Rental (ConRAC) facility at Daniel K. Inouye International Airport in Honolulu.

The project helped Watts rank No. 12 among Hawaii's Top 25 Contractors this year, one rung below its ranking in 2015. Watts reports revenue for 2016 rose 6 percent to \$92.6 million, compared to \$87 million in 2015.

Gennaro Di Nola, general manager at Watts Constructors, says that the volume of work will continue for the next couple of years.

"Within Hawaii and Guam, the trend of construction growth in the state and military markets seems to be continuing through 2017 and into 2018," he says.

"We're optimistic about the future of Hawaii's construction projects in 2017 and beyond."

The firm, which employs 210 people in Hawaii, derives 100 percent of its revenue from public sector contracts. The car rental facility at the airport calls for demolition of the existing car rental buildings and construction of a new five-story 1.8 million-square-foot structure and should be completed in 2020.

But that wasn't the only project started in 2016. Other jobs for Watts in 2016 include the P-863 Hangar Modernization project at the Marine Corps Base Hawaii, which is for \$44 million, the Waimano Ridge building and site improvements for the state Department of Health, the Traction Electrification subcontract for the Honolulu rail system, the Command

and Control facility at Fort Shafter, the Joint Traffic Management Center in Honolulu, the Nanakuli Library and the Marine Corps Base Hawaii's hangar upgrades that will be completed in 2019.

Watts also has five projects that will be completed this year and next on Guam, according to Di Nola.

Founded in 1993, Watts specializes in design-build, building structures, marine/waterfront, historic renovations and seismic upgrades.

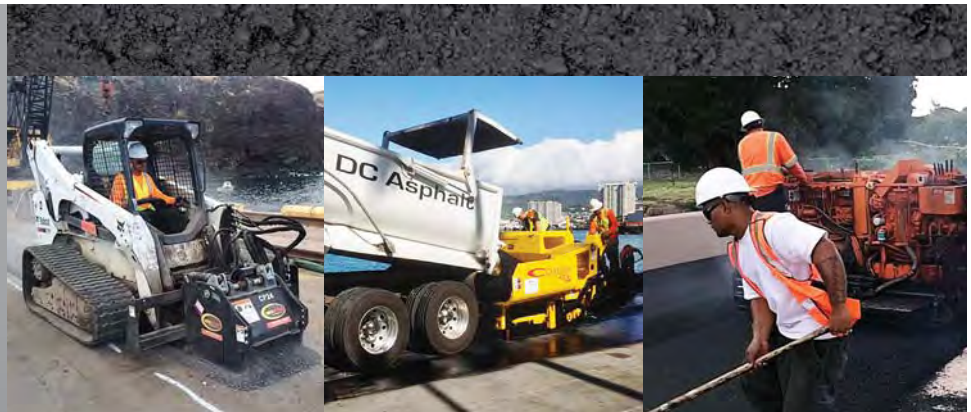
"With the airport modernization plan and upcoming harbor projects on Oahu and the other islands, we anticipate gaining more opportunities from the Department of Transportation," Di Nola says. "The military markets continue to be strong, particularly within the Pacific Rim in Hawaii, Guam and Japan."

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Allied Builders System

PARENT COMPANY: RAM Corp., Honolulu | CONSTRUCTION SPECIALTY: Commercial general contractor | YEARS IN HAWAII: 47 | EMPLOYEES IN HAWAII: 67
PUBLIC WORK SECTOR: None | WORK SUBCONTRACTED: 69 percent

In 2014, PBS Hawaii chose Allied Builders System from a field of 13 general contractors to build its new home on the corner of Nimitz Highway and Sand Island Access Road.

ABS completed renovations of the former KFVE Newsplex last year, adding a second story to the structure for a total of 30,000 square feet for the statewide public television station. ABS President

Gary Oda says the “unusual curved shape of the new building” presented one of the many challenges of the project.

“Laying out and constructing the new curved building along with the signature decorative screen fronting Nimitz required many hours of coordination with the designer,” he says. “Many hours were spent detailing, engineering and building this unique design element. The hard



Gary Oda

work paid off as this is one of the highlights of the new PBS building.

“We were also tasked with relocating the broadcast system which required both the old equipment and the new equipment to be simultaneously turned off and on to avoid any disruption to the TV telecast. It was exciting and satisfying to be able to make the smooth transition live on the airwaves.”

With many major projects in 2016, ABS reports the best year in its 47-year history with revenue of \$92.4 million—a 22.5 percent hike from the \$75.4 million the previous year. ABS also moves up one spot this year in the Top 25 Contractors rankings.

“2016 was the most revenue volume we have done in the history of the company,” Oda says. ABS completed a long list of projects last year, including the Waiialae Commercial Center, The Queen’s Medical Center Lauhala building renovations, Finance Factors Kaimuki Branch, Kmart Iwilei tenant conversions, various work at Chaminade University, St. Andrew’s Priory, CVS/Longs Ala Moana Center and Cutter Ford Aiea, among others.

Ongoing projects range from three Oahu bank buildings to more work at The Queen’s Medical Center.

Oda says “2017 continues to be very active in the construction business. The projects are smaller in size than 2016 but remain plentiful. We expect the trend to continue for the year but we have a cautious outlook for 2018.”



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Unlimited Construction Services Inc.

CONSTRUCTION SPECIALTY: General Construction | YEARS IN HAWAII: 26
EMPLOYEES IN HAWAII: 96 | PUBLIC WORK SECTOR: 10-15 percent
WORK SUBCONTRACTED: 70 percent

After skipping an appearance last year, Unlimited Construction Services Inc. ranks No. 14 this year among Hawaii's Top 25 Contractors.

The general construction company has more than doubled its revenue, posting \$88.7 million in 2016 receipts, a nearly 134 percent gain over the \$37.9 million earned in 2015.



Jay Manzano

“Business was good,” says Jay Manzano, Unlimited’s president. “2016’s revenue is closer to our normal

volume before the recent economic downturn.”

Unlimited’s noteworthy 2016 wraps include JN Velocity, Kekuilani Gardens renovations, Kukuiula Lot H, Ka Makana Alii Consolidated Theatres, Lihue Baseyard improvements for the Department of Water, Villages of Moae Ku Phase 3 and a showstopper—Kolopua Princeville. The project “won the 31st BIA-Hawaii Renaissance Building & Remodeling Grand Award,”



Villages of Moa'e Ku, Phase 3
PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

Manzano notes.

Going forward, Unlimited’s jobsites include the Green Core Residence, Hales at Kainani Lots 17 and 18, Waipahu Tower, Kamakana Villages, Kukui Tower and Moanalua Hillside Apartments Phase 1.

Of these, says Manzano, the company's most significant project is

the award of the Moanalua Hillside Apartments (MHA) project, valued at more than \$100 million.

“We will be delivering a total of 487 affordable units into the Oahu rental pool by October 2018,” Manzano says. “We are also introducing to the state of Hawaii the first Comslab concrete structure that is more efficient and cost-effective for our clients.” Both MHA and Kamakana Villages, he says, “can lead to a lot more work in the affordable housing sector for Unlimited Construction.

“Our forecast for both 2017 and 2018 will be better years than our 2016 revenue,” says Manzano. “Building more affordable housing has been and will always be one of our industry’s challenges. But working together with the state, city and county and developers, we can meet the challenges head on and hopefully make a major impact on affordable housing.

“As we add more projects to our current backlog, our forecast gets even better for 2017 and 2018.”



JN Velocity Showroom
PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.



Kukui'ula Lot 66 – Koloa, Kauai



JN Velocity – Honolulu, Oahu

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Alakai Mechanical Corp.

PARENT COMPANY: Taisei Oncho Hawaii, Inc. | CONSTRUCTION SPECIALTY: Full-service mechanical contractor | YEARS IN HAWAII: 43 | EMPLOYEES IN HAWAII: 305
PUBLIC WORK SECTOR: 11 percent | WORK SUBCONTRACTED: 18 percent

Alakai Mechanical Corp. returns to the Top 25 Contractors list at No. 15 after a year's absence from the roster. Revenue for 2016 was \$88.6 million, up more than \$30 million from 2015.

Founded in 1974, Alakai Mechanical employs 305 people locally. The company specializes in plumbing, air conditioning, sheet metal duct fabrication, commercial kitchen and design-build. Taisei Oncho

Hawaii Inc., the parent of Alakai Mechanical, also has offices in China, the Philippines, Guam and India.

Jobs completed last year include air conditioning and cooling work at Nordstrom at Ala Moana Center and the Prince Jonah Kuhio Kalaniana'ole Federal Building.

The federal building project proved especially challenging. "It was difficult getting access into some of the spaces," says Ralph Inouye, the



The new Nordstrom at Ala Moana Center was one of the projects Alakai Mechanical worked on in 2016.

company president. "Plus, the building is pretty old so it was a challenge to fit all the new materials. We also had to deal with several different government agencies, so logistics were difficult."

Alakai Mechanical also worked on several equipment maintenance buildings at Schofield Barracks for the U.S. Army.

While Inouye says "the high-rise market is slowing down somewhat," Alakai Mechanical has plenty of work for the immediate future. Projects for 2017 include work at Park Lane at Ala Moana as well as Ward Villages' Anaha Tower. Inouye expects both to be completed on schedule before the end of the year, noting that Ward Villages is already "in its final phase."

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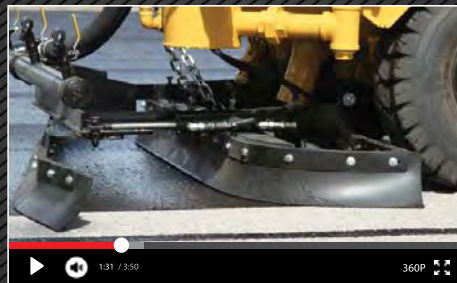
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Isemoto Contracting Co. Ltd.

CONSTRUCTION SPECIALTY: Heavy sitework, commercial buildings, roads, utilities
 YEARS IN HAWAII: 91 | EMPLOYEES IN HAWAII: 218
 PUBLIC WORK SECTOR: 85 percent | WORK SUBCONTRACTED: 37 percent

Although Isemoto Contracting Co. reports a slight gain in revenue for 2016, the 91-year-old Hilo firm slips four spots to No. 16 among this year's Top 25 Contractors.

Isemoto Contracting did \$83.4 million last year, up from \$83.1 million in 2015 when it held the No. 12 spot.



Leslie Isemoto

“Revenue-wise, 2016 was the same as 2015, mostly due to unforeseen delays to start new projects,” says Leslie Isemoto, the company president.

“2017 will be slightly better,” he



Isemoto Contracting's work continues on the College of Pharmacy building at the University of Hawaii-Hilo.

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predicts. “We are very busy working on school repairs during the summer break.”

Isemoto Contracting, which employed 218 last year, currently is working on several projects. Isemoto says the University of Hawaii at Hilo’s College of Pharmacy building’s “concrete walls are ongoing. Foundation and slabs are ready to be poured at Hilo Adult Care Center, and we just started on Konawaena Middle School’s new locker/shower facility.”

Other projects completed in 2016 include the Mamalahoa Bypass Road, Kapiolani Street extension and Honaunau Rodeo improvements.

Ongoing jobs also include the new sports fields on Kuawa Street, which are expected to be completed this summer, and work on the National Energy Laboratory of Hawaii Authority (NELHA) airport road in Kailua-Kona, scheduled to be completed this fall.

Isemoto says 2017 will be a better year if delays can be avoided.

“We had no unique challenges on our projects, however, equipment operators and laborers shortages continue to hamper our ability to accelerate projects that have been delayed.”

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Shioi Construction Inc.

CONSTRUCTION SPECIALTY: Multifamily/affordable, medical, educational, design-build, drywall and plaster | **YEARS IN HAWAII:** 69 | **EMPLOYEES IN HAWAII:** 411 | **PUBLIC WORK SECTOR:** 24 percent | **WORK SUBCONTRACTED:** 45 percent

For three years in a row, employee-owned Shioi Construction Inc. has ranked No. 17 in the Top 25 Contractors list and maintains that ranking while focusing most of its work on the island of Kauai.



Conrad Murashige

Conrad Murashige, Shioi's president, says the firm is benefiting from a strong tourism marketplace that is reinvesting in itself. Revenue has been rising for the past six years, with 2016 showing \$68.7 million, compared to \$60.3 million in 2015.

"We have secured the majority of

our volume from the Kauai operations that are directly related to robust tourism expansion," Murashige says.

Revenue should continue to climb, Murashige predicts, based on the contracts that are out there.

"2017 will be 105 percent of 2016," he says. "And 2018 and 2019 will be flat."

As for the future, Murashige estimates a 4 percent to 5 percent increase in revenues.

Based in Pearl City, with a team on Kauai, Shioi specializes in multi-family, affordable housing, medical, educational design-build and drywall and plaster work. With more than 400 employees, the company has more than six decades of experience in the marketplace since it was started in 1948 by

Kenneth Shioi.

In 2016, Shioi completed the Coconut Plantation Marketplace, a phased renovation of the open-air shopping center on the island's east side. Other completed projects include the Grand Hyatt Kauai pool restroom renovations, the Lihue Airport passageway expansion, the Kauai Shores Lobby renovation and several projects for the Hawaiian Humane Society.

So far this year, Shioi is poised to begin work on another Kauai project: The Sheraton Kauai Resort's Ocean and Beach Wings refurbishment. The upcoming project was set to begin in



The Lava Lava Beach Club in Waikoloa



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June and will consist of replacement of soft goods and will be done in phases.

Other projects for 2017 and beyond will be exterior work at the Hyatt Regency Waikiki, modernization of the Kaahumanu Homes public housing work, the Coconut Marketplace tower, demolition of the former Kauai Police station and phase three of the Anaina Hou on the north shore of Kauai.



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Ralph S. Inouye Co. Ltd.

CONSTRUCTION SPECIALTY: New buildings, renovations, design-assist | **YEARS IN HAWAII:** 55 | **EMPLOYEES IN HAWAII:** 68 | **PUBLIC WORK SECTOR:** 70 percent | **WORK SUBCONTRACTED:** 70 percent

Ralph S. Inouye Co. Ltd. reports revenue of \$66.4 million in 2016, the best in the company's 55-year-history in the Islands and a strong increase of more than 79 percent over the previous year's volume.

Michael S. Inouye, vice president of RSI, says the firm "had a great 2016. We stayed busy, completed some great projects and built our backlog for 2017. We were able to effectively manage our projects with our core staff and labor force.

"We had some great subcontractors and team members on our projects that were also doing good work for us despite everyone in the construction industry being busy.

"2016," he emphasizes, "was a very successful year for Ralph S. Inouye Co."

The surge in revenue vaults RSI into the No. 18 spot among Hawaii's Top 25 Contractors. Last year RSI, which was founded in 1962, ranked 20th with \$37 million in revenue.

Notable projects for RSI last year were renovating the Kawanakoa Middle School auditorium and work at the Kalihi Palama Health Center.

Inouye says the auditorium project "was a challenging one in 2016. We completely gutted the interior of the existing auditorium, keeping all of the exterior walls and roof intact. RSI worked with the

subcontractors and design team to proactively lay out new footing excavations and shoring tower locations to safely support the existing structure while efficiently excavation, utility work, and new concrete risers and slab-on-grade.



The Farrington High School track and field

"Teamwork and overlaying work with shoring towers were important to keep the project moving safely."

Ongoing jobs for the firm include renovating the Kamamalu Building and the Farrington High School track and field.

Looking ahead, Inouye is optimistic.

"Our substantial backlog from 2016 rolled into 2017 as some of our larger projects faced permitting and budget challenges," he says. "2017 is turning out to be another good year for Ralph S. Inouye Co. Ltd. We have steady work and good project teams tasked with completing some good projects. Volume-wise, we will be busy for another year."



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**Coastal
Construction
Co. Inc.**

CONSTRUCTION SPECIALTY: New residential construction, framing and drywall | **YEARS IN HAWAII:** 44 | **EMPLOYEES IN HAWAII:** 200 | **PUBLIC WORK SECTOR:** 10 percent | **WORK SUBCONTRACTED:** 20 percent

Coastal Construction reports a solid \$61,950,000 in revenue last year, although that was a 24 percent drop from the previous year's receipts of \$81,950,000. Still, the company that's been doing business in Hawaii for 44 years remains among the Top 25 Contractors at No. 19.

as A&B, Haseko, Castle and Cooke, Nan, Layton, Hawaii Island Community Development, means a busy year for us."

In 2016 Coastal, which ranked No. 13 last year, completed such projects as the townhomes at The Collection in Honolulu, Meheula Vista in Mililani and Waiulaula at Mauna Kea Resort.



Coastal Construction's projects include housing at Haakea at Hoopili.

"2016 was not as hectic for us," says Les Masutani, vice president of the company that was founded in 1973 and focuses on framing and drywall construction. "Our revenue dipped a little as we completed a couple of sizable jobs.

"As we roll into 2017, we're optimistic and well-prepared for the shift from high-end luxury condo building to single- and multi-family homes.

"We're very enthusiastic about being a part of D.R. Horton's team to start Hoopili," Masutani adds. "That project, along with our continued work with outstanding builders such

Other jobs (with completion dates) include Kuapapa and Lei Pauku at Hoakalei (ongoing), Kamalani (2018), Mohouli Senior Living (2017) and Haakea at Hoopili (2018)

"We have a good team that collaborates planning, experience and resources to get all projects done right," Masutani says.

"As builders, the biggest challenge is finding ways to keep costs reasonable. With mounting safety, quality, environmental, energy and building code requirements, certifications, documentation, etc., along with increasing material and labor costs—that's why the industry can be difficult."

Contractor Connections

Websites of Top 25 and Noteworthy Contenders:

Alakai Mechanical Corp.
www.alakaimechanical.com

Albert C. Kobayashi Inc.
www.ack-inc.com

Allied Builders System
www.abshawaii.com

Arita-Poulson General Contracting LLC
www.aritapoulson.com

Coastal Construction Co. Inc.
www.coasthi.com

Constructors Hawaii Inc.
www.constructorshawaii.com

Dorvin D. Leis Co. Inc.
www.leisinc.com

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www.elitepacific.net

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Healy Tibbitts Builders Inc.
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Isemoto Contracting Co. Ltd.
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Kiewit Corp.
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Layton Construction Co. Inc.
www.laytonconstruction.com

Nan Inc.
www.nanhawaii.com

Nordic PCL Construction Inc.
www.nordicpcl.com

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www.paradigmhi.com

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Royal Contracting Co. Ltd.

CONSTRUCTION SPECIALTY: Heavy equipment sitework and landscaping | **YEARS IN HAWAII:** 56 | **EMPLOYEES IN HAWAII:** 120 | **PUBLIC WORK SECTOR:** 28 percent | **WORK SUBCONTRACTED:** 27 percent

Royal Contracting Co., which is nearly as old as the state, continues to focus primarily on jobs on Oahu and lands in the No. 20 position among this year's Hawaii's Top 25 Contractors.

With the completion of site work for the 1.4 million-square-foot Ka Makana Alii mixed-use shopping center on Oahu's west side, the company now looks toward working on Hoopili, a 1,554-acre mixed-use community in East Kapolei, and the continuation of Oahu's rail project, says Leonard Leong, Royal Contracting Co. Ltd. vice president.

The heavy equipment and general contractor reports revenue of \$61.8 million in 2016, compared to \$50.7 million in 2015, a 12 percent increase. Much of the firm's revenue growth is coming from jobs that are outside of Oahu's urban core, a shift from the shiny towers in Kakaako toward the island's west side, where shopping centers, rail and new residential development are coming up.

"There is a slowdown in the urban Honolulu condo market," says Leong. "But there is an upturn in the west Oahu single- and multi-family homes

market."

The growth will continue, Leong says, with the firm's involvement at Hoopili, a planned development by D.R. Horton that will include 11,750 homes, 3 million square feet of commercial space, five schools and 200 acres of farmland.

"Business in 2016 was an improvement over 2015,"

Leong says. "And 2017 will be a busy year for us as well because of our involvement with Hoopili, HART (Honolulu Authority for Rapid Transportation) and other smaller



Leonard Leong

projects."

Royal's specialties include work in the residential and public works sector, sitework and utility service both above and below ground, according to the company's website.

Leong says that the coming year will be busy with Koa Ridge, a Castle & Cooke Hawaii residential project that has been in the works for more than two decades on land between Waipio and Mililani. In addition, continuation of the HART project will provide work for Royal, Leong says.

"HART will also be busy between Aloha Stadium and Middle Street," says Leong.

Home Sweet Home

Here's where our Top 25 and Noteworthy Contenders hang their hardhats at the end of the day:

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Alakai Mechanical Corp.
Albert C. Kobayashi Inc.
Allied Builders System
Coastal Construction Co, Inc.
Constructors Hawaii Inc.
Elite Pacific Construction Inc.
Group Builders Inc.
Honolulu Builders LLC
Nan Inc.
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Ralph S. Inouye Co. Ltd.
Reedesign Builders Inc.
Royal Contracting Co. Ltd.
S&M Sakamoto Inc.
Shioi Construction Inc.
Unlimited Construction Services Inc.

NEIGHBOR ISLANDS

Arita-Poulson General Contracting LLC (Puunene, Maui)
Dorvin D. Leis Co. Inc. (Kahului, Maui)
F&H Construction (Wailuku, Maui)
Isemoto Contracting Co. Ltd. (Hilo, Hawaii)

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Hawaiian Dredging Construction Co. Inc. (Atlanta, Ga.)

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Hensel Phelps Construction Co. (Greeley, Colo.)
Kiewit Corp. (Omaha, Neb.)
Layton Construction Co. Inc. (Sandy, Utah)
Nordic PCL Construction Inc. (Denver, Colo.)
Swinerton Builders (San Francisco, Calif.)
Wasa Electrical Services Inc. (Osaka, Japan)
Watts Constructors LLC (McLean, Va.)



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F&H Construction

PARENT COMPANY: F&H Construction; Lodi, Calif. | CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 29 | EMPLOYEES IN HAWAII: 41
PUBLIC WORK SECTOR: 85 percent | WORK SUBCONTRACTED: 70 percent

F&H Construction, which reports a 48 percent revenue increase in 2016 over the previous year, moves up a rung to No. 21 among Hawaii's Top 25 Contractors.



Dan Blackburn

The Wailuku, Maui-based contractor performed \$50,377,644 worth of business last year. In 2015 it ranked No. 22 with revenue of \$33,985,039.

“Business was fairly strong in 2016,” says Dan Blackburn, division manager. “However, we ran into delays on a few large projects that would have really boosted the year.”

F&H Construction was founded in 1963 in Lodi, Calif., and has been doing business in Hawaii for 29 years. It derives most of its volume of jobs for state, county and federal construction, and reports doing 85 percent of its work last year in the public sector.

A coup for F&H Construction in



2016 was winning 10 of 12 school heat abatement contracts on Maui by

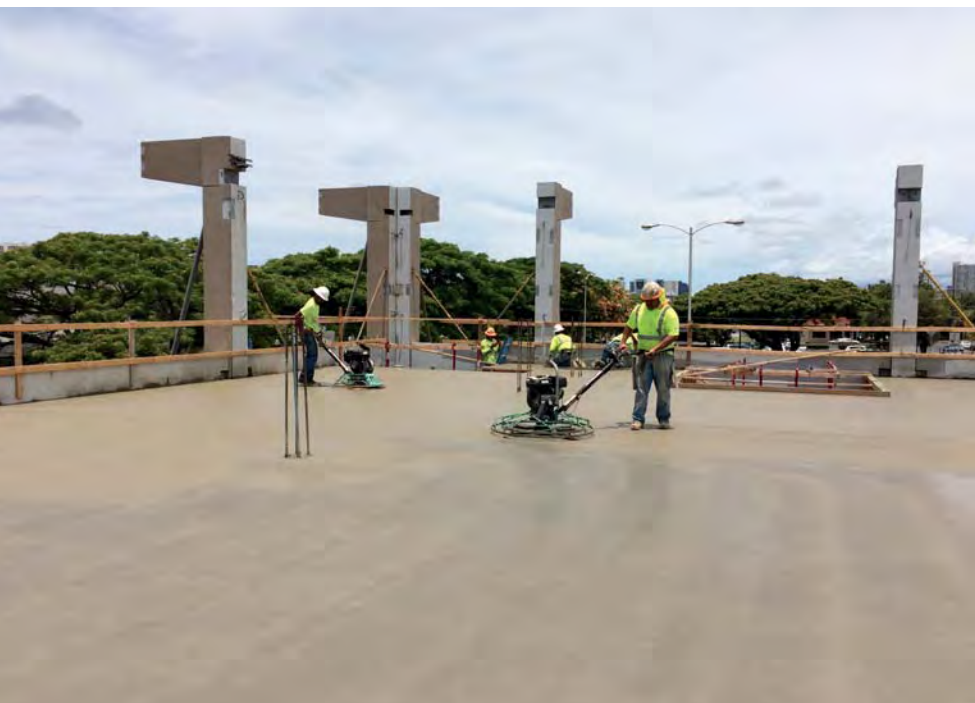
the state Department of Education.

Other projects last year included repairs to Kamehameha School's Maui campuses, the King Kekaulike High School Performing Arts Center and the Richardson School of Law Community Legal Outreach Center.

The Kihei Charter School project offered unique challenges, Blackburn says. “Due to its limited funding, we had several rounds of value engineering but, in the end, we were able to stay with the original floor plan and meet the design budget.”

He says “2017 is off to a strong start, and we anticipate revenues to exceed 2016.”

Also, F&H Construction added two project managers to the team: Jeffery Weller and Ashley Arisumi.



Above and left: Richardson School of Law Community Legal Outreach Center

Building Spaces For Life



PROJECT:

King Kekaulike High School Performing Arts Center

PROJECT:

New Eight Classroom Building at Maui Waena Intermediate School



DAN BLACKBURN
Hawaii Division Manager



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Honolulu Builders LLC

CONSTRUCTION SPECIALTY: Commercial, design-build, hospitality, Residential
YEARS IN HAWAII: 15 | EMPLOYEES IN HAWAII: N/A
PUBLIC WORK SECTOR: 5 percent | WORK SUBCONTRACTED: 95 percent

Although 2016 “was not a remarkable year for us,” says Dan Jordan, Honolulu Builders principal, “it was just where we wanted it to be: steady work in the \$30 million range.”

With \$31.8 million in 2016 receipts, the company’s balance sheet shows a healthy 22 percent gain over last year’s \$26 million in revenue. The increase also helps Honolulu Builders climb to No. 22 among this year’s Top 25 Contractors from its perch at No. 24 last year.

Honolulu Builders’ 2016 projects include The Residence at Makiki, Tsukada Nojo, Paradise Beverages Expansion and the American Tire Company outlet in Kapolei.

“American Tire is a great local success story: a local family business

now being led by the second generation,” Jordan says.

American Tire also scores on its construction and aesthetic merits. “We got to work with the owners personally,” Jordan says. “It became a modified design-assist with the client and architect, Dean Agcaoili, after we had proven ourselves competitive in the bid phase. (The owners) picked the materials they wanted in their facility, and the look is modern and clean.”

Ongoing projects include the Ross Store in Kihei, PetSmart Nimitz, ABC Supply Showroom and Penske Warehouse, all set to wrap in 2017.

Located next door to American Tire, the Penske Warehouse project came about because Penske’s project team was “happy with the quality of the American Tire project and therefore

invited us to bid. So our American Tire project has become a marketing tool for our business.”

Honolulu Builders is “very optimistic that the current level of work in our industry will carry over into 2017 for the project size we pursue,” Jordan says.

“Of course it always boils down to being price-competitive, which we are. But at the same time if we are slightly higher, clients tend to select us for our hands-on approach to their needs and the willingness of our project teams to seek value engineering savings for the owners’ benefit.”

Going forward, Jordan says, the larger projects may not be as prevalent, “but the \$1 million to \$15 million projects continue to develop for us and will hopefully sustain at this pace.”



The American Tire Company outlet in Kapolei
PHOTO COURTESY HONOLULU BUILDERS LLC

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HONOLULU BUILDERS



S&M Sakamoto Inc.

PARENT COMPANY: S Group Inc., Honolulu | CONSTRUCTION SPECIALTY: General contractor | YEARS IN HAWAII: 77 | EMPLOYEES IN HAWAII: 35 | PUBLIC WORK SECTOR: 50 percent | WORK SUBCONTRACTED: 70 percent

It's a three-peat for S&M Sakamoto Inc. as the 77-year-old general contractor ranks No. 23 among Hawaii's Top 25 Contractors for the

third consecutive year.

S&M Sakamoto reports revenue of more than \$27 million in 2016, virtually matching last year's effort.

To be precise, S&M Sakamoto posts 2016 revenue of \$27,563,253 compared to \$27,446,939 in 2015—an increase of \$116,334.

Dale Sakamoto Yoneda, president of S&M Sakamoto, credits a steady flow of jobs.

"We were fortunate to have another great year," she says. "Many thanks to our hard working staff and crew.

"To date, business has been steady, however, we are starting to see a slowdown in the number of prospective bids that are being solicited," she adds. "Perhaps this is a sign of things to come."

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The library at Daniel K. Inouye Elementary

Projects the company completed in 2016 include campus-wide improvements to Daniel K. Inouye Elementary School, formerly known as Hale Kula Elementary. The company also wrapped jobs on the Shriners Hospital family quarters, various Genki Sushi locations, renovation of the Hawaii Laborers building, the CS Wo Kapolei gallery and several jobs at Chaminade University.

Ongoing jobs for S&M Sakamoto include the Ewa Makai Middle School Third Wing (with an estimated completion date of June 2018), Kapalama Hale (July 2017), Hawaii Okinawa Plaza (April 2018), Hosoi Crematory Building (July 2017), Radford Multi Purpose Center (January 2018) and Martin & MacArthur IMP (May 2017).

"I think all projects have their unique challenges," Yoneda says, "and it takes a team effort to push through to create something wonderful for the client."



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Healy Tibbitts Builders Inc.

PARENT COMPANY: Weeks Marine, Inc. | CONSTRUCTION SPECIALTY: Marine construction, dredging, deep foundations including piledriving, drilled shafts and auger cast piles | YEARS IN HAWAII: 53 | EMPLOYEES IN HAWAII: 90
PUBLIC WORK SECTOR: 80 percent | WORK SUBCONTRACTED: 20 percent

After falling out of the Top 25 last year, Healy Tibbitts Builders Inc. is back on the list in the No. 24 spot. The company reports revenue for 2016 at more than

\$27.1 million, a \$4.5 million increase over 2015.

Healy Tibbitts has been doing business in Hawaii for 53 years. The company's origins date back to 1886

San Francisco, when two Bay area waterfront workers decided to start their own construction company. In 1963, Healy Tibbitts came to Hawaii to work on projects such as Hawaii Kai Development's Sandy Beach Ocean outfall pipeline and the U.S. Army Corps of Engineer's Kahului Harbor breakwater repair. Today, its primary client is the U.S. Navy.

2016 saw Healy Tibbitts receiving the Associated General Contractors Alliant Build America Award for an \$11 million project for the Navy involving the replacement of a 24-inch underground waterline from Pearl City Peninsula to Ford Island, as well as the General Contractors Association

of Hawaii Build Hawaii Award of Excellence for improvements to Piers 12 and 15 at Honolulu Harbor.



Rick Heltzel

According to Healy Tibbitts President Rick Heltzel, a particularly difficult

project for the company involved improvements to the Manele Small Boat Harbor on Lanai. "It was extremely challenging," he says. "It was an isolated location and very difficult to get equipment there. Piles had to be drilled into basalt rock. But it went well."

Projects for 2017 include a joint venture with Hawaiian Dredging at Pier 4 Inter-Island Cargo Terminal, Hilo Harbor and the \$16 million replacement of a 24-inch underwater waterline crossing from Ford Island to Landing C at Joint Base Pearl Harbor-Hickam for the Navy.

While there has been a decent amount of work for Healy Tibbitts in recent years, Heltzel sees things slowing down. "I haven't been able to identify any significant upcoming waterfront projects," he says. "Nothing is planned for the Navy, and the state is pretty minimal as well."

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Paradigm Construction LLC

CONSTRUCTION SPECIALTY: General contractor, heavy civil and building
YEARS IN HAWAII: 11 | EMPLOYEES IN HAWAII: 50
PUBLIC WORK SECTOR: 20 percent | WORK SUBCONTRACTED: 30 percent

Paradigm Construction LLC wraps up the ratings at No. 25 for the second year in a row following steady revenue of \$25,154,187 in 2016, an increase of \$134,187 over the previous year.

“For our firm, we were able to achieve the same revenue as 2015 due to continuous heavy civil infrastructure work,” says Alex M. Kwon, founder and president of the 11-year-old Waipahu-based company.

Paradigm, which had 50 employees in 2016, performs about 20 percent of its jobs in the public sector and subcontracts about 30 percent of its work. The company builds new subdivisions and roadways, does mass grading and installs utility infrastructure such as sewer, drain, water and irrigation systems.

“Thus far, our volume of work was reduced, compared to the last few years



Paradigm Construction wrapped up work at Ewa By Gentry Area 17 last year.

as overall Hawaii construction economy has not been robust,” Kwon says. “In addition to the rail project itself, the surrounding development and infrastructure work must proceed very shortly in order to prevent another big recession in the construction economy.”

Projects Paradigm completed last year include Ewa by Gentry on Kamakana Street and Area 17 and Windward Community College’s Hale Naauao. It

also wrapped up Ewa By Gentry Area 52 Increments 1 and 2 in April 2017.

Kwon says business slowed during the latter part of 2016.

“Toward the end of 2016, we noticed a significant drop in construction projects to bid, and it has caused reduced volume in the first two quarters of 2017,” he says. “However, our diversification has allowed us to retain most of our skilled employees on various projects.”

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HAWAII'S NOTEWORTHY CONTENDERS



Arita-Poulson General Contracting LLC

CONSTRUCTION SPECIALTY: General building and management services
YEARS IN HAWAII: 31 | EMPLOYEES IN HAWAII: 45 | PUBLIC WORKS SECTOR: 80 percent
WORK SUBCONTRACTED: 70 percent

Arita-Poulson General Contracting LLC has steadily placed in the Top 25, but last year the Puunene, Maui-based company applied its knowledge to a slightly different market: Oahu. And today the company, according to one of its co-founders, is poised to surpass previous revenue records by 55 percent. The company, founded by Robert Poulson and Daryl Arita in 1986, tops the Noteworthy Contenders for 2017, compared to last year when it was tied for No. 20 among the Top 25.

“Last year (2016) was successful for us as we endeavored to concentrate our marketing efforts on high-volume projects, more medical-related projects and to



Arita-Poulson was the GC on the award-winning Cafe Lani Hawaii project.

our Honolulu operations,” Poulson says.

Arita and Poulson say the construction boom will continue in Hawaii through the first quarter of 2018, based

on the number of requests for proposals and a strong luxury market.

“We think that the momentum we have witnessed starting in late 2016 will continue, at least, through the first quarter of 2018,” Poulson says. “The wave of luxury condominiums and resorts being built along with some significant public projects, like rail and the ConRAC (Consolidated Rental Car Facility) have provided a strong base for the construction industry.”

Some of the strength in construction, Poulson says, is also being driven by a strong tourism market, which is prompting more construction in the tourism sector.

In 2015, the firm’s revenue was about \$40 million, compared to about \$25 million in 2016, according to the company. Much of the revenue strength is coming from such projects as the BMW showroom in Kahului, Maui and the completion of the Hawaii Biotech research and development laboratory at the Dole Cannery on Oahu.

Arita and Poulson started residential construction and merged their two construction firms that focused on commercial interiors and residential construction in 1986. Today, Arita-Poulson’s services includes commercial construction, design-build, general contracting and construction management. The firm’s specialties include masonry, structural steel and general carpentry.



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Reedesign Builders Inc.

CONSTRUCTION SPECIALTY: High-end retail, boutiques and other tenant improvements | YEARS IN HAWAII: 33
 EMPLOYEES IN HAWAII: 20
 PUBLIC WORKS SECTOR: 0
 WORK SUBCONTRACTED: 65 percent

With roots in millwork and cabinetry, general contractor Reedesign Builders Inc. has become a Noteworthy Contender for 2016 as its revenue rose by nearly \$4 million over 2015.

The firm, which employs 20 people, primarily services the Hawaii construction market. Focusing on retail construction in Hawaii, Reedesign Builders reported revenue of \$21.6 million, compared to \$17.7 million reported in 2015.



Maui Brewing Company at the Beachcomber Hotel

Its notable achievements in 2016 include the completion of the 33,000-square-foot Zara store at Ala Moana Center, the Maui Brewing Company at the Beachcomber Hotel, Moku Kitchen and renovation work at Celine, Park Lane and St. John at the Ala Moana Center, says Simon Lefton, company estimator.

“We thought that the rush of 2016 would keep going, but it seems to be settling down,” Lefton says. “It might be a periodic slow month, but there seems to be a lot built out already.”

Reedesign Builders is continuing work on Moku Kitchen.

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HAWAII'S NOTEWORTHY CONTENDERS



Constructors Hawaii Inc.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 45
EMPLOYEES IN HAWAII: 35 | PUBLIC WORKS SECTOR: 28 percent
WORK SUBCONTRACTED: 80 percent

In 2016, Constructors Hawaii Inc. held close to its 2015 earnings. The company posted \$17.6 million in revenue last year, a decrease of less than one tenth of a percent from the \$17.7 million posted the previous year.

Constructors reports that 2016 was a solid year, and that it is remaining busy through 2017.

Noteworthy 2016 projects include Friendship Christian School's Sanctuary, Central Pacific Bank-Kailua Branch and the Fitness Center at Kapiolani Medical Center for Women and Children.

Ongoing projects include the CVS store on North Nimitz Highway and Kroc Center Phase 2, both set to wrap this year, and the Moanalua High School Performing Arts Center Phase 2, scheduled for an April 2018 finish.

Constructors reports that while



Constructors Hawaii Inc. completed the Fitness Center at Kapiolani Medical Center for Women and Children in 2016

PHOTO COURTESY CONSTRUCTORS HAWAII INC.

some Hawaii architects and engineers expect a slowdown in 2018, many good

projects are still available for bid and the company remains optimistic.



Elite Pacific Construction Inc.

CONSTRUCTION SPECIALTY: General Contractor | YEARS IN HAWAII: 12
EMPLOYEES IN HAWAII: 16 | PUBLIC WORKS SECTOR: 89 percent
WORK SUBCONTRACTED: 60 percent

Elite Pacific Construction Inc., which joins this year's Noteworthy Contenders, reports an accident-free 2016.

Among its other accomplishments in 2016 was adding more employees and earning an all-time high in revenue, according to Mathew Lee, Elite Pacific Construction president.

The general contractor reports revenue of \$17.3 million in 2016, compared to \$11.2 million the previous year.

Elite completed several projects in 2016, including the state Department of Transportation's Harbor's Division Pier 31A/32 fire suppression system, a fence at the Hawaii Air National Guard



Elite Pacific completed work on Pearl City High School's track and field.

Waiawa and repair of the elevator cage at the Board of Water Supply's Halawa pumping station.

So far this year Elite has completed work on Pearl City High School's track and field, and will be wrapping up

work at the Prince Kuhio Kalaniana'ole Federal Building and U.S. Courthouse elevator modernization.

"We are forecasting a relatively flat to moderate growth for the industry," says Lee.

Mahalo

For the past 29 years you have shared your company's history, activity, financial information and other statistics to help us compile the now-iconic list of Hawaii's Top 25 Contractors and highly respected Noteworthy Contenders.

Many of you have been with us from the first ranking in 1987. Some of you left for a while and then came back strong, and some are new to the list. Through it all—the robust times and the not-so-robust days—all those who make up Hawaii's construction industry have remained resourceful, determined to succeed and grow—and give back to the community.

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2017 GCA Safety Award Winners

Twenty-three construction companies were recognized for their excellent safety records last year at the General Contractors Association of Hawaii's 2017 Safety Awards.

Approximately 200 people attended the GCA's annual banquet on June 7 at the Pomakai Ballrooms at Dole Cannery. Hawaiian Dredging Construction Co. Inc. topped the winners with multiple awards in three categories.

Winners are selected by comparing GCA member safety records with other Association of General Contractors (AGC) members according to size and construction type.

This year's winners:



Hawaiian Dredging's Cedric Ota and Teri Moritomo and Nordic PCL's Alan Anduha

Alan Shintani Inc.

Federal & Heavy 1 to 109,999

- GCA Zero Incident Rate

Continental Mechanical of The Pacific

Associates/Specialty 70,000 to 324,999

- GCA Best in Category and Zero Incident Rate

DC Asphalt Services Inc.

Associates/Specialty 1 to 69,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

Environet Inc.

Federal & Heavy 1 to 109,999

- GCA Best in Category and Zero Incident Rate

GP Roadway Solutions

Associates/Specialty 160,000 to 424,999

- GCA Best in Category

Grace Pacific LLC

Highway 425,000 and up

- GCA Best in Category

Hawaiian Dredging Construction Co. Inc.

Utility Infrastructure 250,000 and up

- AGC Zero Incident Rate
- GCA Best in Category and Zero Incident Rate

Highway 80,000 to 159,999

- AGC Zero Incident Rate
- GCA Most Improved in Category
- GCA Best in Category and Zero Incident Rate

Federal & Heavy 110,000 to 424,999

- GCA Best in Category and Zero Incident Rate

Healy Tibbitts Builders Inc.

Federal & Heavy 110,000 to 424,999

- GCA Zero Incident Rate

Hensel Phelps Construction Co.

Building 275,000 and up

- GCA Zero Incident Rate

Honolulu Plumbing Co. Ltd.

Associates/Specialty 1 to 69,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

Kaikor Construction Co.

Highway 1 to 79,999

- GCA Most Improved in Category

Koga Engineering & Construction Inc.

Utility Infrastructure 80,000 to 224,999

- GCA Most Improved in Category
- GCA Best in Category and Zero Incident Rate

Master Sheet Metal Inc.

Associates/Specialty 1 to 69,999

- GCA Best in Category and Zero Incident Rate

Nordic PCL Construction Inc.

Building 275,000 and up

- GCA Best in Category and Zero Incident Rate

Northwest Demolition & Dismantling

Associates/Specialty 70,000 to 324,999

- GCA Zero Incident Rate

Pural Water Specialty Co. Inc.

Associates/Specialty 70,000 to 324,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

Quality General Inc.

Associates/Specialty 70,000 to 324,999

- GCA Most Improved in Category

Rons Construction Corp.

Federal & Heavy 1 to 109,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

S&M Sakamoto Inc.

Building 50,000 to 109,999

- GCA Best in Category and Zero Incident Rate

Swinerton Builders

Building 275,000 and up

- GCA Zero Incident Rate

The Trane Company

Associates/Specialty 70,000 to 324,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

Tokunaga Masonry Inc.

Associates/Specialty 1 to 69,999

- AGC Zero Incident Rate
- GCA Zero Incident Rate

Walker-Moody Asphalt Maintenance Ltd.

Highway 1 to 79,999

- AGC Zero Incident Rate
- GCA Best in Category and Zero Incident Rate



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Hospitality construction's game-changer?

THE POOL

For water play and relaxation, today's focus is on elegant vanishing edges, wild slides and zero-entry points



BY DAVE DONDONEAU

If you Google “Which accommodation has the best swimming pool in Hawaii,” one of the less-than-subtle responses posted on TripAdvisor comes from a user named “Frozen_in_Alberta.”

Frozen writes: “None. This isn’t like Mexico and other places with elaborate pools at the hotel/resorts. Most are just a basic pool.”

Frozen may want to make a return the Aloha State soon.

Much has changed since that question and response were posted in 2011.



Wendell Lee

In 2017, there is an upward trend for hospitality pools. Not all are bigger, but most are certainly getting better as hotels and resorts are finding creative ways to get guests to spend more time on the grounds and keep coming back.

“Rooms are very important and so are views,” says Wendell Lee, president of Pacific AquaTech, a subsidiary of Pacific AquaScapes Inc. “But when

you jump on most projects the pool is a focal point. You have to have a good pool or you won’t have a successful project. That’s pretty much the accepted feeling. The pool will make or break the property.”

Pacific AquaScapes is one of the leaders in the state’s pool industry, having completed new and renovated projects in places such as the Four Seasons Resort Oahu at Ko Olina, the Hawaii Prince, Hilton Grand, Sheraton, Aqua Wave and Waikiki Trade Center Waikiki, now a Marriott property.

The company is currently



More hotels and resorts are adding a lounge deck and infinity pool.
PHOTO COURTESY THE HOWARD HUGHES CORPORATION

constructing an infinity pool and deck at the Pacific Beach Hotel, which is transforming into the upscale Alohilani Resort Waikiki Beach, a \$115 million renovation project. Pacific AquaScapes also has completed and is working on several high-end projects on Kauai and Maui in addition to several other residential and condo pools.

Lee has worked in the pool-building business for 30 years and says the trend now is leaning toward sleek lap pools about four feet in depth that include vanishing edges, mostly

referred to as infinity pools. Sunning benches, also called Baja benches, are popping in hotels such as the Hilton Grand, The Ritz-Carlton, Sheraton and others. The benches are large enough for chase lounges, an amenity everyone hotel wants, but space doesn't always allow, Lee says.

"You need an extra 10 feet for them so people can walk around and that's not always possible," Lee says. "Vanishing edges have been around a while but are really popular now. People love being able to go to the ledge and look over the side below as the

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“You have to have a good pool or you won’t have a successful project. The pool will make or break the property.”

—WENDELL LEE

The infinity pool at the Four Seasons Resort Oahu at Ko Olina



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water spills over. The Sheraton Waikiki pool is always packed for the sunsets.”

Yvonne Hunter, director of public relations for The Four Season in Ko Olina, says the resort’s pools are a definite attraction for visitors.



Yvonne Hunter

“Our oceanfront infinity pool has been a game-changer. The sunsets are breathtaking,” she says. “The serenity pool, as an architectural feature, is more the centerpiece. The infinity pool might be described as the crowning glory as it stretches along the coast with a panoramic view of the Pacific.”

Pool-side luxury cabanas at The Four Seasons rent for \$1,495 a day and are equipped with flat-screen televisions, refrigerators, towel service and sofas and tables. The oceanfront cabanas rent for \$795 (for two). Both are fully serviced.

Lee says even smaller pools at hotels are trending more toward spending more money initially on better materials so they don’t have to



upgrade later.

“For materials, the most recent advancement is the use of saline chlorinators,” Lee says. “In regards to tile, we are seeing increased use of glass mosaic tiles, which provide a more refined, elegant look to the pools. We have been specifying Bisazza from Italy and Oceanside Glass from California. The aggregate finishes go by the trade names of Diamond Brite, Hydrazzo and Pebble Tec. As noted, these finishes are more resilient to the effects of chemicals and provide a richer look than plain plaster. They provide a shimmer.”

The better materials cost money, Lee says, but it’s money well spent. While plaster tiles may cost \$15 to install, glass can cost upward of \$55. “I don’t see it often in commercial projects but sometimes residential or condos will try build on the cheap and they always end up spending a lot more to do it right.”

Todd Hadley, president of Koloa Landing Resort at Poipu, says the 350,000-gallon main pool that just opened in 2017 is key to the resort’s success.

“We started planning it about 10 years ago and kept making changes here and there, adding a little bit more and more,” Hadley says. “We went as big and as nice as we could.”



Todd Hadley

The Koloa pool is part of another trend in resorts such as the Aulani where

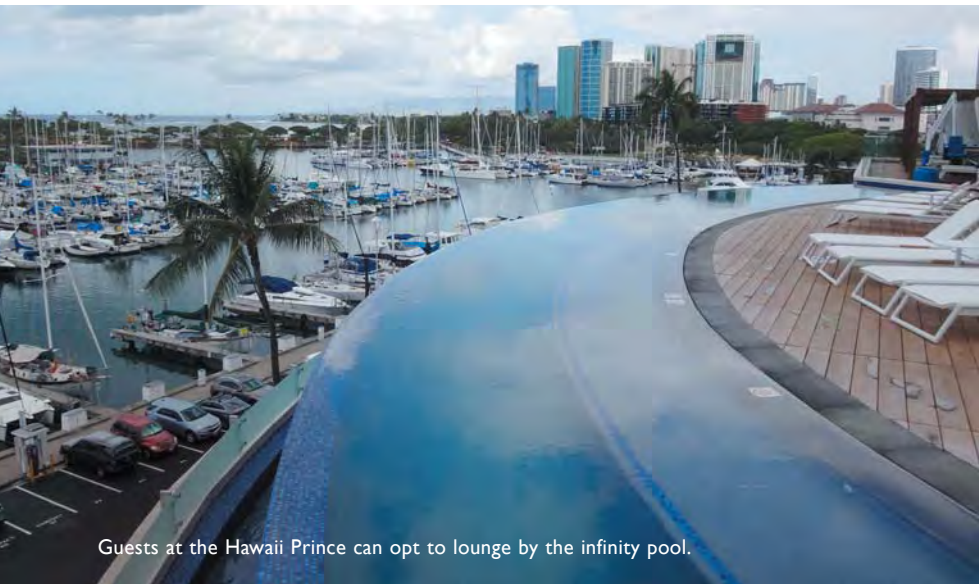
pools are built into the landscape and have something for everyone. It features waterslides, a zero-entry spot, an infinity edge as well as swim-through waterfalls and grotto, poolside cabanas and multiple jacuzzis. Its lagoon pool is surrounded by lush flora and palm trees and measures 6,100 square feet and features an in-pool island, a meandering lagoon, basketball hoop, tidal pool and jacuzzi.

“Since we opened it, we’ve had phenomenal feedback,” Hadley says. “Owners and guests have loved the three tiers, the water slides, the splash-pad area and the zero-entry walk into the pool.”

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Guests at the Hawaii Prince can opt to lounge by the infinity pool.



The pool at Koloa Landing Resort at Poipu



A glass-bottomed pool that juts out 16 feet from the Anaha building is nearing completion by Pacific Aquascapes for The Howard Hughes Corporation. PHOTO COURTESY THE HOWARD HUGHES CORPORATION

Hadley is a firm believer in a strong pool presence.

“If you look at statistics, visitors who hear you have a wonderful resort pool will find their way to the pool to eat and drink poolside or rent cabanas,” he says. “They eventually find their way to the beach, but the reality is guests love relaxing in lounge chairs and having food and beverages brought to them.”

Brian Van Gorp, project manager for the Layton Construction team that built Koloa Landing, says the pool is amazing for many reasons. “There is no beachfront at that resort so they have built a feature to draw people to it,”



Brian Van Gorp

he says. “Multi-tiered with unique features, like a grotto to swim underneath with waterfalls on both sides. I don’t know if any other resort on Kauai has that feature.”

One of the most-talked-about pools in Hawaii isn’t at a hotel, but instead a luxury condo on the Kakaako waterfront. Anyone who has walked on Auahi



street by the soon-to-open Anaha tower, a Howard Hughes Corporation project, can't help but notice the glass-like pool that extends 16 feet out past the building ledge. It's part of a 75-foot saltwater lap pool and is made of see-through acrylic.

The sidewall panels are eight feet high and four inches thick to prevent people from jumping over and the see-through bottom is six inches thick and made of acrylic.

"It's the first of its kind in Hawaii, so it will be interesting how people like the experience," Lee says.

"The day of the really big fun party pools, at least in Hawaii, is really gone. In the '80s it was really big. That's when you built places like the Hilton Waikola, Grand Wailea, Hyatt Regency Maui ... those are all amazing in size, scope and amenities. Now, most properties are being more judicious on how they spend their money. They want pools that have some amenities but it's not the full-fledged party pool that it used to be.

"I don't think that's the market Hawaii is looking for. Hawaii is looking for the family or romantic market—not the college spring-break atmosphere." 🏠

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Flanking Maneuvers

With HART funding at a legislative impasse, other 2017 bills move on related issues

BY BRETT ALEXANDER-ESTES

Unless HART nails down more funding by January, rail workers will lay down their tools.

Bill 34, recently approved by the Honolulu City Council, authorizes new city bonds that will pump approximately \$350 million into the Honolulu Authority for Rapid Transportation through the end of the year. But rail's \$10 billion price tag could still shut the project down.

If that happens, construction crews won't be the only ones left hanging.

"Developers cannot plan projects without having confidence that rail will be operational," says Evan Fujimoto,

2017 president of the Building Industry Association of Hawaii and president of Graham Builders. "Until rail is



Evan Fujimoto

completed and adequate infrastructure is put in place, transit-oriented development will not move forward in any significant way."

The 2017 Legislature tried to fund HART with higher hotel room taxes or by extending the half-percent excise tax surcharge. But the

legislature could not reach agreement. Lawmakers will get another shot at funding HART in 2018. But for now, and pending Gov. Ige's signature, several 2017 bills are aimed at boosting construction and homebuilding in the state.

Budget Bucks

The governor has until July 11 to sign 2017 Hawaii legislation into law. This includes HB 100, Hawaii's new budget.

"The state budget for FY 2018 includes \$2.9 billion in capital improvement projects (CIP) that will address



Donovan Dela Cruz

critical needs in the areas of education, housing and higher education," says Sen. Donovan Dela Cruz (Senate

District 22: Mililani Mauka–Poamoho) and Ways and Means Committee chair.

These include more than \$480 million to the Department of Education for new projects and deferred maintenance and more than \$100 million to support repair, maintenance and renovations at University of Hawaii campuses statewide.



Shannon Alivado

“The CIP projects funded through this bill will benefit the citizens of Hawaii through public infrastructure improvements, new construction, or public facilities repair and maintenance projects,” says Shannon Alivado, General Contractors Association of Hawaii director of government relations.

According to Rep. Mark Hashem (House District 18: Hahaione St.–Kahala), the budget also includes three provisions designed to spark construction in the private sector.

“These include the provision that 50 percent of Hawaii’s conveyance tax be earmarked for affordable housing, and two special allocations within the state budget—\$25 million allocated to the Dwelling Unit Revolving Fund, and \$25 million allocated to the Rental Housing Revolving Fund,” Hashem says.



Mark Hashem



Unfinished in Africa

Striking for its HART-like appearance, Capetown’s famous Unfinished Bridge was conceived in the late 1960s to alleviate future traffic congestion. It was officially abandoned 40 years ago in 1977 due to budget constraints and lack of funding. Though speculation about eventual completion continues, Capetown’s city council has yet to act while the structure has become a popular film and fashion shoot location.



The house is Coral Ridge Plan 2



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Together, Hashem says, these three provisions total about \$85 million. “Every dollar in this funding stack is a multiplier, and equates to three dollars in actual construction value,” he says. “So this infusion of \$85 million will spark about \$255 million in housing construction this coming year.”

Sprinkler Shutoff

“The legislature did pass a bill that will prevent counties from mandating fire sprinkler systems in some types of new construction for 10 years,” says Rep. Gene Ward (House District 17: Hawaii Kai, Kalama Valley) and House minority leader. “This was a tough issue—sprinklers can save lives, but a sprinkler mandate could make every new home cost up to \$30,000 more.”



Gene Ward

BIA-Hawaii CEO Gladys Marrone says builders are “fortunate that SB

611 passed the Legislature.”

The bill, which was scheduled to be signed by the governor on June 22, extends the prohibition on counties’

“This was a real-life bid experience where legislators teamed up against other legislator/contractor teams.”

—Rep. Gene Ward

requirements for automatic sprinklers in one- and two-family detached dwelling units to 2027.

“While not in perpetuity, this is nevertheless a win for housing

affordability as well as for the home building industry,” Marrone says.

However, sprinklers can still be required in state-developed one- and two-family housing. “The state should take a closer look at the impact of housing affordability if such a requirement were imposed,” she says, “as tens of thousands of dollars would be added to the cost of a new home developed with state funding.”



Gladys Marrone

A Push for P3s

“The state has growing needs and requires creative tools to fund public projects,” says Dela Cruz, and points to HB 627 as one solution.

The bill establishes an Office of Public-Private Partnership (P3s) within the Department of Business, Economic Development and Tourism to support P3s, which reduce funding from the

\$2.9 Billion in Projects

HB 100’s funding for Capital Improvement Projects (CIP) for FY 2018-2019 totals \$2.9 billion and includes:

- \$10 million for Aloha Stadium, Master Plan and EIS Study
- \$1 million for TOD Development Master Plan of state-owned parcels near rail stations
- \$50 million for Affordable Housing Rental Housing Revolving Fund (\$25 million) and Dwelling Unit Revolving Fund (\$25 million)
- Various DOE school improvement projects
- \$27 million for Campbell High School classroom building; ground and site improvements
- \$77 million for East Kapolei Middle School



Aloha Stadium

- Various funding for Hawaii, Kauai and Maui community correctional centers
- \$170 million for Honolulu Airport ticket lobby improvements
- \$15 million for improvements/maintenance of public facilities and sites
- \$10 million for Kalaeloa airport utility system upgrades
- \$3 million for design and construction of the Kalaeloa Enterprise Ave. energy corridor
- \$6.25 million for design and construction of seawater air-conditioning facilities
- Various highway, bridge and harbor improvements



Honolulu Authority for Rapid Transportation pillars in Kapolei
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P3s, Dela Cruz says, are well-suited for projects in “tourism, film production, agriculture, clean energy, broadband communications, sports and technology innovation.”

Don’t forget water, sewers and storm drains, says Fujimoto.

“Private investor funding will help the government build badly needed infrastructure,” he says. “BIA-Hawaii strongly supports any efforts to finance and plan infrastructure projects using creative financing tools that are now at hand.”

GCA at the Capitol

Public works project bids must list all subcontractors, states HRS Section 103D-302(b). The GCA has long held that this stipulation has unintended consequences.

“Numerous bid protests are premised on a bidder’s failure to properly list a required subcontractor or that the listed subcontractor did not possess the appropriate license to perform the work within the nature and scope of work listed,” says Alivado. “If the protest is upheld, the county or state and ultimately the taxpayer risk

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Bidding Across the Aisle

In December, the General Contractors Association of Hawaii hosted a “Mock Bid Exercise” at the Hawaii State Capitol.

GCA members and state legislators formed bidding teams, says Rep. Gene Ward, and competitively bid for public works projects.

Lawmakers, Ward says, “experienced the complexities of the bid process, especially qualifying and choosing subcontractors at literally the last minute. It was a never-to-be-forgotten learning experience of how the process works and how legislation and court cases influence the industry, especially how permitting and regulations slow things down.”

paying more for the project.”

GCA’s 2017 listing amendments were not ultimately funded. But, says Alivado, a GCA workshop at the state Capitol in December helped the listing amendments make it to Conference Committee this year.

GCA’s “Mock Bid Exercise,” Alivado says, helped legislators understand why errors occur in Hawaii’s current bidding process. “GCA will continue to educate lawmakers on the obstacles that make public procurements challenging, and not necessarily in the best interests of the taxpayer,” she says.

Alivado says the GCA’s other 2017 priorities included “opposition to unnecessary amendments to contractor licensing laws, and defending against any proposals that would further complicate Hawaii’s contractor licensing laws, which already recognize over one hundred licensing classifications.”

Sub Support

Rep. Matthew LoPresti (House District 41: Ewa–Ocean Pointe) supports HB 1382, which aims to help smaller contractors and

subcontractors.

Introduced by Rep. Aaron Johanson, the bill authorizes the state procurement office to establish a small business assistance initiative, a small business advisory group, a small business office and the hiring of a small business procurement coordinator.



Matthew LoPresti

“Whereas 96.2 percent of all Hawaii businesses are small businesses—including most of BIA-Hawaii’s members—this bill will allow them to understand the state’s procurement process and create more opportunities for these small businesses to do business with the state of Hawaii,” LoPresti says.

A Double Whammy

Rail’s current shortfall clearly impacts Hawaii’s building trades.

But for Marrone, the failure to fund HART is yet another setback for affordable housing.

“Transit-oriented development,

On The MEP Front

SB 865, "Relating to Contractors," says Rep. Sharon Har, (District 42: Kapolei, Makakilo), "permits



Sharon Har

persons licensed as an electrical or plumbing contractor to enter into contracts to perform electrical or plumbing work, provided that

if a contractor's responsible managing employee, which includes a sole proprietor, is not licensed as an electrician or plumber, then the contractor shall employ individuals who are licensed as an electrician or plumber to actually perform the electrical or plumbing work."



along with adequate infrastructure, would help ensure higher density housing along the rail line, helping Oahu meet its goal of 25,000 new housing units by 2025," she says. "If rail is not completed, then opportunities for affordable housing will be severely reduced."

Developers of affordable housing, Fujimoto emphasizes, have very thin margins. "Projected unit values for market and reserve units are based on access to an operating rail transportation system," he says. "A developer's pro forma will be turned totally upside down if the TOD aspect of the project cannot be attained, because it would devalue these projects."

Rail aside, Fujimoto says, "government agencies in Hawaii need to make a radical shift in how they see their roles in the process—they need to move from being gatekeepers and bottlenecks to expeditors.

"Departments need to be tasked with actual production goals and be empowered to do whatever is necessary so that individual homebuilders and developers can get their projects through the entitlement and permitting system faster." 🏠

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The Drone PROS

Trained aerial photographers enhance construction management, sharpen builders' business portfolios and help to ensure safety





Aerial photography can utilize 3D imagery when mapping terrain, such as at the Kapolei interchange.
PHOTO COURTESY DRONE SERVICE HAWAII

BY DAVID PUTNAM

Can 3D mapping help you manage your next project? Will a drone’s aerial analysis of your jobsite cut your costs on the ground? Is the fee you pay for drone services worth it?



Mike Elliott

In a word: Yes, to all of the above, says Mike Elliott, co-owner of Drone Services Hawaii, which is the local representative for Propeller and dealer for Aeropoints.

“The use of drones on a construction site allows for progress monitoring over time, measurements of stockpiles, development of CAD models or importation of files into BIM,” Elliott says.

“Accuracy can be very high. We can utilize Aeropoints or Ground Control Points. Using multiple surveys over time you can build a progress monitoring timeline that shows change.



“We have found that the measurement tools have become the most exciting feature for end-users. Use of thermal cameras for inspections is another amazing aspect of drone use. We can inspect large solar farms in a few hours.”

Kenji Croman of Kenji Croman Photography agrees. “Construction projects can benefit from drones because they can get a good sense of the land from a great height,” he says.

Croman adds that drone photography is soaring in popularity in the construction industry as owners and developers, general contractors and architects seek ways to



Kenji Croman

streamline project management, make their project look good for the customer and the community, enhance their portfolios with still images and videos—and keep up with the competition.



“The drone industry is changing so rapidly that it’s hard to keep up,” he says. “It reminds of me of when smart phones first came out back in 2007 and there was a mad dash to get the best new phones—thinner, larger displays, more options.

“Well, drones are in that phase right now. They are getting smaller, more versatile, longer battery life and they have radar to prevent crashes. The new DJI drone can even fly in the snow and rain, which is incredible.

“Drones are going to be delivering our goods that we’ve purchased online. They are already being used for medical purposes like delivering heart defibrillators, and they are being used for search and rescue (using thermal imaging).

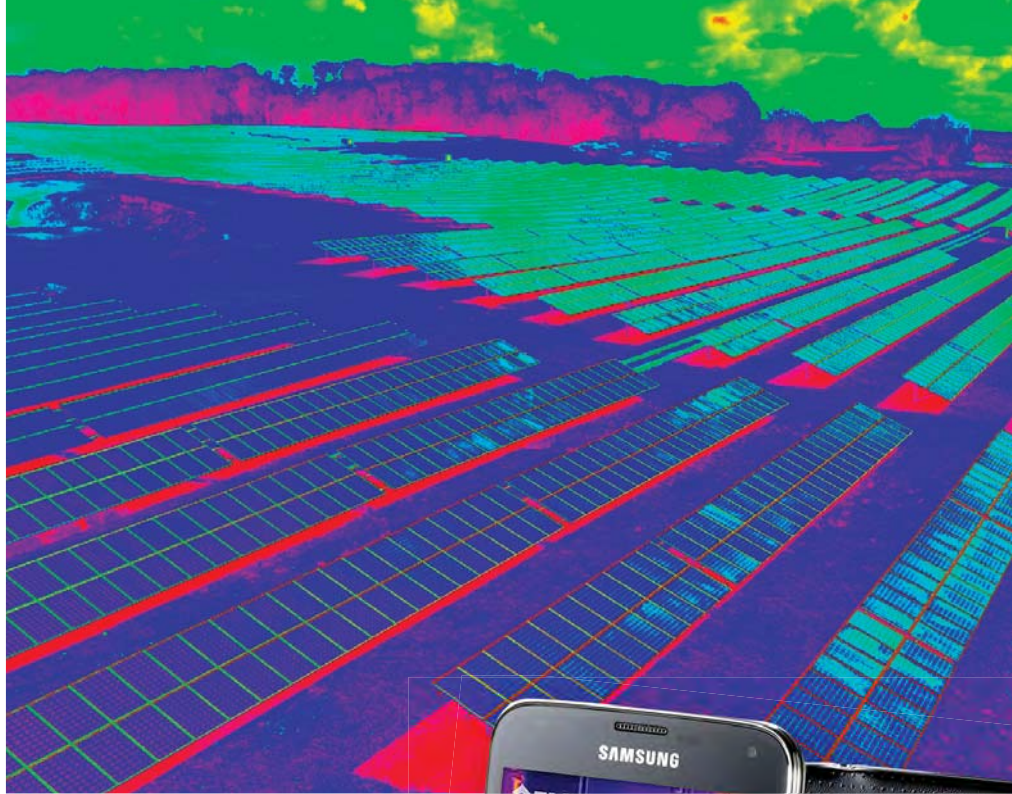
“I’m excited for the future of drones.”

Gauging Rates

A client can expect to pay anywhere from \$1,500 to \$3,500 for a shoot, Elliott says.

“Rates can vary based on area to be surveyed, level of accuracy required and difficulty of terrain. The type of drone and camera systems used or FLIR (Forward Looking InfraRed) requirements can be a factor in cost also,” he says.

“The type of processing required for the customer, or if we are only providing the raw images and photos to them, can affect cost also. Multi-day projects would be more but we reduce the rate if a project is over five days. We have often offered discounts for recurrent services when a customer needed regular site inspections



Andrea Brizzi

over the life of a project.”

Andrea Brizzi, of Andrea Brizzi Photography LLC, notes that the cost of drone photography likely will be less expensive and can be done more safely than shooting from helicopters, although those aircraft remain in high demand among aerial shooters.

Brizzi, who has handled aerial photography for general contractors such as Nordic PCL, says drones offer many benefits. Some jobs, he says, are “too high for a ladder, too low for a copter. Many views



A high view of The Howard Hughes Corporation’s Aalii, a mixed-use condo project off Queen Street
PHOTO COURTESY KENJI CROMAN PHOTOGRAPHY



obtainable from a drone couldn't be produced otherwise."

Regarding the role drones will play in the future of the construction sector, Brizzi says, "I can't resist using a tired cliché: The sky is the limit."

He says "it's an obvious prediction that the use of ever-cheaper, easier-to-use and safer drones will grow exponentially. The hobbyist market might wane, but the business market will discover new and unforeseen applications.

"Perhaps more powerful drones could deliver construction materials to hard-to-reach sites, or apply paint

industry. Drones, in fact, are being used to assist construction teams in mapping a jobsite before the first shovel of dirt is turned.

"Project directors can do surveys with drones using advanced mapping features which can give you a detailed image of the property in 3D," says Croman.

This is done by taking multiple images of the property and overlapping those images.

"Think of it like mowing the grass; you go back and forth and overlap some of the grass when cutting it," Croman says. "Well, it's the same

"The hobbyist market might wane, but the business market will discover new and unforeseen applications."

—Andrea Brizzi

or chemicals or do windows. Or even allow us to build what we cannot now," Brizzi adds. "The same way the use of computers made contemporary design possible."

Elliott says that "soon drones will operate on job sites autonomously to capture and process data. Drones for site security after hours may be commonplace also."

Full Range of Services

Aerial photography using unmanned aircraft systems (UAS) has found many uses in the building

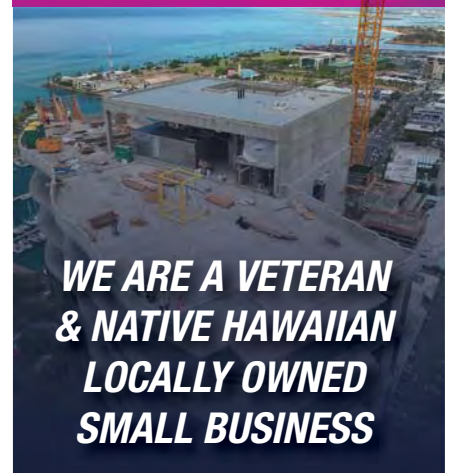
for 3D mapping of topography. You take the drone up and set the parameters and it goes up taking hundreds of photos. The drone goes back and forth like a lawnmower covering the property. Those images are fed into a sophisticated software and it maps the terrain, the height of the terrain and much more."

When operating drones at construction sites, Brizzi says, safety is a top priority.

"One must consider the kind of airspace—proximity to an airport, presence of people not involved in the



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A drone view of a proposed parking structure in Wailuku, Maui
PHOTO COURTESY ANDREA BRIZZI PHOTOGRAPHY LLC



(Top and above) Two views of the rail system using drones. PHOTOS COURTESY KENJI CROMAN PHOTOGRAPHY

operation, privacy issues, wildlife—some birds will fight your drone and operating in national parks is forbidden, electromagnetic interferences and collision avoidance. The latest drones aimed at consumers do provide that,” Brizzi says.

He adds that drones are prone to bird attacks—and other wildlife.

“If you fly with a safety mindset,” says Elliott, “you remove potential issues from the mission to be flown. Being aware of the tallest structure on-site and communication with crane operators if flying at altitudes near their boom height is key.”

Planning for the Future

“We like to think of drone systems, sUAS, as a tool for the construction and inspection industry,” Elliott says. “We hope that the local Hawaii construction and inspection companies will see this as a tool to allow for proactive assessments on-site instead of reactive decisions, allowing crews to be more productive and help to finish projects on time and under budget.”

Croman, a Federal Aviation Administration licensed pilot, notes that a quality drone pilot will have

FAA credentials, such as a Section 107 license and aviation insurance.

“I have a \$2 million policy but a lot of times for these construction projects, the project director will request at least \$5 million in liability insurance plus CGL (commercial general liability) coverage,” he says.

“Additionally, the crew has to be aware that the drone will be flying on that particular day and time. Since there’s a lot of heavy machinery being operated on sites, it’s good to have a spotter who will show the pilot where to safely stand when operating the drone.

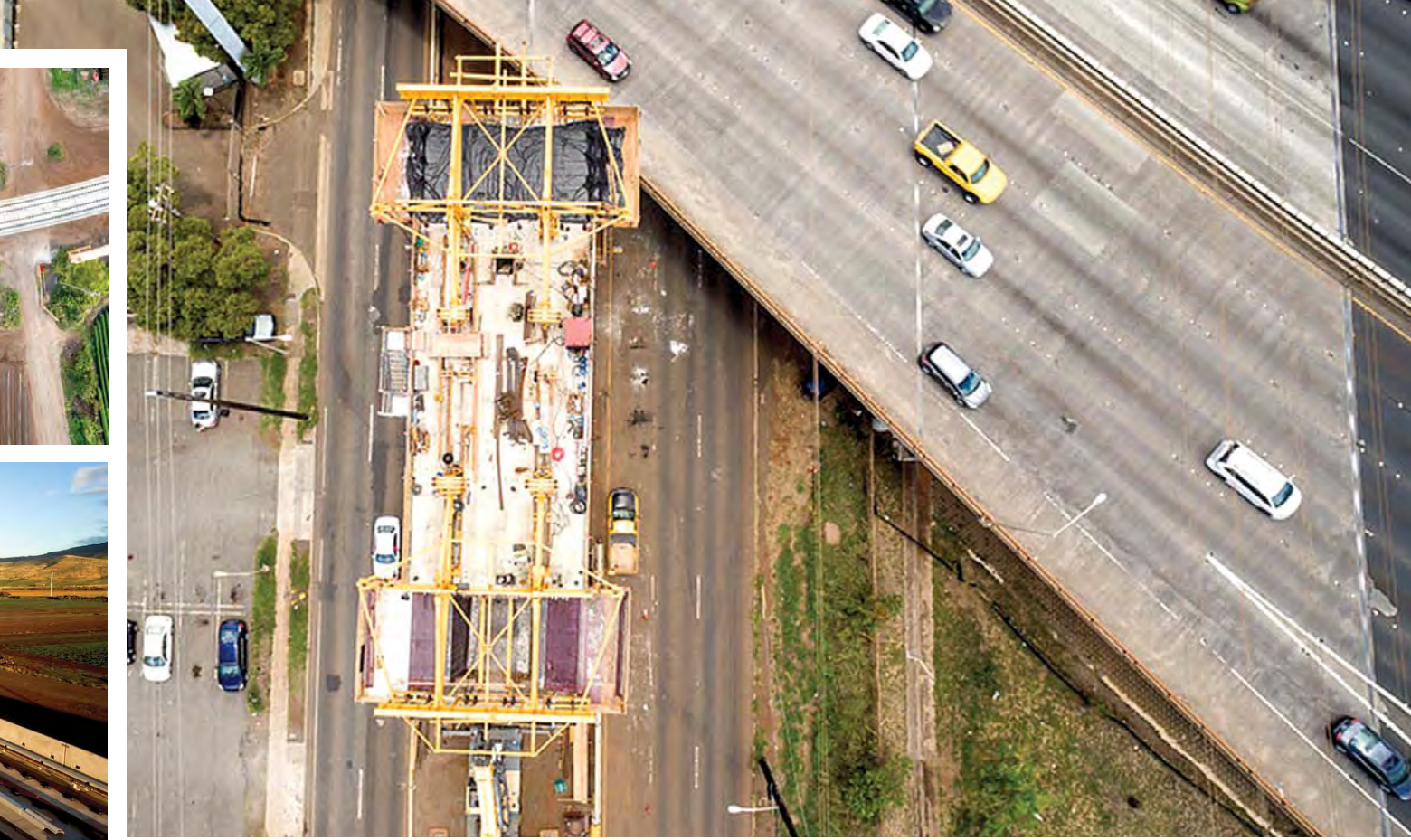
“So for my jobs, I always do a thorough review and walk-through of the property a few days before the scheduled shoot. Finally, most drone pilots, including myself, will not wear closed boots and jeans but obviously going on to these types of jobs you have to wear the proper gear. I have a hardhat in my trunk with a safety vest at all times.”

“Right now, as a drone pilot, one of my biggest frustrations is battery life,” says Croman. “They are getting better but it’s still not long enough in my opinion. I think once that changes it will be a game-changer.” 🏠

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PCL Awarded Contract for Cancer Center

PCL Construction, a company that includes Nordic PCL in Honolulu, has been awarded a \$1.1 billion design-build contract for the new Calgary Cancer Centre project. The job was awarded to PCL Construction Management Inc. in Calgary, Alberta.

The Calgary Cancer Centre is PCL's largest design-build lump sum project. Construction will begin in late 2017 and is scheduled for completion in 2022.

The new facility will measure over 2 million square feet, including a 1,650-stall underground parking garage and a 984-linear-foot elevated walkway that connects with existing facilities. It will include 160 inpatient beds, 15 radiation vaults, outpatient cancer clinics, a clinical trials unit and research laboratories.



Rendering of Calgary Cancer Centre

Train Passes Rail Clearance Test

HART also reports progress on bridge, airport station site

Honolulu's first light metro train was towed along two miles of new tracks recently between HART's Rail Operations Center near Leeward Community College and the site of the West Loch station to determine whether the cars would clear all obstacles and structures.

And in mid-June, leaders in the state House and Senate said they will convene a special session in July and August with the goal of reaching an agreement on how to fund the 20-mile rail.

The train, according to HART, was towed for the test because the electrical grid that will power the trains has not been electrified. The train was towed at slow speed to allow engineers to walk alongside and see that the structures meet the criteria for revenue operations.

Later this year, trains will begin regular test runs after the line is electrified. The tests are expected to help determine the line's opening date in late 2020. Construction of the project began in 2012.

Shimmick Traylor Granite JV (STG) continues work on the airport section of the rail project.

Crews also are finalizing the design of the five-plus miles of guideway between Aloha Stadium and Middle Street as well as the four rail stations in the airport section.

Hawaiian Dredging Construction Co. Inc. continues to build the West Loch rail station in Waipahu. The pedestrian bridge connecting to the station platform is in place on the *mauka* side of Farrington Highway near the Leoku Street intersection. Crews began

work on the bridge on the *makai* side of Farrington Highway in mid-June.

The rail system will connect Kapolei to Ala Moana Center via Waipahu and Pearl City with stations at the Daniel K. Inouye International Airport, Chinatown, Downtown Honolulu and Kakaako.



The pedestrian bridge near the West Loch station.

HART tested the guideway with a walking tour of the rail between the new Rail Operations Center near Leeward Community College to the site of the future West Loch station.



PDCA Paints Center

Members of the Painting & Decorating Contractors Association of Hawaii helped paint the classrooms at the Moiliili Community Center in April. PPG Paints donated the paint used for the project and Zelinsky Co. was the contractor. Among those participating in the event were (from left) John Wayne Baldovi, Nadine Nagatoshi, Ericson Semana, Dean Nishioka, Shanel Iwane, Lari Bloom and Jay Ryan Gacula. The nonprofit Moiliili Community Center was founded in 1942.

PHOTO BY ANJJ LEE

Waianae High to Build \$10.7M Media Facility in Mid-2018

Waianae High is scheduled to break ground during the second quarter of 2018 on a new state-of-the-art media facility. The Searider Productions center will be built with \$10.7 million appropriated by the state legislature.

The Department of Education has not finalized a project bid schedule. Honolulu-based WhiteSpace Architects Laura Ayers and Elyse Takashige are leading the design-into-construction project.

The 8,500-square-foot complex will be on the current Searider Productions site, and will include a lobby, “makery

space,” three classrooms, an office-conference room, restrooms, covered lanai and flexible multi-purpose open courtyard for outdoor classrooms and to host gatherings. The entire complex will be enclosed.

“This is a dream come true,” says Candy Suiso, program director for Searider Productions. “This new facility will provide for more space to expand our program as well as allow us to keep up with changing technology now and into the future. It will also be important for our early college programs in creative media.”

Swinerton Tops Out Shift Tower in San Diego

Swinerton Builders, which has offices in 14 U.S. cities including Honolulu, recently topped out the Shift community in downtown San Diego’s East Village neighborhood.

The project includes a 21-story post-tensioned concrete tower and two five-story wood-framed low-rise buildings. Designed by Carrier Johnson the \$120 million high-rise is set to open its first phase in December, with completion in spring 2018.

The 631,000-square-foot mixed-use community takes up a city block and has a pool on the rooftop deck with two low-rise residential buildings sitting over two levels of above-grade commercial retail space and parking. In total, the three buildings have 368 apartment homes.

Swinerton partnered with LMC, a wholly-owned subsidiary of Lennar on this project. The team is also working together on the Luma Tower in San Diego’s Little Italy neighborhood.

AIA Hawaii Honors Hara

Local architect John Hara has been named 2017 Medal of Honor honoree by the American Institute of Architects Hawaii State Council (AIA Hawaii), in partnership with the Hawaii Architectural Foundation.

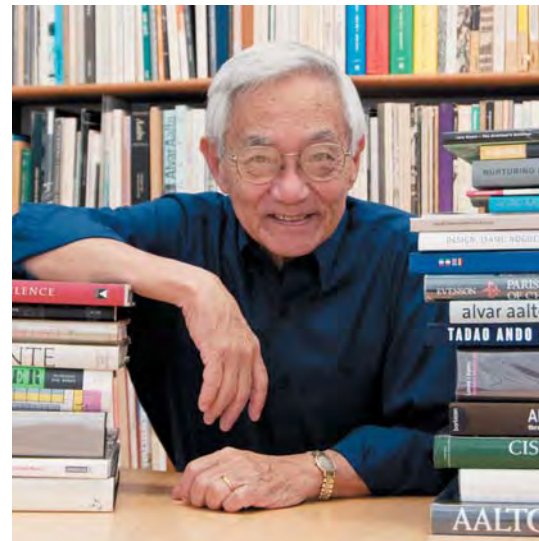
Hara will be recognized and will officially receive the Medal of Honor on Oct. 21 at the Honolulu Museum of Art.

The award is the AIA Hawaii State Council’s highest tribute. Hara’s selection represents just the eighth time that the Medal of Honor has been awarded in its nearly 20-year history.

In 2015, Hara was the first Hawaii

architect to receive the Medal of Honor for Lifetime Achievement from the AIA Northwest and Pacific Region, which includes Alaska, Idaho, Montana, Oregon, Washington, Guam and Hawaii.

Hara’s Hawaii designs include the Honolulu Museum of Art’s Clare Boothe Luce Wing and Luce Pavilion; University of Hawaii West Oahu Campus; and Punahou School’s Case Middle School, Mamiya Science Learning Center and Wo International Center. Hara’s work has been recognized with more than 55 national and international design awards.



John Hara

Sause Bros. Promotes McClanahan

Erin McClanahan has been promoted to Sause Bros. vice president of sales and marketing from Hawaii marketing manager.

“I look forward to building upon Sause Bros.’ commitment to provide our customers in Hawaii and the Pacific Northwest with exceptional service,” says McClanahan, who has been with the shipping company for nearly a decade.



Elton Au

Au Joins Nordic PCL

Elton Au has been hired as a senior project manager at Nordic PCL Construction Inc.

At Nordic PCL,

he will be responsible for all project needs, including safety, schedule, cost, quality and general overall project performance.



Nohea Canon

B+K Hires Canon

Nohea Canon has joined Bowers + Kubota Consulting as a project designer.

B+K specializes in architecture, construction management, program management and project development.

WATG Promotes Nordstrom

Todd Nordstrom has been promoted to a senior project designer and design lead at WATG Honolulu.



Erin McClanahan

Nordstrom, who attended the University of Minnesota-Twin Cities in Minneapolis, worked on design efforts for hospitality projects, including the Le Méridien Hotel and Resort in Zhuhai Doumen, China.



Todd Nordstrom

...continued from page 18

air conditioning system at the Pearl Harbor Visitors Center.

“That complex was designed by a Mainland firm to be naturally ventilated, and they’ve been sweating for years,” he says. “We’re working with them to design an air conditioning system. We’ve been through a study that says you can have the most efficient natural ventilation system in the world, but it’s not going to make you comfortable during certain months of the year. Plus you’ve got humidity and dirt and dust that are adverse to a bookstore.”

Ferraro Choi, by the way, collaborated at Kapolei Middle with a Seattle firm, Miller Hull Partnership.

“They designed a building in Seattle, the Bullitt Center, which is supposed to be the most sustainable in the world,” says Brooks. “It’s a six-story office building that has a

big top hat of PV solar array that goes out beyond the building walls by about 15 feet. It’s part of the Living Building Challenge—a system some refer to as ‘deep green,’ so that a building becomes an independent entity on its own property: It harvests its own water, it produces its own electricity, it deals with its own waste stream. With the exception of the materials used to build it, it becomes sort of like a ship after that.”

Brooks’ introduction to LEED included a project for UH at the former NOAA site on Dole Street. “But then NOAA moved (to Ford Island) so it never got built, but it was our first time dabbling in LEED—we got all the way to the final construction documents, ready to go to bid and permit. We became very enthusiastic about the LEED rating system.

“Right after that, a solicitation came out

for the Hawaii Gateway Energy Center. They wanted a signature building at the top of the natural energy lab campus, right next to the Kona airport, that would signify their mission at the time to develop energy from cold sea water technology—a system where they have deep sea water, pump it up to sea surface level. And they would use the differentiation in temperature between deep water and surface water—about 40 degrees—to (create) a gas and move a turbine and create energy.”

That project led to Ferraro Choi building West Hawaii Explorations Academy, a public charter adjacent to the Gateway, using that same cold ocean water to churn turbines that suck hot air out of classrooms.

And construction is ready to begin on Ferraro Choi’s new STEM facility for Kohala High School.

Working with Hawaii’s environment, by the way, seems to run in the family. Brooks is the son of architect Virginia Macdonald, who moved her four young kids to Hawaii from Ohio in 1958. In addition to building Camp Timberline on Oahu, she would earn a reputation for designing homes near the Volcano golf course on the Big Island that were bright and airy, unlike many homes in that area that tended to be dark and moldy. “She gained a kind of cult reputation,” her son says. 🏠



Hawaii Gateway Energy Center

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



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www.casece.com

Pool Resources

Pro DBX, an all-in-one cloud-based DBX Software platform is built specifically for desktop, tablets and mobile. The easy-to-use Pro DBX interface lets pool companies run all aspects of their business, including estimating, fulfillment, work orders, assignments and project management.



www.prodbx.com



Bright Brushes

The Wooster Brush Company's new Silver Tip semioval sash paintbrushes carry paint like an oval brush, cut like angle sash brush and offer increased precision like a thin angle sash brush. Silver Tip's white-and-silver chemically tipped polyester virtually eliminates brushmarks and is formulated for all paints, enamels, varnishes and polyurethanes. Thin, flexible ends provide exceptional leveling and smoothing.

www.woosterbrush.com

Rotary Hammer

The Hilti TE 3-C is a triple-mode corded SDS rotary hammer designed for tasks such as drilling and hammer drilling in concrete and masonry, light channel chiseling in concrete and masonry and rotary-only drilling. It has an optimum drilling range of up to 5/8-inch and a maximum diameter drilling range up to 1 1/8 inches. The TE 3-C weighs 6.6 pounds, making it easier to use when working overhead.

www.hilti.com



GCA's Annual Safety Banquet

Twenty-three member firms were honored with certificates and prizes at GCA-Hawaii's annual safety awards banquet on June 7 at Dole Cannery's Pomaikai Ballroom. Hawaiian Dredging Coonstruction Co. received the most awards. See list of recipients, page 88.



Bobby Wen, Ryan Wada, Johnny Higa



Eric Hiromoto, Bryan Osaki, Mike Montero



Tom Broderick, Damon Gray, Erik Nakamura



Richard Aoki, Joaquin Diaz, Sean Spencer



Sue Kishimori, Dayne Wada, Mary Browne



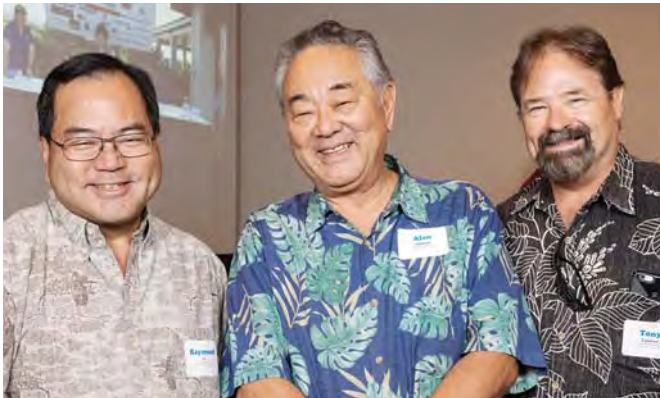
Daniel Coronado, Adam Cotton, Greg Uyematsu



Genie Yamamoto, Cheryl Yamamoto, Pauline Ung



Gladys Hagemann, June Wright



Raymond Nii, Alan Shintani, Tony Lambert



Jon Baijo, Alan Whitworth, Nick Grosso



Neri Blas, Johnnie Clark, Eddie Vidar, Allen Dilaura, Oran McGee



Kathy Savory, Steve Savory, Jean De la Cruz



Kimo Pierce, Karen Watase, Garold Kashiwa, Darin Leibelt

Preparation and Hard Work: How to Finish the Race

BY GARRETT SULLIVAN



While construction company owners may not think running their company is similar to running a marathon, it is in many ways. Most start small, and build a successful company over time—similar to how a marathoner begins to gain confidence in his/her ability and per mile pace improvements.

Unfortunately for most contractor owners, the journey's end is not as clear. Owners often get lost in the day-to-day events of running the company and don't put their future in perspective in the way a marathoner stays focused in their quest to cross the finish line.

There always will be the elite runners in every race, and the same can be said for savvy contractors who execute their succession plan when the time is right. There are four main reasons why an owner should carefully consider a well-thought-out succession plan:

- Most owners' wealth is tied up in the business.
- Mitigates disruption and ensures growth.
- Provides peace of mind to clients and employees.
- Assists with retirement and estate planning.

Just as a runner considers their race strategy, an owner should consider the following questions instead of waiting until a crisis hits:

- Who do I want to own the business?
- How do I see my role once I no longer own the business?
- If I were to sell the business and stop working, would I have enough money for retirement?

- What is the most efficient way for me to transfer the company?

Once the decision is made to proceed with a succession plan the owner should discuss it with his family and the board. It should be determined what their roles will be in the development of the plan. Recognizing this can be an emotional exercise as the company is in many ways your creation that you have grown over many years. Lastly, recognize the owner's commitment to his employees.

The five main components of a well-thought-out and executed succession plan are:

- Design it and put it in writing.
- Choose the right people to be involved in developing the plan.
- Ensure the next generation possess the right qualities.
- Invest in training and development.
- Seek professional assistance.

There are roughly six main methods for the sale of a company. For Hawaii contractors, the old company/new company is usually the most efficient and cost-effective. In this model, the owner identifies one or more employees well before the transition and begins to prepare them with training in the specific areas they need help in to run the company.

Once the plan is developed and the commitment made by the employee(s), a new company with a similar sounding name is organized and a transition schedule is adopted. The new owners invest in the new company in whatever amounts they are able to afford with the original owner always maintaining a minimum of 51 percent ownership in the new entity. This way the owner is able to pull the plug at any time should the succession plan situation

change.

For three to five years, the old company financially backs the new company and there are a series of agreements for equipment, trucks and building rentals. When the new company is financially strong enough, it can purchase the equipment from the old company. It is recommended at this point to have the new shareholders sign the surety indemnity agreement, as well as the bank line of credit guarantee to ensure their continued commitment.

Usually around the four- to five-year mark, the new owners can buy the stock of the original owner with existing company cash and a long-term bank loan guaranteed by only the new owners. This way at payoff time, the owner can remove himself from the bond indemnity agreement, bank backing and be mostly free from future obligations. Of course, the owner can structure the deal to continue part-time work to ensure success if requested. Otherwise, it is best to walk away.

The most common errors that lead to failure include:

- Lack of planning and underfunding during the transition.
- Lack of communication among family members.
- Lack of understanding of the tools available to the business owner.
- Lack of willingness to face the issues that result in procrastination.
- Lack of coordination between business owners and the estate plan.

Just as the marathoner celebrates the success of finishing the race so, too, will those owners who prepare and complete the long process of a successful succession plan. 🏠

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 or (808) 478-2564.



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