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ABC Office
Supply Co. Inc. Complex
Expected Completion Date: November 2017



2017 BUILDING INDUSTRY HAWAII

PRO FILE

SUPPLIERS

ABC Supply Co. Inc. Taking Shape!

Construction has really picked up at the new ABC Supply office complex in Mapunapuna. With a November 1st deadline, the anticipation to getting back to normalcy is our utmost goal. It has been two years this October since ABC Supply burned to the ground and major distractions and service issues began to hamper what was already a busy, successful building supply company. Managing Partner, Jack Miller, has tried to continue operations as normal. However, losing half the Mapunapuna yard and logistic issues with the second store in Kapolei have not been easy. "The end of the road is in sight and we are very excited to soon have running water and clean toilets. Customers will soon be able to park easily and have all their needs met in one place. We are also trying not to miss any little details that go into this type of project. We want our customers to feel excited about coming into our new store and feel the customer care that they can't get anywhere else."

We again want to thank all of our customers for their support during this trying time.

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COFFEE BREAK

Eighteen years ago Christine Camp took the plunge and founded Avalon Group, which now has major developments across Oahu. Camp talks to *Building Industry Hawaii* about moving with her family from South Korea to Hawaii where she struggled in elementary school, her days as a runaway teenager and the people who helped mold and change her life. And she offers her unique insights into what it will take to curb or even lower building costs in the Islands.



Christine Camp

Site work contractors are enjoying a busy year so far, with jobs ranging from resorts to highways and from golf courses to bridges. In this issue, experts in this sector of the construction industry forecast a positive outlook for site prep projects in Hawaii.

Kelikai Inc. has added major pieces of heavy equipment to its lineup and Damien Enright, president of the company, tells columnist Don Chapman that it's been gaining a larger share of Hawaii's site work market.

The new occupants of the historic News Building on Kapaiolani Boulevard offer us a peek inside what previously had been the home of the former *Honolulu Advertiser*. Hawaiian Dredging Construction Co. Inc. recently wrapped up renovations on the old structure which for a while served as the stage for the TV show "Hawaii 5-0." Hawaiian Dredging purchased the building in 2016 for its new headquarters. The general contractor and architect talked with *Building Industry Hawaii* about the details of the project.

Builders on Kauai are "very busy" with a multitude of jobs. Contractors say they are working on new medical facilities, shopping centers and resorts and high-end residential projects.

On Guam, Core Tech International has positioned itself to have a busy few years by acquiring a 10-acre plot in the tourist district of Tumon. CTI plans to transform the area into a commercial complex for office spaces, restaurants, retailers and other businesses. 🏠

A hui hou,

david@tradepublishing.com

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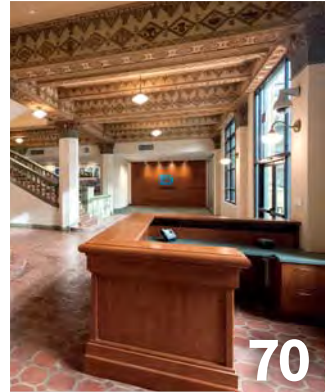
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CONTENTS

AUGUST 2017 VOL. 63 NUMBER 9

BUILDING
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Features

- 12 Building Hawaii: Don Chapman**
Damien Enright of Kelikai Inc.
- 18 Spotlight on Success: Albert C. Kobayashi Inc.**
Curvaceous Anaha at Ward Village
- 22 A Developing Situation**
Christine Camp of Avalon Group shares her insights and experiences
- 26 Garden Island Construction in Full Bloom**
Residential projects help drive Kauai's busy building industry
- 37 HSA Special Section**
Resource guide for the Hawaii Steel Association
- 49 Silica Rule Raises Cost of Protecting Crews**
OSHA's new regulation aimed at preventing illnesses, saving lives
- 52 Core Tech Loads Up with 'Package Deal'**
Guam company acquires more properties, drafts plans for major renovations
- 58 Gaining Ground**
With projects mounting, Isle site prep gears up for the long haul
- 70 GCs & Architects: Hawaii Dredging and Mason Architects**
The renovation of the historic News Building
- 82 Best Practices: Garrett Sullivan**
Leading vs. Managing: They're Two Different Animals

News Beat

- 75** Armstrong Tops Off at Wailea
- 75** Hawaiian Dredging Lands NAVFAC Job
- 75** Sewer System Work Set for Guam Base
- 76** Robbins: HART Chief
- 76** Granite-Obayashi JV Lands Navy Contract
- 77** Hawaii ASSE Chapter Members Recognized

Departments

- 4** Coffee Break: David Putnam
- 8** Datebook
- 16** Contracts Awarded
- 17** Low Bids
- 78** News Makers
- 79** New Products
- 80** Faces: AIA/GCA

On the cover

Christine Camp of Avalon Group

*Photo by Nathalie Walker
Design by Davin Iyamatsu*



COMING IN OCTOBER

Building Industry Hawaii will provide an update on the construction industry on Maui as well as taking a look at the **Islands' unions and trades**. Also, we will offer the **Pacific Building Trade Expo** directory.



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SEPTEMBER 7

Business Health Check Up

The Building Industry Association of Hawaii (BIA-Hawaii), the Small Business Administration (SBA) and the state's Small Business Development Center (SBDC) are offering free, one-on-one confidential consultations to new and existing businesses in Pearl City, Aiea, Waipahu and Ewa Beach. Particularly valuable to companies impacted by rail, consultants will show how to attract new business, assess startup plans and navigate economic downturns.

9 a.m.-3 p.m. Central Pacific Bank, 1030 Makolu St., Pearl City. Advanced registration encouraged. Contact Barbara at 629-7505 or bln@biahawaii.org to make 30-minute appointment. Walk-ins accepted; first-come, first served.

SEPTEMBER 7; OCTOBER 5

ARE Prep Session: Project Development & Documentation

The American Institute of Architects Honolulu Chapter (AIA Honolulu) presents Architect Registration Examination (ARE) prep sessions to assist those on the path to licensure. This session's topics include ARE 5.0 Project Development & Documentation, corresponding ARE 4.0 exams as well as a review of the ARE 4.0 PPP vignette. Presenters to be announced. Various credits available.

5:30-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register online with payment at aiahonolulu.org until September 7 and October 5 for sessions on those dates. For more info, contact Jason DeMarco at JDeMarco@ferrarochoi.com. Fee: AIA/AIAS members \$10 per person; non-members \$20.

SEPTEMBER 7, 8, 12, 13

BIA-Hawaii: Free OSHA-30 Construction Course by ProService Hawaii

BIA-Hawaii and ProService Hawaii present comprehensive, four-day training in more than 20 OSHA and

HIOSH regulations that your company needs to stay OSHA-compliant. Topics include fall protection, confined spaces, safety programs, tool safety and more. Companies with OSHA-30 trained employees can qualify for good-faith reductions in potential future penalties. \$300-per-person course is free to BIA-Hawaii members (two per company) who first complete a complimentary 30-minute ProService HR consultation.

8 a.m.-4:30 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. For more course info, contact Jason J. Collins, senior risk control consultant, at 542-3762. For registration info, contact Alex Foster, marketing assistant, at 725-6766.

SEPTEMBER 9

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.

SEPTEMBER 9, 23; OCTOBER 14

AIA Architectural Walking Tour

On every second and fourth Saturday of the month, AIA Honolulu walking tours are led by a Hawaii architect or architectural historian who relates the tales and building history of Honolulu's downtown district. Tour groups must be 4-12 people.

9-11:30 a.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register with payment at contact@aiahonolulu.org until Sept. 8 (for Sept. 9); Sept. 22 (for Sept. 23); Oct. 13 (for Oct. 14). For more info call 628-7243, or go to aiahonolulu.org and contact@aiahonolulu.org. Fee: \$15 per person.

SEPTEMBER 10

NAWIC 2017-18 Board Installation

The National Association of Women in Construction welcomes its officers and directors for the coming year. NAWIC's special annual event includes entertainment, dinner and networking.

5 p.m. Honolulu Country Club, 1690 Ala Puumalu St. For more information, go to nawic114@yahoo.com, Honolulu-nawic.org or contact Maegan Best at 664-8405. Fee: \$45.

SEPTEMBER 12-14

Construction Quality Management

The General Contractors Association of Hawaii (GCA of Hawaii) hosts this three-day CQM course, a joint training program provided by the U.S. Army Corps of Engineers, Honolulu District, and the Naval Facilities Engineering Command, Pacific. 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, 1065 Ahua St. For payment, registration and more info, go to gcahawaii.org. Email confirmation only. Fee: GCA members \$95; nonmembers \$125. No refunds for no-shows and cancellations received after Sept. 7.

SEPTEMBER 13

BIA-Hawaii General Membership Dinner

BIA-Hawaii's September 2017 General 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.

SEPTEMBER 13

Free AGC Webinar: Modularization – An Industry Best Practice To Improve Project Performance

GCA of Hawaii and the Associated General Contractors of America present AGC's in-depth guide to Modularization, the construction

industry's designated Best Practice to help achieve step-wise advancement in project performance and productivity. Presenters Bill O'Brien and Jim O'Connor will cover Modularization business cases and implementation aspects. Q&A to follow.

8-9 a.m. Everyone who registers for an AGC WebEd will receive a link with access to the audio recording and the presentation. To register and for more info, go to agc.org/learn/education-training/events/webed-modularization-industry-best-practice-improve-project.

SEPTEMBER 14

Free AGC Webinar: Evaluating Your Collaboration & Commissioning Technology

GCA of Hawaii and the Associated General Contractors of America (AGC) host ImaginiT Technologies Solutions Consultant Todd Behning's in-depth review of BIM and other technologies that will better power your business. Q&A to follow.

8-9 a.m. Everyone who registers

for an AGC WebEd will receive a link with access to the audio recording and the presentation. To register and for more info, go to agc.org/learn/education-training/events/webed-evaluating-your-collaboration-commissioning-technology.

SEPTEMBER 16

2017 AIA Honolulu Design Awards Gala

This year's standouts in Hawaii building design will be announced and celebrated at the chapter's annual gala.

5-9 p.m. IBM Building Courtyard, 1240 Ala Moana Blvd. RSVP by Sept. 8 or register at aiahonolulu.org until Sept. 13. Fee: AIA Honolulu members and guests \$95 each; students \$30.

SEPTEMBER 20

NAHB CAPS I Marketing Strategies for Aging & Accessibility

Offered by BIA-Hawaii. Learn how to identify opportunities and offer skills that meet the needs of a 50-plus market. Also covered are best practices

in communicating and interacting with this population, how to promote Aging-in-Place products and services, and how to take advantage of one of remodeling's fastest-growing market segments. Counts for four (6) DCCA 2017-2018 biennium continuing education credits. Course ID: C9475.

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

SEPTEMBER 21

How to Manage a HIOSH/OSHA Inspection

GCA of Hawaii presents a workshop led by a construction safety manager and former HIOSH compliance officer covering all aspects of HIOSH/OSHA compliance, including a simulated construction site inspection and a review of the citation and

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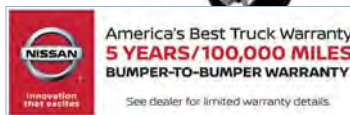
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10 a.m.-2 p.m. GCA Conference Room, 1065 Ahua St. Limited seating. Register with payment by Sept 14. For registration and more info, go to gcahawaii.org. Fee: GCA members \$75; nonmembers \$95. No refunds for no-shows and cancellations received after Sept. 8. Substitutions available.

SEPTEMBER 21

BIA Networking: Cosentino Showroom

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

5:30-7:30 p.m. Cosentino Center Hawaii, 2678 Kilihau St. To register go to biahawaii.org.

SEPTEMBER 22

NAHB CAPS II – Design/Build Solutions for Aging & Accessibility

BIA-Hawaii's one-day National Association of Home Builders class presents the safety and design standards required to adapt homes to an age 50+ market. Learn how to incorporate therapeutic and healthcare guidelines in a remodel or new build. Counts for four (6) DCCA 2017-2018 biennium continuing education credits. Course ID: C9473.

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

SEPTEMBER 25-27

OSHA 503 – Update for General Industry Outreach Trainers

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. OSHA 503 is for active OSHA Outreach Program trainers who need to complete their four-year update of the OSHA 501 Trainer Course for General Industry. Three-day course covers training techniques and OSHA general industry standards, policies and regulations. After successful completion, attendees are authorized to train for an

OCTOBER 24

2017 Pacific Building Trade Expo

The Honolulu chapters of the American Institute of Architects and the Construction Specifications Institute co-produce the 18th Annual Pacific Building Trade Expo with presenting sponsor HonBlue Inc. at the Hawaii Convention Center. Hawaii's premier exposition for contractors, builders, architects, designers, landscape architects, engineers and other AEC professionals showcases more than 250 local and national vendors, presents free seminars and provides valuable networking opportunities. Earn various credits by attending 28 seminars, which include: Sustainability, Building Technology and Design, Exhibitor and presentations by the Department of Defense.

8 a.m. (seminars begin); 9 a.m.-5 p.m. (exhibits); 11:30 a.m. (free buffet lunch); 4 p.m. (Pau Hana reception and prize giveaways). Hawaii Convention Center, 1801 Kalakaua Ave. Register at pacificbuildingtradeexpo.com. For more info and exhibit space, contact Barbie at barbie@pacificbuildingtradeexpo.com or 864-7983. Free admission for all AEC industry professionals and contractors.



The 2017 Expo's 28 seminars include Schluter Systems' presentation on "Sound Control and Tiled Floors." PHOTO COURTESY OF SCHLUTER SYSTEMS

additional four-year term. Verification of Prerequisite Form and current OSHA 501/OSHA 503 trainer card required.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. For more information, go to biahawaii.org, call (800) 358-9206 or go to osha.ucsd.edu. Fee: \$495. No refunds after Sept. 11.

SEPTEMBER 29

Payment Workshop: 'Legal Answers Available'

Sponsored by GCA of Hawaii. Honolulu attorney Gerald S. Clay of Clay Chapman Iwamura Pulice & Nervell reviews contract- and construction-related disputes, liens, collection strategies and more. Certificate of attendance will be issued after course completion. Breakfast and course handout included.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. RSVP/register by Sept. 15 at gcahawaii.org. Limited seating; first-come, first-served. Fee: GCA members \$95; nonmembers

\$125. No refunds after Sept. 23. Substitutions available.

SEPTEMBER 30

12th Annual AIA Honolulu Construction

Giant sculptures made entirely from canned goods and built by teams led by architects and engineers headline AIA Honolulu's 12th annual competition. Canned goods are donated to the Hawaii Foodbank. Donate a can and cast your vote Sept. 30-Oct. 14 for the 2017 People's Choice Award winner. Keiki (ages 5-12) pitch in at 10 a.m.-1 p.m. at Kids CAN Corner on Sept. 30.

9 a.m.-2 p.m. Pearlridge Center, Uptown Center Court, 98-1005 Moanalua Rd., Aiea. For more information, go to aiahonolulu.org or contact Reid Mizue, committee chair, at reid@omizuarch.com.

OCTOBER 2-5

OSHA 510 – OS&H Standards for the Construction Industry

Offered by BIA-Hawaii and UC-San

Diego's OSHA Training Institute. Four-day OSH certificate course covers the 29 CFR 1926 standards, as well as construction safety and health principles to help prevent injury, especially in construction areas deemed most hazardous by OSHA. Topics include OSH Act, safety programs, fall protection, personal protective equipment and more. Various credits available. All materials provided.

8 a.m.-4:30 p.m. CTC Pacific, 94-487 Akoki St., Waipahu. For more information, go to biahawaii.org, call 800-358-9206 or go to osha.ucsd.edu. Fee: \$750. No refunds after Sept. 18.

OCTOBER 6

32nd BIA Renaissance and ACE Gala Awards

BIA-Hawaii and the National Kitchen & Bath Association Aloha Chapter present top 2017 projects in building and remodeling. Striking headgear is encouraged at this year's "Mad Hatter"-themed celebration.

5:30 p.m. (no host cocktails); 6:30 p.m. (dinner and awards). The Modern

Honolulu Ballroom, 1775 Ala Moana Blvd. RSVP/register with payment at biahawaii.org by Sept. 15. Contact Carolyn Hyman at cah@biahawaii.org or 629-7503. Fee: \$150 per person; \$1,500 per table.

OCTOBER 7, 14, 21, 28

Contract Documents (STP Unit 4)

GCA of Hawaii and the Associated General Contractors of America present a Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 4—"Contract Documents" (2015 Edition)—is the fourth in STP's six-course program. Honolulu attorneys Gerald S. Clay and Scott I. Batterman (Clay Chapman Pulice & Nervell) cover contracts and construction law, managing documents, deadlines and more. Includes course manual. Certificate available after completion of course.

7:30 a.m.-noon (Oct. 7, 21); 7:30 a.m.-12:30 p.m. (Oct. 14); 7:30 a.m.-1 p.m. (Oct. 28). GCA Conference Room,

1065 Ahua St. Limited seating; first-come, first-served. RSVP with payment by Sept. 25. To register and for more information, go to info@gcahawaii.org or gcahawaii.org or call 833-1681. Fee: GCA of Hawaii members \$295; non-members \$395. No refunds after Sept. 25. Replacements accepted.

OCTOBER 12

YAF Pau Hana: Kieselbach Woodworks

AIA Honolulu's Young Architects Forum (YAF) hosts a pau hana at Kieselbach Woodworks. View solid craftsmanship, 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. Kieselbach Woodworks, 825 Halekauwila St. Register in advance; online registration at aiahonolulu.org until Oct. 12. For more info, contact Kris Powers via kris@masonarch.com or at 536-0556.

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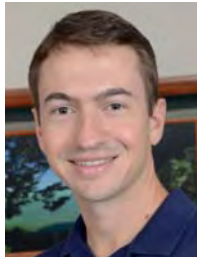
Enright Shaking Up Hawaii's Site Prep Market



His soil and foundation contracting firm, Kelikai Inc., provides 'another option' for the Islands' builders

BY DON CHAPMAN

Tricky. That's the way Damien Enright describes Hawaii's layers of dirt and sand, clay and coral, karst caves and lava rock. And that's something to consider if you're planning to build a 40-story condo tower—what's underneath the building? What will hold it up and keep it stable through the decades?



Damien Enright

That all depends upon where in the Islands you're building, says Enright, president of Kelikai Inc., a union shop that

over the past year has shaken up the site prep world in Hawaii.

"Waikiki, Kakaako, actually all over the state, we have some very complex soils," he says. "We have swampy lagoonal materials, clays, boulders, and each different soil type requires a different foundational system. ... Then there are obstructions that you encounter, utilities that aren't supposed to be there, concrete that isn't supposed to be there.

"What's happening around town for some of our larger, more high-profile projects is the engineers and architects are aware of the soil intricacies and concerns, and so they design around it."

Kelikai projects include "all the Ala Moana Ewa Expansion, plus the Apple Store at Ala Moana, Shirokiya, Banana Republic—all the drilling at Ala Moana is ours. At the Manele Bay Hotel on Lanai, we did the new underpinning when they did all their renovations, and we just finished up some caissons at Ewa Makai Middle School. We did work at the Marine

base at Kaneohe, and right now we're doing some drilling at the Coast Guard facility. Then there's Block O on Ward. We're involved in the Pacific Beach Hotel renovation. At the Waikiki Beachside Hotel, we put 110 piles in a basement with nine feet of clearance so they can put the pool on the third floor.

"We'll be doing private school dorm rooms, and we're doing the Hale Kewalu 11-story affordable housing with Stanford Carr. We're at the Royal Hawaiian Shopping Center right now—they're looking to build new escalators and elevators, and Waikiki is sandy, swampy material going down to about 40-50 feet, so we put our



Kelikai Inc.'s crew with two augers at work.

piles down. We're doing some new Tiffany's piles in the next month."

Tiffany piles? There's a joke there somewhere.

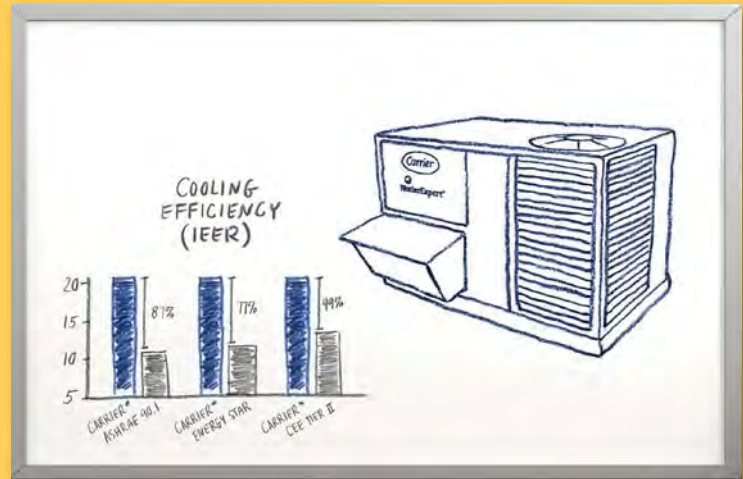
"All I know," says Damien, "is they're taking out the diamonds before we start working."

A brief bit of technical explanation is due here, and some historical perspective.

Until fairly recently, the accepted manner of setting concrete building foundations deep into the earth was with a big pneumatic hammer. As Damien explains: "You're banging, banging, banging on these long concrete cylinders until you get down to the rock. And you move over and bang, bang, bang—and in the process, it was discovered, you vibrate all the structures around you. It's risky, it's slow, it's loud, it upsets all the



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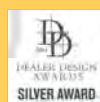


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neighbors. They got away from that and went to drill shafts, caissons. Those are slow and expensive, but they're good deep-foundation systems that can get you a nice shaft down to the good material."

About a decade ago "auger cast piles" that can produce shafts as wide as 36 inches were introduced to Hawaii. Says Damien: "Most of the big projects around town—the Howard Hughes, Carr, Kobayashi projects—have been put on auger cast piles."

What that involves, Damien explains, "is a hollow-stem auger (drill) that pulls out all the soils, the swampy material, the sands, the coral fragments. It gets that up and out of the hole, drilling all this time down to the elevation the engineers want, and once you get to tip elevation, you start to grout, pressurized grout, and it starts to float all the cuttings and other things up to the top of the hole, and you're left with a pure-grouted cylinder, and then you drop in your reinforcing cage, and that's your auger cast pile."

"At Block O (across Ward from the old Sports Authority) we go about 100 feet deep, and there's about 300 of them."

Hawaiian Dredging previously had the market mostly to itself, although Damien says "there have been a couple



The Enrights, from left, Lynn, Christy, Damien and Joseph.

of Mainland guys who've come in and tried to use it, but it's really expensive to ship their big rigs over, and it's expensive to store them here between jobs. We were asked for years to broaden our services, and offer more competition in the market. We were a little bit hesitant because of the investment it takes, but over a year ago we made that investment. Our first job was Keiki Ohana at Ward Village."

Kelikai grew out of Structural Systems, the company his father **Joseph** and mother **Christy** founded in 1985:

"They started out with flatwork concrete, sidewalks, beam repair, then expanded into small-diameter pinpiles and micropiles to help all the homes that were sinking. From there, my

dad was a go-getter and he added more and more services, whether it was compaction grouts, polyurethane grouts, adobe-clay stabilizers to address the expansive clays we have in Hawaii. ... With micropile drilling, we ran with that for a good 20 years."

Damien grew up around the company.

"As soon as I was able to, age 15, my dad had me digging ditches, digging holes around homes, busting up slabs of concrete. All my summers were filled with working on job sites. I was the youngest person, from what I hear, to work on the H-3 project. I was doing grout injection on H-3 at 15. From there I was office project manager and estimator, and then when



Damien Enright with sons Bennett and Brady.



Kelikai Inc. workers add reinforcing bars to the pillars.



Workers reinforce a puka.

my dad was sick starting in 2012 I became VP.”

Joseph passed away in 2013 and Damien became president. His mom, by the way, still works regular hours at the Sand Island-based company.

Along the way, Damien, a Maryknoll alum who grew up in Kaneohe, attended the University of Hawaii and the University of Colorado, studying civil engineering and business management. “My dad didn’t want me to wait to graduate, he wanted me to come in and work full time, they were super busy. My mom wasn’t happy about it. That was back in ’02.”

He took another unlikely diversionary turn: Hollywood. “My dad wasn’t thrilled. I wanted to work behind the scenes, production, and did that for about a year, but it really wasn’t my cup of tea. The LA lifestyle was not for me, but I got to try it and it made me realize I have a great opportunity here working with my family.”

Today, he says, “we’re a proven local company for 32 years. We do so many things, small and big, residential and commercial, we can afford to be patient between the big jobs. So we have people calling us all the time. Those two pieces of equipment out there (augers), they cost in the seven figures, but there’s a need here in Hawaii for another option.”

The company also offers “small micro-piles, as they call it, if there’s not a lot of room for big equipment. ... At Hawaii Loa Ridge homes are shifting and moving—people have spent all their focus and money on their finish items and above-grade construction and making their house look beautiful.

They don’t think to analyze the soils, and they end up getting in trouble. That’s where we come in after the fact, to fix it, to shore it up, put in some deep-foundation systems, bracket to the home and even re-leveling.”

Summing up the work of Kelikai, Damien says, “We’re pre-shovel ready. We’re a soil and foundation contractor, specialty subcontractor who deals with soft soils, faulty fill soils, that

don’t allow above-ground construction to happen. ... When people think site prep, they think it’s just somebody pushing dirt around to make it flat. There’s a lot more to it.”

It goes, you could say, much deeper. 🏠

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Contracts Slow Down in July

A pair of Hawaii's leading construction companies won the bulk of the \$30,400,853 awarded by government agencies during a soft July. The largest single award went to Nan Inc., a \$12,902,500 contract for improvements at gates 29 and 34 at Honolulu International Airport.

Grace Pacific LLC won three bids worth a total of \$5,824,401—with most allocated to road work

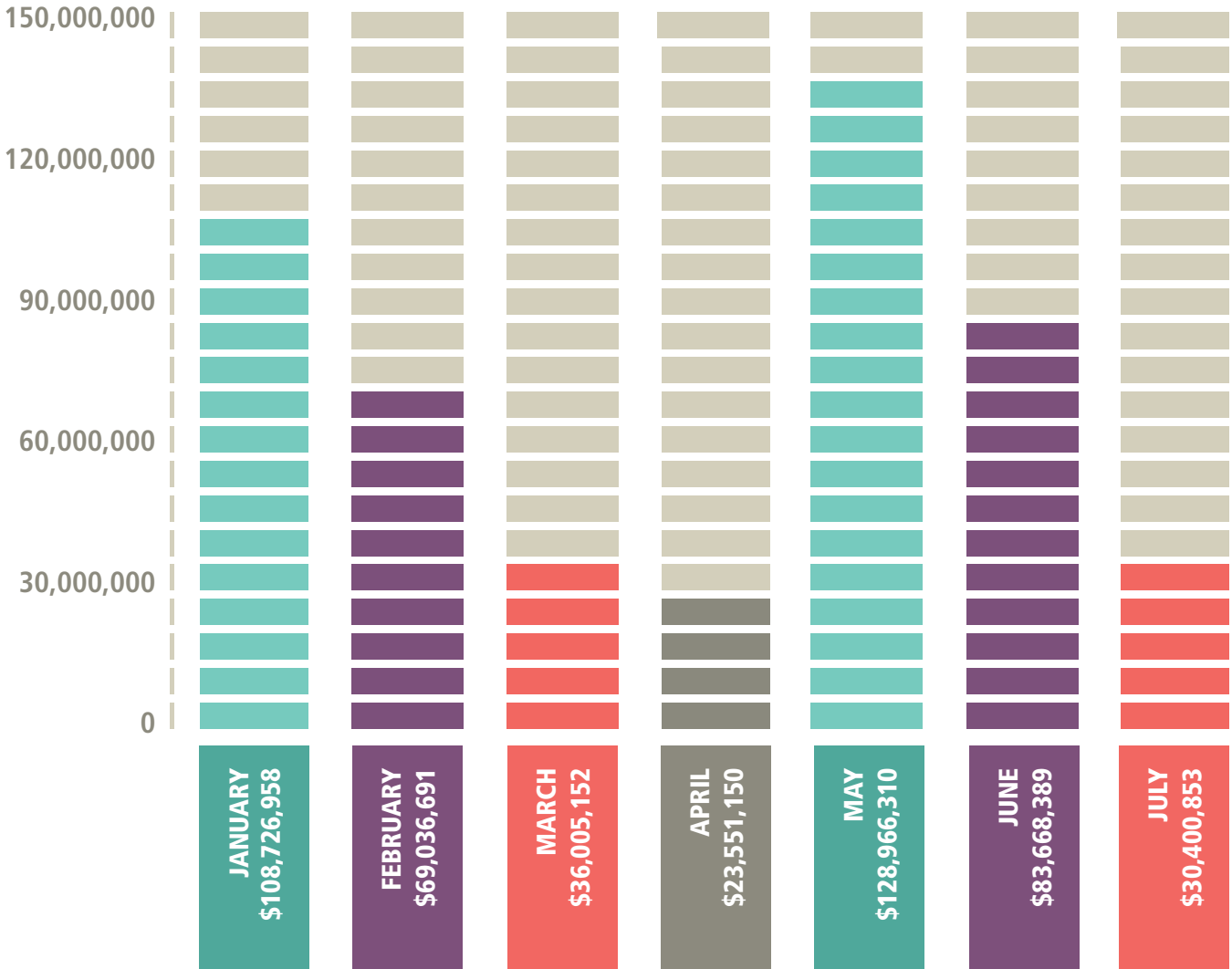
from Nanamoana Street to Oneawa Street in Kailua.

Awards for the month dropped sharply from last July's record volume of \$638 million that included some \$565 million for Department of Transportation projects including several at Honolulu's airport.

After seven months, government contracts total \$480,355,503, or roughly 52 percent of the \$1.1 billion awarded through last July.

How 2017 Shapes Up

January	\$108,726,958
February	\$69,036,691
March	\$36,005,152
April	\$23,551,150
May	\$128,966,310
June	\$83,668,389
July	\$30,400,853
TOTAL	\$480,355,503



JULY

(Awards are rounded up to the nearest dollar.)

Oahu

Nan Inc.	\$12,902,500
Design-Build, A380 Improvements at Gates 29 and 34 at Honolulu International Airport	
Grace Pacific LLC	5,400,831
Mokapu Saddle Road Rehabilitation, Nanamoana Street to Oneawa Street	
Triton Marine Construction Corp.	2,322,232
Substructure and Waterline Repairs at Pier 10, Honolulu Harbor	
BCP Construction of Hawaii Inc.	1,830,312
Renovate and Repair PB-8, PB-8A and PB-9, University of Hawaii at Hilo	
Rambaud Electric LLC	1,326,300
Upgrade to Call for Aid System at Punchbowl Homes, HA 1011	
Kaikor Construction Associates Inc.	1,150,400
Halawa Heights Road, Pedestrian Bridge	
Standard Sheetmetal & Mechanical Inc. dba Standard Construction Group	503,000
Repair Air Conditioning System at Harbors Administration Building, Honolulu Harbor	
HSI Mechanical Inc.	410,627
Oahu Community Correctional Center, Replace Air Conditioning Chiller No. 1	
Kaikor Construction Associates Inc.	399,370
Concrete Pavement and Waterline Repairs at Piers 5-6, Kalaeloa Barbers Point Harbor	

Grace Pacific LLC	224,050
FY17 One-Year Maintenance Contract for Pavement Repairs at Piers 51A and 51B Container Yard, Honolulu Harbor	
The H. E. Johnson Co. Inc.	188,637
Repair Electrical Pull Boxes at Pier 51, Honolulu Harbor	
Haron Construction Inc.	172,000
Ewa Beach Community Park, Reconstruction of Skate Park	
Power Constructors LLC	152,712
Aliiolani Hale and Kapuawai Building, Integrated Security Camera and Recording System, Phase 1	
Construction Engineers LLC	140,000
Ewa District Court, Ground Stabilization and Building Repair	
Paul's Electrical Contracting LLC	109,700
Repair Fire Alarm System at Aloha Tower, Honolulu Harbor	
Peterson Bros. Construction Inc.	108,200
Room 105E and F Sewer Line Repair at HNL	
BCP Construction of Hawaii Inc.	49,226
Install New Double-Bitt Bollard at Pier 6, Kalaeloa Barbers Point Harbor	

Maui

Maui Pacific Solar	288,743
Install Solar Renewable Energy System at Building 001, Puunene Armory, Department of Defense, Hawaii Army National Guard	
Maui Kupuno Builders LLC dba Manu Builders LLC	254,800
Repair Pavement at Kaunapapa Harbor, Lanai	

Maxum Construction of Hawaii LLC	249,675
Substructure Repairs At Kaunakakai Harbor, Molokai	
Paul's Electrical Contracting, LLC	207,700
Replace PAPI at Kalaupapa Airport, Molokai	

Hawaii

Jas. W. Glover Ltd.	1,453,957
Resurface Main Parking Lot, Phase 1 at Hilo International Airport	
Sterling Pacific Construction	251,261
Repair Maintenance Shop, Hilo Harbor	
Grace Pacific LLC	199,520
Pavement Repairs at Kawaihae Harbor	
Site Engineering Inc.	67,600
Repair Fencing at Kawaihae Harbor	
Pacific Isles Equipment Rentals Inc.	37,500
Hoolua Elementary School, P11 Install Boundary Fence	

AWARDS BY AREA

Oahu.....	\$27,390,097
Hawaii.....	2,009,838
Maui.....	1,000,918
Total.....	\$30,400,853

JULY'S TOP 10 CONTRACTORS

1. Nan Inc. (1).....	\$12,902,500
2. Grace Pacific LLC (3).....	5,824,401
3. Triton Marine Construction Corp. (1).....	2,322,232
4. BCP Construction of Hawaii Inc. (2).....	1,879,538
5. Kaikor Construction Associates Inc. (2).....	1,549,770
6. Jas. W. Glover Ltd. (1).....	1,453,957
7. Rambaud Electric LLC (1).....	1,326,300
8. Standard Sheetmetal & Mech. dba Standard Construction Group (1).....	503,000
9. HSI Mechanical Inc. (1).....	410,627
10. Paul's Electrical Contracting LLC (2).....	317,400

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

AWARDS BY AGENCY

DOT.....	\$26,042,659
UH.....	1,830,312
HPHA.....	1,326,300
DAGS.....	703,339
DOD.....	288,743
C&C Honolulu.....	172,000
DOE.....	37,500
Total.....	\$30,400,853

LOW BIDS

The companies below submitted the low bids in July 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

Maui Kupuno Builders LLC	\$9,583,120
Rehabilitation Of Localized Streets, Phase 16B	
MJ Construction Co.	534,000
Waiialua Elementary School, Miscellaneous R&M FY14	
MEI Corporation	482,600
Metcalf Street, Water System Improvements, University of Hawaii at Manoa	
Tory's Roofing & Waterproofing Inc.	258,000
Aliamanu Elementary School, Miscellaneous R&M FY16	
Paradise Roofing Corp.	78,880
Ala Wai Elementary School, Buildings A, B and C Reroof	

Haron Construction Inc.	72,525
Kaimuki High School, New Concrete Slab for SEEQS Program Space	
Yamaki Construction LLC	49,999
Kaiulani Elementary School Dining Room, Fire Damage Repairs	
CC Engineering & Construction Inc.	35,800
Solomon Elementary School, Temporary A/C for Seven Portables	
T. Taketa Sheet Metal Inc.	12,570
Hahaione Elementary School, Bldg. H, Repair Download Gutter	
AA Electric Ltd.	8,152
Aiea Intermediate School, Various Classrooms Electrical Upgrades	

Maui

F&H Construction	7,528,000
Molokai Baseyard Facility, Molokai	
Betsill Bros.	657,606
Wailuku-Kahului Wastewater Reclamation Facility Dewatering Building Rehabilitation Project	
Maui Pacific Solar	285,743
Install Solar Renewable Energy System at Building 001, Puunene Armory, Department of Defense, Hawaii Army National Guard	
AMS Global Inc.	170,312
Portable Restroom Trailers (Rebid)	

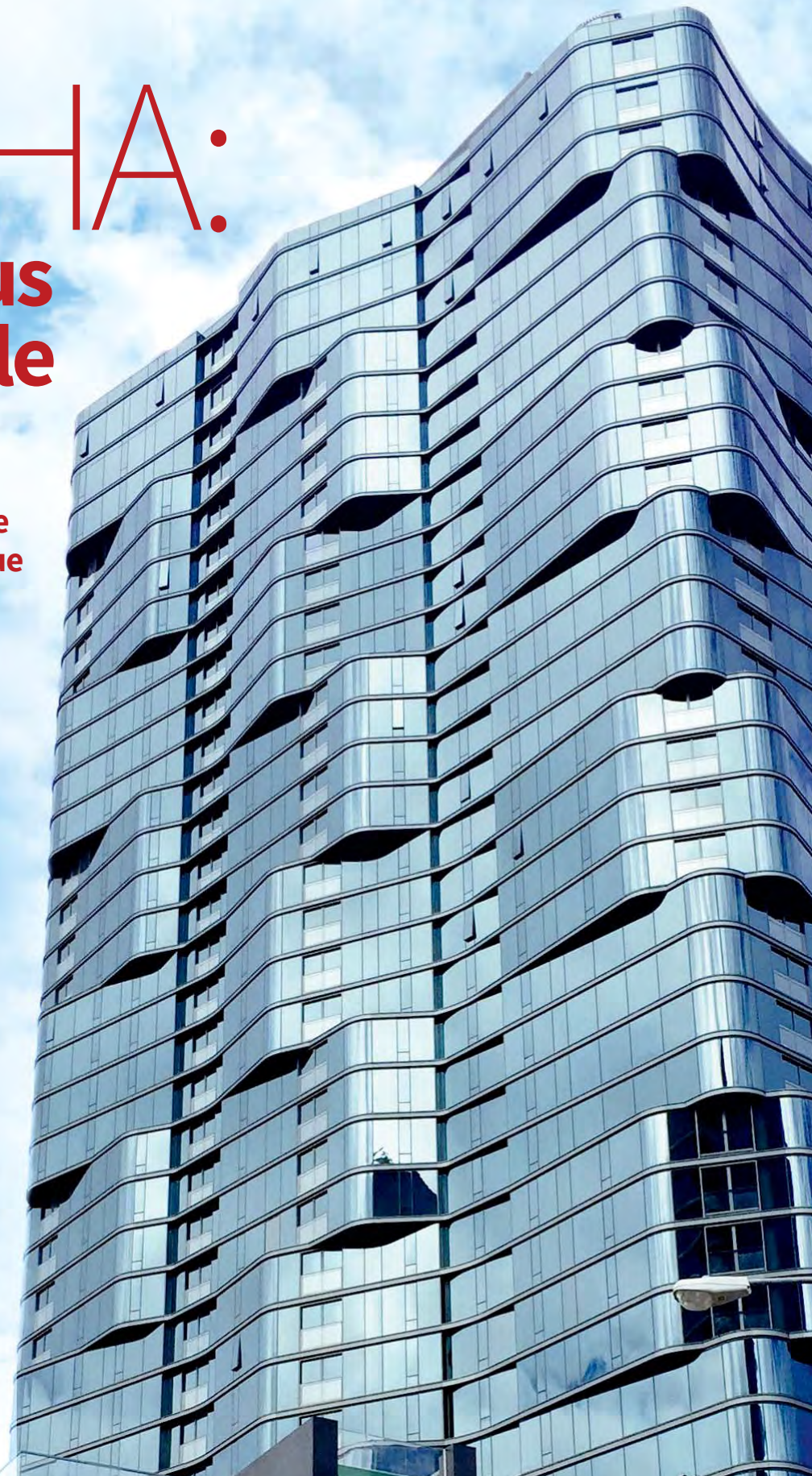
ANAHA: Curvaceous and Whistle Worthy

Constructing Ward Village luxury condo offers unique challenges for ACK

BY BRANDON BOSWORTH

The unique design of Anaha, a 311-unit luxury condominium in Howard Hughes Corporation's Ward Village, posed special challenges for the construction team from Albert C. Kobayashi Inc. (ACK).

"In general, the undulating exterior glass façade created a sequence of atypical floor patterns and roofing which took additional resources to complete during concrete and glazing phases of construction," says project manager Brian Niitani. "The finish options presented to buyers also affected material logistics and scheduling uniquely on each floor as they had the option to custom pick their interior finishes."





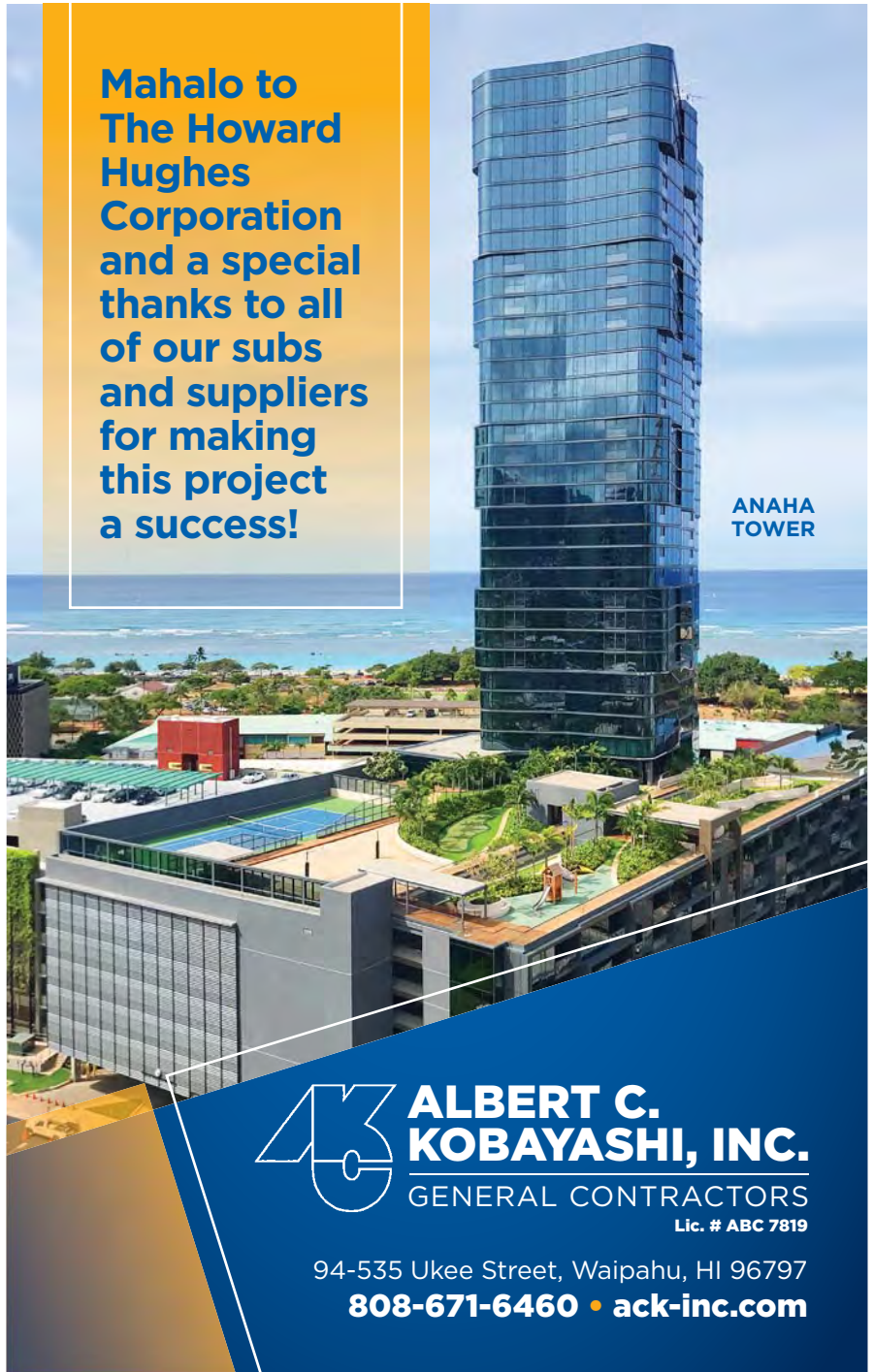
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SPOTLIGHT ON SUCCESS

An additional difficulty was the active delivery driveway running through and under the active construction area that had to remain operational throughout the entire project.

“We accommodated this access by designing a tunnel/girder forming system for this portion of the project, and then scheduling associated work around deliveries,” Niitani says.

According to Niitani, communication was key to dealing with these challenges.

“To be most efficient with our communications we had many regularly scheduled meetings to uncover issues and track their progress to resolution,” he says. “Typical communication tools used during these meetings were online conferences (GoToMeeting), marked-up drawings or descriptions sent via email and virtual 3D modeling (BIM). Visual representations of ideas helped to clearly communicate solutions. Once a solution was decided upon, formal documentation was always made in the form of a contract document such as a RFI, Bulletin or CCD.”

Anaha was designed by Chicago-based architecture, interior design and planning firm Solomon Cordwell Buenz in partnership with Benjamin Woo Architects. Work began in December 2014.

Though the project took time to complete, there were several important milestones along the way.

“Achieving various project milestones always serves as



ACK recently wrapped work on Anaha, the latest addition to Ward Village. PHOTO COURTESY ALBERT C. KOBAYASHI INC.

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a reminder of progress,” Niitani says. “Some of the more memorable milestones that were achieved at Anaha were the concrete topping-off of the tower structure, dismantling of the tower crane and man hoists, HECO’s energization of Anaha’s transformers and, of course, receipt of the project’s TCO from the city’s Building Department.

“Each of these achievements reminded the team that our hard work had paid off, and that we were one step closer to completion.”

Niitani says the project team deserves a big “thank you,” adding, “we would not have been able to complete this project without everyone’s commitment, dedication and hard work. Their work ethic, determination and countless hours spent is greatly appreciated and is what ultimately helped us succeed in completing this project.”

Looking at Anaha now, Niitani says “the patterned curvatures of the main tower will most likely be the identifiable architectural feature of the project for decades to come,” though “the clear-bottom cantilevered acrylic swimming pool would be a close second.”

ACK has received a number of compliments on the project from local real estate agents, architects and others involved in the construction industry, he says. “But most importantly, our client has been pleased with everything thus far.” 🏠

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We would like to thank Albert C. Kobayashi, Inc. for the opportunity to be part of the Anaha project. Congratulations on the quality workmanship and successful completion.

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Anaha Tower Project Photos Courtesy of Randy Castor, Project Manager & Juver Ventura, Project Engineer

A Developing Situation

Christine Camp of the Avalon Group offers practical suggestions to lower costs before building starts, and discusses her company's current and future projects, the reason for diversifying into building management and lessons from running away at 15

BY DON CHAPMAN
PHOTOS BY NATHALIE WALKER



“It’s about land use. It’s about creating communities, creating places where people can work, where people can live. And then you try to figure out the math, and that’s where the creativity comes in. That’s where what they call ‘moxie’ comes in.”

Want to make affordable housing more affordable to build? Want to take \$100,000 off the cost of every new unit, whether it’s affordable or market-value?

Christine Camp, president and CEO of the Avalon Group, has a novel idea: Streamline the process before shovel hits dirt.

At 7000 Hawaii Kai Drive, which she’s developing with the Korean landowner (who was unsuccessful in four previous tries to develop the property), a unit costs \$580,000, she says, “and of that, \$118,000 is for the process, not the permitting fees, just the process. If we can save \$100,000 a unit just by expediting the process, that’s pretty significant.”

That’s just one practical proposal she made during a wide-ranging interview with *Building Industry Hawaii* at her Queen’s Court office downtown.

“Even in an urbanized area,” she says, “if you’re going to build, expect 24 months just to start, just for permitting, 12 months if you’re really lucky. And you’re paying property tax on the land, and interest. It’s very expensive.”

She’d like to see tax waivers for developers as they go through the process, and believes the numbing wait time could be dramatically cut with a sort of one-stop shop.

“Right now we have to make a proposal to the Land Use Commission, another to the City Council, another to the Neighborhood Board, etcetera,” she says, adding that each meeting takes time and money for developers. “There should be just one meeting, do it all at one time, it’s the same community ... but we have to schedule all these meetings. Let’s have one and get it over and done.”

A recurring theme during our conversation was misperceptions the public and government officials have about developers.

Whether it’s a new park or new schools, Camp says, “people say, ‘Make the developers pay for it, they make all these millions.’ But what they don’t see is all the work and sacrifice ... I put up my personal residence,

my savings account, my son’s savings account, to make the projects happen. In the first three years I didn’t get paid, because I was building the company. I lived very meagerly, because every dollar I made I put back into the company. It wasn’t about lifestyle, it was what can I do to have impactful change, what can I do to make it so I’m doing something that is greater than myself.

“That’s why I like real estate development. It’s about land use. It’s about creating communities, creating places where people can work, where people can live. And then you try to figure out the math, and that’s where the creativity comes in. That’s where what they call ‘moxie’ comes in.”

Building Opportunities

Another ongoing project for Avalon is Kapolei Business Park, an example of building to fill a need.

“With industrial, vacancy is under 2 percent in our marketplace,” Camp says. “Look at Mapunapuna—it’s getting gentrified. That land is not to be sold because Damon Estate sold it to a REIT (real estate investment trust), and their mandate is not to sell. On the *makai* side of the freeway is the Luke family, Royalty Enterprises, they’ll never sell. They have a mandate to develop it and keep income for their families and trusts. And then you look at Halawa, that’s Queen Emma, that generates income for the hospital foundation. You look at Kapalama, that’s Kamehameha Schools. You look at Sand Island, that’s the state. None of these people are land sellers.

“So we thought, we should really be looking at opportunities for people to buy. Especially when (landlords) are re-setting lease rents every 10 years, businesses are facing rate increases greater than 200 percent, sometimes 300 percent—how do you manage a company doing that, not knowing what your future is going to be? So we thought we’re going to buy a significant amount of land, and one of the mandates is that we’ll have fee simple land available for people.

“To me that’s very satisfying. It’s an opportunity for local businesses to own their property and control their destiny. Land value in town averages about \$100 to \$120 a square foot; we’re selling our land for \$38 to \$40 a square foot. We’re basically sold out at the first project, we have maybe two lots left. And then we’re opening up the second phase, 57 acres, by Costco. And Kiewit/HART has a big construction yard; when they’re done we’ll develop that.

“I felt good about doing it, and it’s been very successful.”

Camp understands the emotional as well as financial benefit of owning land.

“This land (Queen’s Court at the corner of Nimitz and Bethel), I own, and the satisfaction of owning this space is great,” she says.



Christine Camp and her development team discuss project plans.

Avalon also recently acquired the Kenrock Building at 1400 Kapiolani Blvd. across from Ala Moana Shopping Center, with options on either side.

“We want to do something meaningful there,” she says. “We’re studying that now. Sometimes you buy because the property is the right location. The opportunity presented itself, and now we have to plan around it.

“We definitely know there’s going to be affordable housing on the site. If we can afford to build rental housing, we will. If we can do for-sale market condos we will. But just the value of the property alone, what we paid for it, to return the investment we would have to look at maybe a hotel plus for-sale condos plus rental housing. We

paid a little over \$550 a square foot, pretty significant. But it’s generating income, so we’re working on the right plan, we’re not rushing.”

Avalon also can afford to proceed judiciously because the company has diversified into property management.

“That came out of 2008,” Camp says. “You know how when something really bad happens—and something bad happened, I lost tens of millions of dollars (she eventually paid off all her investors) ... but what came out of it was I was greater than myself.

“Avalon really was built by people, not just me, and we decided we’re going to roll up our sleeves and do property management, including properties nobody else wants to manage, Section 8, whatever it is. We work with IHS to

place homeless people into our properties. We’ll take on these properties and make them better—we’re developers after all. Today we manage 900 units with about 1.5 million square feet.”

Camp says that whether it’s a multimillion-dollar home on Diamond Head or a Waipahu complex where tenants “pay daily, they give you \$20 all crinkled up, or they say today I have a funeral, I cannot pay you, but next week I’ll pay you,” the guiding principles are the same.

“Our first responsibility is to the owner, but we can also be compassionate with renters—these people could be us. We have to give these people good service. We want to treat them the way we would want to be treated. All those faces remind me of

the neighbors I had when I was 15-16, eating sacks of potatoes.”

Changing Perceptions

Then known as Hyun Hee Camp, she was one of five siblings brought to Hawaii from South Korea by their parents. She was 10. A year later, a poor family got poorer when her father died. With limited English skills, she struggled in school, but then transferred to Wilson Elementary in Waiialae-Kahala.

As she recalls: “I had the most amazing teacher who made me think I was smart, Mrs. Hasegawa. I wrote this poem, I couldn’t spell for beans, but she announced to the whole class that Hyun Hee Camp had written a poem and she was going to read it. I was so afraid, but she read this poem and it sounded good—did I really write this?—it sounded like a real poem. And everybody looked at me differently from that day on, I was the smart kid.

“It changed perceptions. I was called ‘FOB’ (fresh off the boat). I’d been so down on myself, thinking I was dumb. I thought I was pretty smart in Korea, but here my confidence sank to the lowest. By sixth grade I was hoping no one would notice me, and then she did this thing and people are respecting me now. ... She made me want to do better.”

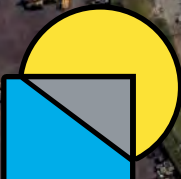
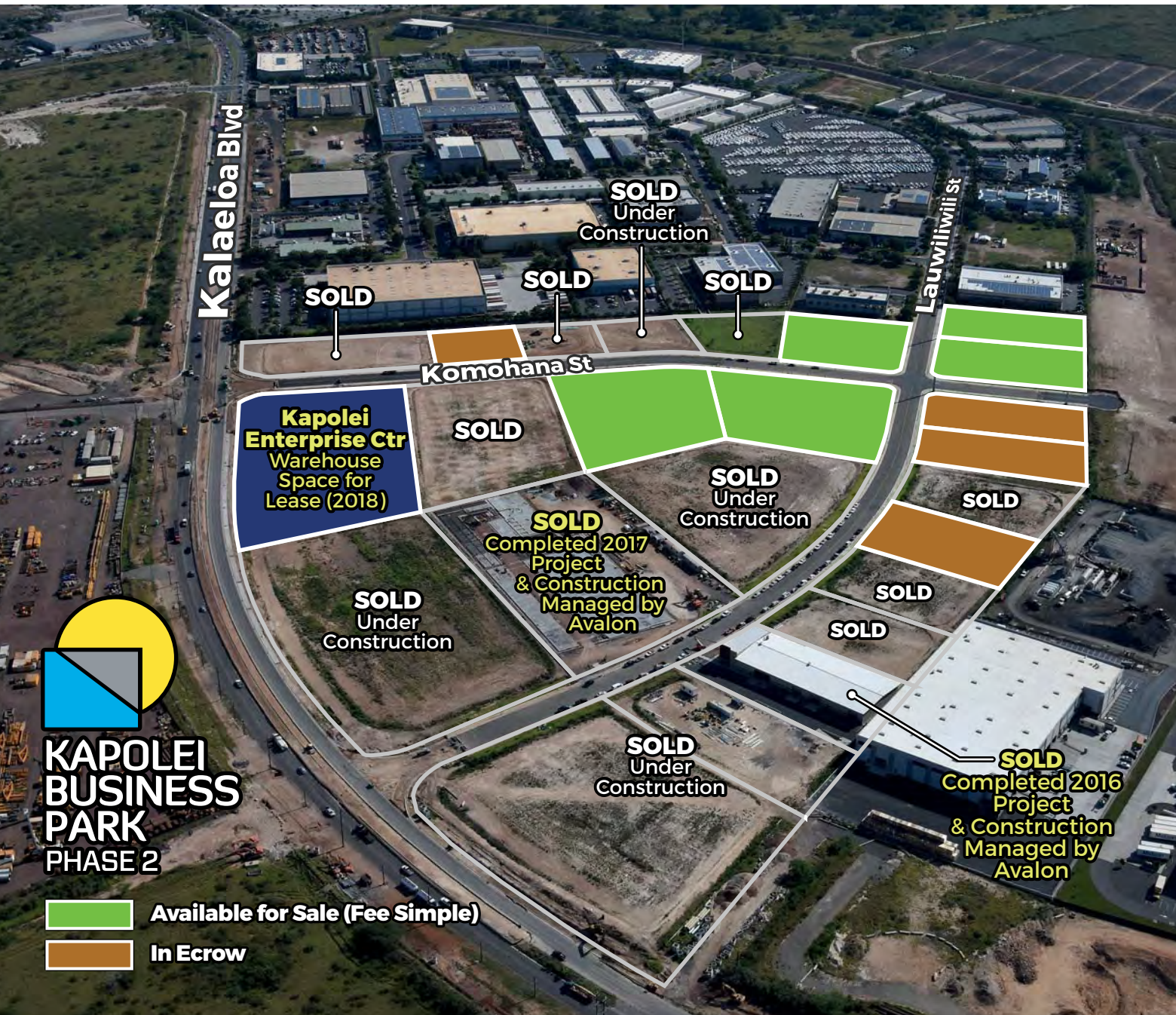
Getting good grades was never again a problem, but the strictness of an overworked immigrant mom putting in long hours as a waitress led to tensions at home. “I ran away at 15, spent my sweet 16th birthday in an apartment with no electricity or water—that showed my mom! But, yes, I ran away and lived on my own for almost a year, working three jobs a week—Liberty House, Sears and Ritz.”

She paid \$175 rent for a run-down Waiialae apartment where, she says, most people had given up on life and themselves.

“The exception were the students,” Camp says. “I realized the only way to make it was with an education, and the only way to do that was to go back home. You see how hard you have to work to put food on the table, and it made me realize how hard it was for my mom. ... I had street smarts. I realized nothing came easy, you have to work for it. I was never afraid of work.”

...continued on page 76

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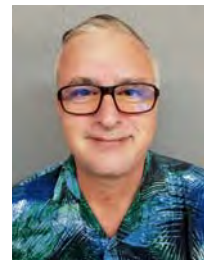


Garden Island Construction in Full Bloom

Residential projects help drive Kauai's busy building industry

BY BRANDON BOSWORTH

The Garden Island's construction industry, especially in the residential sector, is in "full swing," say builders on Kauai.



Tom Freudig

"It's very busy and demanding at this time," says Tom Freudig,



Earthworks Pacific is wrapping up work on Makahuena Estates in Poipu.



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Kauai manager for Dorvin D. Leis Co. Inc. "All contractors are busy, which is a great thing with near full employment."

Jeff Fisher, president and owner of Earthworks Pacific Inc., says business is thriving throughout the island. "Projects stem from the North Shore to the South Shore with new medical facilities, commercial shopping centers,

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resorts and numerous market and higher-end residential projects,” he says. “Many asphalt paving projects are slated for both the airport and highways throughout Kauai.”



Jeff Fisher

Conrad Murashige, president of Shioi Construction Inc., notes that the last couple of years have been particularly good. “The construction business has been going strong since 2016,” he says.



Conrad Murashige

Murashige adds that some markets are bouncing back after several sluggish years. “The housing and residential market is bouncing back for both single-family and multi-family properties,” he says. “It’s been slow since 2008 and the market is just starting to ramp up. There are more residential projects planned, but you can never keep up with demand.”

“Residential work is in full swing on Kauai, the most in a long time.”

—Tom Freudig

Freudig agrees that the residential market is solid. “We are currently working on a D.R. Horton project in Lihue with 151 homes,” he says. “There are other projects in Poipu that are ongoing as well. Residential work is in full swing on Kauai, the most in a long time.”

Earthworks Pacific, Fisher says, “recently completed the 109-lot residential project Hooluana at Koheo Loa for D.R. Horton,” and is wrapping up work on Makahuena Estates, a high-end residential subdivision in



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The Military Helps Build Elevated Boardwalk

This summer, the military helped to construct a 1,000-foot elevated boardwalk connecting the community from the residential Kawaihau area to the coastal stretch of Ke Ala Hele Makalae.

“We are pleased to collaborate with the Department of Defense and federal highways on this segment of the multi-use path,” says Kauai Mayor Bernard Carvalho Jr. “The elevated boardwalk will provide access to the coastal path from the Kawaihau area for people of all abilities, and is part of our vision of bringing the path up into the community.”

The Ohio Air National Guard’s 200th Red Horse Rapid Engineer Deployable Heavy Operational Repair Squadron Engineers teamed up with the Naval Mobile Construction Battalion Two Five – Seabees and the Marine Forces Reserve Engineer Services Company, Combat Logistics Battalion 23, Combat



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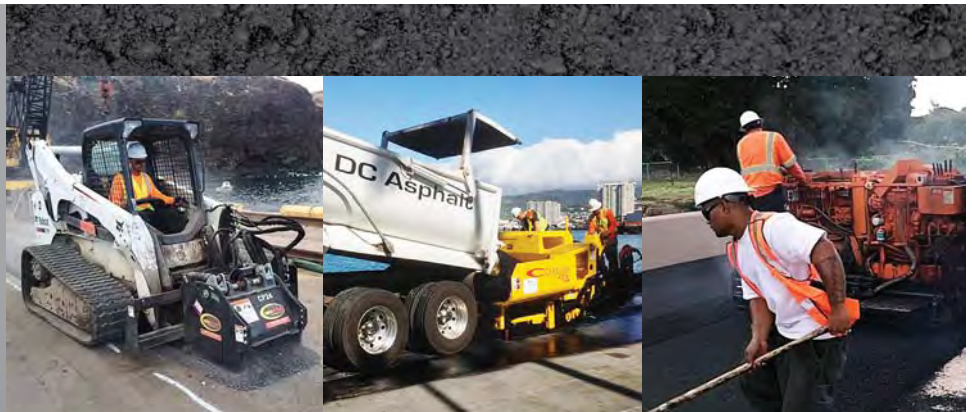


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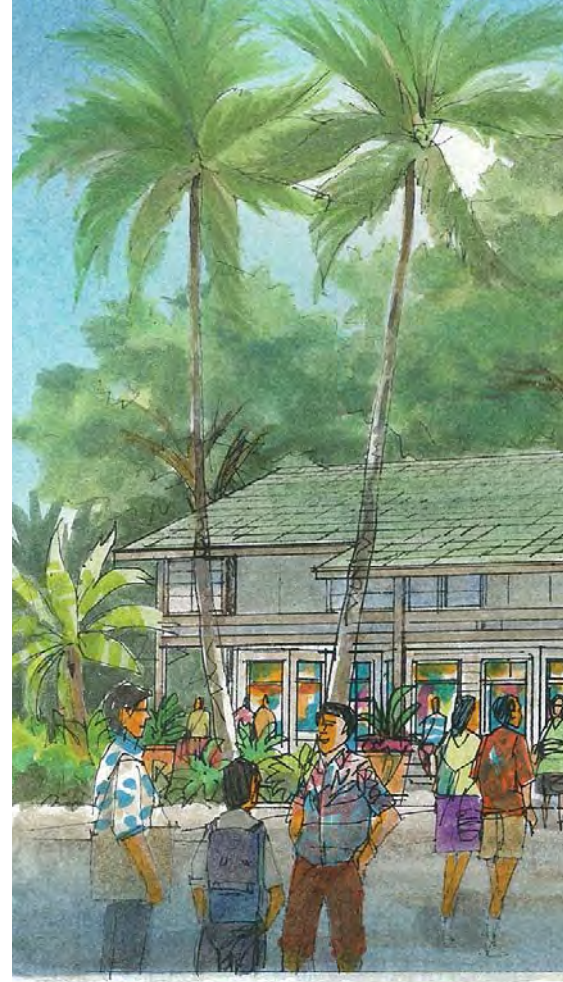
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Poipu. Earthworks is also working on Puakea 1, a 24-lot residential subdivision in Puhi for Grove Farm Properties Inc.

Non-residential construction is also doing well. Murashige says Shioi's current projects include work on Sheraton Kauai Resort. "There are major renovations to the ocean and beach wings."

Work began in April and is scheduled to be completed by December.

Another major project for Shioi is Kilauea Lighthouse Village, an approximately 47,000-square-foot mixed-use town center development 1.5 miles from the Kilauea Point Lighthouse and Kilauea Point National Wildlife Refuge. Kilauea Lighthouse Village will be anchored by The



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Market at Kilauea, which is owned by the Sullivan Family of Companies that operates Foodland and Food Pantry. Scheduled to open later this year, Murashige says work on Kilauea Lighthouse Village is about 40 percent complete.

"It appears that current projects will keep most contractors busy through 2018."
—Jeff Fisher


He says Shioi Construction also does quite a bit of work at Wilcox Medical Center ("mostly small projects") as well as work on Kauai schools and the Lihue Airport.


At Dorvin D. Leis, Freudig says the company is currently "working on the renovations of the ocean and beach wings at the Sheraton Kauai Resort. We are also working on the Timbers Hokualala resort located at the old Marriott Kauai Lagoons site









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Artist renderings of Kilauea Lighthouse Village, scheduled to open later this year.
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and numerous other state, federal and private projects.”

Ongoing improvements to Kauai’s roads are also keeping the construction industry busy.

“Grace Pacific recently completed our portion of the work on two State of Hawaii DOT Highways projects: Ahukini Road, vicinity of Kapule



Raymond Nii

Highway and the Kaunualii Highway resurfacing, Lele Road to Hanapepe Bridge,” says Raymond Nii, vice president of paving operations for Grace Pacific LLC.

He says major upcoming projects for the company include “Kuhio Highway resurfacing, Papaa Road to Aliomanu Road (South) project in Kawaihau and the Runway 3-21 and Taxiway B Rehabilitation at Lihue Airport for the state of Hawaii Department of

Shedding Light on Solar on Kauai

The Garden Island continues to embrace solar energy. This spring, the world’s first utility-scale dispatchable solar project was completed on Kauai.

Commissioned by Kauai Island Utility Cooperative (KIUC) and owned by Tesla Inc., the project is on 50 acres in Kapaia owned by Grove Farm. The plant will feed up to 13 megawatts of electricity into Kauai’s grid to meet peak demand in the evening hours, utilizing the 52 MWh Tesla Powerpack lithium ion battery storage system.

“By using solar energy stored in the battery after the sun goes down, we will reduce our use of imported fuels and our greenhouse gas emissions significantly,” says KIUC President and CEO David Bissell.

He estimates that the project will displace the use of 1.6 million gallons of diesel annually for KIUC, and will bring the cooperative to more than 40 percent renewable generation. Under the terms of the 20-year contract, KIUC will pay Tesla 13.9 cents per kilowatt hour, which is less than the current cost of oil.

In August, KIUC filed a proposal with the state Public Utilities Commission that would provide customers with two new options to receive credit when installing a solar system. The customer self-supply program would allow



David Bissell

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Map labels: NIIHAU, KAUAI, OAHU, MOLOKAI, LANAI, MAUI, KAHOO LAWE, HAWAII

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customers to install a solar photovoltaic system or a PV system connected to a battery storage system to offset some or all of their energy needs.

However, customers would not be allowed to export excess energy back to the grid. The smart expert program would provide customers with the opportunity to get compensated for sending excess energy back to the grid during times when KIUC determines there is high energy demand.

“Changes in policy are necessary due to the extremely high penetration of solar resources during daylight hours,” Bissell says. “Daytime export is no longer feasible when there isn’t adequate load to support it. This proposal could pave the way for more export in a way that benefits all KIUC members and



Worker from KIUC begin connecting the Kapaia Power Station to the Tesla solar farm, the first utility-scale dispatchable solar project in the world. PHOTO COURTESY KIUC

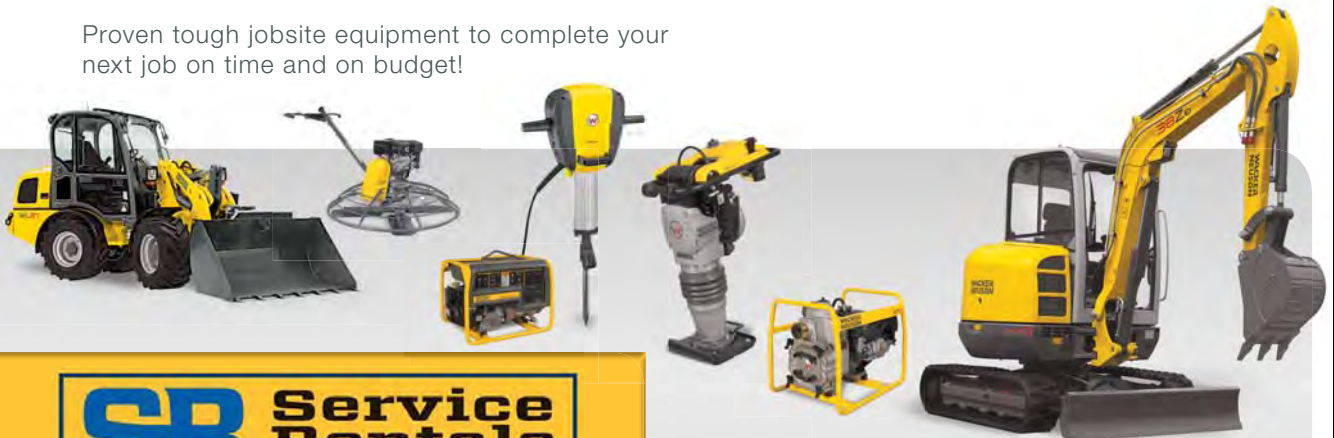
the grid as a whole.”

According to KIUC, roughly 3,700 customers currently have solar PV systems on their homes or

businesses on the Garden Isle, comprising about 20 megawatts of total power provided to the grid.

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Transportation.”

Despite all these projects, Nii says, “roadway asphalt pavement maintenance and reconstruction projects put out to bid by the state on Kauai have been relatively flat these past couple of years.”

The Kauai construction industry does face special challenges, especially during busy times. “The most common problem is there are only so many skilled craftsman on the island,” Murashige says. “Shioi is at full employment so we have to import workers from Oahu.”

Fisher also says that “Kauai continues to have a shortage of skilled labor.”

However, because Earthworks is a union contractor, he says “working with the various unions has been instrumental in them being able to provide us with additional labor as needed.”

And while Freudig says Dorvin D. Leis “is fortunate to have a quality workforce of hard-working local tradespeople,” he notes that “Kauai in general has a shortage of skilled tradespeople for the amount of work in progress. Knowing this has helped DDL build the infrastructure over the years for the import of trades people from our sister operations throughout the Islands to support Kauai as needed to perform at a high level.”

The future for Garden Island construction looks good, at least for the short term.

“As in the past, there is always a shortage of backlog for the Kauai construction industry,” Fisher says. “It appears that the current list of ongoing and upcoming projects will keep most contractors busy through 2018.”

Freudig also says “the near future looks bright for Kauai,” adding that while “there will be challenges with demanding schedules and workforce issues, Kauai has a special tight-knit group of contractors who always seem to find a way to work with each other and get the projects done.” 🏠



Among the projects Earthworks Pacific recently worked on was the 109-lot residential project Hooluana at Koheo Loa. PHOTOS COURTESY EARTHWORKS PACIFIC INC.



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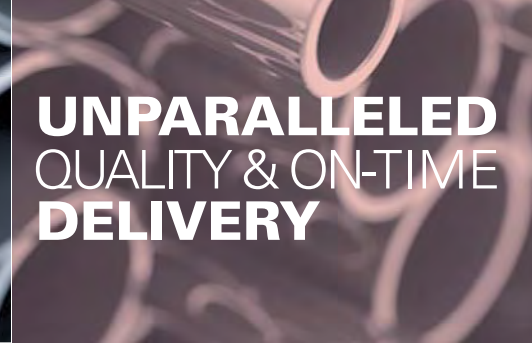
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PRESIDENT'S WELCOME

Aloha All,

Welcome to the 20th anniversary of our Steel Product Resource Guide. We hope that you will find the information enclosed helpful for your steel framing, metal building and metal roofing project needs.

This year marks the 20th anniversary of the Hawaii Steel Alliance. We kicked off the HSA in 1997 at Washington Place, and this year we celebrated our 20th anniversary in May on the deck of the majestic Battleship Missouri Memorial with many distinguished members and guests. It was a great celebration of all the accomplishments we have had in the state of Hawaii.

Steel framing has grown to be the expected framing material for a clear majority of homes built in Hawaii. The advantages of steel, such as being termite-proof, non-combustible and energy efficient, have all been contributing factors in the sustained growth in steel construction over the past 20 years, resulting in Hawaii being the nation's leader in steel frame construction.

As our organization looks forward to the next 20 years, we anticipate embracing even newer technologies and techniques that will make steel construction still better.

We would like to extend our appreciation to our advertisers and supporters who continue to contribute to make this publication available to you. We ask you to support

these companies because with their help we can continue to grow the market for steel framing, metal buildings and metal roofing.

We hope that you use this Resource Guide and find it helpful, and that you will use this publication to your advantage as a valuable reference when sourcing your next project in the hopes that you will consider building with steel.

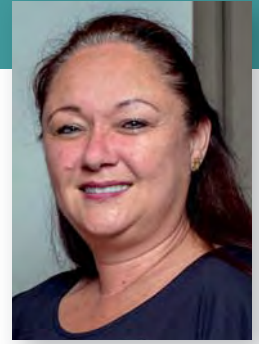
Feel free to contact the Hawaii Steel Alliance (info@hawaiisteel.com) with any questions regarding steel framing.

I would like to take a moment to thank my fellow board members, past and present, over the past 20 years who have volunteered effortlessly to insure that the Hawaii Steel Alliance and the growth of steel construction continues evermore in the years to come.

Mahalo,

Deborah Kim-Ito

Deborah Kim-Ito
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The Hawaii Steel Alliance (HSA) was established in May 1997 to encourage and promote the widespread, practical and economic use of cold-formed steel framing and metal roofing for residential and commercial construction in the Pacific Rim. The HSA strives to be the pre-eminent worldwide steel framing resource for developers, contractors, engineers, architects, building officials, suppliers and homebuyers. The HSA has regular membership meetings and provides educational opportunities and training for its members.

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THE HAWAII STEEL ALLIANCE

20 Years Strong

The Hawaii Steel Alliance (HSA) is a 20-year-old non-profit membership organization established in Hawaii to facilitate and defend the use of steel framing, metal building, and metal roofing products used in construction in the Pacific region. In this short period of time, the HSA has had tremendous success increasing public awareness of steel and metal products alike.

Before the HSA was created, less than 20 percent of the homes on Oahu were framed with steel. Today, over 70 percent of new homes on Oahu have steel framing in them. That is a huge increase and it shows the power of this trade association coming together to help facilitate the growth of an emerging market.

The HSA has been a constant clearinghouse of the latest information on steel framing technology. Before the building codes contained standards using steel framing, the HSA was there to assist engineers and architects on the latest prescriptive methods that have since become standards referenced in the building codes.

Today, over 70 percent of new homes on Oahu have steel framing in them.

Back when most of the carpenters were only familiar with wood framing, the HSA was there with Stud University; training journeyman carpenters how to frame with steel. In addition, the HSA developed a training curriculum and assisted with training programs to help overcome the deficit of experienced steel carpenters.

And when only a few design professionals were familiar with how to design with steel, the HSA incubated a strong core of structural engineers in Hawaii to be more proficient in the design of CFS structures. The HSA developed a close relationship with the Cold Formed Steel Engineers Institute (formerly known as the Light Gauge Steel Engineers Association), and hosted many training workshops introducing structural engineers to mid-rise steel framed buildings such as assisted living centers and hotels. The HSA also conducted training programs for the Army Corps of Engineers and Naval Facilities Engineering Command for their projects designed in steel.

To help with plans review and jobsite inspections, the HSA trained code officials and even achieved standards acceptance (before steel framing was referenced in the building codes)



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with a team of trainers that reached out to all four Hawaii counties. Before steel framing codes were developed, the HSA brought funding to the University of Hawaii to conduct research on corrosion, load bearing top plates, and other areas of concern that were specific to Hawaii or had not been completed yet on the mainland.

To help improve the learning curve for the carpenters in the field, the HSA brought mainland manufacturers to Hawaii to use jobsites as laboratories to improve tools and construction methods like screw guns, fasteners, bit tips, saw blades, floor joists, connectors, etc.

The HSA hosted several dinner meetings and workshops with experts from many different industries to train and educate our local builders on the many benefits that steel framing and metal roofing bring to our environment and our state. The HSA served as an information resource and database, including the latest cost-effective details for engineers, architects and steel framers alike.

Back when steel framing was new to everybody, the HSA actively helped to solve field issues and responded to builder needs on the jobsite.

In an effort to reach out to the general public, the HSA participated in trade shows (in Hawaii, the Mainland and overseas) and hosted six world-class international conferences in Hawaii (the Pacific Rim Steel Framing Conference) with attendees from as far away as Australia, Japan, Germany and Turkey.

The HSA continues to print an annual resource directory to support its membership and get the latest information out to the general public.

The Hawaii Steel Alliance recently held its 20th anniversary celebration by hosting a full day of seminars, jobsite

tours, golf outing and a dinner celebration/installation banquet on the deck of the Battleship Missouri Memorial on May 5-6. Guests from the Mainland, New Zealand and the Philippines came to celebrate with us. Nearly 100 guests attended the gala aboard the Battleship Missouri Memorial and were presented with trivia from 20 years ago. Several past HSA presidents were in attendance, as well as several Lifetime Members, former executive directors and administrative assistants.

Despite all the advancement and training the HSA has completed in the past 20 years, its work has not been completed. There are still engineers and architects who are not familiar with the most cost efficient designs and standards. There are many design professionals who are not familiar with the benefits of a cool metal roof. There are still code officials who are not familiar with how to inspect steel framing in the field. There are still many builders in Hawaii that are not using the benefits steel framing provides like straighter walls and fewer call backs for their construction projects.

The HSA continues to have regular membership meetings and provide educational opportunities and training for its members to this day. Today, HSA members actively participate on committees and help steer the alliance's future activities. They continually network with the large track builders (also HSA members), potential customers and other suppliers with latest products and techniques they can adopt to meet the needs of their business.

HSA members test the latest best practices and learn what makes other member companies successful using steel framing and metal roofing. Through training and education, they keep up with the latest code requirements, and newest technologies to keep them ahead of their competition.

But mostly, they are a group of members with a passion—a strong passion to support a strong, sustainable, termite-proof building material that homebuyers in Hawaii have come to expect: Steel Framing, Metal Building and Metal Roofing.

For more information on the Hawaii Steel Alliance, its products, members and activities, visit www.hawaiisteel.com.

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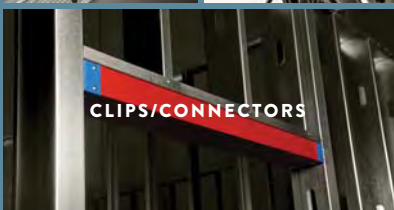
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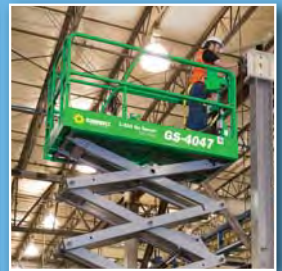
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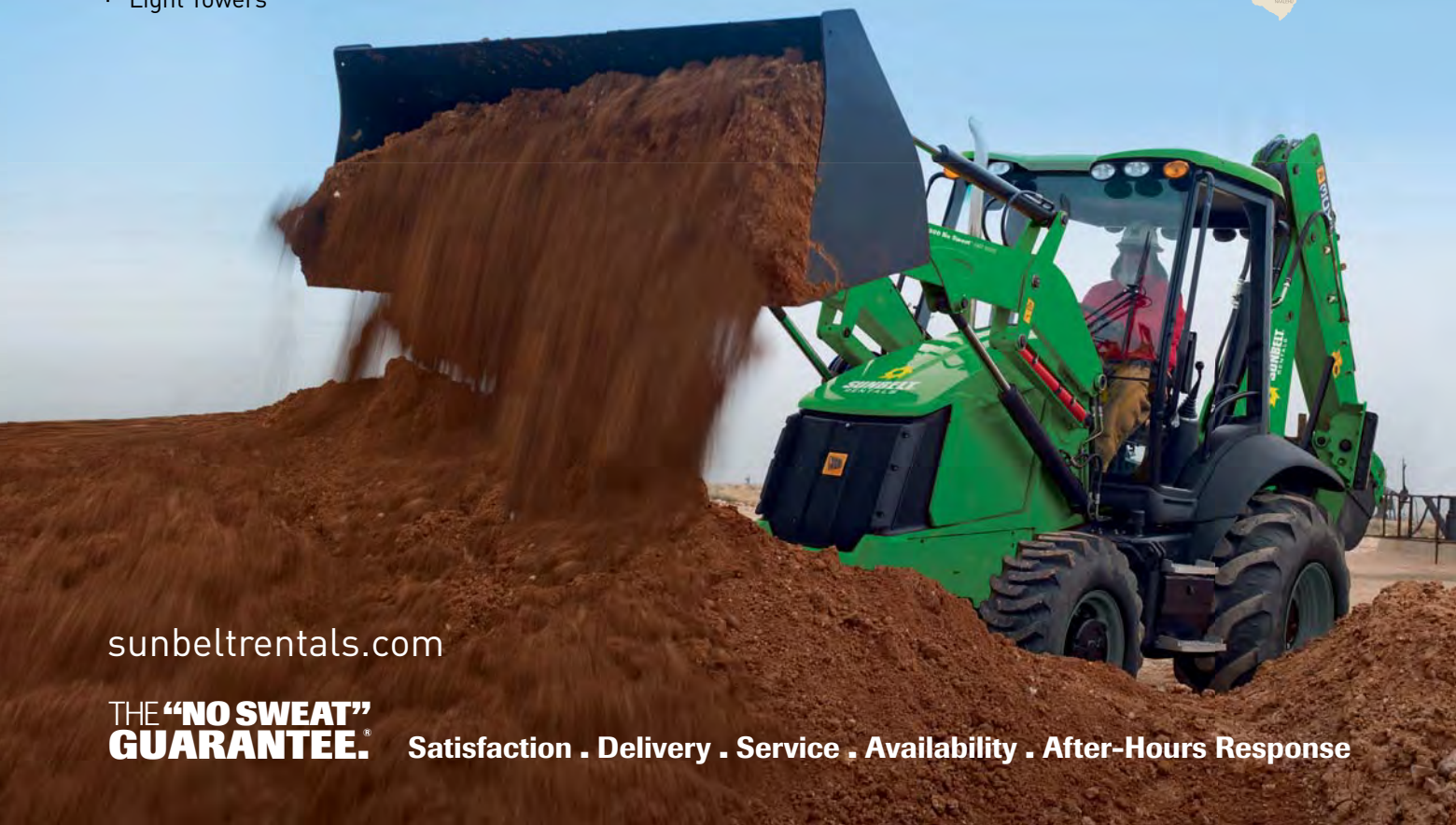


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OSHA's rule requiring employers to limit worker exposures to respirable crystalline silica goes into effect on Sept. 23.
PHOTO COURTESY U.S. DEPARTMENT OF LABOR

Silica Safety Rule Raises Cost of Protecting Crews

OSHA's new regulation aimed at preventing illnesses, saving lives

BY BRANDON BOSWORTH

The yearly expense of upgrading their workers' protective measures to meet OSHA's Final Rule on crystalline silica could reach as high as \$750,000 for Hawaii's largest construction companies.

The Occupational Safety and Health Administration's rule goes into effect on Sept. 23 and requires employers to limit worker exposures to respirable crystalline silica and to take other steps to protect workers.

Conforming to the new rule poses potential challenges for the construction industry.

"I've been talking with vendors and contractors across the country, and the new rules will be difficult to comply with," says Joaquin Diaz, the health, safety and environmental director at Hawaiian Dredging Construction Co. Inc. "In OSHA's eyes, any visible dust represents a hazard. Many dry methods of cleaning a work site are prohibited.



Joaquin Diaz

HELP IS AVAILABLE

OSHA's On-site Consultation Program offers free and confidential occupational safety and health services to small and medium-sized businesses, with priority given to high-hazard worksites, to help the industry comply with the crystalline silica rule.

On-site consultation services are separate from enforcement and do not result in penalties or citations. Consultants from state agencies or universities work with employers to identify workplace hazards, provide advice on compliance with OSHA standards, and assist in establishing and improving safety and health management systems.

For more information, call 1-800-321-OSHA (6742) or visit osha.gov/dccsp/smallbusiness.

This will impact common cleaning techniques.”

In preparation for the new standards, Diaz says Hawaiian Dredging “has been preparing our workforce and retrofitting all of our tools.”

The long-term costs for the industry remain hard to



gauge. “My guest-imate is that this is going to cost between \$500,000 and \$750,000 per year for our company,” Diaz says. “That’s a conservative estimate that doesn’t take all factors into account.”

The new rule is intended to curb lung cancer, silicosis, chronic obstructive pulmonary disease and kidney disease by limiting workers’ exposure to respirable crystalline silica. According to OSHA, 2.3 million workers are exposed to respirable crystalline silica in their workplaces.

OSHA estimates that the rule will save over 600 lives and prevent more than 900 new cases of silicosis each year once its effects are fully realized, with net benefits of about \$7.7 billion annually. Additional information on the silica rule can be found at www.osha.gov/silica.

It was originally scheduled to begin June 23, but was delayed after OSHA determined that additional guidance was necessary due to the unique nature of the requirements in the construction standard. 🏠

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ABOUT THE SILICA RULE

OSHA’s Final Rule on crystalline silica goes into effect Sept. 23. The standard requires employers to limit worker exposures to respirable crystalline silica. All construction employers covered by the standard are required to:

- Establish and implement a written exposure control plan that identifies tasks that involve exposure and methods used to protect workers, including procedures to restrict access to work areas where high exposures may occur.
- Designate a competent person to implement the written exposure control plan.
- Restrict housekeeping practices that expose workers to silica where feasible alternatives are available.
- Offer medical exams, including chest X-rays and lung function tests, every three years for workers who are required by the standard to wear a respirator for 30 or more days per year.
- Train workers on work operations that result in silica exposure and ways to limit exposure.
- Keep records of workers’ silica exposure and medical exams. For more information, call 1-800-321-OSHA (6742) or visit osha.gov/silica.



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Core Tech Loads Up with ‘Package Deal’

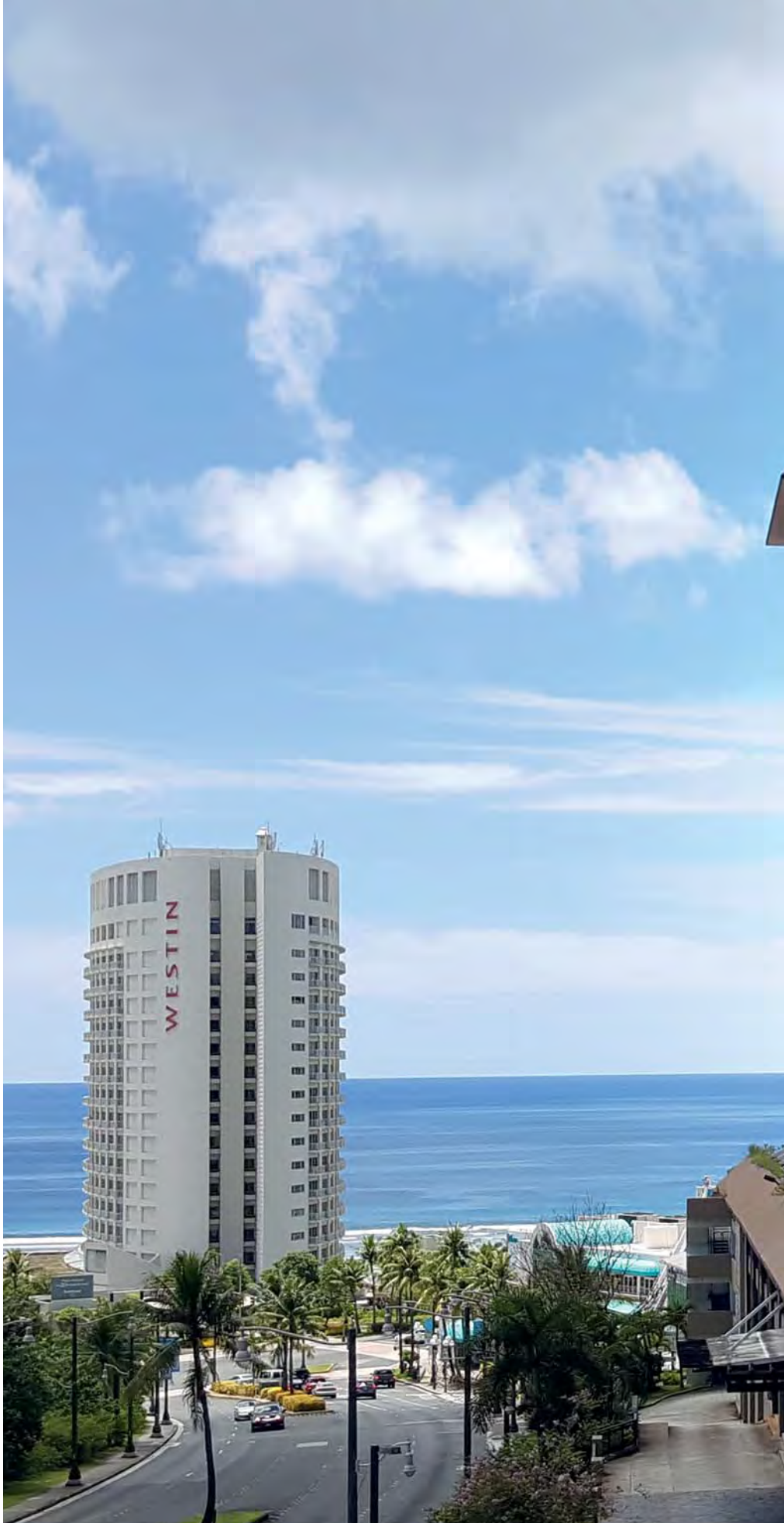
Guam company acquires prime properties, drafts plans for major renovations

BY MAR-VIC CAGURANGAN

Core Tech International plans to transform the three-story parking garage adjacent to Bayview Hotel in the tourist district of Tumon into a commercial complex for office spaces, restaurants, retailers and other businesses.

And that’s just one of many major projects in the works for CTI.

The 300-parking stall garage, which boasts a mural of Tumon on its wall, is on a prime spot with an ocean view and is among Guam-based CTI’s recent acquisition of several properties from Tanota Partners. The purchase, made for an undisclosed sum, was sealed in July between Tanota and CTI’s subsidiary, Core Tech Development.





The Bayview Hotel was part of Core Tech's recent acquisition, along with Oceanview and Garden Court. PHOTOS BY MAR-VIC CAGURANGAN



A new hotel will rise on this area once Tagada Guam's lease expires.

“It was a package deal,” says Ho S. Eun, president of CTI, of the facilities that are clustered in a hotel-zoned 10-acre parcel.



Ho S. Eun

The transaction, which marks CTI's foray into Guam's fast-growing tourism industry, includes the transfer of three hotels—Bayview, Oceanview and Garden Court, with close to 400 guest rooms combined—along with Tagada Amusement Park and Pacific Place, which houses Outback Steakhouse, Capricciosa, Coffee Beanery and retail shops that cater to tourists.

“The hotels' profit margin is low, but we see the potential of that specific location,” Eun says. “It's in the heart of Tumon.”

Core Tech already has begun drafting blueprints to turn its newest properties around by renovating the existing facilities.

“We will improve the interior, provide additional parking spaces and provide more services,” Eun says. “We are not really selling rooms to guests; we are selling services.”

The property includes a vacant lot

that provides Core Tech “more flexibility to add more facilities,” Eun says. Additional amenities will include a fitness center, a swimming pool and a water park for guests at the three

hotels.

The site of the amusement park currently is leased to Tagada Guam for six years. When the lease expires, Eun says, Core Tech plans to build a new



The Pacific Place is part of the package deal.

hotel in that area.

“These are all in the planning stages right now,” says Conchita Bathan, CEO of Core Tech.

Core Tech earlier acquired Tanota’s office buildings and apartment complex holdings from Tanota Rentals. The deal, closed in June, includes 650 apartment units in Upper Tumon and Harmon as well as three landmarks in the capital village of Hagatna: the Bell Tower, which houses the Guam Department of Labor and Civil Service Commission; the Sirena Plaza, which rents office spaces to federal agencies; and Casa España, which houses the U.S. National Park Service.

Tanota sold most of its properties following the death of its founder, Alfred Ysrael, in May. Ysrael was a pioneer in Guam’s real estate and tourism industries.



Conchita Bathan



Core Tech plans to upgrade affordable housing units it recently purchased.

Tanota retained ownership of two Tumon hotels, Outrigger Resort and Dusit Thani Guam, which opened in 2015.

“We are in the same line of business (as Tanota). We know how to manage properties. Our apartments are known to be clean and secure and with prompt services. We can continue doing the same with Ysrael

properties,” Bathan says.

A full-service general contractor, CTI was established on Guam in October 1991 as a small commercial property owner. In 1994, the company transitioned into single-family home construction and eventually expanded to larger projects such as government and military buildings, infrastructure projects such as road paving, bridges



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Core Tech has been expanding its business portfolio. It bought the *Guam Daily Post* in 2015 and operates Core Tech Concrete, Core Tech Captive Insurance and Core Tech Renewable Energy. Bonded for \$1 billion, Core Tech currently employs 468 employees.

Eun attributes the success of Core Tech's businesses to "hard-working employees who maintain the properties. We respond fast if there is any problem in the unit. It gives the tenant as sense of comfort."

Core Tech also takes pride in its ability to upgrade and transform any rundown structure. "We don't just acquire a property and leave it as it is," Bathan says. "When we acquire a property, we improve it because we want to offer a better product to the community."

In May, Core Tech held an open house for its new oceanfront luxury high-rise along the cliff of Tamuning village—the first of the four 13-story towers to have been completed since the company acquired the mortgage for the abandoned project from Younex International in 2014.

"We contracted a structural engineer and they made all the adjustments," Bathan says. "We are also updating the designs inside."

Formerly the Emerald Oceanview Park, the four unfinished buildings had been an eyesore along the Tamuning skyline and was feared as a safety hazard since construction halted in 2010. Younex International had invested \$100 million in the



Core Tech plans to convert this parking garage into a commercial complex.

condominium project, but after erecting the four towering concrete shells, it hit a snag due to a lawsuit by a resident who challenged the validity of the zone variance granted by the Guam Land Use Commission.

But after winning the case in court, the investor encountered a funding challenge.

The former Emerald Tower Park has since been rebranded as Summer Tower. The first completed tower has 51 rental units, featuring 1,279-square-foot three-bedroom units and 1,733-square-foot four-bedroom units. All the units feature two full

baths, gourmet kitchens, interior fixtures and finishes.

Core Tech's ability to finish the rest of the project, however, is dependent on the resolution of the H2B visa crisis that results in an acute labor shortage on Guam.

In 2014, Core Tech completed three of its Summer brand affordable-housing projects under the Federal Low Income Housing Tax Credit Program. The Summerville Residences, a 412-unit apartment complex, was rebuilt from the run-down El Dorado Apartments in Upper Tumon. The Summer Garden Apartments in Tamuning was formerly the 114-unit Royal Hawaiian Apartments.

Summer Green Residences, also in Tamuning, is a four-story, 72-unit residential building, which sets new standards for local low-income housing design and construction by incorporating a variety of sustainable design elements into an appealing, comfortable home.

The Summer Town Estates in Dededo, with 240 units, is expected to be finished by December 2019. The first phase, completed in 2015, was designed as community homes for senior citizens. The last two phases involve the renovation of a total 159 units for multifamily dwelling. 🏠



Oceanview is included in the transfer of ownership of three hotels to Core Tech.

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Goodfellow Bros. clears basalt and other hard igneous rock from jobsite.
PHOTO COURTESY GOODFELLOW BROS. INC.



Gaining Ground

With projects mounting, Isle site prep gears up for the long haul

BY BRETT ALEXANDER-ESTES

Many of Hawaii's high-profile projects may have wrapped, but the need for site prep in the Islands is building.

In June, the Department of Business, Economic Development & Tourism posted substantial year-to-date increases in the value of private

building permits in the residential (32.3 percent) and commercial and industrial (120.1 percent) sectors compared to June 2016.

Ed Brown, operations vice president at Goodfellow Bros. Inc., a long-time leader in Hawaii site prep, is optimistic.

“We see a very steady outlook for various types of site work that we have not seen in recent years, such as resort, golf course, new highway and bridge construction,” he says.



Ed Brown

Leonard Leong, vice president of Royal Contracting Co. Ltd., another leading Hawaii site prep company, is also upbeat. “Site prep going into 2018 should be an improvement over the past few years,” he says, pointing to Hoopili, a Royal jobsite.



Leonard Leong

On Oahu alone, Leong says, site work is coming online at Koa Ridge, Hoakalei, Kalealoa Harbor, Daniel K. Inouye Airport, solar farms “and various smaller site work for commercial



Royal Contracting is prepping 100 acres for Hoopili Phases 1 and 3. PHOTO COURTESY ROYAL CONTRACTING CO. LTD.

additions.”

Royal broke ground on Hoopili Phases 1 and 3 about a year ago, and is currently prepping more than 100 acres for 309 single-family homes and 192 townhouse units. Project GC is Vertical Construction Corporation.

Leveling the Ewa Plain isn't a breeze, Leong says. “The land was previously in agricultural use, and as such, the top 12 inches of dirt had to be removed. The next 24 inches of

dirt required re-compaction at above optimum-moisture content.”

During site improvement installation, Leong says, the moisture content had to be maintained by water trucks, sprinkler systems or other soil moisturizing systems.

“Moisturizing a site involving 100 acres is a challenge,” he notes. “The site is normally dry, therefore watering is required seven days a week during certain phases of work.

“Dust control has been a concern of site contractors, but moisturizing and keeping compacted soil at a specified level will be a challenge for the next 20 years at Hoopili.”

Royal's diligence characterizes many Island site prep projects in 2017, as contractors grapple with the ever-increasing demands of complex projects and tightening regulatory mandates.

Under the Sea

Contractors expect to prep sites on land, but how about under water? Healy Tibbitts Builders Co. is using horizontal directional drilling (HDD) under Pearl Harbor to install approximately 3500 linear feet of steel casing and fusible PVC pipe between Ford Island and the nearby shore.

“The aim of the project is just replacement of the existing water line to ensure that facilities are operational, and that potable water continues to be delivered,” says Art Lambert, Healy Tibbitts project



Art Lambert

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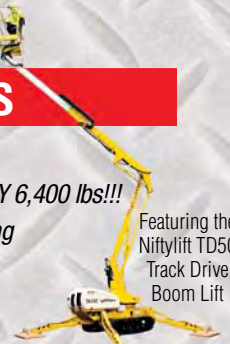


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manager. “The new steel casing and PVC pipes are replacing the old deteriorated cast-iron waterline.”

The approximately \$16 million Naval Facilities Engineering Command (NAVFAC) “Replace 24-inch Underwater Water Line Crossing, Ford Island to Landing C” broke ground on Ford Island in March. “This is Healy Tibbitts’ first project to install steel casings before PVC pipe,” says Lambert. “Steel casing is more difficult to install. After the steel casing is installed, we’re installing a fusible PVC pipe inside the casing.”

The new underwater water line is not running parallel to the old cast-iron line. “The old line was placed on the top of the harbor bottom, and the new line is 40 feet under the mud line of the harbor bottom,” Lambert says.

HDD on the new waterline and installation of the steel casing and fusible PVC pipe wrapped on July 1.

On each shore abutting the new waterline are approximately 3,000 linear feet of open trench work for the replacement of 16-inch, 12-inch and 6-inch land-based water lines. “All the “follow-on” work—which is the ductile iron work and the restoration work—is being worked on right now,”



Healy Tibbitts installs fusible PVC pipe into new underwater steel casing. PHOTO COURTESY HEALY TIBBITTS BUILDERS INC.

Lambert says.

Healy Tibbitts is phasing trench work so that the fill lines are still operational while replacement and various tie-ins are completed, and to comply with the historical preservation of adjacent areas on Ford Island.

“It goes back to World War II,” says Megan L. Scouten, NAVFAC quality control manager. “There’s a historical runway where there are aircraft tie-downs that cannot be



Megan L. Scouten

removed. The runway also has some areas of bomb splatter and machine-gun strafing.

“We have to isolate the historical pavements from any type of impact. We cannot alter, we can’t change, put any nails in, cut, remove anything. We have to isolate

Watts Up?

At the Daniel K. Inouye International Airport Consolidated Rental Car Facility (CONRAC), Watts Constructors LLC is breaking new ground in its “green” site prep practices:



The Daniel K. Inouye International Airport CONRAC is under way by Watts Constructors PHOTO COURTESY WATTS CONSTRUCTORS LLC

Re-Use Existing Asphalt for Dust Control

Watts mills existing parking area asphalt to cover exposed dirt areas, control dust and to greatly decrease watering for dust control.

Reduce Landfill Waste by Re-Using Demolished Concrete

After removing larger chunks of demolished concrete, smaller remaining chunks are mixed with on-site dirt. The mix is sifted then through screens, filtering concrete from dirt. This cuts project cost, significantly reduces concrete going to the landfill, and will help the project meet its anticipated LEED Silver certification.

Use On-Site Washout Treatment System

Watts’ on-site washout treatment system re-uses water from Watts’ concrete pours and placements for dust control, and also re-uses the concrete. Normally the water needs to be transported off-site for disposal. Excess demolition concrete also makes concrete blocks (known as deadmen) to weigh down temporary structures, such as new wall forms.



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and protect all things that are deemed historical pavement.” The project team, she says, has a “historical architect as required to ensure that we do everything we’re allowed to do.”

Says Lambert: “This is a really neat project for Healy Tibbitts to get ...we just feel we have a really great project team,” and cites HDD subcontractor Michels Directional Crossings as a standout member.

Across town in Kakaako, Structural Systems Inc. is also outfoxing seawater as it installs the deep foundation

system for The Howard Hughes Corporation’s 43-story Ke Kilohana mixed-use tower.

Damien Enright, Structural Systems president, says auger cast piles ranging in depth from 65 feet to 105 feet are being used to support the new Ward Village highrise structure. “Also, the use of secant pile



Damien Enright

shoring allowed the GC (Nordic PCL) to excavate out their 13-foot-deep elevator pit—which was seven feet below the water table—with far less dewatering requirements when compared to normal lagging shoring,” Enright says. “It also allowed the GC to use the secant piles themselves as their forms for the elevator shaft walls, saving quite a bit of time and money.”

The company’s Kelikai division “finished the drilling work on time, even with numerous large voids found within the soils and subgrade,” he says.

En Route to the Air

Site prep at Daniel K. Inouye International Airport’s Consolidated



SEPTEMBER SAFETY ALERT

Site prep work can involve more than just clearing land for new construction. Unfortunately during site prep or site mitigation, serious injuries occur due to common hazards:

- Falls (operators tarping, inspecting loads, exiting cab of truck).
- Flying and falling objects and debris.
- Sprains and strains.
- Dust inhalation.
- Electricity (underground utilities).
- Moving mechanical parts, vehicles or equipment.
- Slips, trips.

Such hazards can result in serious injuries or even death. Safety training conducted regularly by professional associations including the General Contractors Association (GCA) and the Building Industry Association (BIA) will help employers and employees alike identify and evaluate existing and foreseeable safety and health hazards, and implement preventive measures.

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Rental Car Facility (CONRAC) is in the hands of Watts Constructors LLC, which will also build the five-level, \$330 million, 1.8 million-square-foot structure for the state Department of Transportation.

“Working with the client, Watts provided a value engineering option for the structure’s foundation to use auger cast piles instead of driven piles,” says Gennaro Di Nola, Watts Constructors general manager. “Auger cast piles reduces the number of piles required, which results in significant savings to the client and major time savings on the project schedule.”



Gennaro Di Nola

“In the site preparation, one of the key challenges our team has encountered is the discovery of unforeseen conditions that include asbestos-containing materials, as well as contaminated soil and groundwater, which required abatement.”

Phasing and turnover on the project is critical, Di Nola adds, and requires Watts to work collaboratively with the DOT and end users to adhere to each scheduled phase.

“The Watts Constructors team is

currently working in Area A, which encompasses seven acres of the eventual total 22-acre-site,” Di Nola says. Besides the auger value engineering option, Di Nola says, “some innovative methods our team is implementing



Watts Constructors is using auger cast piles at Honolulu’s new CONRAC. PHOTO COURTESY WATTS CONSTRUCTORS LLC



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on-site consist of re-using existing construction materials.”

Lessening construction waste and maximizing the re-use of construction materials are part of Watts’ commitment to reduce project costs. “With 1.8 million square feet, saving a minimal amount per square foot can create a substantial savings,” says Daniel Terry, senior superintendent on the project.

Across the Chain

From Kauai to the Big Island, site prep contractors are processing topsoil for residential subdivisions and schools.

On Kauai, Earthworks Pacific Inc. has three hefty projects underway: Puakea I Subdivision, Kula Makai Subdivision/MPR 3 and Timbers Kauai Ocean Club & Residences.

Puakea, developed by Grove Farm Properties Inc., is a new Puhī market-rate 24-lot residential subdivision, expected to wrap in December. Earthworks is putting in an offsite road extension and utilities, an extensive existing trunk main sewer rework



Earthworks Pacific is prepping the Timbers Kauai Ocean Club & Residences
PHOTO COURTESY EARTHWORKS PACIFIC INC.

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including a significant bypass pumping system, and a major rework of existing Puakea golf cart paths through the \$4.2 million project.

In Koloa, Earthworks is preparing Kukuiula Development's Kula Makai Subdivision/MPR 3, an 18-lot

culvert to provide drainage through a major drainage channel, and significant earth moving to provide terraced view planes along the South Shore coast line. Earthworks expects to wrap in May 2018.

In Lihue, Earthworks is excavat-

“With 1.8 million square feet, saving a minimal amount per square foot can create a substantial savings.”

—Daniel Terry

residential subdivision, plus road and utilities, for an additional 12 lots. Also included in the \$14.8 million project is a major road extension to provide backbone infrastructure to feed Kula Makai Subdivision as well as future subdivisions.

Outstanding features of the project include a Tensar SierraScape MSE wall to provide the lots with optimum view planes, extensive CRM walls to provide hardscape enhancement, a 96-inch aluminum structural plate

ing and trenching for all on-site subs raising the Timbers Kauai Ocean Club & Residences. Timbers Kauai Development LLC is GC on the approximately \$8 million project.

Earthworks' accelerated schedule includes site infrastructure and concrete work for the two-building condominium/time share resort overlooking Kalapaki Bay, set to wrap next spring. Specs provide for 150,000 square feet of site grading, 90,000 square feet of flatwork creating



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Looking south to Oahu, Layton Construction Co. LLC is prepping the University of Hawaii-Manoa campus for the contractor's upcoming

build-out of the new \$49.5 million UH Life Sciences Building.

"Currently we are abating the existing three buildings and preparing for building demolition," says Jennifer Sakaba, Layton senior project manager. "Demolition is being pursued early to alleviate some of the

noisy and disruptive work prior to the start of the fall semester." Sakaba says site grubbing, grading, and foundation work is set to start later this year.

Contractors on Maui are also busy, with Alpha Inc. prepping Makawao's innovative Hoku Nui off-grid regenerative farming community. Alpha wrapped on the community's Conservation Plan Phase 2—which included site grading and a private water well—in May, and is currently assisting in the design of Phase 3 site grading. Hoku Nui is expected to wrap in 2022.

Residential site prep on Hawaii Island is continuing apace, with Goodfellow Bros. handling Kahoma Village in Lahaina and the Maniniowali Phase III Subdivision in North Kona.

Goodfellow's \$13.7 million Kahoma Village contract for SCD Kahoma LLC includes site prep for 203 residential units: clearing and grubbing; mass grading; 40,000 cubic yards of import embankment processed off-site; 10,000 linear feet of sewer; 4,000 linear feet of drain lines with seven underground detention structures; a 6,000-linear-foot water mainline; 14,000 linear feet of



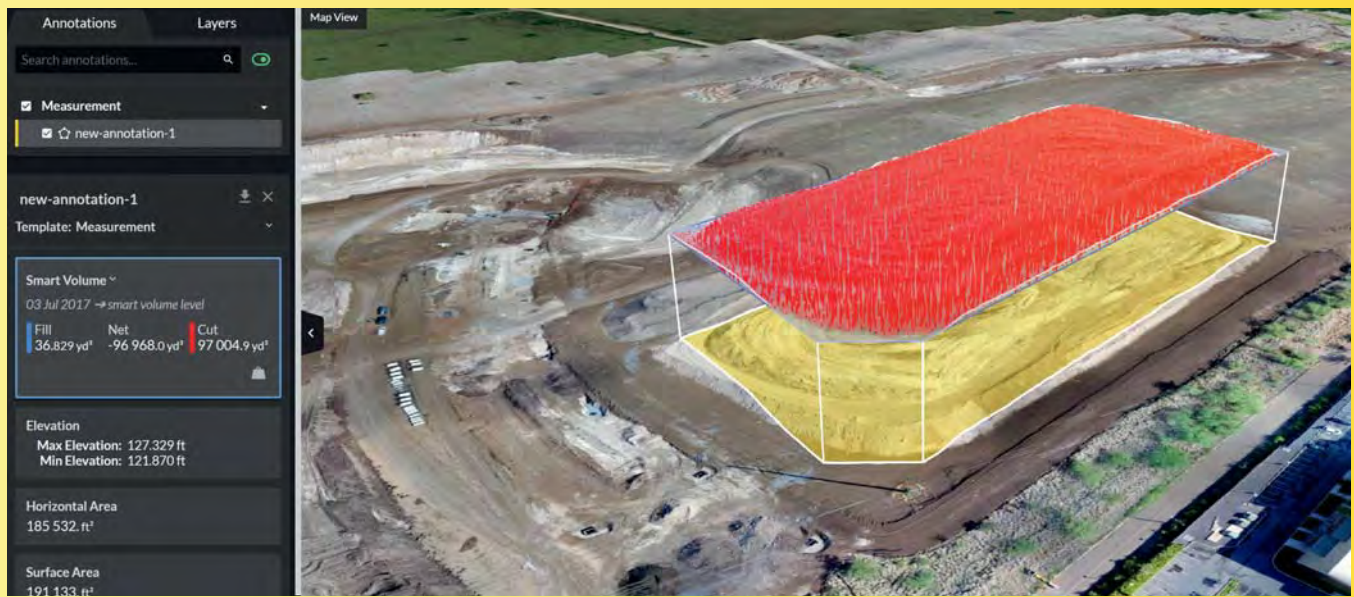
Layton is clearing the site for its build-out of the new University of Hawaii Life Sciences Building. PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

Drone Prep

Mike Elliot, Drone Services Hawaii co-owner, says a drone's "initial aerial map with AeroPoints can provide

centimeter-or-less levels of accuracy for a 3D map of the area. Issues of cut and fill, entry roads, sky cranes and laydown areas can all be imported into AutoCAD and managed."

Site prep best sellers, he says, are in Drone Services' M200 series, which was just released and purposely built for commercial and industrial use.



Drone photo of construction site and graph of relative elevations PHOTO COURTESY DJI



W.W. Clyde & Company puts Doc Bailey's 238 HSL 150-ton lattice tele crawler crane to work on the Bridge 7E replacement project on Kauai.

PHOTO COURTESY DOC BAILEY CRANES & EQUIPMENT OF HAWAII INC.

electrical, telephone and cable duct package; 14,000 linear feet of curb and 52,000 square yards of Portland cement concrete paving.

In North Kona, Goodfellow's \$9 million Maniniowali Phase III

project includes site prep for a 20-lot single-family resort subdivision including rock excavation, pad grading, 16-inch potable water mains, an 8-inch irrigation main, a gravity sewer and underground communications and

electrical systems.

Goodfellow says its project innovations this year include extensive use of GPS-guided machines for excavation, trenching and finish work, with all fill materials processed onsite with mobile crushers.

Goodfellow's GPS-guided bulldozers and excavators follow a 3D model of the site. The company's portable screening and crushing equipment allows for maximum reuse of on-site soils, rock and inert materials, as well as minimizes haul-off of green waste and oversize particles.

It's all part of a site contractor's commitment to quality and service—especially to the GC, says Ed Brown, Goodfellow's operations vice president.

"Since our core business is based on site preparation for large and small developments, it has always been our model to over-plan and to efficiently execute our scope," he says. "This allows the building contractors the area they need to successfully execute their scope without us being in the way." 🏠

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A Palace for a Powerhouse

Iconic building transforms into Hawaiian Dredging's new headquarters

BY BRETT ALEXANDER-ESTES

Look back on Hawaiian Dredging projects from 1902, and you will see the making of Hawaii.

Pearl Harbor. Waikiki. The Ala Wai Canal. Honolulu's waterfront. Most of the state's roads and highways. Ala Moana Center. A "Who's Who" of Island luxury resorts.

For more than 115 years, Hawaiian Dredging Construction Co. Inc. has been Hawaii's premier all-service general contractor, achieving an iconic status akin to Hawaii's original "Big Five."

In early 2016, seeking bigger headquarters, the company bought the illustrious News Building at 605 Kapiolani Boulevard.

Built in 1929, the Beaux-Arts landmark once housed Hawaii's top newspapers—most recently *The Honolulu Advertiser* until 2010 when it was sold to the *Star-Bulletin*. The newspaper's main building, which was used as the stage for the TV show "Hawaii 5-0," is listed on both the national and state registers of historic places.



Rita Sakamoto



Glenn Mason

It was still a beauty—but it was aging rapidly.

"The project was to completely renovate a very old building into a modern office building that Hawaiian Dredging could proudly call its own," says Rita Sakamoto, Hawaiian Dredging project manager. After purchase, Sakamoto says, the company "embarked on a long journey to rehabilitate and transform the building" as both owner and GC.

Hawaiian Dredging called in Mason Architects Inc., renowned for its restoration of other Island sites. "This building, an important and very visible symbol of the history of Honolulu, needed an occupant willing to invest the money it would take to bring the building back to life," says Glenn Mason, Mason president and project architect.

Recently, Sakamoto and Mason sat down with *Building Industry Hawaii* and told the story of The Hawaiian Dredging Building, the state's newest—and possibly most dazzling—corporate stronghold.



The Hawaiian Dredging Building
© 2017, DAVID FRANZEN

When you assessed the 1929 News Building, what did you see?

MASON: The three-story portions of the building, marked by its red Mission tile roof ... was a 30,450-square-foot concrete and steel

verify that HDCC would fit in the building. This required many iterations of design. HDCC could not commit to purchasing the building until they knew they would fit.

“We took the building down to the bare concrete columns, walls and floor.”—Rita Sakamoto

structure that needed everything—except the roofing—redone: plumbing, all electrical, all interior and exterior finishes.

What was your first task?

MASON: The most important thing in the early phases of design was to

How did you determine this?

SAKAMOTO: HDCC used a lot of 3D modeling ... to help with decision-making. Numerous laser scans were used throughout the building to accurately map existing conditions.

Did the scans shape your redesign?

SAKAMOTO: This helped build an accurate model from which everything was based.

MASON: HDCC provided baseline drawings based on scans that we were later able to develop into more accurate sets. Space planning was constantly going back and forth between the organizations.

SAKAMOTO: HDCC was an active participant in the design, tweaking layouts, selecting materials, providing input on MEP systems, etc. This continued into the construction phase, ensuring that the final product would be the best it could be.

What happened next?

SAKAMOTO: We began with demolition and abatement in May 2016 and

COLLABORATION: General Contractors & Architects

slowly worked our way around the exterior façade.

The existing red terracotta tile was cleaned and resealed. The new windows required to meet the current energy code seamlessly took the place of the old windows. The building got a fresh coat of paint in the familiar colors of the old building.

Who else was on the project team?

SAKAMOTO: Baldrige and Associates Structural Engineering Inc.

provided the structural details. Dorvin D. Leis Co. Inc. was the design-build mechanical subcontractor for fire sprinkler, HVAC and plumbing. A-1 Electrician Inc. together with ECS Inc. was the design-build electrical subcontractor for this project.

Did you have a strict timetable?

MASON: Very tight construction schedule as HDCC needed to move out of their downtown offices by a certain date.

Did the original structure pose special problems?

SAKAMOTO: One major challenge was the requirement by the Hawaii Community Development Authority to keep various elements of the building that were deemed historical. Many of these restrictions posed difficult and costly obstacles to design and build around.

MASON: The decorative painting required a lot of repair and, in cases like the column capitals, new painting.

When did you wrap on the exterior?

SAKAMOTO: In September 2016, the new window frames were installed and we started working on the interior renovation.

Did you demo the interior?

SAKAMOTO: The renovation was almost a complete gut of the interior of the building. With the exception of the historical elements in the lobby area, all other finishes, walls, ceilings, and infrastructure were removed.

MASON: The interiors were filled with walls added during *The Advertiser's* occupancy, and by walls built as stage sets while "Hawaii



Interior and exposed columns after demo
PHOTO COURTESY GLENN MASON



Restored column capital and faux painted beams

© 2017, DAVID FRANZEN



Newly renovated office interior with exposed columns
© 2017, DAVID FRANZEN

5-0” was a tenant. A stair that was constructed in the late 1960s or early 1970s over the top of the grand stair, connecting the second and third floors, was demolished.

SAKAMOTO: We took the building down to the bare concrete columns, walls and floor. A new staircase and structural wall were added to conform to current code and seismic requirements. Various locations in the existing structure needed to be reinforced with fiber-reinforced polymer (FRP).

How did you coordinate structural renovation and preservation of the elements?

SAKAMOTO: Collaboration with MAI started with the design and carried on continuously throughout the construction process. We tweaked details, made upgrades and, at times, huge design changes for the betterment of the end product.

MASON: I would say the collaboration was constant. HDCC was active in making recommendations for improvement even during construction. HDCC even did the design of the new concrete conference table in the first floor conference room.

What was your biggest challenge?

SAKAMOTO: The “flip flop” of the third-floor conference room. The

HCDA Mandate

The Hawaii Community Development Authority mandated preservation of The Hawaiian Dredging Building’s original 1929 architectural elements, including:

- Red Mission Tile hipped roof
- Decorative painting under roof eaves
- Window pattern
- Existing tile flooring
- Grand lobby
- Grand staircase
- High ceilings
- Fresco-painted walls at stair
- Fresco-painted ceilings
- Terracotta columns
- Terracotta counters
- Exterior lampposts
- Stained glass window
- Balustrades



Suzette Duvall restores fresco on wall alongside Grand Staircase. PHOTO COURTESY GLENN MASON

conference room was originally designed to be on the Kapiolani Street side of the building and our BIM department on the interior of the floor. The original layout had narrow circulation and smaller spaces. The swapping required the removal of a concrete column, an added steel column and beam, and an overhaul of the MEP systems.

Did you use any special tools, building products and techniques?

MASON: HDCC used Revit modeling of the building at several important junctures in the design and construction.

SAKAMOTO: The use of Blox-On-End flooring—this was actually the re-use of the existing industrial flooring that was predominant on the upper floors. This floor utilized numerous blocks of lumber standing on end to create a very durable floor. HDCC recycled much of this flooring, sanded and refinished it into a very unique wood floor, showing all the growth rings of each wood block.



Grand lobby after restoration

© 2017, DAVID FRANZEN



Grand lobby before restoration
PHOTO COURTESY GLENN MASON

COLLABORATION: General Contractors & Architects

Although not revolutionary, the switchable glass at the main conference room is worth mentioning. The entire glass wall including the doors, changes from clear to opaque with a press of a button, providing privacy when a meeting commences.

MASON: Painting repairs in the lobby, restoring the cast-iron exterior lamp posts, 3-D printing the eagles on top of them. (Decorative) work, plus

the new office different from an office building downtown.

MASON: Its Beaux-Arts essence being preserved while functioning as a fully modern office building.

What project team members really made a difference?

SAKAMOTO: In my opinion, Glenn Mason deserves the spotlight. He was able to incorporate a modern office

“I would say the collaboration was constant.” —Glenn Mason

faux painting to cover damage to terracotta elements, was done by Suzette Duvall. She did an incredible job.

What do you think is the project's standout feature?

SAKAMOTO: For me, personally, I really enjoyed working in a historical building and integrating those historical elements with new construction. The integration of the new office environment and technology in the historical setting makes working in

into a historical building and create a beautiful balance of both worlds.

We had an amazing on-site project team (Herb Wong, Walter Yamane, Alan Hinahara, Neri Blas and Daniel Nakagawa), but because we were renovating this building for ourselves, our project team consisted of employees of various departments, the department heads and the executive management team. Gerry Majkut, Bill Wilson and Eric Hashizume consistently attended weekly meetings, special meetings and



Main conference room with concrete table designed by Hawaiian Dredging
© 2017, DAVID FRANZEN

were heavily involved throughout the construction process.

We had an excellent team of subcontractors. They all put their “stamp” on the project and put forth their best effort, as they always do for our projects.

MASON: I thought A-1 Electric and Dorvin Leis did an outstanding job, and worked extremely hard to accomplish the goals for the building. They were both designers and contractors for the electrical, fire protection, data, plumbing and AC.

When The Hawaiian Dredging Building wrapped in May 2017, had your goals been achieved?

SAKAMOTO: Definitely yes. We have heard a majority of positive remarks from employees as well as others who have visited the building.

In the long run, HDCC will be able to eliminate rent costs, parking costs and all other costs associated with leasing an office space. This, in turn, will lower overhead costs, allowing us to operate more efficiently.

In the end, Mason Architects and Hawaiian Dredging were able to find amicable solutions with great results. 🏠



Second-floor conference room and Blox-On-End corridor flooring
© 2017, DAVID FRANZEN

Armstrong Tops Off at Wailea

Armstrong Development topped off its Keala o Wailea luxury residential project recently with the addition of a roof to the Maui development's seventh and final building.

When completed in 2018, the project will feature 70 private two- and three-bedroom luxury condominium units with ocean and island views.

Built in partnership with A&B Properties, Keala o Wailea will also feature an organically shaped swimming pool with rock-scape and spa, recreational center, barbecue area and 4,000-square-foot pavilion. Green technologies, including photovoltaic solar to power common-area electrical needs, will qualify the development for LEED certification.

Keala o Wailea overlooks Wailea Blue Golf Course and is next to the Wailea Gateway Center.



Armstrong Builders August topping-off ceremony at Keala o Wailea

PHOTO COURTESY ARMSTRONG DEVELOPMENT

Hawaiian Dredging Lands \$60.6M NAVFAC Job

Hawaiian Dredging Construction Co. Inc. landed a \$60.64 million firm-fixed price contract with NAVFAC Pacific for new construction of a communications facility at Marine Corps Base Hawaii.

The work to be performed for the Naval Facilities Engineering Command Pacific provides for the construction of a two-story regimental consolidated communications and electronics facility and a six-story multi-level concrete framed parking facility at MCBH.

The contract also contains one unexercised option, which if exercised would increase cumulative contract value to \$63.35 million.

Work is expected to be completed by March 2020. The contract was competitively procured via the Federal Business Opportunities website with five proposals received.

Sewer System Work Awarded for Guam Base

NAVFAC Pacific awarded a \$41.16 million firm-fixed price contract to Contract Watts Inc. of McLean, Va., for upgrades to the existing sanitary sewer system at the Naval Base Guam.

The work to be performed for the Naval Facilities Engineering Command Pacific provides for replacement, rehabilitation and upgrade of sewage collection systems throughout the Naval Base Guam and outlying areas to include Nimitz Hill, Naval Hospital, Polaris Point, Ordnance Annex and Apra Palms Housing.

"The work that will be done will greatly improve our facilities, which contributes to improved quality of life for our sailors and family members," says Capt. Hans Sholley, U.S. Naval Base Guam commanding officer.

Work is expected to be completed by January 2020.

The contract was competitively procured via the Federal Business Opportunities website with six proposals received.

Robbins Takes the Helm at HART

Andrew Robbins takes charge of Oahu's rail project as executive director and CEO of the Honolulu Authority for Rapid Transportation.

One of seven finalists for the position, Robbins was recently tapped by HART's board of directors to succeed Krishniah Murthy, effective on Sept. 5.

"The board is very excited about the experience, knowledge, and enthusiasm that Mr. Robbins brings to the Authority," says board Vice Chair Terrence Lee. "We are confident that his

expertise, dedication and strong belief in the project will serve HART and the people of Honolulu well."

Robbins brings experience in public passenger urban rail, rail equipment, infrastructure, construction management, systems integration and airport transit. He is also a specialist in driverless transit systems similar to the system HART will employ.

"I fully realize the challenges that lie ahead for this project and the community concerns that come along with

them," Robbins says. "Having previously been involved with this project, I also believe strongly in its merits.

Residents, visitors and future generations will not only benefit from this project but will also view it as an integral part of Honolulu's transportation infrastructure."

Murthy will remain with HART as Robbins transitions to his new post.



Andrew Robbins

Granite-Obayashi JV Lands Navy Contract

Granite-Obayashi A Joint Venture of Watsonville, Calif., was awarded a \$164.89 million firm-fixed price contract by the Naval Facilities Engineering Command Pacific for design and construction of utilities and site improvements for the future Marine Corps Base Guam on Naval Computer and Telecommunications Site (NCTS) Finegayan.



Rear Adm. John Korka

stewardship and the defense of our nation," said NAVFAC Pacific Commander Rear Adm. John Korka. "Our goal in designing and building this project is to balance the commitment to the environment with the mission to relocate Marines to Guam."

The contract was awarded in support of the Defense Policy Review Initiative and was funded by the Japanese government as part of the International Agreement between the United States and Japan. It was competitively procured via the Federal Business Opportunities website with seven proposals received.

The project will prepare a site of approximately 400 acres within the

current NCTS boundary for future vertical construction projects for operational, administrative and bachelor housing structures that will comprise the new Marine Corps Base.

The contract includes utilities, roads and other infrastructure in anticipation of follow-on construction projects starting in fiscal year 2020. The scope also includes clearing the site of unexploded ordnance and munitions of explosive concern. The construction will be executed employing green waste and stormwater management, mitigation of historic properties and conservation measures for threatened and endangered species.

...continued from page 24

She graduated early, but couldn't afford to take the SAT test for college admission. At 16, lying that she was 18, a temp service placed her in a job as a "gofer" with developer Rex Kawasaki.

"I didn't know what developing was. I didn't really know what lawyers did, I'd never been exposed to that," she says.

But under Kawasaki's guidance she learned the business—working by day, attending the University of Hawaii and Hawaii Pacific University by night. She ran for Miss Korean Hawaii, and won. One of the judges was a developer with Castle & Cooke, and she was offered a job. By age 32, Camp founded Avalon.

The company turns 18 on Sept.

1, and she is not slowing down—not even after recently marrying her long-time tax attorney Alan Schlissel.

"We have four projects, all rentals," Camp says. "It's ambitious: Kapolei, Mililani, Kapiolani and Ewa. I'm in a great position where I can do these kinds of projects. My goal is to finish these projects to complete the 20-year plan.

"And then it's transitioning to the next generation (possibly including her son Ethan, 9). I would like people who have been with us for years to be able to buy into the company."

Life's Lessons

Looking in from the outside, it's as

if Camp has lived more than one life.

"Most of us have many layers of life," she says, "and I feel like I've gone through many layers of life. It's been interesting. Every part of my experience, I feel like I was meant to do this to get me to where I am now. It makes me a better person. Maybe if you just learn it from a textbook it wouldn't be so meaningful. I lived it."

And if that life seems rather like a fairy tale, well, the name Avalon comes from the King Arthur legend.

"I love fairy tales," says Camp, an Arthur aficionado. "They always have a happy ending."

As does this story. 🏠

Hawaii ASSE Chapter Members Recognized

Safety officers from five Hawaii businesses were among those awarded Gold status at the 2017 American Society of Safety Engineers (ASSE) Conference recently in Denver. The honorees included, from left, Jim Newberry, assistant vice president and risk control manager for Island Insurance Co.; Arthur Chang, risk control consultant at Lawson & Associates; Joey Garza, safety manager for Hawaiian Cement; Neil Yamamoto, safety risk manager at Kamehameha Schools; Steve Kalani, safety officer for Commercial Roofing & Waterproofing; and Ken Chung, safety analyst at San Francisco International Airport.



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**Information provided by 2016-17 UHERO forecast*



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HLPA

Hawaii Lumber Products Association

City Mill Announces Promotions, Appointments



Carlos Martinez



Evan Killips



Sandra Hee



Tim Hatfield



Tui Tuiteleapaga

City Mill has promoted **Sandra Hee** to operations manager, **Carlos Martinez** to store manager and **Tamafaiga “Tui” Tuiteleapaga** to assistant store manager.

New appointments include **Timothy Hatfield** as merchandising manager and **Evan Killips** as project manager.

Hee, a City Mill team member for 23 years, will oversee all eight City Mill store operations and one Simply Organized store, supervising approximately 400 team members. She started as a cashier and was eventually promoted to store manager, eventually managing three different City Mill stores.

Martinez was promoted to store manager of the Ewa Beach store. He started with City Mill in 2006 as a supervisor in training and was promoted to supervisor in 2007 and assistant store manager in 2015. Tuiteleapaga was promoted to assistant store manager of the Honolulu store. He started as a sales associate in 2013 and was promoted to supervisor in 2014.

As merchandising manager, Hatfield will be responsible for planning, administration and oversight of the merchandise department. He was the operations manager for the past 19 years and served as a store manager for three years. He will oversee all merchandise sold at all City Mill and Simply Organized stores.

Killips will be responsible for various strategic company initiatives.

He comes from a retail background including forecasting for Gap and consulting with Nike, Harbor Freight Tools, Whole Foods Market and Big Lots. He also owned and operated his own e-commerce business.

G70 Promotes Three

G70 has promoted **Greg Barina** to associate/project manager, **Roslyn Chun** to associate/project architect and **Chretien Macutay** to associate/project architect.

Barina will manage all phases of project delivery and has more than 25 years’ experience in project management, architecture and construction. He holds a graduate certificate from the Royal Australian Institute of Architects/Deakin University, and bachelor’s degrees from Australia’s Royal Melbourne Institute of Technology University and UCLA.

Chun will oversee all phases of project design, delivery and administration, and has more than 30 years’ experience in hospitality, education, retail, high-rise residential and

office projects. She is licensed in both Hawaii and California, and holds a bachelor’s degree in architecture from the University of Hawaii at Manoa.

Macutay, who joined G70 in 2012, will oversee all project phases including architectural design, delivery and construction administration.

He has worked on a variety of educational, commercial, hospitality and residential projects and is highly skilled in advanced design and building technologies. Macutay has a doctorate in architecture from UH-Manoa and studied at Konan University.



Chretien Macutay

Lanier Joins West Aggregate

Chris Lanier has been hired as human resources director at West Oahu Aggregate Co. Inc.

Lanier, who attended the University of Georgia, is responsible for managing HR policies and programs, including benefits administration, training, records management and recruitment, which includes hiring, disciplining and terminating staff.



Chris Lanier



Roslyn Chun



Greg Barina

Portable Mixer

The hand-held Maddog portable mixing system by RHM Ventures Inc. can quickly mix water with concrete, mortar, grout and stucco. It features specialized blades matched with a contoured tub to mix the products precisely, and is available with electric or gas powered engines. Weighing approximately 40 pounds, the Maddog can be easily transported to remote job sites or used in confined spaces. www.rhmventures.com



Mobile Generator

Rated with prime power output of 39 kVA, Doosan's G40 mobile generator fills the position between its G25 and G50 models. Equipped with a Doosan D24 diesel engine rated at 49 HP, the new G40 offers many of the same features as the higher-prime output G50, including high-performance alternators for challenging motor-starting applications and precision voltage stability for sensitive applications, including special events. The standard fuel tank provides more than 24 hours of runtime. The G40 meets Tier 4-Final emissions standards without diesel particulate filter (DPF) aftertreatment, improving fuel efficiency and reducing maintenance requirements. www.doosanportablepower.com



Saw for Lefties

The Southpaw, a 7 1/4-inch Sidewinder circular saw by Skilsaw, features a blade on the left, providing improved blade and cut-line visibility to enhance accuracy. The ergonomic handle provides comfortable grip for both left- and right-handed users, while its all-magnesium construction reduces weight, dissipates motor heat and alleviates user fatigue. An extended 56-degree bevel adds capacity for a wider variety of cuts. www.skilsaw.com

Leaning Stepladder

Werner's new LEANSAFE ladder is both a standard stepladder and leaning ladder in one. Standard features include a Type 1A Duty Rating and a load capacity of up to 300 pounds. Constructed of seven-layer fiberglass, it is safe to use when working around electricity. The LEANSAFE remains OSHA-compliant while in use leaning against walls, poles, bare studs or corners. Because leaning a standard stepladder is not an option on a jobsite, LEANSAFE ladders have a two color design and highly visible LEANSAFE logos to make them easily distinguishable from a standard stepladder.

www.wernerco.com



AIA/GCA Seminar

The American Institute of Architects Honolulu Chapter and the Hawaii chapter of the General Contractors of America presented a Committee Seminar Series on “The Life of a Drawing – From Napkin Sketch to As-Built and Everything In-between.” The 90-minute session was held on Aug. 22 at the Center for Architecture on Fort Street.



Reid Arakawa, Michelle Cheang, Trenton Lum, Mark Agaran



Dale Keep, Mike Parker



Sheila Surban, Abby Mundell, Jason Takeuchi, Pat Ho



Nicholas Haigler, Travis Higa



Jason Pang, Dai Kelly, Troy Miyasato



Brandee Yago, Chretien Macutay



Erin Marquez, Celeste Matsukawa



Shatonia Narvaez, Kim Thomas



Warren Miyake, Andrew Yanoviak, Dale Keep



Dai Kelly, David Miyasaki, Vanessa Cameron



Roy Inouye, Warren Miyake



Sonny Lessary, Kris Power



Gordon Hsia, Chad Henderson



John Fullmer, Gladys Hagemann



Ana Molinar-Ruiz, Joanna Griffith



Jarrett Casuga, Jeff Takushi, Jonathan Kam

Leading vs. Managing: They're Two Different Animals

This is the first in a three-part series. Part 2 in October: *Adapting to Change in the Rapidly Changing Construction Industry*. Part 3 in November: *Don't Engage Employees, Empower Them*.



BY GARRETT SULLIVAN

Do you find you are regularly complaining to yourself or others that your employees constantly need to be told what to do? Further, do you feel you are more like a fireman and continually putting out fires every day only to wake up the next day and find you need to put out a whole new set of fires? If so, you are managing, but not leading, your team.

Consider the following: When Noah heard the weather forecast, he decided to build the ark. That's leadership. When Noah looked around to make sure the elephants didn't see what the rabbits were doing, that was management.

Leadership can be defined as the ability to take people to a place where they would not otherwise go by themselves. Think of some great leaders of our time and note they are individuals who got the big picture, understood big things and did not micromanage. Leaders promote change and development, envision new directions and motivate others, as well inspire commitment, loyalty and involvement.

Managers plan, direct and control. They provide predictability and order as well as organizing and process structure.

Great leaders will almost always follow the five exemplary attributes of leadership:

1. Model the way
2. Inspire a shared vision
3. Challenge the process
4. Enable others to act
5. Encourage the heart

Take the quiz below and match the following statements with the correct style to determine your type of leadership.

Coercive	"People come first"
Authoritative	"Do what I tell you"
Affiliative	"Try this?"
Democratic	"Come with me"
Pacesetting	"What do you think?"
Coaching	"Do as I do, now"

Are you satisfied and fulfilled by your type of leadership? Not sure which one fits you or perhaps you think you are a combination of styles? Here are the deeper traits on each type of leadership style.

Coercive:

- Demands immediate compliance
- "Do what I tell you"
- Drive to achieve, initiative and self-control
- Works best in a crisis and to kick-start a turn around

Coercive leadership is the least effective and results in flexibility being hardest hit, extreme top-down decision-making, kills new ideas and destroys people's sense of responsibility as well as little accountability and attitude of "I am not going to help."

Authoritative:

- Mobilizes members toward a vision
- "Come with me"
- Self-confidence, empathy, change catalyst
- Works best when changes require a new vision or when clear direction is needed.

Authoritative is the most effective and usually brings quick change, employees understand how they fit into the big picture and maximizes the organizations goals and strategies while stating the end but giving employees the freedom to take risks.

Affiliative:

- Creates harmony and builds emotional bonds
- "People come first"
- Empathy, building relationships and open communication
- Works best to heal rifts in a team or to motivate people during stressful circumstances

Affiliative style revolves around people and increases communication with employees given the freedom to do their job in the way they think is most effective while receiving ample positive feedback with members being highly valued.

Democratic:

- Forges consensus through performance

- "What do you think?"
- Collaboration, team leadership and communication
- Works best to build buy-in/consensus or to get input from valuable members

The democratic style builds trust, respect, and commitment. Morale will usually remain very high and employees tend to be very realistic about what can and cannot be accomplished. The drawback can be endless meetings with no crucial decisions being determined.

Pacesetting:

- Sets high standards for performance
- "Do as I do, now"
- Conscientiousness, drive to achieve and initiative
- Works best to get quick results from a highly-motivated and competent team

Pacesetting should be used sparingly and employees feel overwhelmed with demands for excellence and guidelines are not always explained clearly with resulting dwindling commitment.

Research demonstrates leaders who have mastered four or more of these types of styles have the best working climate environment and business performance. The four most positive styles are authoritative, democratic, affiliative and coaching.

If you'd like to become a more effective leader, look around your organization and evaluate your team. Good leaders build teams with members who employ styles they lack. Strive to never "surround yourself with yourself," and you will find your days much more enjoyable.

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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