

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

AUGUST 2017/\$4.95

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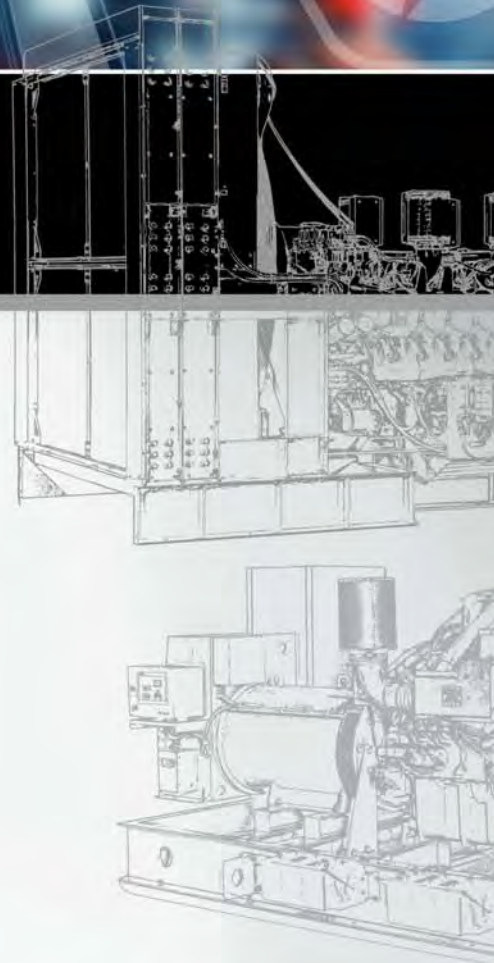
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## COFFEE BREAK

Shopping centers, highways and residential construction are prompting optimistic forecasts for the industry on the Big Island. Associate Editor Brandon Bosworth interviewed builders and suppliers on the current status of building on Hawaii County, with a look to the future.

In this issue we take a look at doors, windows and floors. New technology has transformed the way owners and builders weigh their best options, whether it's replacing old windows or upgrading to stronger doors as well as more durable and visually appealing flooring.

If it looks like lava rock, it must be lava rock, right? Not so fast, say the owners of Big Rock Manufacturing in Mapunapuna. Columnist Don Chapman talks to Brian Joy and Bonnie Cooper who make molds from lava rock and, using a special mixture, manufacture strong, aesthetically pleasing rocks often used as veneer for outside walls, gardens and other decorative places around the home or business.



A Big Rock Manufacturing crew adds decorative veneer to a new wall.

There's never really a shortage of work in a resort area where hotels, restaurants and retailers are always looking to refresh their business' curb appeal with a creative remodeling. In this issue we report on the many "adaptive reuse" projects going on and the thinking behind why renovate rather than build from scratch?

In the news lately we have seen reports about a \$350 million bond issue to support the rail, a proposed sprinkler law for older high-rises and an infusion of \$266 million for military projects in the Islands. In this month's issue we take a look at how they will impact Hawaii's builders. 🏠

*A hui hou,*

david@tradepublishing.com

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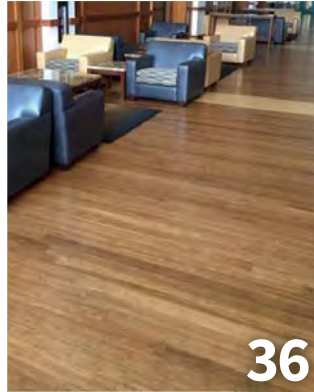
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## On the cover

The red cedar garage entrance at The Howard Hughes Corporation's new Anaha tower.

Cover design by Ursula A. Silva

PHOTO COURTESY RAYNOR HAWAII OVERHEAD DOORS AND GATES INC.

## COMING IN SEPTEMBER

Building Industry Hawaii will highlight **Women Who Build Hawaii**, focusing on some of the top performers in the construction industry. There also will be a look at what's happening in **Site Prep** along with an update on **Kauai Construction** and the latest on **Guam's** building sector.



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**AUGUST 1, 3, 5, 8, 10**

**40-hr Safety Hazard Awareness Training for Contractors**

This Building Industry Association of Hawaii (BIA-Hawaii) five-day training provides a Site Safety & Health Officer (SSHO) with the additional required certification as stated in the NAVFAC UFGS 1.6.1.1.1. Also covers the EM-385. Industry prerequisites required. Disc with EM-385 manual included. 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](http://biahawaii.org). For more information, contact Barbara Nishikawa at [BLN@biahawaii.org](mailto: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**

The General Contractors Association of Hawaii (GCA of Hawaii) annual golf tournament features various team match-ups; sponsorships available. An awards reception at Bird of Paradise restaurant follows tournament.

10:30 a.m. (registration and lunch); 11:30 a.m. (shotgun start). Hawaii Prince Golf Course, 91-1200 Fort Weaver Road, Ewa Beach. Number of players is limited; first come, first served. Register at [gca@gcawahawaii.org](mailto:gca@gcawahawaii.org), [gcawahawaii.org](http://gcawahawaii.org) or call 833-1681 ext. 12 by July 14. Fee: \$150 per person or \$450 per team.

**AUGUST 5**

**Seminar: Building Your Home for Life**

Residential design and construction firm Graham Builders guides homeowners on home additions and renovations from start to finish: where to begin, how to select a builder, potential problems as well as requirements for residential design, setting a budget, estimating, financing and scheduling, going green and more. Seminar is free and open to the public.

9-11 a.m. Honolulu Country Club, 1690 Puumalu St. Registration required. Limited seating. Call 593-2808 or go to [grahambuilders.com](http://grahambuilders.com).

**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 Training:" 1-5 p.m.

Both course held at Hilo Community College, Bldg. 388, Rm. 102, 1175 Manono St., Hilo. Register at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto: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. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Register by July 27. To register and for more information: [info@gcawahawaii.org](mailto:info@gcawahawaii.org), [gcawahawaii.org](http://gcawahawaii.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**

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



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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, Bldg. 388, Rm. 102, 1175 Manono St., Hilo.

Register at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Free.

#### AUGUST 10

##### YAF Pau Hana

The American Institute of Architects Honolulu Chapter (AIA Honolulu) Young Architects Forum (YAF) hosts a pau hana at Moku Kitchen. Hoist your glass, hear the latest buzz and kibbitz with your colleagues. YAF Honolulu welcomes professionals who are nearly licensed, newly licensed, and out to 10 years of licensure.

5:30-7 p.m. Moku Kitchen, 660 Ala Moana Blvd. Register in advance; online registration at [aiahonolulu.org](http://aiahonolulu.org) until Aug. 10. For more info, contact Kris Powers via [kris@masonarch.com](mailto:kris@masonarch.com) or 536-0556.

#### 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.

5-9 p.m. (Aug. 11); 9:30 a.m.-8:30 p.m. (Aug. 12); 9:30 a.m.-3:30 p.m. (Aug. 13). Neal S. Blaisdell Center Exhibition Hall, 777 Ward Ave., Honolulu. For more information, go to [biahawaii.org](http://biahawaii.org). Fee: One-day admission \$7; three-day pass \$9; Senior Sunday, \$2 for seniors 60 and older; children 10 years and under free.

#### AUGUST 12, 26; SEPTEMBER 9

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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](mailto:contact@aiahonolulu.org) until Aug. 11 (for Aug. 12), Aug. 25 (for Aug. 26) and Sept. 8 (for Sept. 9). For more info call 628-7243, or go to [aiahonolulu.org](http://aiahonolulu.org) and [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org). Fee: \$15 per person.

**AUGUST 12, 19**

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

GCA of Hawaii and the Associated General Contractors of America present the Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 6—“Risk Management and Problem Solving”

(2015 edition)—is the sixth in STP's six-course program. Instructor Howard Hendricks, safety director, covers effective site safety management, security and protection, construction risk management, record keeping and more. Certificate available after completion of course. Includes manual.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP by July 28. Limited seating; first-come, first-served. To register and for more information, go to [info@gcawhawaii.org](mailto:info@gcawhawaii.org) or [gcawhawaii.org](http://gcawhawaii.org) or call 833-1681. Fee: GCA of Hawaii members \$295; non-members \$395. No refund after July 28. Substitutions available.

**AUGUST 16**

**Construction Safety & Injury Prevention (CSIP) Programs**

**Worker Training (Maui)**  
**Manager/Employer/Supervisory Staff Training (Maui)**

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 inspections, 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 courses held at University of Hawaii Maui College, Laulima 102, 310 W. Kaahumanu Ave., Kahului. Register at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Free.

**AUGUST 17**

**General Membership Meeting: Talk Story with the Mayor**

AIA Honolulu's August General Membership Meeting features Mayor Kirk Caldwell presenting “An Update on the City and County of Honolulu.” Join your colleagues, hear the Mayor's report and earn various industry credits. Lunch included.

11:30 a.m.-1:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required. Register at [aiahonolulu.org](http://aiahonolulu.org) until Aug. 15. For more information, contact Julie Lam at [julielam@pro-workpacific.com](mailto:julielam@pro-workpacific.com). Fee: AIA Honolulu members \$20 per person; nonmembers \$35. Substitutions available.

**AUGUST 17**

**NAWIC General Membership Meeting**

The National Association of Women in Construction hosts its monthly dinner and membership meeting. Speaker to be determined.

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

#### AUGUST 17

##### ARE Session: Project Planning & Design

The AIA Honolulu Chapter presents an ARE Prep Session to assist those on the path to licensure by preparing them to take the Architect Registration Examination (ARE). This ARE Session's speaker and topic will be announced.

5:30-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced online registration and payment is required. Register at [aiahonolulu.org](http://aiahonolulu.org) until August 16. For more information, contact Jason DeMarco at [jddemarch@gmail.com](mailto:jddemarch@gmail.com). Fee: AIA/AIAS members

\$10 per person; nonmembers \$20. Substitutions available.

#### AUGUST 18

##### Construction Safety & Injury Prevention Program (CSIP)

##### Safety Manager/Coordinator Training (Maui)

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 University of Hawaii Maui College, Laulima 102, 310 W. Kaahumanu Ave., Kahului. Register

at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Free.

#### AUGUST 22

##### AIA/GCA Committee Meeting

AIA Honolulu sponsors this brown-bag meeting of AIA and GCA of Hawaii members exploring current building industry trends. Open to all AIA and GCA members. Topic to be announced.

11:30 a.m.-1 p.m. AIA Honolulu Center for Architecture Conference Room, 828 Fort Street Mall, Suite 100. Register/RSVP online at [aiahonolulu.org](http://aiahonolulu.org) or contact Troy Miyasato, committee chair, at [troy@ferrarochoi.com](mailto:troy@ferrarochoi.com).

#### AUGUST 22

##### General Membership Meeting / Construction Update

GCA of Hawaii presents construction updates by the City and County of Honolulu and the state of Hawaii at its general membership meeting. Network

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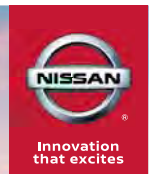
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5 p.m. (no-host cocktails and table tops); 6 p.m. (dinner); 7 p.m. (program). Honolulu Country Club, 1690 Ala Puumalu St. RSVP by Aug. 11. To register and for more information, go to [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org) or call 833-1681 ext. 12. Fee: GCA members \$60; nonmembers \$90. No refunds for cancellations after Aug. 5. Substitutions available.

**AUGUST 24**

**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](http://biahawaii.org).

**AUGUST 25**

**Construction Safety & Injury Prevention Program (CSIP): Safety Manager/Coordinator Training (Kauai)**

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. Kauai Community College, One Stop Center, Phase II, Rm. #105 (building next to bookstore), 3-1901 Kaumualii Hwy., Lihue. Register at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Free.

**AUGUST 25**

**Introduction To Blueprint Reading—Architectural**

GCA of Hawaii offers a hands-on

introductory course. Dave Koob teaches the basics of blueprint reading, including scale, dimensions, symbols and notations.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. RSVP by Aug. 11. To register and for more information: [info@gcahawaii.org](mailto:info@gcahawaii.org), [gcahawaii.org](http://gcahawaii.org) or call 833-1681. Limited seating; first-come, first-served. Fee: GCA members \$175; nonmembers \$250. No refunds for cancellations after Aug. 6. Substitutions available.

**AUGUST 28-30**

**OSHA 502-Update for Construction Industry Outreach Trainers**

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. OSHA 502 is for active OSHA Outreach Program trainers who need to complete their four-year update of the Construction Industry OSHA 500 Trainer Course. Three-day course covers training techniques, OSHA construction industry standards, policies and regulations. After successful completion, attendees are authorized to train for an additional four-year term. Completed Verification Form and current trainer card required to register. Laptop recommended. Instructional materials provided. Various credits available.

8 a.m.-4:30 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. For more information, go to [biahawaii.org](http://biahawaii.org), call 800-358-9206 or go to [osha.ucsd.edu](http://osha.ucsd.edu). Fee: \$495. No refunds after Aug. 14.

**AUGUST 29, 30**

**What's New With Simpson: 2017 Workshop**

General Audience Session, Aug. 29  
Design Professionals Session, Aug. 30

Simpson Strong-Tie's workshops at BIA-Hawaii introduce contactors, distributors and inspectors to Simpson's 2017-18 Wood Construction Connectors Catalog and 2017 Fastener Catalog. Classes review both catalogs, and includes Q&As and hands-on installation demonstrations. Attendees also will get the latest on Simpson's newest anchoring and fastening systems, cold-formed steel connectors, fasteners, software and web apps. Various industry credits available. Includes continental breakfast and lunch.

Both sessions: 7-8 a.m. (registration); 8 a.m.-1 p.m. (workshop). BIA-Hawaii, 94-487 Akoki St., Waipahu. For registration, contact Dana Garcia at [dagarcia@strongtie.com](mailto:dagarcia@strongtie.com) or go to [training.strongtie.com](http://training.strongtie.com). Free.

**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@pacificbuildingtrade-expo.com](mailto:Barbie@pacificbuildingtrade-expo.com). For event information, go to [pbtexpo.com](http://pbtexpo.com).

**SEPTEMBER 13**

**General Membership Dinner Meeting September 2017**

BIA-Hawaii's membership dinner meeting presents valuable networking opportunities and various topics of interest.

5:30-8 p.m. For more information and registration, go to [biahawaii.org](http://biahawaii.org).

**SEPTEMBER 12-14**

**Construction Quality Management (CQM)**

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

Noon-4 p.m. (daily). GCA Conference Room, GCA of Hawaii, 1065 Ahua St. To register and for more information, go to [gcahawaii.org](http://gcahawaii.org). Email confirmation only. Fee: GCA members \$95; nonmembers \$125. No refunds for no-shows and cancellations received after Sept. 11.



# Rock On!

## Mapunapuna company uses mixes and molds to manufacture authentic-looking, lightweight stones

BY DON CHAPMAN



In an archipelago created entirely of lava rock that still flows fiery orange, producing manmade lava rock in Hawaii may sound at first like bringing coal to Newcastle or ice cream to Eskimos.

But sit down for a few minutes with **Brian Joy** and **Bonnie Cooper** of Big Rock Manufacturing—motto: “Not Your Average Rock Group”—at their Mapunapuna manufacturing site, showroom and garden, and it begins to make perfect sense.

Their rock is most commonly used as veneer for exterior walls, seamlessly applied with mortar, including wrap-around corner segments.

“Our rock is much lighter than actual lava rock,” says Brian, a native of Manchester, England, who started the company in 1983. “We came up with a lightweight concrete mix and had it approved.”

“And you don’t find perfectly flat rocks in nature,” adds Bonnie, a native



Bonnie Cooper and Brian Joy

of Vancouver, British Columbia. “You can apply our rocks to any flat surface.”

“And we’re saving the *aina*,” says Brian.

Plus, there’s the legend of bad things happening to people who move a lava rock. They tell the story of a woman who wanted to use lava decoratively at her home, but told them, “I’ve got all the rock I want out in Waianae, but I’m not going to do one thing to move that rock.”

“Because of the superstition,” Brian explains. “But we don’t advertise that aspect.”

They don’t have to. Local residents understand immediately.

And while the rock is made right there in Mapunapuna, it is authentic because Brian and Bonnie have made molds of actual lava rock surfaces.

“We specialize in indigenous rock,” says Bonnie.

“My original rock came from

the back slopes of Haleakala at Ulupalakua on Maui,” Brian says.

“We had a job lined up here for about 80,000 square feet (of veneer). The job fell through, but I got all of my molds, made from the actual stone.”

Indeed, there’s crinkly *a’a* from Ulupalakua, as well as ropey *pahoehoe*.

“We’re always on the lookout for rock,” Bonnie says. When they find a pleasing stone, they make a mold. But don’t ask what happens from there.

“We don’t really tell people about the molds and the process,” Brian says, other than they mix up an appropriately colored batch of concrete, pour it into molds, and let them dry.

And they’re doing something right—and pleasing to the eye—because their veneers have been used in major projects all over the state, including the Kapiolani Community College Culinary Center at Diamond



...continued on page 62



# June Awards Up 32% from Last Year

Government agency contracts awarded during June totaled \$83,668,389, up 32 percent from \$63,398,966 last June.

Twenty-eight general contractors landed awards. The largest prize, a \$17,080,009 road reconstruction job in South Hilo, went to Goodfellow Bros. Inc.

The City and County of Honolulu

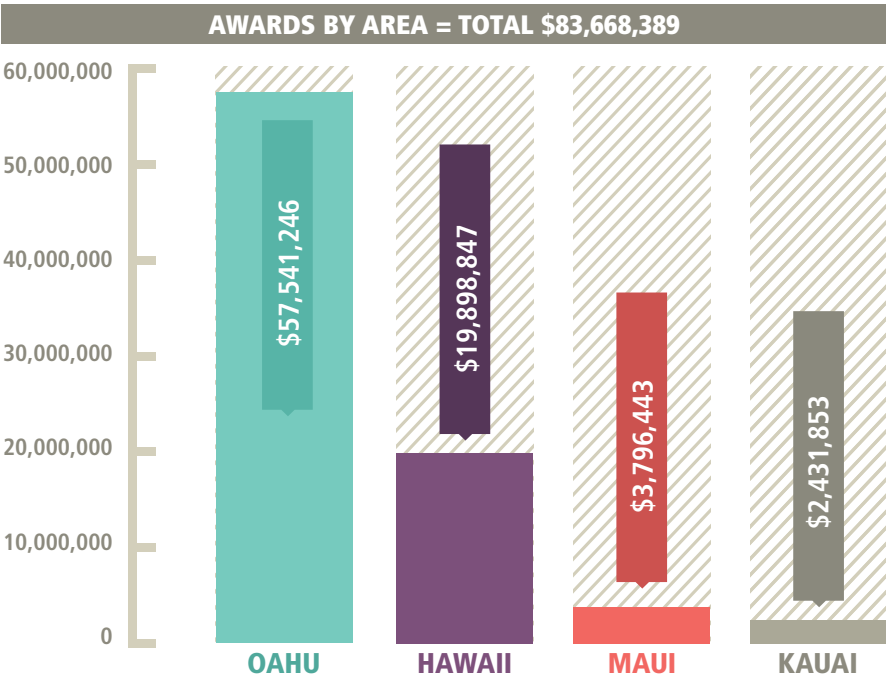
awarded the bulk of the contracts, worth \$32,613,662. Other big spenders included the Department of Public Works for Hawaii County awarding work worth \$17,134,709, and the state Department of Transportation with projects valued at \$10,118,131.

Oceanic Companies Inc. won three contracts valued at a total of \$13,377,459

for work at wastewater facilities in Waianae, Kahanahou and Waipio.

Paradigm Construction LLC won two awards valued at \$12,699,100—one worth \$10,070,000 for renovations to a low-rise for the homeless at 431 Kuwili St. and another for a \$2,629,100 project involving the University of Hawaii Rainbow Wahine softball stadium.

Though June awards ranked third best during the first half (after January's \$108 million and May's \$128 million), year-to-date totals dropped more than 10 percent, from \$503 million last year to \$450 million.



**AWARDS BY AGENCY**

DOFHO	\$32,613,662
DPWHI	17,134,709
DOT	10,118,131
DHHL	9,182,135
BWS	7,997,649
UH	2,929,000
DOE	1,699,941
HPHA	1,458,167
DOFKA	534,995
<b>Total</b>	<b>\$83,668,389</b>

## JUNE

(Awards are rounded up to the nearest dollar.)

### Oahu

<b>Paradigm Construction LLC</b> .....	<b>\$10,070,000</b>
431 Kuwili Street Renovations	
<b>Paul's Electrical Contracting LLC</b> .....	<b>7,997,649</b>
Millilani Wells I, Replacement of Pumping Units	
<b>Oceanic Companies Inc.</b> .....	<b>6,688,988</b>
Waianae Wastewater Treatment Plant, Digester 1 Improvements	
<b>Mira Image Construction</b> .....	<b>4,697,135</b>
Papakolea Subdivision Sewer Improvements, Sewer Lines E, F, L, A, C, D and K3 Improvements	
<b>Prometheus Construction</b> .....	<b>4,485,000</b>
Papakolea Subdivision Sewer Improvements, Auwaiolimu Slope Stabilization and Sewer Lines C and C-1 Improvements	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>4,162,000</b>
Ala Moana Boulevard, Drainage Repair, Vicinity of Queen Street to Vicinity of Piikoi Street	
<b>Oceanic Companies Inc.</b> .....	<b>4,134,105</b>
Kahanahou Wastewater Pump Station Upgrade and Sewer Improvements, Pump Station Upgrade	
<b>Paradigm Construction LLC</b> .....	<b>2,629,100</b>
Rainbow Wahine Softball Stadium, Phase IIA Stadium Work, University of Hawaii at Manoa	
<b>Oceanic Companies Inc.</b> .....	<b>2,554,366</b>
Waipio Wastewater Pump Station Upgrade	

<b>Triton Marine Construction Corp.</b> .....	<b>2,127,094</b>
Rehabilitation Of North King Street Bridge No. 1, Bridge No. 150	
<b>Kiewit Infrastructure West Co.</b> .....	<b>2,088,000</b>
Storm Drainage Bmps in the Vicinity of Kaelepu Road Hele Channel Improvements and Inlet Screens	
<b>Eckard Brandes Inc.</b> .....	<b>1,500,000</b>
Sewer Line Cleaning on Oahu	
<b>Prometheus Construction</b> .....	<b>946,700</b>
3707 Round Top Drive Emergency Project	
<b>Prometheus Construction</b> .....	<b>849,400</b>
2309 Hoalu Place, Wall Repair and Slope Stabilization	
<b>Society Contracting LLC</b> .....	<b>589,660</b>
Sand Island WWTP, Exterior Coating of Selected Structures, Phase 2	
<b>IPR Hawaii</b> .....	<b>486,949</b>
Design-Build for Play Apparatus at Various Parks	
<b>Integrated Construction Inc.</b> .....	<b>395,700</b>
Waipio Neighborhood Park, Reconstruction of Playcourts	
<b>Ralph S. Inouye Co. Ltd.</b> .....	<b>299,900</b>
New Controlled Environment Room Gross Anatomy Department, John A. Burns School of Medicine, Kakaako Campus	
<b>StarCom Builders Inc.</b> .....	<b>273,000</b>
Queen Liliuokalani Building, Vendor Payment and Payroll Unit Interior Improvements	
<b>Brian's Contracting Inc.</b> .....	<b>270,000</b>
Queen Liliuokalani Building, Office of Hawaii Education, Interior Renovations	

**Site Engineering Inc.**.....**182,700**  
Dr. Sun Yat-Sen Memorial Park, Construction of Fence Improvements at 1120 Bethel St.

**CC Engineering & Construction Inc.**..... **113,800**  
Palolo Elementary School, 01 Covered Playcourt Structural Repairs

### Maui

<b>Maui Paving LLC</b> .....	<b>2,657,938</b>
Hana Highway Resurfacing, Paia Town to Hookipa Park	
<b>Wasa Electrical Services Inc.</b> .....	<b>790,054</b>
Maui District Office. Maintenance, Repair and Inspection of Electrical Equipment and Traffic Signals at Various Locations on State Highways, Island of Maui	
<b>F&amp;H Construction</b> .....	<b>183,000</b>
Maui High School, Miscellaneous R&M FY14	
<b>Betsill Bros.</b> .....	<b>165,451</b>
Kamalii Elementary School, Miscellaneous R&M FY08-11, Kihei	

### Hawaii

<b>Goodfellow Bros. Inc.</b> .....	<b>17,080,009</b>
Kalaniana'ole Avenue Reconstruction, Kamehameha/Railroad Avenue to Kauhane Avenue, South Hilo	
<b>Isemoto Contracting Co. Ltd.</b> .....	<b>1,458,167</b>
Site and Building Improvements at Pahala, HA 1045	
<b>JS International Inc.</b> .....	<b>1,015,480</b>
Substructure Repairs at Pier 1, Hilo Harbor	



**Fisher Hawaii**..... 290,491  
Seats for Second-floor Holding Area at Hilo International Airport

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

## Kauai

**Maui Kupuno Builders LLC  
dba Manu 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

**Kaikor Construction Associates** ..... 534,995  
Construction and Installation of the Temporary Bridge Structure at Anini Bridge #2

**Paul's Electrical Contracting LLC** ..... 147,700  
Kapaa High School, Building F, Replace Switchgear Enclosure

## JUNE'S TOP 10 CONTRACTORS

1. Goodfellow Bros. Inc. (1)	\$17,080,009
2. Oceanic Companies Inc. (3)	13,377,459
3. Paradigm Construction LLC (2)	12,699,100
4. Paul's Electrical Contracting LLC (2)	8,145,349
5. Prometheus Construction (3)	6,281,100
6. Mira Image Construction (1)	4,697,135
7. Hawaiian Dredging Construction Co. Inc. (1)	4,162,000
8. Maui Paving LLC (1)	2,657,938
9. Triton Marine Construction Corp. (1)	2,127,094
10. Kiewit Infrastructure West Co. (1)	2,088,000

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

## LOW BIDS

The companies below submitted the low bids in June 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

**Kiewit Infrastructure West Co.**... \$163,521,093  
The New Kapalama Container Terminal Yard Design at Honolulu Harbor

**Goodfellow Bros. Inc.**..... 64,217,847  
Pali Highway Resurfacing, Waokanaka Street to Kamehameha Highway; Pali Highway Lighting Replacement. Vineyard Boulevard to Kamehameha Highway

**Grace Pacific LLC**.....5,400,831  
Mokapu Saddle Road Rehabilitation, Nanamoana Street to Oneawa Street

**Close Construction Inc.**.....4,991,962  
Hangar 110 Renovation Phase 5 at Kalaeloa Airport

**Hawaiian Dredging Construction Co. Inc.**..... 4,162,000  
Ala Moana Boulevard, Drainage Repair, Vicinity of Queen Street to Vicinity of Piikoi Street

**Paradigm Construction LLC**.....3,970,000  
431 Kuwili Street Renovations

**Nakasato Contracting**.....3,061,500  
IIT VIP Lounge at Honolulu International Airport

**StarCom Builders Inc.**.....2,119,000  
Administration Tower Renovation Phase 1 at HNL

**Kaikor Construction Associates**..... 1,150,400  
Halawa Heights Road, Pedestrian Bridge

**Global Specialty Contractors Inc.**..... 971,885  
Swimming Pool Pump Room Spalling Improvements at Pearl City District Park

**Close Construction Inc.**..... 943,798  
Building Demolition at HNL

**Sterling Pacific Construction**.....689,506  
Construction of a Pre-Fabricated (Modular) Building with Building 303, Diamond Head Crater, Department of Defense, Hawaii Emergency Management Agency, State of Hawaii

**JS International Inc.**..... 636,500  
3707 Round Top Drive Emergency Project

**MJ Construction Co.**.....548,000  
Waianae District Park, Improvements to Gymnasium Floor and Second-Floor Ceilings

**Kaikor Construction Associates**.....496,600  
Install Asphalt Strain Gages in Taxiway RB at HNL

**Kaikor Construction Associates**.....399,370  
Concrete Pavement and Waterline Repairs at Piers 5-6, Kalaeloa

Barbers Point Harbor

**StarCom Builders Inc.**.....354,000  
Ewa Concourse Gate 29 Mezzanine Asbestos Abatement at HNL

**Site Engineering Inc.**.....296,020  
Perimeter Fence Improvements at Dillingham Airfield

**StarCom Builders Inc.**..... 273,000  
Queen Liliuokalani Building, Vendor Payment and Payroll Unit Interior Improvements

**Kaikor Construction Associates**.....261,600  
Repair Trench Drains at Piers 52-53, Honolulu Harbor

**Integrated Construction Inc.**.....237,700  
Kaneohe Bay Drive Ditch Drainage and Improvements

**Site Engineering Inc.**.....186,394  
Sand Island Fuel Farm Perimeter Fence at HNL

**MEI Corporation**.....147,067  
Dr. Sun Yat-Sen Memorial Park, Construction of Fence Improvements at 1120 Bethel St.

**Henry's Equipment Rental & Sales Inc.**.....145,861  
Ewa Beach Community Park, Reconstruction of Skate Park

**StarCom Builders Inc.**.....126,000  
Honolulu Hale, Phase III Window Replacement

**Peterson Bros. Construction Inc.**.....108,500  
Room 105E & F Sewer Line Repair at HNL

**Hawaii Industrial Services Ltd.**..... 89,100  
Building and Roadway Drain Cleaning and Repair at HNL

**Pacific Recreation Co. LLC**..... 69,037  
Leihoku Elementary School, Area 03, Resurface Basketball Court

**BCP Construction of Hawaii Inc.**..... 49,226  
Install New Double-Bitt Bollard at Pier 6, Kalaeloa Barbers Point Harbor

## Maui

**Maui Paving LLC**.....5,229,565  
Kalae Highway Resurfacing, Maunaloa Highway to Kalaupapa Lookout, Molokai

**Maui Kupuno Builders LLC**..... 1,948,366  
Puunene Avenue Improvements at Kuhihelani Highway

**Phoenix Pacific Inc.**.....1,020,401  
Traffic Signal Modernization at Various Locations, Districts of Lahaina, Makawao and Wailuku

**Maui Kupuno Builders LLC**.....933,526

High Street Resurfacing, Main Street to Keanu Street, Wailuku

**Kahului Carpet & Drapery Products**..... 921,771  
Replace Carpet at Kahului Airport

**Peterson Bros. Construction Inc.**..... 345,007  
Repair Fence at Pier 1, Kahului Harbor

**Volk Pacific**.....324,050  
Restroom Renovation at Kapalua Airport

**Landscape Structures/Exerplay**.....297,395  
South Maui Playground Shade Structures

**Paradise Roofing Corp.**.....284,000  
Repair Roof at Pier 1 Shed, Kahului Harbor

**Maui Paving LLC**.....267,510  
Speed Tables FY 2017

**Maui Kupuno Builders LLC**..... 254,800  
Repair Pavement at Kaunapala Harbor, Lanai

**Maxum Construction of Hawaii LLC**.... 249,675  
Substructure Repairs at Kaunakakai Harbor, Molokai

## Hawaii

**Isemoto Contracting Co. Ltd.**..... 2,472,312  
New Emergency Generator at Kona International Airport

**Isemoto Contracting Co. Ltd.**..... 617,134  
Parking Lot Entry and Exit Improvements at Hilo International Airport

**Elcco Inc.**.....307,806  
Kohala Middle School, Building A, Electrical Upgrade

**Site Engineering Inc.**..... 254,000  
De Silva Elementary School, Miscellaneous R&M FY14

**Grace Pacific LLC**.....199,520  
Pavement Repairs at Kawaihae Harbor

**Rec and Roll LLC dba NyLawn**..... 62,515  
W.H. Shipman Park Playground, Resurfacing and Repairs, Keauau, Puna

## Kauai

**Abhe & Svoboda Inc.**..... 620,000  
Kuhio Highway, Bearing Repairs at Wailua Bridge (Pier 1), Lihue

**Commercial Shelving Inc.**.....301,668  
Replace Roll-Up Doors at Pier 2 Shed, Nawiliwili Harbor

**Cushnie Construction Co. Inc.**.....35,748  
Poipu Road Crosswalk at Kipuka Street







# A New Research Hub

Arita Poulson retrofits Iwilei outlets for Hawaii Biotech

BY BRETT ALEXANDER-ESTES  
PHOTOS COURTESY RON DAHLQUIST/ARITA POULSON



**H**awaii's innovation marketplace has a shiny new stall. Hawaii Biotech Inc.'s new headquarters in the Dole Cannery, recently completed by Arita Poulson General Contracting, positions the research facility to better collaborate with the University of

Hawaii and the John A. Burns School of Medicine. That's bad news for Zika and other emerging diseases—Hawaii Biotech's focus—and good news for the state's innovation economy. Since its 1982 start, the company



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has reportedly attracted more than \$75 million in grants and contracts from the Department of Defense and other government and private entities. And last July, the High Technology Development Corporation, an arm of the state's Department of Business Economic Development & Tourism, awarded more than \$3 million in grants to local innovators, including Hawaii Biotech.

The firm is also a global leader in the fight against new pandemics.

**“We were dealing with an incredibly challenging space.”**

**—Tom Noble**



Tom Noble

But in 2015, Hawaii Biotech was stuck: It had a mushrooming list of germs to fight, and not enough room in its longtime Aiea office to do it.

So the company “pinpointed hard-to-find convertible space at Dole Cannery,” says Tom Noble, Arita Poulson project manager.

The project site, nestled in two former retail suites on the Cannery's second floor, required “a lot of creative thinking as we were dealing with an incredibly challenging space,” says Noble.

On Dec. 1, 2015, Noble and his team—including Arita Poulson and Hawaii Biotech executives and staff, plus KYA Design Group and Ferguson-Pape-Baldwin Architects

professionals—started demo.

“Retrofitting an 80-year-old building was particularly challenging given Hawaii Biotech’s rigid demands,” he says. The 11,000-square-foot facility required negative air-pressure AC systems, fume hoods with separate exhaust systems and intricate duct work.

To top it off, Hawaii Biotech’s big new AC units, located on the Cannery

**“Arita Poulson is an outstanding partner.”**  
—Elliot Parks

roof directly above iHeartRadio’s station, had to be installed without interfering with broadcasts and operations. This “required us to raise their antenna,” Noble says.

Another hurdle, says Noble, was “installing plumbing underneath the

second floor slab directly over a large jewelry manufacturing and retail store.”

The solution? “Loud noises and dusty work had to be completed at night and on weekends when the mall was closed.”

Noble says A-P’s Daryl Arita and Steve Jorgensen worked hand-in-hand

with the owners and design team to come up with a project tailor-made to the owners’ requirements and on-budget. In particular, he says, “Daryl Arita and Steve Jorgensen worked with the owners during the initial design

...continued on page 61



Entry to Hawaii Biotech Inc. at Dole Cannery



The house is Coral Ridge Plan 2

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# New Life for Old Buildings

**Retail and hotel renovation projects  
bolster Hawaii's construction market**

BY DAVID PUTNAM

**T**he three R's of Hawaii's construction industry: renovate, remodel and repurpose.

Wherever you look across the Islands, contractors, designers and business owners are tearing down existing properties and building literally every kind of structure, from hotels to retail outlets.





Four Seasons Ko Olina

“One of the driving factors is that many properties cannot rebuild or expand beyond their current footprint because of changes in development rules—changes in zoning, density and height—so they elect to renovate,”

says Linda Rapp, principal at Architects Hawaii Ltd. (AHL).

“Adaptive reuse of existing structures is becoming an attractive option for our clients, and one key reason is sustainability. We use fewer



Lisa Rapp

resources, create less waste and use less energy than what is required for demolition and rebuilding.”

Linda Miki, principal and vice chair at G70, agrees.

“Many clients are interested in adaptive reuse of underutilized properties. They are looking for creative ways to bring new life and financial viability to an area,” she says.

“With limited open land to build in the city and the advantage of being in the populated town or Waikiki area, adaptive

reuse is the economical and sustainably good option to consider.”

Miki adds that “this type of repurposing also reduces the bulk of demolition material going into our landfill and may reduce construction time needed since infrastructure and superstructure are already in place.”

Rapp says the “considerable movement” in renovation projects in Hawaii is caused by “changing trends and the need for revenue enhancement,” which drives “property owners to rethink how they are using space.



Linda Miki



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Mango Solar Ground Mount PV Installation | Waianae, HI

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For example,” she adds, “how can current non-revenue-generating spaces be reconfigured into attractive and profitable uses? Changing trends also dictate the need to refresh spaces: adding new color, texture, and style, or storytelling, to keep properties fresh and appealing.”

**“Adaptive reuse of existing structures is becoming an attractive option.”**  
**—Lisa Rapp**

G70 is currently designing renovations at Westin Hapuna Beach Resort and Westin Maui Beach Resort Kaanapali as well as a conversion at the Waikoloa Ocean Tower. The firm also helped to repurpose several other hotels, including the Hyatt Centric Waikiki, the Hawaii Prince



The renovated Lau Hala Shops in Kailua  
 RENDERING COURTESY AHL AND ALEXANDER & BALDWIN

Hotel Waikiki, the Four Seasons Ko Olina, the Wailea Beach Marriott, the Hyatt Regency Waikiki, the Marriott Waikoloa Timeshare and the Hyatt Vacation Club Kaanapali Beach.

G70 also is the architect for a \$30 million facelift at Queen Kapiolani Hotel for the owner, DiamondHead

Land. Work to revitalize the Waikiki landmark was to begin this summer and wrap next spring. The renovation includes upgrades to the property's mid-century exterior facade, 315 guest rooms, public spaces and pool deck and lanai. John Hardy Group is serving as the construction manager

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“Many hotels in Hawaii were built in the 1970s, so there’s a growing need for these hotels to undergo substantial revitalization efforts to stay competitive with current market trends,” Miki says. “There are also developers willing to invest in transforming areas with good potential, especially when they see other projects moving forward.”

A key example is in the heart of Waikiki, where Nan Inc. is renovating the Pacific Beach Hotel on Kalakaua Avenue, and was on pace to wrap up the lobby remodel in late July.

Honolulu Builders’ projects include The Residence at Makiki, Tsukada Nojo, Paradise Beverages Expansion and the American Tire Company outlet in Kapolei. Unlimited Construction currently is expanding the Moanalua Hillside Apartments, adding 500 more units for owner Douglas Emmett Inc.

**“Many clients are ... looking for creative ways to bring new life and financial viability to an area.”**

**—Linda Miki**

Another example of the state’s changing market needs, notes Miki, was the remodeling of the Aloha Tower Marketplace, where the Hawaii Pacific University Lofts student housing was added to the iconic shopping area by G70 and Swinerton Builders.

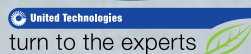
AHL’s portfolio of recent remodels include the Lau Hala Shops in Kailua, renovations for the Aloha United Way and the IMAX Theatre and redesigning the Town Center Mililani.

### **Diverse Projects**

Castaway Construction & Restoration LLC specializes in providing turnkey projects to high-end clients, says Keith Loo-Chan, Oahu

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operations manager. Castaway, he says, is currently building a new outdoor seating area at the Kahului airport. "This included in-filling the existing open areas at the food court and provide more seating space for (airport food-service company) HMSHost."

Loo-Chan says Castaway recently completed two renovations at the Honolulu airport. The first job, he says, was giving the existing DFS store a "minor facelift."

The other project, he says, "was a full gut renovation from Ralph Lauren into a Coach store. The challenges of this project included modifying the existing roll-down doors to work with the client's new storefront façade. Among other challenges were that the majority of the materials were store-specific, and managing the schedule was critical to completing the job within the owner's promised completion date."

On another renovation, Castaway worked with Lyle Hamasaki

Construction to convert the Finance Factors site at Market City into Hakuyosha Clean Living, says Loo-Chan. Castaway also has been part of revitalizing projects at Grace Bible Church, Outlets of Maui, Westin Kaanapali Ocean Resort and various

stores at Ala Moana Center and the International Market Place.

Brian L. Deer is vice president of Bonded Materials Co., which manufactures and distributes concrete restoration and tile-setting materials from its locations in Kalihi, Kapolei



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and Kona. “Most of our ‘big boy’ customers—the Hawaiian Dredging and AC Kobayashi’s of the market—have typically been focused on new construction. The smaller general and specialty contractors, however, are very focused on private residence and business remodels,” Deer says.

“Rehabilitation of old concrete slabs with cementitious resurfacing products and colored stains are quite popular.”

Deer says his company has been “heavily involved with the mass construction in Kakaako and the Ala Moana area.” He says such projects as Anaha at Ward Village, Park Lane, 801 South Street, The Collection and the new Ritz-Carlton in Waikiki “have kept us very busy. It’s been a good run.

“Going forward, I think the industry will remain strong. We might see a small dip, but nothing drastic.”

### A Healthy Market

Miki also is optimistic that “the local construction industry continues to have a strong outlook, at least for the next couple of years.

“Construction activity in the

current cycle is being driven by multiple sectors: resort renovation, timeshare, education, retail, residential multifamily, etc.,” she says. “So while one sector may slow, there is enough activity to sustain a healthy construction market.”

Hospitality construction remains a prime driver of the Islands’ building industry, says Rapp, who also points to future transit-oriented development along Honolulu’s rail system.

“As a major visitor market, Hawaii’s property owners and developers are always looking into the future to ensure that they can deliver on Hawaii’s appeal,” Rapp says.

“With the growing need for renovation, current projects under development or awaiting final approval, and TOD-related projects, I think the construction future is looking good in the coming years.” 🏠



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# Big Island Construction's Steady Growth

Ongoing government, residential projects drive increases amid concerns over future slowdowns

BY BRANDON BOSWORTH

**T**he Hawaii County construction industry may not be as frenzied or flashy as Oahu's, but there is still plenty of work to keep contractors busy, at least for the time being.





Goodfellow Bros. is currently working on the Queen Kaahumanu Highway widening project. PHOTO COURTESY GOODFELLOW BROS.

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Sterling Pacific Construction recently completed work on the Afook-Chinen Hilo Civic Auditorium. PHOTO COURTESY STERLING PACIFIC CONSTRUCTION

“Generally speaking, the construction industry on the Big Island continues to see positive numbers through 2017 and hopefully 2018,” says Mike Fujimoto, HPM Building Supply president and CEO. “It’s not

robust, but it’s steady. We’re seeing positive single-digit increases.”

Despite the positive growth, Fujimoto says there are reasons to be concerned regarding the future. “Research by the University of Hawaii

sees a drop by 2019 or 2020, maybe going negative by 2020.” He notes that building permits decreased in 2016 compared to 2015, and that there is still a drop in 2017. Construction of “super-luxury high-end residences is declining,” and permits for moderate, single-family homes remain flat.



Mike Fujimoto

**“Building of single-family homes is rising steadily.”**  
—Leslie Isemoto

“As far as the commercial side, there are probably still projects in the works, especially when it comes to residential subdivisions,” says Leslie Isemoto, president of Isemoto Contracting Co. Inc. “Building of single-family homes is rising steadily, but there are no major increases, other than on



Leslie Isemoto

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the Kona side.”

Ed Brown, vice president of operations-Hawaii for Goodfellow Bros., says he is seeing “a lot less of county work” but that “the private market has been steady.”



Ed Brown

Brown says getting projects under way in Hawaii County can be a challenge.

“Trying to get approvals and archaeology clearances takes quite a while,” he says. “Projects are in the pipeline for one or two years.”

Still, Goodfellow Bros. is working on several major projects, including the Puna Kai shopping center and the Queen Kaahumanu Highway widening.

**“There are lots of Department of Transportation projects.”**  
—Miro Neskovic

Isemoto says “state and city and county work look flat. There are funding issues for road projects, meaning there could be hang-ups.” He adds that some road projects, such as work on Saddle Road in Hilo, already have funds committed and are continuing to move forward.

However, even with a flat public sector construction market, Isemoto Contracting still has plenty of government work on its plate. A major project for Isemoto Contracting is the construction of University of Hawaii at Hilo’s Daniel K. Inouye College of Pharmacy. The building integrates educational spaces, clinical training and research laboratories.

“It’s well on its way,” Isemoto says. “The steel structure should be in place in August.”

Other major projects include the Hilo Adult Care Center and Konawaena Middle School’s new



A major project for Isemoto Contracting is work on the University of Hawaii at Hilo’s Daniel K. Inouye College of Pharmacy.

PHOTO COURTESY UNIVERSITY OF HAWAII

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Isemoto says summer is an especially active time for his company. "We are very busy working on school repairs during the summer break," he says. "Right now we're wrapping up for the summer." Repairs and renovations to schools provide plenty of work for Isemoto Contracting. "Most Big Island schools are very old," Isemoto says, pointing out that even the two newest schools are 20 and 30 years old, respectively. "There is a need for maintenance. Summer break is only a month and a half, not three months like it used to be. The next break isn't until the holiday season. We have to work around the school schedule."

Miro Neskovic, president of Sterling Pacific Construction, also sees fewer public projects, with a few exceptions. "We're seeing some action at the Kona airport and Hilo Harbor," he says. "There are lots of Department of Transportation projects."



Miro Neskovic

Among public projects, Fujimoto says the ongoing widening of Queen Kaahumanu Highway is a "big benefit to the community." He also points to

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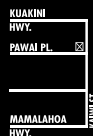


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construction of the new Kona courthouse as a major Big Island project, as well as work on at the Ellison Onizuka Kona International Airport. In the private sector, he says, work on the Kona Village Resort project has begun, "and in another year there should be a lot of activity."

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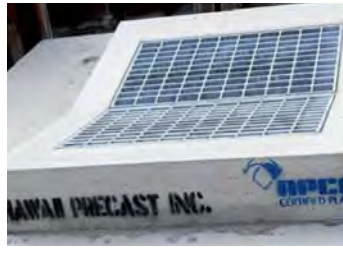
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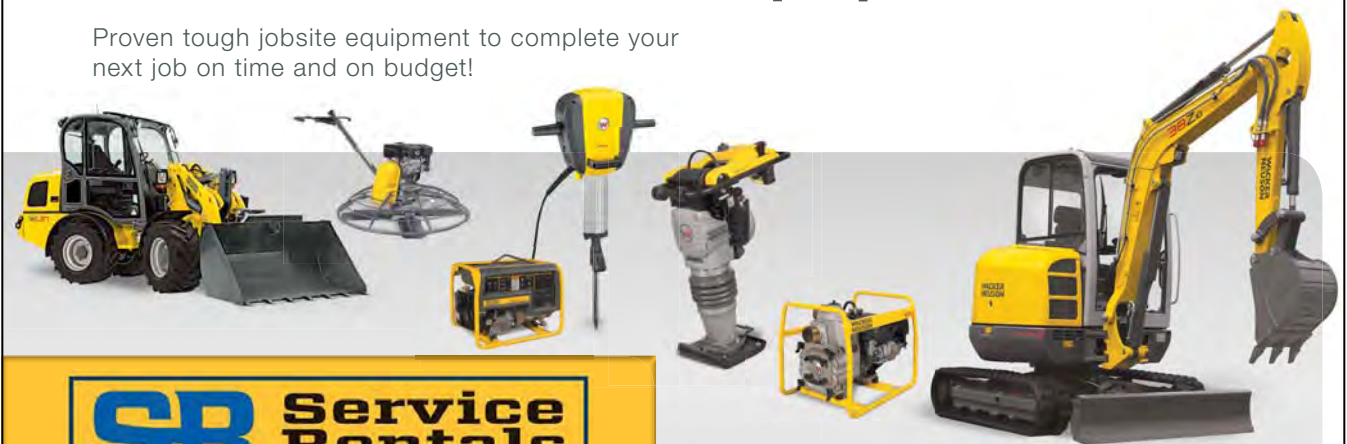
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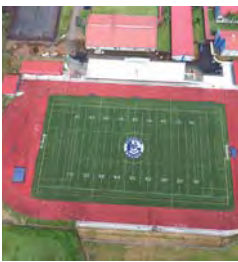


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Recent public sector projects for Sterling Pacific Construction include completed work for the Hawaii County Department of Parks and Recreation as well as upcoming work at Hilo Harbor.

“On the commercial side,” Neskovic says, “we have quite a few jobs. There’s lots of resort renovation work. Next month we start work on renovating the old Jameson’s (By The Sea) restaurant at Magic Sands Beach in Kona.”

Recently completed projects include work on the Kona Tap Room at Hilton Waikoloa Village, Afook-Chinen Hilo Civic Auditorium and Lex Brodie’s Kona Express Car Wash.

When it comes to new products,



The Kohaniki Hale Project features HPM’s wall panels. PHOTO COURTESY HPM BUILDING SUPPLY

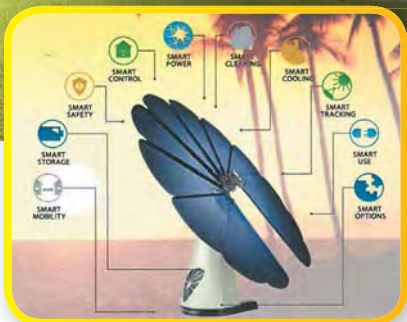
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Fujimoto is enthusiastic about HPM's pre-engineered wall panels. The panels are built by HPM in a controlled manufacturing environment using precision saws and automated equipment, reducing material waste and ensuring consistent quality. Each panel is inspected by hand and individually labeled for quick identification. Installing the completed wall panels on a foundation requires fewer skilled workers and is faster than stick-framing. A home built using HPM wall panels can be framed, trussed and partially sided in under 10 hours. "Wall panels really reduce costs and labor," he says. "They can help make houses more affordable." 🏠



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# Stepping UP Floors

Great foundations  
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BY BRETT ALEXANDER-ESTES

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**A**s global temperatures rise and drying tradewinds falter, closer monitoring of the foundations in Island buildings may be in order.

“Moisture permeance is a big issue in Hawaii due to our high humidity,” says Kimo Scott, OK Hardware & Construction Supply Inc. president.

“For this reason, most—if not all—Hawaii concrete slabs and foundations are never compliant with national standards, which specify a 3- to 5-pound rate of evaporation from a newly poured slab.”

Scott says that after curing, compromised slabs in Hawaii are usually treated by the following means: shot blast, epoxy coatings





Bamboo Flooring Hawaii's popular  
Natural Strand Woven Bamboo  
PHOTO COURTESY BAMBOO FLOORING  
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The San Diego Parking Plaza required a three-day compressive strength mix of 2,750 psi.  
PHOTO COURTESY VAPOR LOCK/SPECIALTY PRODUCTS GROUP

and re-leveling of the surface. “Any of these treatments can cost from \$4 to \$12 per square foot,” he notes.

For a GC relying on a subcontractor’s estimate, this can be a nasty surprise.

The flooring sub’s disclaimer, which usually does not provide for moisture mitigation, is often overlooked in the estimate. “So when the floor has been

installed and is found to be compromised by excess moisture,” Scott says, “the GC has to come up with the funds to mitigate the vapor.”

The solution? Scott recommends OK Hardware’s line of Vapor Lock concrete admixtures, which are ideally suited to the Islands’ ocean climate.

A stone’s throw from the Pacific, Swinerton Builders is using Vapor

Lock in the San Diego International Airport Terminal 2 Parking Plaza’s concrete foundation. According to Specialty Products Group (SPG), Vapor Lock’s manufacturer, “Swinerton is self-performing all (Terminal 2) concrete placements, and have a total of 1.2 million square feet of deck.”

Nearby salt water can compromise the concrete’s long-term durability. So, states SPG: Swinerton was “most concerned with an Ultra-Low Permeability and greatly Reduced Shrinkage mix. Vapor Lock gave the concrete both of these characteristics, leading to an integral approach and creating the state-of-the-art Corrosion Inhibitive mix.”

**“Moisture permeance is a big issue in Hawaii due to our high humidity.”**

**—Kimo Scott**

Says Scott: “Vapor Lock offers flexibility to a contractor or developer. It is added to the concrete at the batch plant so that shrinkage is stopped even before chloride tests are done.”

Moreover, Scott says, “Vapor Lock currently offers a 10-year, \$10 million warranty against moisture intrusion and damage. This warranty is superior to most untreated concrete warranties,

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which typically run between one and five years.”

### Soft Sells

Hawaii flooring materials run from velvety carpeting to glossy bamboo,

and will gift-wrap the floor of any project.

Carpeting, often specified in the permits for certain structures, provides critical traction in high-traffic areas.

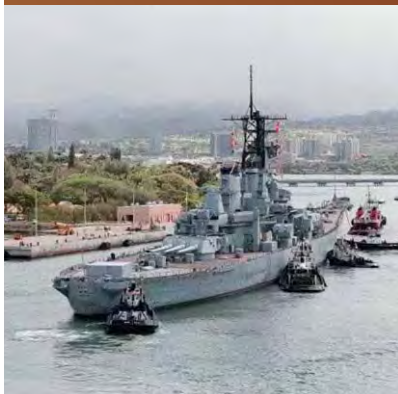
Abbey Carpet & Floor of Hawaii’s

various commercial carpet broadloom and carpet tiles come in various sizes, says Roy S. Tokuhama, Abbey Carpet president. Popular models, Tokuhama says, are “made with solution-dyed nylon fibers, which will not fade and can withstand harsher cleaners without damaging the fiber.

“Abbey’s commercial carpet selections offer upgraded backing systems with thermoset or thermoplastic compounds that will not delaminate or edge-ravel in wet or dry conditions,

## Replacing Rebar on the Row

In December, a Concrete Preservation Institute veterans’ training event at Pearl Harbor’s Battleship Row will work to restore the Row’s mooring concrete.



USS Missouri at Battleship Row  
PHOTO COURTESY U.S. NAVY

GFPR (glass fiber reinforced polymer) rebar, made with Owens Corning glass fiber, will be introduced into failing concrete sections on the Row.

GFPR rebar is used nationwide to replace steel rebar in aging concrete because GFPR:

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Many Abbey Carpet flooring products are water-resistant.

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Abbey Carpet's contemporary designs are seen in this recently installed model.  
PHOTO COURTESY ABBEY CARPET & FLOOR OF HAWAII

which is ideal for hotels, restaurants, and hospitals," he says.

Abbey Carpet's 2017 best-selling commercial carpet tiles come in contemporary, urban, and traditional designs, says Tokuhama, and are "well-constructed with an attached cushion backing for dimensional stability." Tiles can be installed in a monolithic pattern or quarter-turned with a self-release adhesive, which makes it easy to rotate or replace the tiles in high-traffic areas.

"The plank size (rectangle) tiles are becoming more popular than the traditional square tiles," Tokuhama notes.

### Polished Beauty

Abbey Carpet also offers luxury vinyl planks and waterproof core flooring (WCF).

Tokuhama says luxury vinyl planks offer the beauty of hardwood and tile, but are highly resistant to water and moisture. The planks are also quiet underfoot, he says, "which is ideal for high rises and helps soften sound in the office or building."

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WCF is one of Abbey Carpet's best-selling residential products and "has made headway into the hardwood and laminate market," Tokuhama says. "WCF will not swell like hardwood or laminate, since moisture and water will not affect (it). It can be placed in the entire home, including kitchens and bathrooms."

Bamboo Flooring Hawaii offers strand-woven bamboo (interlocking or tongue-and-groove), hand-scraped

bamboo (tongue-and-groove), luxury vinyl tile planks, and WAKOL moisture barrier products.

At 2017 commercial and residential projects, "Strand Woven Bamboo and

Next year, "Bamboo Flooring is branching out to bring in a product that we hope to assist with the affordable housing shortage," says Elwell of the material to be used for build-

## "Hawaiian Style Luxury Vinyl Tile is the latest craze for its resilience to wear, water and scratches."

—Mark Elwell



Abbey Carpet offers carpeting from more than 20 manufacturers.  
PHOTO COURTESY ABBEY CARPET & FLOOR OF HAWAII

the Hawaiian Style Luxury Vinyl Tile are the top sellers," says Mark Elwell, Bamboo Flooring Hawaii owner.

"Typically, we sell our Strand Woven Bamboo floor for its hardness. Because of this 'hardness' (approximately 3,000 PSI), the floors are resistant to wear." Elwell says the firm's newest product, Hawaiian Style Luxury Vinyl Tile, "is the latest craze in the industry for its resilience to wear, water and scratches. We call it our 'family-friendly floors.'"

The firm's products are also community-friendly.

ing modular Island homes. "Units are being built in Kauai, and the company name is LiveWell Hawaii Modular Homes, a division of Bamboo Flooring Hawaii."

Bamboo Flooring Hawaii's affordable homes can be viewed at the firm's Facebook page: [www.facebook.com/LiveWell-Hawaii-Modular-Homes-158480947953191/](http://www.facebook.com/LiveWell-Hawaii-Modular-Homes-158480947953191/)

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The Gregg Sinclair Library at the University of Hawaii features Breezway Louver Windows.

# No Cracks in Hawaii's Window Business

## New products thrive in the booming construction industry

BY BRANDON BOSWORTH

New products and technology in windows offer Island residents better options for enjoying Hawaii's year-round sunshine and temperate weather.

"The construction industry in Hawaii is booming right now, so the window and door business in Hawaii is strong and growing," says Trisha Egge, vice president, Maui Windows and Doors. "We are seeing a 25 percent growth in sales over last year's numbers."

Maui Windows and Doors supplies

a wide variety of windows and door products from vinyl to large aluminum wood clad lift and slide doors.



Trisha Egge

are doing a large volume replacing single glazed windows in older homes."

"By volume our most popular products are the vinyl or composite windows," Egge says. "Because we offer sales and install, we are

One Stop Windows & Doors works closely with general contractors, especially those working on luxury residences. Since high-end homes require high-end windows and doors, that's exactly what One Stop offers.

"Someone building a \$3 million or \$4 million home is not going to install the least expensive product they can find," says Eric Wong, vice president and general manager.

Of course, not all of One Stops' clients are building multimillion-dollar properties. Many are looking to





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The team at Maui Windows and Doors

renovate homes they already own and have lived in for years.

“Many homes in our community are getting older,” Wong says. “Lots of homes have products that are 40-plus years old.” As owners replace these products, they are “looking for something better made, not just the cheapest they can find. People buying for



Eric Wong

their own benefit are more likely to consider quality, functionality and sustainability.”

Keeping on top of industry trends is important to Wong. “We try to offer the latest in the industry,” he says.

He is especially enthusiastic about window products using Accoya. “It’s a wood treatment that renders a piece of wood inert. Termites don’t see it as wood.” Wong adds when it comes to moisture-resistance, Accoya is “almost like a rock.” Timber is put through a process called acetylation, enabling it to resist rot, defy the elements and stay strong for decades. “It’s not harmful to kids or the environment,” he says. Loewen’s VeroCore lines are among the products utilizing Accoya

that One Stop offers to its clients.

One Stop also carries products from Andersen made from Fibrex, such as the 100 Series of windows. Twice as strong as vinyl and unique to Andersen, Fibrex is made up of reclaimed wood fiber and PVC polymer that has been fused together. “Termites don’t like it,” Wong says. “It’s good for Hawaii.” He says “Milgard makes some frames that are fiberglass on wood. They are known for aluminum and vinyl but go higher end as well.”

Another major trend is especially relevant to Hawaii.

“We see a lot of manufacturers working to upgrade their product lines to be hurricane-rated,” Egge says. “The Hawaii building code states that windows need to be rated for the maximum winds that can be expected in your area, and for most of Hawaii that is hurricane-force winds.”

According to Egge, Maui Windows and Doors carries many windows designed with hurricane safety in mind, including ones that can pass the large missile impact test. “The large missile impact test is an 8-foot 2x4 traveling at 50 feet per second that is shot into the window,” she says. “The window must maintain its structural integrity as well as prevent air and water infiltration after the impact.”

Local residents are taking note of what’s available, and Egge says more residents are upgrading their windows and doors to hurricane-rated.

“The thing to consider in a hurricane is that most structures, including wood-framed and block homes, will be structurally sound after the storm has passed,” Egge says. “Generally most people will go to evacuation centers in a major storm. Typically after a major storm the public is



Eric Wong of One Stop Windows & Doors explains the benefits of Loewen’s VeroCore line of products made with Accoya.



not allowed back to their homes for several days to a week. The majority of hurricane damage is not the structure of the house failing, but one or more windows failing and allowing water into the house. During the time

**“People are ...  
more likely to  
consider quality,  
functionality  
and  
sustainability.”**  
—Eric Wong

from the end of the storm until you are allowed back, the water that got in turns to mold and mildew, ruining the drywall, flooring, furniture and other belongings.

“This can be avoided by adding hurricane-rated doors and windows. The cost for these for a typical house

increases the cost of the window package by 25 to 50 percent. This cost can be offset by lower homeowner’s insurance as well as the peace of

mind that your home will be safe in a storm.”

Hurricanes are just one major concern for homeowners. Another is



The Honolulu Zoo features Breezway Louver Windows.



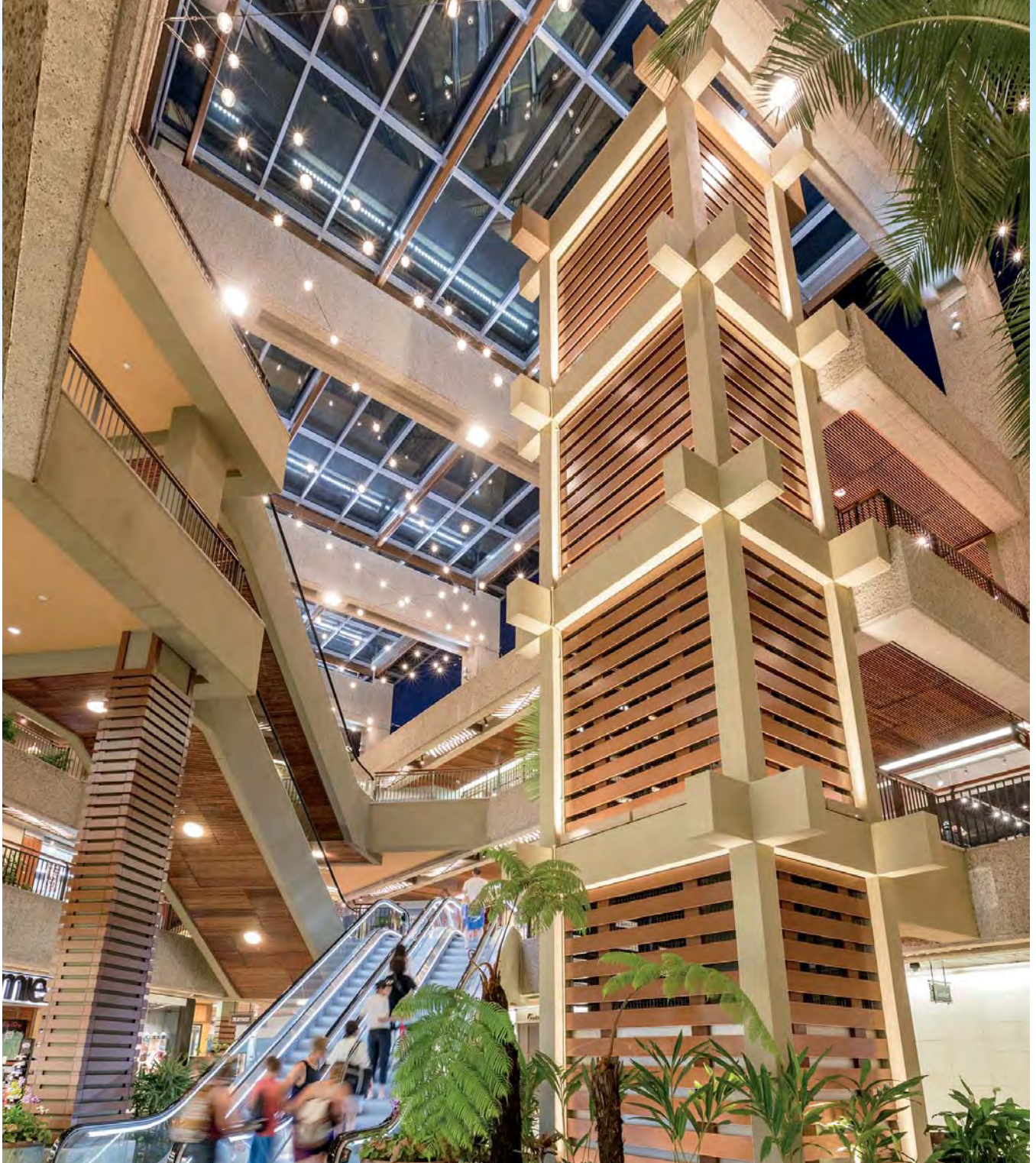
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The new skylight at Royal Hawaiian Center features View Dynamic Glass.  
PHOTO COURTESY ROYAL HAWAIIAN CENTER.

security, especially for residences featuring louver windows. While louvers are ideal for letting in the tradewinds, they are also ideal for letting in burglars. However, newer models by companies such as Breezway offer a level of safety akin to standard windows.

“One of the objections to louvers is break-ins,” Wong says. “The Breezways use pins to hold the glass

in place.” He says the glass can’t be removed as with traditional louvers; an intruder would have to break it to get in, just like a standard pane window.

Another advantage of Breezway louvers is weather-resistance. “They close so tight water can’t get in,” Wong says. According to Wong, some Breezway louvers have design pressure (DP) ratings similar to that of regular

windows, meaning they are very wind and rain resistant.

Smart technology is also making an impact on windows. California firm View Inc. offers a product called View Dynamic Glass, which uses technology similar to transition lenses for eyeglasses.

The windows work by coating a layer of metal oxide inside a dual-pane window. A small electrical voltage is





Crews from Maui Windows and Doors install Andersen windows.

applied to the oxide, causing ions to move between layers in the glass and cue 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.

Brandon Tinianov, View's vice president of business development, sees big potential for View Dynamic Glass in Hawaii. "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."

View Dynamic Glass has already been used for one local project, a new skylight at Royal Hawaiian Center that was installed by Swinerton Builders late last year. It was the first use of the product in Hawaii.

According to Tinianov, there are at least 70 pending projects in Hawaii using View Dynamic Glass, and at least 500 on the Mainland. He expects it to become even more widely used as "people see a few projects come online."

With ongoing repair, remodel, and construction work as well as new technological developments, the local windows and doors industry looks strong going forward.

"We expect continued growth in 2017 through 2018," Egge says. "Our sales are still increasing this year and most of the contractors we work with are turning down work because they are booked through the rest of this year and the start of next year. Also, most of the architects we work with are also very busy, which for us typically means those projects they are working on now will be ready for windows and doors about a year out." 🏠

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# Secrets Behind Doors

*Safety, ease-of-use often neglected by renovators*

BY BRETT ALEXANDER-ESTES







Milgard's Tuscany model leads the company's sales in Hawaii.  
PHOTO COURTESY MILGARD WINDOWS & DOORS



Quality doors beautify buildings, bar intruders and protect the people inside.

And quality doors also keep out a growing threat in Hawaii today—lawsuits.

Based on a Hawaii Supreme Court ruling and Mainland legal precedent, property owners, manufacturers and installers may be liable for injuries resulting from the use of plate glass instead of tempered or laminated glass in sliding glass doors.

Tempered glass is often called “safety glass” because of its strength. But plate glass breaks into shards that can cause severe injury.

Pam Barrett, Coastal Windows Inc. advertising and promotions director,



Pam Barrett

knows this firsthand.

“We were replacing the windows at a high-rise hotel just last week, when we got a call to look at a door that a guest had just broken on the other side

## Hawaii buildings that are 20 years or older often have single-pane plate glass doors, allowed before the International Building Code was enacted in 1997.

of the building,” Barrett says. “When our team got there, we found that the glass in the door was broken, and we saw the blood that was left behind.”

The pattern of the break showed that the door was not made of safety glass, “and therefore not up to today’s standard code, which requires the glass be tempered, laminated or at the minimum, have a safety film,” says Barrett.

Hawaii courts haven’t yet awarded damages arising from shattered plate glass doors.

But if such a lawsuit is filed, courts will look to decisions made

out-of-state, including this one from Colorado: “... the builder’s installation of plate glass instead of safety glass was a defect in the building of the home which was reasonably

## Direct Hits

With hurricane season in full swing, CoastalGard doors offer proven protection, says Pam Barrett, Coastal Windows Inc. advertising and promotions director. “In order to be impact-rated and certified, CoastalGard doors pass a battery of tests by an independent testing lab:”

### Launch Missile Impact

- Launch a 9-pound, wooden 2-by-4 at speeds of 50 feet per second at the center of the door
- Launch it again at one of the door’s corners

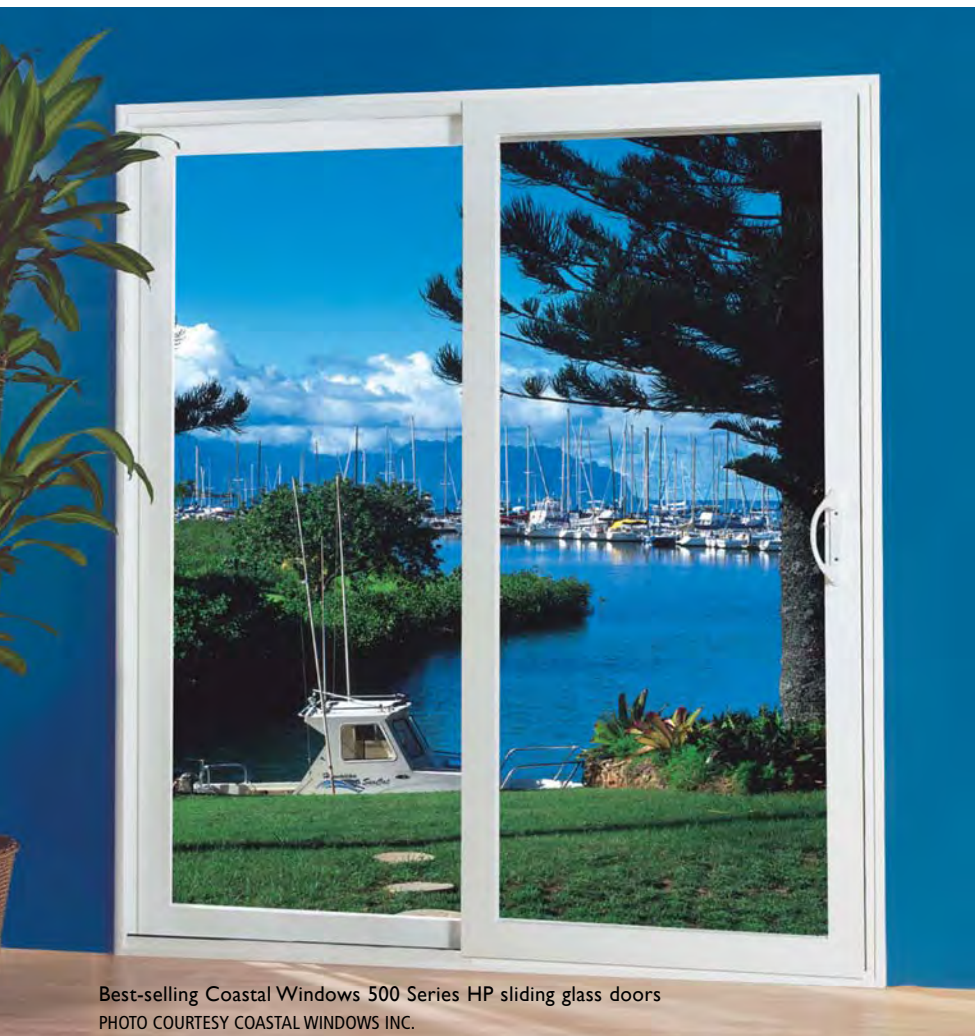
The glass is expected to shatter but must stay in place within the frame.

### Pressure Simulation

After missile impact, the door is subjected to pressures simulating hurricane-force winds. The door is subjected to 9,000 cycles of tests:

- 4,500 positive pressure
- 4,500 negative pressure

During this five-hour pressure cycling test, the glass must continue to remain in the frame.



Best-selling Coastal Windows 500 Series HP sliding glass doors  
PHOTO COURTESY COASTAL WINDOWS INC.





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certain to endanger third persons.”

## Installing to Code

Hawaii buildings that are 20 years or older often have single-pane plate glass doors, allowed before the International Building Code was enacted in 1997.

Additions and renovations to buildings and their components—including doors—must meet the Code and install tempered or laminated glass.

**“Doors can be slab only, pre-hung or prepped for any kind of hardware or door system.”**

**—Rob Bruce**

“At Coastal Windows, we are seeing a significant rise in major renovation work taking place in buildings that are 40 years old and older,” Barrett says. “Coastal Windows 500 Series High Performance Sliding Doors continue to be a No. 1 seller for us. And with revisions to the International Building Code coming in 2018 ... we



Coastal Windows and Doors is replacing all doors and windows in Mililani's 132-unit Ridgecrest condominium complex.

PHOTO COURTESY COASTAL WINDOWS AND DOORS

see an ever-increasing demand for our optional CoastalGard impact-rated package.”

Mililani's 132-unit Ridgecrest condominium complex was built in 1973, and Coastal “is the approved window and door vendor for replacement,” Barrett says. The original, single-pane aluminum sliding glass doors are being replaced with Coastal's 500 Series Sliding Doors with the optional

CoastalGard impact-resistant package.

“CoastalGard doors have been rigorously tested and approved to meet or exceed the most stringent building codes required: the ASTM and Dade County impact codes,” says Barrett. “And since these codes are so stringent, our products consistently exceed the International Building Code and Hawaii building code requirements as well.”

## Grand Entrances

In 2017, Island contractors can choose from a wide range of impressive entries.

At Honsador Lumber LLC, this year's top sellers include:

- Simpson (wood)
- ThermaTru (fiberglass)
- Simpson (wood) and ThermaTru (fiberglass) lines include glass doors, with styles and rails of wood or fiberglass
- ThermaTru Traditions or Profile series (metal)

Honsador Island Homes' exterior doors are by ThermaTru and in the interiors, Honsador installs Masonite doors.

Eric Wong, One Stop Windows & Doors vice president and general manager, says One Stop's showroom “is for high-end luxury homeowners or builders or for remodels. Most of our business is residential.”

One Stop's top-selling product lines



One Stop Windows & Doors offers a wide range of high-tech, low-maintenance fiberglass models.

PHOTO COURTESY ONE STOP WINDOWS & DOORS





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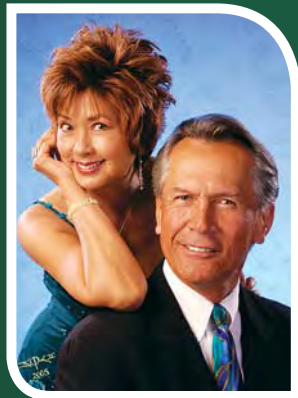
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include plantation-style louvered doors, Fleetwood's premier luxury aluminum doors and One Stop mainstays JELD-WEN Windows & Doors, Therma-Tru and Loewen. "Loewen puts in lots of workmanship," says Wong.

### Awesome Overheads

"Raynor Hawaii Overhead Doors and Gates Inc. was tasked with two important projects at Anaha in Ward Village, one of the most sophisticated towers on Oahu," says Peter Eldridge, Raynor's president.

First, Raynor provided access to over 600 Anaha parking spaces through a single opening that also enhanced the facility's modern wood-and-stone design. "The Raynor team worked closely with ACK Contracting, the Howard Hughes representatives, the architect, supplier and other subs to maintain the natural look required for this high-end project while providing durability and access control that will serve the project's owners for many years," says Eldridge.

Next, Raynor secured the garage's private parking spaces with the factory's Alumaview door, powder-coated concrete gray. Eldridge says the doors' translucent safety-glass panels complement the garage's industrial motif and



An entry from Honsador Lumber's wide selection  
PHOTO COURTESY HONSADOR LUMBER

"allow ambient light to enter while ensuring privacy to the owners of the enclosed garages."

### Custom Access

Pacific Source, an Allied Building Products division with branches on

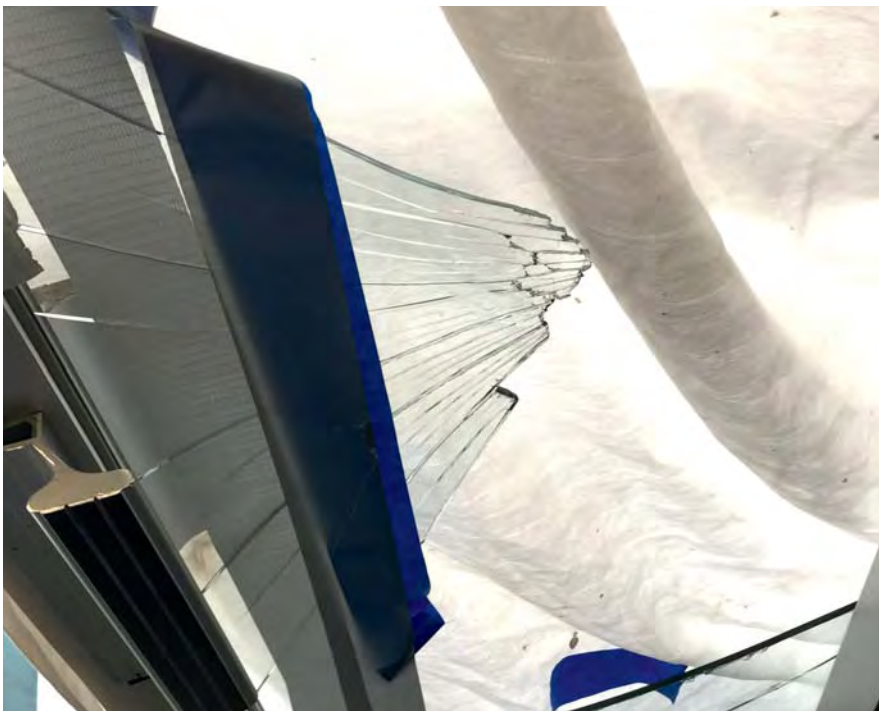
Oahu, the Big Island (Kona), Maui and Kauai, "provides a wide range of doors and door systems primarily to contractors and developers throughout the Hawaiian Islands," says Rob Bruce, Pacific Source's Oahu showroom manager.

"We can provide wood doors (made) of many different species, fiberglass, aluminum and more. Doors can be slab only, pre-hung or prepped for any kind of hardware or door system," Bruce says, adding that an order can be completely custom or standard.

"We are dealers for a number of manufacturers including Buffelen, ThermaTru, Codel, and TruStyle to name a few," says Bruce. "By far our biggest sellers are door systems from Fleetwood Windows & Doors."

### Popular Portals

"Tuscany Series two-, three- and four-panel sliding doors are one of the most popular doors on the market in Hawaii," says Karen Bills, Milgard Windows & Doors regional marketing specialist. "Our state-of-the-art rollers allow for one of the easiest gliding and effortless operations, not to mention the ease of adjusting the door panels after installation."



Shattered plate glass sliding door in a Waikiki hotel guestroom  
PHOTO COURTESY COASTAL WINDOWS AND DOORS



Bills notes that Tuscan doors are available in seven premium exterior colors, and offer a “Full Lifetime



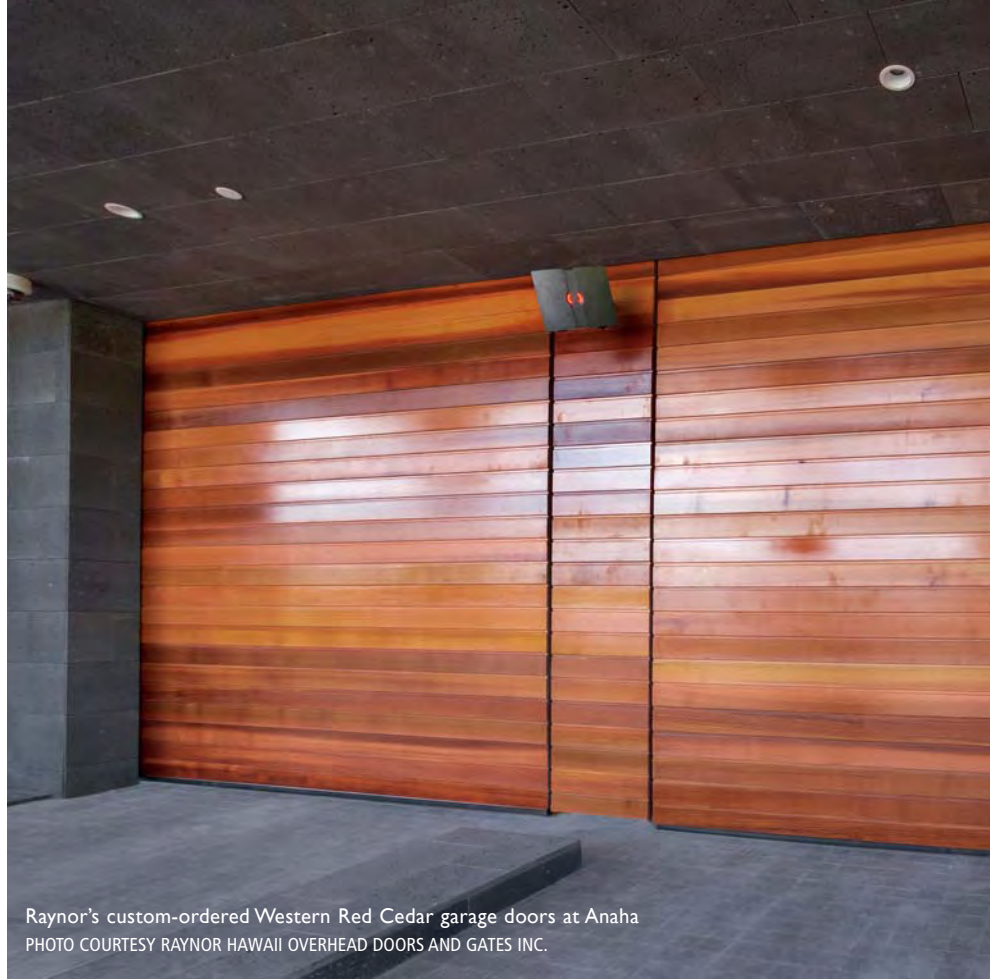
Karen Bills

Warranty with Glass Breakage Covered” for as long as a purchaser owns his or her home. Also included is a “Full Lifetime Warranty” that covers parts and labor for the same

period. Tuscan doors also come with Milgard’s new SmartTouch handles that offer improved ease in door locking and operation.

As Hawaii’s new building codes take effect over the next few years, “architects, builders, construction managers and anyone involved in choosing or approving the doors for a particular application must comply with these changes,” says Barrett. “It’s all about protection.”

From the elements—and liability. 🏠



Raynor’s custom-ordered Western Red Cedar garage doors at Anaha  
PHOTO COURTESY RAYNOR HAWAII OVERHEAD DOORS AND GATES INC.

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# Hawaii Gets a Boost for Military Projects

## Legislation includes hefty funding for Fort Shafter and VA programs

Hawaii stands to reap \$266.3 million in military construction funding for fiscal 2018 under a Senate Appropriations Committee bill that includes \$90 million to continue work on the new Command and Control Facility at Fort Shafter.

“Fortunately, the construction industry in Hawaii is currently thriving,” says Gennaro Di Nola of Watts Constructors LLC, the general contractor on the \$64 million Phase 2 portion of the Fort Shafter project.



Gennaro Di Nola

When the multi-year, multi-phase project is complete, the total cost is estimated to be more than \$400 million.

“Funding for military construction is paramount in Hawaii, with every branch located in the Islands,” Di Nola says, “particularly with the current military threats that exist in the Pacific Rim.”

The amount of funding in the bill for Hawaii military projects is a 35 percent increase over the \$197 million last year. The legislation, which has gone to the full Senate, also includes \$78.4 billion for Department of Veterans Affairs programs in the state, including \$110 million for the construction of extended-care facilities.

“I know how critical this funding is to Hawaii, to the success of our military, and to our national security, which is why I’m glad to see this bill clear this hurdle,” says U.S. Sen. Brian Schatz, the lead Democrat on the Senate Appropriations Subcommittee on Military Construction and Veterans Affairs.



Sen. Brian Schatz

Watts Constructors’ work on Phase 2 of the Fort Shafter project, Di Nola says, “consists of a total of 88,237 square feet in a five-story building, with a mechanical pent-house.” The building will include main operations for safety, operational protection directorate (OPD), operations and plans/civil affairs (G-3/5/7/9), fires and effects (FXD), command, control, communications, computers and intelligence (G-6), intelligence and security (G-2), loading dock and destruct room.

Phase 2 is 60 percent complete, Di Nola says, and is due to be completed in March 2018.

“Watts is currently completing the exterior facade, as well as the mechanical, electrical and plumbing systems rough-ins and testing,” he says. “Our team is also starting work on the interior finishes.”

The bill, according to Schatz, also includes:

- \$73.2 million for a sewer lift station and relief sewer line at Joint Base Pearl Harbor-Hickam.
- \$65.864 million for a communication/cryptologic facility in Wahiawa.
- \$19.012 million for new MV-22 landing pads at Marine Corps Base Kaneohe Bay.
- \$5.5 million for a consolidated training facility for the Air Force Reserve at Joint Base Pearl Harbor-Hickam.
- \$5 million for improvements to the entrance of the NSA tunnel facility at Kunia.

The bill also funds two Energy Resilience and Conservation Investment Program projects to improve energy security and water conservation at military installations in the Islands:

- \$6.2 million for HVAC upgrades at Kaneohe Bay.
- \$1.4 million for a saltwater pumping system for the Navy at JBPHH.



Rendering of the Fort Shafter Command and Control Facility

Hawaii received \$197 million in military construction funding last year, says Schatz.

He says the legislation includes a requirement that the Navy develop an investment strategy to improve each of the public shipyards, including Pearl Harbor Naval Shipyard which the Navy has identified has an urgent requirement to extend Dry Dock 3 so that it can maintain fleet readiness in the Pacific.

The requested funding for the VA is \$4 billion more than what was enacted in fiscal year 2017 and includes:

- \$110 million to fund VA’s grants for the construction of state extended-care facilities, which will make progress toward funding a new 120-bed facility in Honolulu.
- \$20 million for women veterans’ care, which will help ensure that the more than 13,000 women veterans in Hawaii have access to care.
- A mandate for the VA to develop a better construction plan to replace a Hilo community-based outpatient clinic, which has to be closed because it is in a tsunami risk zone.

“Even in a partisan environment, even in the middle of the fights that we’re engaging in,” Schatz says, “we were able to come together on a bipartisan basis and do our job to help veterans and make sure our facilities are in good repair.”

Also, U.S. Sen. Mazie Hirono says the recent passage by the Senate Armed Services Committee of the National Defense Authorization Act for 2018 earmarks \$26.5 million for improvements to Marine Corps Base Hawaii’s Mokapu gate and \$25 million for the Army’s Pohakuloa Training Area on Hawaii Island. 🏠



# ESCAPING HIGH-RISE FIRES



The fatal fire in Honolulu's high-rise Marco Polo apartments has placed a spotlight on fire safety while investigators continue to assess what went wrong and what could have gone better once the blaze started.

The life-saving sprinkler bill put forth by Honolulu Mayor Kirk Caldwell only days after the five-alarm fire that killed three and displaced hundreds will require retrofitting high-rise residential buildings built before 1975.

Though the mayor's office reported the City Council would provide details, including timelines and assistance programs, it's unlikely anything will be done soon.

Meanwhile, suggestions generally offered to high-rise dwellers and office workers attempting to escape fires include:

- **KNOW EVACUATION ROUTES & RULES**

Familiarize yourself with floorplans and evacuation routes. Identify the shortest, quickest path to nearby stairwells, and know where alternative exit routes are located. Speak with managers or building superintendents or about specific emergency procedures.

- **TAKE THE STAIRS**

Stay away from elevators in the event of a fire emergency. Know where the exit stairways are, how many flights there are and how long it takes to descent the stairwells. Use handrails and clear room for emergency responders ascending the stairs. Turn back and make your way to the roof if smoke is rising from lower levels.

- **CONSIDER MOBILITY ISSUES**

Before any emergency, inform building managers about any potential difficulty you or someone in your office or unit might have attempting to escape in a stairwell. Identify someone in the immediate area who can assist or carry you down the stairwell. If you're stuck on an upper floor call emergency services to let them know your exact location, and create

window signals using any available means.

- **KEEP KEYS AND KEY CARDS HANDY**

Keep your keys handy as you evacuate rooms or offices. In the event hallway or stairwells are blocked, you'll need to return, seal off any cracks around doors, cover vents; use a flashlight or light article of clothing to signal in the window your location.

## IF YOU MISSED IT

Pick up a complimentary copy  
at City Mill\* or at the American Red Cross  
on Diamond Head Road



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\*Nimitz location only



# New Credentials Required for JBPHH

After Aug. 14, all contractors, suppliers, and vendors wanting base access to Joint Base Pearl Harbor-Hickam (JBPHH) are required to have a Defense Biometric Identification System (DBIDS) credential.

The Navy Commercial Access Control System (NCACS) card, also known as the Rapid Gate card, will no longer be accepted.

DBIDS is a force protection program designed to manage personnel, property and installation access. Current NCACS cardholders may obtain a temporary DBIDS paper pass at the Nimitz Visitor Control Center (VCC), also known as the Nimitz Pass & ID Office, at 1250 South Drive, Bldg. 3455, outside Nimitz Gate.

Contractors and vendors may retrieve fillable forms from [www.cnic.navy.mil/om/dbids.html](http://www.cnic.navy.mil/om/dbids.html). All new contractors, vendors and suppliers will be required to obtain a DBIDS credential. There is no cost to obtain a DBIDS credential.



## Swinerton Begins Work on UCSD Parking Structure

Swinerton Builders, which has an office in Honolulu and currently ranks No. 7 among Hawaii's Top 25 Contractors, recently broke ground on the Osler Parking Structure at the University of California, San Diego. Working with Watry Design and Gensler, the 418,725-square-foot project is scheduled to complete in June 2018.

The design-build collaboration aims to serve as gateway to the campus, with an onsite visitor center and an innovative design that blends in seamlessly with the natural landscape.

The six-story parking structure project will have over 1,300 stalls, including ADA and electric vehicle parking stalls. The structure also contains space for facilities and maintenance, a bicycle enclosure, stair and elevator cores in three corners of the building and space for future PV equipment.

## AIA Honolulu Releases Strategic Plan

Following an extensive development process at the local and national level, the American Institute of Architects Honolulu Chapter recently launched its 2017-2022 Strategic Plan.

“With the launch of our 2017-2022 Strategic Plan, AIA Honolulu is focusing our energy and resources, strengthening operations, and ensuring that our members, staff and stakeholders are working toward common goals that benefit not only our members but the architecture and design industries here in Hawaii,” says Chris Hong, AIA Honolulu Chapter 2017 president.

“Our hope is that, by working together to accomplish our goals, we will likewise expand AIA Honolulu's beneficial support of Hawaii's greater building industry community.”

The plan reflects AIA Honolulu member feedback and input from the American Institute of Architects Conference on Architecture 2017 in Orlando.

The plan addresses AIA Honolulu membership value, AIA Honolulu members' professional development, policy advocacy and organizational sustainability.



Chris Hong



# SETTING IT STRAIGHT

Members of the Painting & Decorating Contractors Association of Hawaii helped to refresh the classrooms at the Moiliili Community Center. In the July issue, the names of the people in the photo that accompanied the article were listed incorrectly. Among those participating were, from left, John Wayne Baldovi, Dean Nagatoshi, Ericson Semana, Nadine Nishioka, Shanel Iwane, Lari Bloom and Jay Ryan Gacula. The event was held in June. We regret the errors.



PHOTO BY ANJJ LEE



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- BEK, Inc.
- Hirota Painting Co., Inc.
- Honolulu Painting Co., Ltd.
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- J.D. Painting & Decorating, Inc.
- Metropolitan Painting & Environmental Systems, Inc.
- M. Shiroma Painting Company, Inc
- Society Contracting, LLC
- W.E. Painting, Inc.
- Zelinsky Company

## Painting & Decorating Contractors Association (PDCA) of HI

P.O. Box 22597, Honolulu, HI 96823-2597, USA | Phone: (808) 479-6825 | E-Mail: [pdcaofhawaii@gmail.com](mailto:pdcaofhawaii@gmail.com)



# Funding for Rail Project Resolved ... for a While Longer

## City issues \$350 million in bonds to extend guideway to Middle Street

Despite an infusion of \$350 million in city-backed bonds for the Honolulu Authority for Rapid Transportation, two major rail contracts require separate funding before they can be awarded, HART officials say.

Until funding is available, HART has set no timetable on awarding the contracts to build the City Center Guideway and Stations (CCGS) and the Pearl Highlands parking garage and transit center.

Financing the two projects, officials say, are a “separate issue” and neither job is included in the \$350 million bond issuance approved in mid-July by the Honolulu City Council.

**“Shortening the line at this point is unrealistic and not under consideration.”**

—Harrison Rue

Officials say that HART will “borrow” the bond money as needed to get through its fiscal budget that runs from July 1, 2017 to June 30, and repay it from its GET payments.

“It’s for cash-flow purposes, as we receive our GET county surcharge receipts only four times per year,” rail spokesman Bill Brennan says. “It will allow us to continue all the work we currently have going on.”

The \$350 million is being used to extend the rail guideway as far as the site of the Middle Street station, which is the 13th stop along the 20-mile,



A Hawaiian Dredging Construction Co. crew recently lifted the 197,000-pound pedestrian bridge into position at the site of the rail’s West Loch Station.

21-station route from Kapolei to the Ala Moana Center. The Legislature is expected to meet the last week of August to discuss ways to complete the beleaguered project.

And even as city and rail officials ponder financing options, Honolulu continues its transit-oriented development (TOD) plans.

“Rail must be completed to Ala Moana to satisfy the federal government’s \$1.55 billion full funding grant agreement and to generate sustainable ridership, and Mayor Caldwell is fully committed to finishing the project.”

says Community Building and Transit-Oriented Development Administrator Harrison Rue. “Shortening the line at this point is unrealistic and not under

consideration.”

The Middle Street Station area is part of the city’s TOD neighborhood plan that includes Kalihi and Kapalama and is one of the state’s nine TOD markets. The Civic Center and Kakaako areas are under the jurisdiction of the Hawaii Community Development Authority (HCDA).

Rue says the “strongest TOD market is in the Ala Moana neighborhood, at the end of the line. The second strongest is in Kakaako. There is growing interest in the Iwilei-Kapalama area due to proximity to downtown and the city’s planned infrastructure investments.”

Included in the state’s TOD priority areas, he adds, are “Iwilei, with up to 2,500 mixed-income units projected for the Mayor Wright Homes project; Aloha Stadium and the East Kapolei station area. There is also growing market interest in Pearlridge and Waipahu.”



Harrison Rue



# AHL Announces 3 Hires

Architectural firm AHL has hired **Erick Sanchez-Zambrano** as a technical designer, **Elizabeth S.K.N. “Beth” Mau** as an interior designer and **Abby Wisco** as a payroll accountant.

Sanchez-Zambrano will be working on Nanakuli Village. His responsibilities include preparing design and construction drawings and documents; designing and developing technical design concepts, plans, elevations, sections and details; coordinating technical details and coordinating design requirements of engineering and special consultants.

Mau is responsible for space planning, schematic design development and contract documents. She will be working on Sheraton Maui guestroom renovations. The former interior designer at Leo A. Daly is a graduate of Chaminade University.

Wisco will handle timesheets, payroll, benefits and onboarding employees, reconciliation of taxes, billings, invoices and payments and providing assistance to accounting and the CFO on projects.

## GP Roadway Hires Mcdonald

**Andrew Mcdonald** has been hired as sales manager at GP Roadway Solutions



Erick Sanchez-Zambrano



Elizabeth S.K.N. Mau



Abby Wisco

where he will manage and assist with implementation and maintenance of sales plans for existing and potential customers.



Andrew Mcdonald

Mcdonald attended the University of Maine. GP Roadway Solutions has been working in Hawaii’s roadway construction sector since 1978. The locally owned company has offices on Oahu, Hawaii, Maui and Kauai.

## Pigao Joins Hensel Phelps

**Mary Pigao** has joined Hensel Phelps Construction Co. as marketing coordinator.

Pigao, who attended the University of Hawaii at Manoa, will be involved in project development and management as well as proposal information, award submittals, presentations, advertisements, event planning and coordination and graphic layout and design.



Mary Pigao

...continued from page 19

phase of the project to help with the budgets.” As the project got under way, the team held “weekly OAC meetings to discuss progress, upcoming tasks, monthly billings, the status of RFIs and change requests.”

Hawaii Biotech President and CEO Elliot Parks, project partner from the start, says that Arita Poulson “provided timely input and value engineering in the design phase and carried that proactive involvement and remarkable flexibility through a complex and demanding construction phase.”



Elliot Parks

This included the design and

construction of new administrative offices and new medicinal chemistry and molecular biology laboratories.

All of the project’s subs, says Noble, were indispensable, and “performed their scope of work efficiently with a high degree of professionalism. Dorvin D. Leis in particular,” he adds, “did an excellent job of value engineering part of the AC system to help rein in costs for the project.”

On Dec. 29, 2016, the “Hawaii Biotech Tenant Relocation Improvement Project” wrapped, and Arita Poulson celebrated the completion of a new state-of-the-art research and development laboratory in Honolulu.

So did the project owner: The new labs equip Hawaii Biotech to



Hawaii Biotech offices

swiftly respond to urgent health crises worldwide.

Says Parks: “A-P is an outstanding partner.” 🏠

# Bacon Universal Offers Komatsu Care

Construction equipment supplier Bacon Universal Co. Inc., with five locations in Hawaii, now provides a service and product support program, called Komatsu Care, to its Komatsu customers.

“What makes Komatsu Care stand out is that Komatsu is the only manufacturer offering this type of service plan as a value-added,” says Stephen Burke, manager of sales and marketing for Bacon Universal, the local Komatsu dealer.

Bacon Universal has offices in Honolulu, Kailua-Kona and Hilo on the Big Island, Lihue on Kauai and Wailuku on Maui.

Komatsu, a global construction equipment

company, manufactures products ranging from excavators, crawler dozers and graders to loaders and dump trucks. According to the company, Komatsu is the first construction equipment manufacturer offering this kind of complimentary maintenance program.

Komatsu Care covers new EU Stage IIIB and EU Stage IV construction machines, factory-scheduled maintenance for three years or 2,000 hours, includes diesel particulate filter warranty and two exchanges for five years or 9,000 hours and selective catalytic reduction system covered by warranty for five years or 9,000 hours.

According to the



Komatsu's new service is available through Bacon Universal.

manufacturer's website, “you can count on Komatsu to lower your cost of ownership, improve equipment uptime and reliability, protect the value of your capital investment and

ensure proper maintenance is performed by factory-certified technicians with only OEM parts.”

For more information, visit [baconuniversal.com](http://baconuniversal.com) or [komatsuamerica.com](http://komatsuamerica.com). 🏠

...continued from page 13

Head (where they'd previously worked with the old Cannon Club), Disney's Aulani Resort (100,000 square feet of coverage), the Maui airport rental car center, the Kona airport, the award-winning dining hall at Hickam Air Force Base, Royal Hawaiian Shopping Center, Ala Moana Center and Sheraton Kauai.

His oddest job: “Years ago a strip bar in Waikiki wanted a shower, like a cave, so rocks on the ceiling, too.”

While wall veneer is their calling card today, stepping stones were their, well, stepping stones into the market. The stones can also mimic Hawaii's blue rock, and they do moss rock as well.

Then there are garden

boulders—including the Selleck Boulder. Brian was helping a friend with work at actor Tom Selleck's home back in the “Magnum, PI” days, and there was a perfectly shaped small boulder. He made a mold.

“The Selleck Boulder is still on our list,” Bonnie says. There are other boulders, including one she calls “Camel's Snout.”

The company expanded along the way with garden stones, Buddhas and other figures, as well as fountains—they pioneered above-ground ponds. Indeed, their garden display area is likely the loveliest, most serene place in all Mapunapuna. The interior showroom

includes an impressive antique collection, including a working Coke vending machine, barber chair, manual cash register, pinball machine and an early gas stove from 1926.

Brian and Bonnie first met at the Rose and Crown Irish pub in Waikiki, and have been a couple as well as partners since the 1980s. Which means they're together constantly.

“To live and work 24 hours with your best friend is pretty special,” says Bonnie, whose background in Canada was in fashion design. Asked about similarities to the rock business, she says, “None. None. I'd never done anything dirty before.” Which explains why, in the early days, she'd show up at work sites in frilly outfits.

Meanwhile, big jobs keep coming. Projects on their calendar include the new upscale Timbers residential project at Kauai Lagoons (40,000 feet).

And Brian and Bonnie just keep rocking down the road. 🏠



Have a good story about a good person in Hawaii's construction industry? Please e-mail me at [don@tradepublishing.com](mailto:don@tradepublishing.com).





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## Mixer/Pump

The MX-20MT mixer/pump from Blastcrete Equipment Co. is designed for shotcrete and refractory work in a variety of applications, including steel mills, cement plants and petrochemical plants. It features a 1-metric-ton mixer with a high-speed



hydraulic agitator that keeps materials blended and in suspension as they flow to the 4-inch swing-tube piston pump. The pump operates with up to 2,200

psi pumping pressure for consistent installation of as much as 20 metric tons of material per hour. The MX-20MT mounts to a single-chassis trailer for easy transportation, setup and cleaning.

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



## Polisher

Designed for jobs under 5,000 square feet, the 701-S polisher by Terrco has a mastic removal rate of 350 square feet per hour and polishing rates of 450 square feet per pad per hour depending on the pad grit. Features include stainless steel guards and water tanks with wet/dry setup as well as adjustable handles for ease of use. The Model 701-S has an opposite rotating head for better operator control. [www.terrco.com](http://www.terrco.com)



## Backhoe

John Deere has made several updates to its L-Series backhoe lineup. The newly introduced precision mode allows reduced-speed hydraulic functions while operating the backhoe end of the machine, making it easier to do detailed work in tight areas, around utilities or while craning. Improvements to the pilot controller have increased the metering range by 16 percent. A redesigned hydraulic thumb option reduces trench interference and improves contact points against the bucket cutting edge when handling or loading irregular shaped objects, debris, rocks or anything that cannot be handled with a bucket alone.

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



# NAWIC Gathering

The Hawaii chapter of the National Association of Women in Construction hosted its general membership meeting on July 20 at the Honolulu Country Club.



Nicole Roberts, Michelle Chinen



Lenie Malapit, Mayumi Dao, Lisa Constant, Janet Frederickson



Kat Mashima, Danielle Ulmann



Pam Reiser, Amy Mijo, Maegan Best, Fale Esekia, Christine Lanning



Dana Shaffer, Darlean Kiyokane, Carolyn Aber



Malea Buhlmann, Brandee Ging



Patty Suniga, Jessica Crimmins, Annie Kuhlmann, Ipo Fukuda, Joan Nacino





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# The Importance of Focusing on the Speed of Cash

BY GARRETT SULLIVAN

The simplest way to keep score in a business is to look at the amount of free cash available. However, it is possible for a business to be very profitable and still go out of business due simply to running out of cash. When this happens, it is usually “game over,” followed by a series of bad events, such as tax liens, bank foreclosures, union benefits being pursued and vendor lawsuits, especially if personal guarantees have been provided on credit applications.

It is critical that contractors pay close attention to the speed of cash flow and their exact cash position. Oftentimes, however, contractors get lost in the day-to-day details of building the job and not the details of running the business. They forget the critical contractor axiom that “you are a business person first and a contractor second.”

Contractors who are cash-starved are usually this way because they do not place cash flow at a high level and somehow believe just because they build the work, they will be paid in a timely manner. This is usually not the case and the amount of time it takes a company to collect their accounts receivables will always have a significant impact on available cash.

Below is an example of how the slow collection of accounts receivables can impact cash flow:

Assume a contractor’s average collection days are running around 88 (meaning customers pay after an average of 88 days after invoicing). If these average collection days could be reduced from 88 to 28, approximately how much cash would this bring into the business?

Monthly revenue	\$892,750
Divided by the days in the month	30
Equals daily potential collections	\$29,758
Multiplied by 60 (88 minus 28)	\$1,758,500

As this example demonstrates, placing an emphasis on timely collection can have a major influence in the amount of cash in an organization.

When a business strives to consistently reduce its average accounts receivable collection days, free cash almost automatically becomes available and there is little need to draw on a bank line of credit. It could be argued that having a high average accounts receivable collection day’s amounts to your company financing the project being built.

What are some actions that can be taken to improve cash flow and reduce the average accounts receivable collection days? Here are 10 simple ways:

- Establish a solid system and procedure for all contract billings.
- Consistently follow up a few days after invoice submission with the general contractor/owner to ensure there are no issues with regard to contract billings which would in any way impede timely payment.
- Include language in all proposals which provides for the payment of all suitably stored materials on the jobsite.
- Negotiate terms in contracts/subcontracts to provide for the reduction of retention when suitable milestones are achieved.
- Always front-load bid items and schedule of values.
- Incorporate a 6 percent to 10 percent mobilization item in every proposal submitted.
- Insist on signed change orders before all extra work begins.
- Routinely seek the opportunity to take vendor discounts.
- Constantly have your accountant/bookkeeper prepare an accounts receivable log and review it with you weekly, then, as the owner, make the required calls to ensure billings are paid.
- Take your banker to lunch every three months and keep him/her updated on the financial status of the company.

Consistently following these steps will improve the velocity of cash in your business and result in the score of your business game staying at an all-time high.

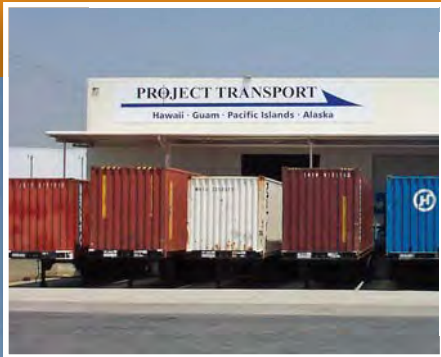
*Garrett Sullivan is president of Sullivan & Associates Inc., a management consultancy which focuses on the construction industry and is tailored toward leaders who want a reliable, trustworthy partner to help increase profits, streamline operations and influence employees to treat the company like their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



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