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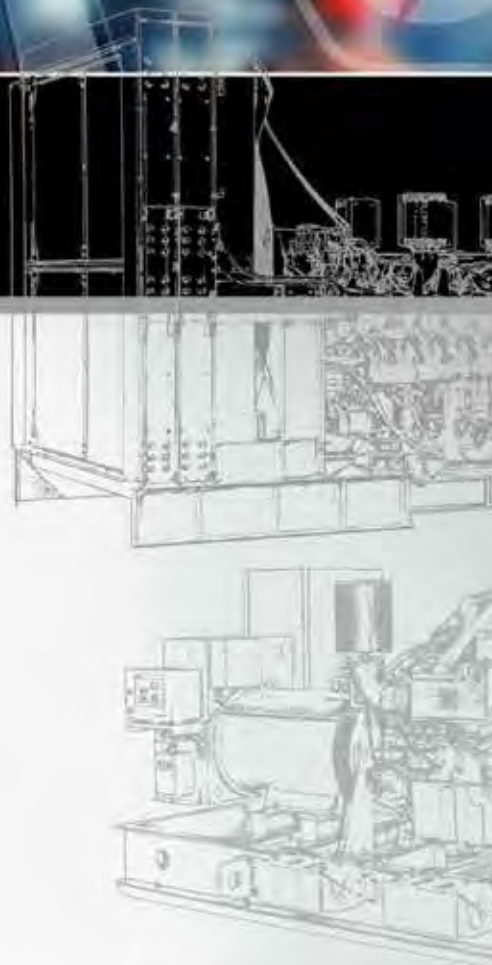
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The Pacific Building Trade Expo, one of Hawaii's biggest and best construction events each year since it began in 2000, takes place at the Hawaii Convention Center on Oct. 24. The Expo annually attracts builders—contractors, developers, architects, engineers and other specialists—from across the Islands as well as the Mainland to see and learn about new technology and products from more than 300 vendors.

Inside this issue is the 2017 Pacific Building Trade Expo special section, which includes summaries of the many seminars to be offered to the more than 1,700 attendees expected for the daylong event that is free to AEC professionals.

When it comes to learning the various trades, who trains the trainers? James Niino of Honolulu Community College tells us that top instructors have “a strong desire to ‘give back’ to their trade areas and a commitment to properly shaping and training the construction workforce.”

Robert Marco has become a “go-to” guy for historic metal restoration projects. He and his team have helped to restore works ranging from the Honolulu Art Museum to Iolani Palace. In this issue, Marcos talks story with columnist Don Chapman about what it takes to get the job done right.

Engineered wood products weren't invented specifically with Hawaii in mind, but EWP's have solidified their role in the Islands' construction industry. Touted for their versatility as well as being strong and durable, EWP's are being used in up to 70 percent of Hawaii's building projects, says a leading building supplier. 🏠

A hui hou,

david@tradepublishing.com



SETTING IT STRAIGHT

Three pictures on pages 30 and 31 of the September issue that ran with an article on the elevated boardwalk project on Kauai inadvertently omitted the name of the photographer. The pictures were courtesy of Paul Kane of Aloha Marketing, Hawaii's Fibergate representative.

Classy Entry

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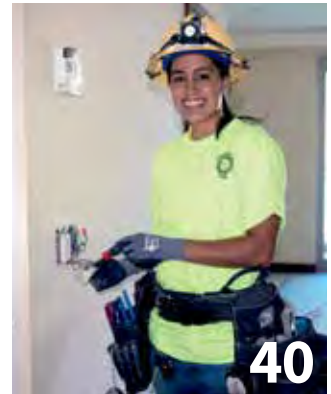
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CONTENTS

OCTOBER 2017 VOL. 63 NUMBER 10

BUILDING
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SPECIAL SECTION INSIDE: THE EXPO

All the things you need to know about the 18th annual Pacific Building Trade Expo on Oct. 24

Features

- 12 Building Hawaii: Don Chapman**
Metal restoration master Robert Marcos
- 18 How Hawaii Contractors Can Help Rebuild**
Builders urged to volunteer and register before a natural disaster
- 22 Maui's Busy Year**
In 2017, construction is up in most sectors
- 34 Military Awards Projects Worth \$130M**
NAVFAC Pacific contracts bolster construction workload on Oahu, Guam and Wake Island
- 35 'Team First'**
Stephen Leis celebrates 50 Years of DDL Hawaii's success
- 40 Skilled Tradespeople's Top Trainers**
Most instructors are journey workers in their craft, striving to give back
- 48 Spotlight on Success: Nordic PCL**
Mitsuwa Market at the IMP
- 52 EWP's: A Better Buy vs. Traditional Lumber?**
Hawaii builders laud engineered wood products as durable, versatile and sustainable, and costing less in the long run
- 66 Best Practices: Garrett Sullivan**
Adapting to change in the dynamic construction environment

News Beat

- 59** Yamashiro Transports 80-ton Transformer Across Oahu
- 60** Hawaii Roads Get \$41M
- 60** Base Corp., Launches Guam Subdivision
- 60** Isemoto Begins Big Island Remediation
- 61** Kiewit to Build First Phase of KCT Project
- 61** NAVFAC Pacific Wraps Facility in Vietnam

Departments

- 4** Coffee Break: David Putnam
- 8** Datebook
- 16** Contracts Awarded
- 17** Low Bids
- 62** News Makers
- 63** New Products
- 64** Faces: BIA-Hawaii

On the cover

Keala O Wailea Building 2 roof installation.

PHOTO COURTESY KEALAOWAILEA.COM

Design by Ursula A. Silva



COMING IN NOVEMBER

Building Industry Hawaii will provide a look at new technology and developments in **Construction Equipment** and report on what's happening in **Shipping and Transportation** and what's new in **Energy Awareness**.

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Tuesday, October 17, at 9:30pm

KHON: Sunday, October 29, at 7pm

Sunday, November 12, at 7pm



CW: Tuesday, October 24, at 6:30pm



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OCTOBER 2-5
OSHA 510-OS&H Standards for the Construction Industry

Offered by the Building Industry Association of Hawaii (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 injury prevention. Course focuses on top hazardous areas cited by OSHA. Topics include OSH Act, safety programs, personal protective equipment and more. Various credits available. All materials provided on the first day of class.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. Register at osha.ucsd.edu. For more info, go to biahawaii.org, call (800) 358-9206 or visit oshatraining@ucsd.edu. Fee: \$750. No refunds after Sept. 18.

OCTOBER 3, 5, 10, 12, 24
OSHA 30-HR for the Construction Industry

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

7:30 a.m.-3 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. To register with payment and for more information: info@gcahawaii.org, gcahawaii.org or 833-1681. Fee: GCA members \$200; nonmembers \$300. No refunds after Sept. 22. Replacements will be accepted.

OCTOBER 5
ARE Prep Session: Project Development & Documentation

The American Institute of Architects Honolulu Chapter (AIA Honolulu) presents an Architect Registration Examination (ARE) prep session to assist those on the

path to licensure. 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 Oct. 5. For more info, contact Jason DeMarco at jddemarch@gmail.com. Fee: AIA/AIAS members \$10 per person; nonmembers \$20.

OCTOBER 6
Awards in Construction Excellence (ACE) Gala

BIA-Hawaii and the National Kitchen & Bath Association Aloha Chapter present winners of the 32nd Annual BIA Renaissance Building & Remodeling Awards and Hawaii's other top 2017 building and remodeling projects at their annual industry gala.

5:30 p.m. (cocktail reception followed by sit-down dinner and award ceremony). The Modern Honolulu, 1775 Ala Moana Blvd. RSVP/register with payment at biahawaii.org. Go to biahawaii.org/renaissance-awards for more info, or contact Carolyn Hyman via biahawaii.org or 629-7503. Fee: \$150 per person; \$1500 for table of ten.

OCTOBER 7
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.

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 completing course. Courses and units need not be taken in order.

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 with payment and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refunds after Sept. 25. Replacements accepted.

OCTOBER 14, 28; NOVEMBER 11
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 Oct. 13 (for Oct. 14); Oct. 27 (for Oct. 28); Nov. 10 (for Nov. 11). For more information call 628-7243, or go to aiahonolulu.org and contact@aiahonolulu.org. Fee: \$15 per person.

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 information, contact Kris
Powers at kris@masonarch.com or call
536-0556.

OCTOBER 13

17th Annual Build + Buy Green Conference

USGBC Hawaii's 17th Annual Build
+ Buy Green Conference provides
Hawaii's building industry profession-
als, school administrators, educators
and students with the latest techniques
in integrating curriculum and envi-
ronment design, achieving net zero
energy and raising community support.
Keynote address by Herb Lee Jr.,
Pacific America Foundation executive
director. Presentations spotlight leading
Hawaii STEM, HI-CHPS, LEED and
net-zero energy buildings. Attendees
can also tour four unique green schools
in Makiki - Manoa. Continental break-
fast and lunch included.

7:30 a.m.-5 p.m. Stevenson
Middle School, 1202 Prospect St. Pre-
registration required. Go to [usgbc.org/
event/17th-annual-hawaii-build-buy-
green](http://usgbc.org/event/17th-annual-hawaii-build-buy-green) to register with payment through
Oct. 12 and for more info. Fee: Students
with valid ID, \$40; USGBC Hawaii
members, \$60; nonmembers, \$70.

OCTOBER 13

Identifying Trouble Areas in Residential Buildings & Permitting

Offered by BIA-Hawaii. A licensed
general contractor leads a workshop
for seasoned and novice realtors cover-
ing types of builders, basic building
construction, ADUs, permitting basics
and more. Counts for four DCCA
2017-2018 biennium continuing edu-
cation requirements.

9 a.m.-1:30 p.m. BIA-Hawaii,
94-487 Akoki St., Waipahu. Register
online at biahawaii.org or contact
Barbara Nishikawa at 629-7505 or
BLN@biahawaii.org for information
and registration. Fee: BIA members
\$85; nonmembers \$150; \$75 through
available ETF funding.

OCTOBER 16-19

OSHA 2255-Principles of Ergonomics BIA-Hawaii and UC-San Diego's

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OSHA Training Institute present this four-day course focusing on job site musculoskeletal injuries. Topics include repetitive injuries, musculoskeletal disorders, workstation and tool design, seating and more. Various credits available. All materials provided on the first day of class.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. Register at osha.ucsd.edu. For more info, go to biahawaii.org, call (800) 358-9206 or email oshatraining@ucsd.edu. Fee: \$750. No refunds after Oct. 2.

OCTOBER 17

General Membership Meeting / Construction Update

GCA of Hawaii presents construction updates by top Hawaii government employers at its general membership meeting. Network with your peers and learn the status and specifics of current and upcoming BWS, DOE, USACE and NAVFAC Hawaii projects.

5 p.m. (no-host cocktails and table tops); 6 p.m. (dinner); 7 p.m. (program). Pomaikai Ballrooms at Dole Cannery - Iwilei. RSVP by Oct. 6. Go to info@gcawaii.org or gcawaii.org to register with payment and for more information, or call Gladys at 833-1681 ex. 12. Fee: GCA members \$60; nonmembers \$90. No refunds for cancellations after Oct. 12. Substitutions available.

OCTOBER 17-19

Construction Quality Management (CQM)

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

Noon-4 p.m. (daily). GCA Conference Room, GCA of Hawaii, 1065 Ahua St. To register with payment and for more information, go to gcawaii.org. Email confirmation only. Fee: GCA members \$95;

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. See the Expo special section inside this issue.

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 AEC industry professionals and contractors.



nonmembers \$125. No refunds for no-shows and cancellations received after Oct. 12.

OCTOBER 19

NAWIC General Membership Meeting

Speaker Audrey Hidano of Hidano Construction and current DAGS deputy director presents the story of her professional journey to the top at this National Association of Women in Construction monthly meeting and dinner.

5 p.m. Honolulu Country Club, 1690 Ala Puumalu St. Contact Lenie Malapit at EMalapit@ssshinc.com to RSVP and for more info. Fee: \$35.

OCTOBER 19

BIA Networking Night: Servco Showroom

Network with peers and enjoy pupus and drinks at BIA-Hawaii Networking Night hosted by Servco Showroom.

5:30-7:30 p.m. Servco Showroom, 2841 Pukoloa St. For more information and to register online, go to biahawaii.org.

OCTOBER 20, 27, 28; NOVEMBER 3, 4

40-HR Construction Safety Hazard Awareness Training for Contractors Course

Designed specifically for contractors, this GCA of Hawaii 40-hour course provides the additional certification for a Site Safety & Health Officer (SSHO) as stated in the NAVFAC UFGS

1.6.1.1.1. Instructor Tristan Aldegue also covers the major revisions to the EM385-1-1. Academic and/or industry prerequisites required. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. RSVP with payment by October 6 at gcawaii.org. Limited seating; first-come, first-served. Fee: GCA members \$500; nonmembers \$750. No refunds after Oct. 14. Substitutions available.

OCTOBER 25; NOVEMBER 8

Leadership (PMDP Module 5)

GCA of Hawaii and the Associated General Contractors of America present a Project Manager Development Program designed for early career project managers (particularly those with less than two years' experience), for those looking to move to that position and for companies using team-based project management. "Leadership"—the fifth module in the PMDP series—trains new project managers in effective leadership, communication, team motivation, coaching, mentoring and more. Includes course manual and lunch. Certificate available after completing course.

8 a.m.-4 p.m. GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP with payment by Oct. 13. To register with payment and for more information, go to info@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of

Hawaii members \$395; nonmembers \$495. No refunds after Oct. 13. Replacements accepted.

OCTOBER 30-NOVEMBER 2

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

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

8 a.m.-4:30 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. For more information, go to biahawaii.org, call 800-358-9206 or contact

oshatraining@ucsd.edu. Fee: \$750. No refunds after Oct. 16.

NOVEMBER 2

ARE Open Study Session

Get individualized guidance and info on the path toward licensure. Bring your ARE questions, transition from ARE 4.0 to 5.0, and AXP questions.

5:30-6:30 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register online at aiahonolulu.org until Nov. 2. For more info, contact Jason DeMarco at jddemarch@gmail.com.

NOVEMBER 4, 18

"Leadership and Motivation" (STP Unit 1)

GCA of Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 1—"Leadership and Motivation"

(2015 edition)—is the first in STP's six-course program. Instructor Glenn Nohara, Genba Hawaii Inc. president, covers motivation, feedback, training and more. Includes manual and lunch. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Register with payment by Oct. 20. To register and for more information, email info@gcawaii.org or go to gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after Oct. 20. Substitutions available.

NOVEMBER 8

BIA-Hawaii General Membership Luncheon Meeting

BIA-Hawaii's November 2017 General Membership Luncheon Meeting presents networking opportunities and various topics of interest.

11 a.m.-1 p.m. For more information and registration, go to biahawaii.org.

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Innovation
that excites

A Wood Man Turns to Heavy Metal

Marcos earns high praise for quality restoration work

BY DON CHAPMAN



To restore is not the same as repair or replace. And “good enough” is never good enough for **Robert Marcos**.

Now that we’ve established these verities, we can proceed with the story of how a general contractor who specializes in cabinets became the go-to guy in Hawaii for historic metalwork restoration. He comes highly recommended by architect **Bill Brooks** of Ferraro and Choi, a subject of this column in July.

“I first worked with Bobby Marcos when our firm was involved with renovation of the historic wings of the Honolulu Art Museum (formerly Honolulu Academy of Arts),” says Brooks. “The owner’s rep, Fray Heath of Heath Construction Services, brought Bobby on board because of their expertise in constructing display casework, attention to detail and high communication skills. They are a small local firm and known as excellent craftsmen. ... It was a natural progression to continue the relationship



Robert Marcos (left) with Mark Gaulke and Patrick Driscoll

Iolani Palace, where Robert Marcos got his start in metal work, is reflected in the windows he renovated at the YWCA at Laniakea. PHOTO COURTESY ROBERT MARCOS INC.



at the YWCA, which has been very successful. Working on renovations of registered historic buildings can be challenging, and they've always risen to the occasion."

Says Marcos: "It started with Iolani Palace, in the basement, turning a quarter of it into a display area that includes metal cases. Just our reputation through the years gave us an open door. It wasn't anything we pursued, it just came to us.

"Quality, that's what restoration takes. But not just quality. It takes—I'm not sure that 'dedication' is the right word—but 'commitment.' If you're going to do this kind of work, you have to be committed to restoring, not replacing or changing. There's a big difference.

"Just our reputation through the years gave us an open door. It wasn't anything we pursued, it just came to us."

"We did a lot of museum work, and that requires a metal structure to ensure the safety of the artifacts in case of any catastrophe. We started in metals way back when, to be honest, because of the quality of work, and the mentality, of others. ... When we're doing these metal cases and you have these fine clearances and tolerances, very specific, you can't deal with someone who says why do it that way, we'll do it this (easier) way. I got fed up with that."

He and his team have also done work at the Contemporary Museum (now the Honolulu Museum of Art Spalding House), Bishop Museum and the late Doris Duke's Shangri La.

Metal in Hawaii requires attention because, Marcos says, "salt is always doing its magic."

The YWCA, also known as

Laniakea, has kept him busy, starting about nine years ago with refurbishing Café Julia, one of the quaintest spaces left in downtown Honolulu. (It's named for **Julia Morgan**, the architect who designed the building, as well as Hearst Castle.) It continued with several windows covered by metal grillwork.

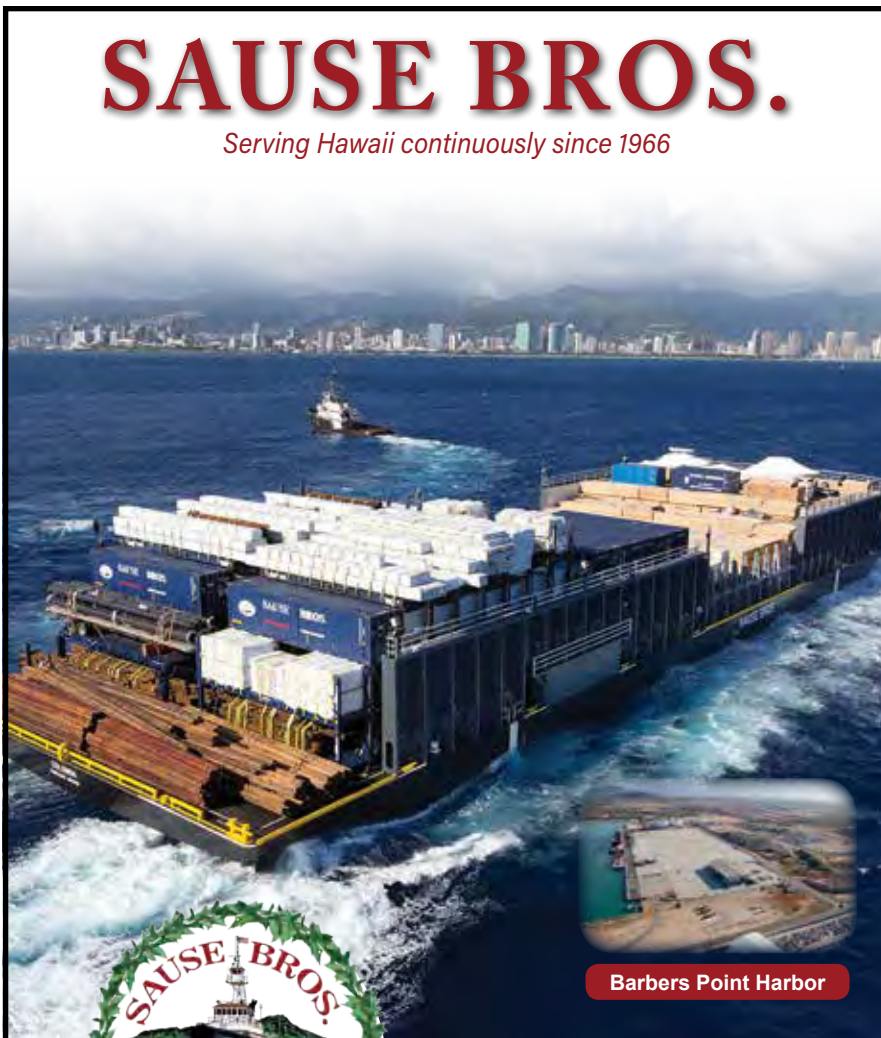
"It was in terrible condition," says Marcos. "The initial thought was to repair. It was two layers of grid work,

a woven pattern and then a larger diamond grid pattern over it, plus arches and ornamental stuff on top. ... I explored the idea of replacing it, but exactly as-is. The cost was more than any other repair work, but to me it was clearly the best deal for the dollar.

"So we started soliciting people who could help, and again it was like when I started, people were saying why does it have to be like that, we can do it like this, it'll be close. No.

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You don't understand, we have to restore what's there. It's a historic building. So I bought more equipment and hired another guy and we did it. ... The wire itself to make the mesh had to be custom made. We couldn't buy prefabricated mesh. One guy said, 'I'll tell you now, you're not going to be able to weave this.' ”

“Hey, they did it in 1920-what-ever,” says **Mark Gaulke**, company manager. “So knowing the quality we did on the wood side, we applied that to metals, and hired Gary Scherzinger, our welder. With our layouts and his welding abilities we were able to do what the other guys said they couldn't do for us.”

“I had it in my head what I wanted to do,” says Marcos. “It took three months of weaving metal, but we did it.”



The renovated Cafe Julia
PHOTO COURTESY ROBERT MARCOS INC.



And each window had a handle and apparatus to open the window. For that, says Gaulke, “we had to send a lot of parts to a company on the East Coast that is known for doing recasts of architectural hardware. There's no other way, you can't just go purchase it—the Y was built in the 1920s. We identified the samples that were in the best condition, and shipped them over. ... But some of the things we sent them, they could not recreate. There was one ball-bearing joint for a rod that opens the window. That ball-bearing fitting, they just couldn't figure how they did it (in one piece) way back when, so it was done in two pieces.”

The finished product is true to the original, and every bit as stylish.

Another recent restoration project was Ewa Community Church.

“They had a lot of termite damage,” says Gaulke, a native of Wisconsin who's been in construction since age 17. “The steeple was falling, the roof had problems, there was a whole lot of mess. We ripped off siding on the whole front, and the boards were really bad on the rest of the church. We ripped them out and hired a local guy who does trims and

Robert Marcos replaced in exquisite detail the original 1920's metal work at the YWCA on Richards Street

PHOTO COURTESY ROBERT MARCOS INC.

other things for us to match wood. Replaced all that siding, reroofed, took out the whole structure of the roof and reframed it and reroofed ... It was lead paint so we had to remove and abate it, then repaint.

"When it's restoration, it's matching materials as best as possible. Sometimes you can't because they don't make 'em any more, or to that specification, so there is some leeway in substitutions, but you want to use what was there and put it back. It can be difficult. You try to preserve and save as much as you can, and there are products out there for hardening woods that are rotting. You do the best you can, but if you have to replace, it's with 'like kind.' If oak was there, replace it with oak. It's in keeping with the historical factor."

The result here, working with Mason Architects, was a historic preservation award.

Marcos—Manila-born, San Francisco-raised—came to Hawaii on vacation and stayed, and got his start in the building industry with Hal Darcey Builders.

"That was in '75," he says, "and I worked almost 11 years with Hal, he took me right alongside him all the way through. We're still best of friends."

These days, Marcos is stepping away from general contracting—manpower issues—and focusing on cabinet making at his Waipahu shop, where plant manager **Patrick Driscoll** runs a large, computerized lathe.

"There's nothing he can't do," says Marcos. "We do a lot of commercial stuff, office renovation, medical cabinets, a lot of retail stores (Tori Richards) and restaurants (Nobu), and we did some work at Symphony Tower."

Quality remains the first goal, even if others settle for "good enough."

"I'd never be happy in that basket," Marcos says. "It always has been about high-quality work. There are people as good, it's just that they're hard to find." 🏠

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Awards Through August Top \$500M

Government agency contracts during 2017 reached the half-billion-dollar mark during August, as \$27,279,604 in work was awarded to contractors on Maui, the Big Island, Kauai and Oahu.

Most of August's contracts were awarded by the state Department of Transportation, with Maui Paving LLC winning the single-largest prize: \$5,229,565 in resurfacing work along

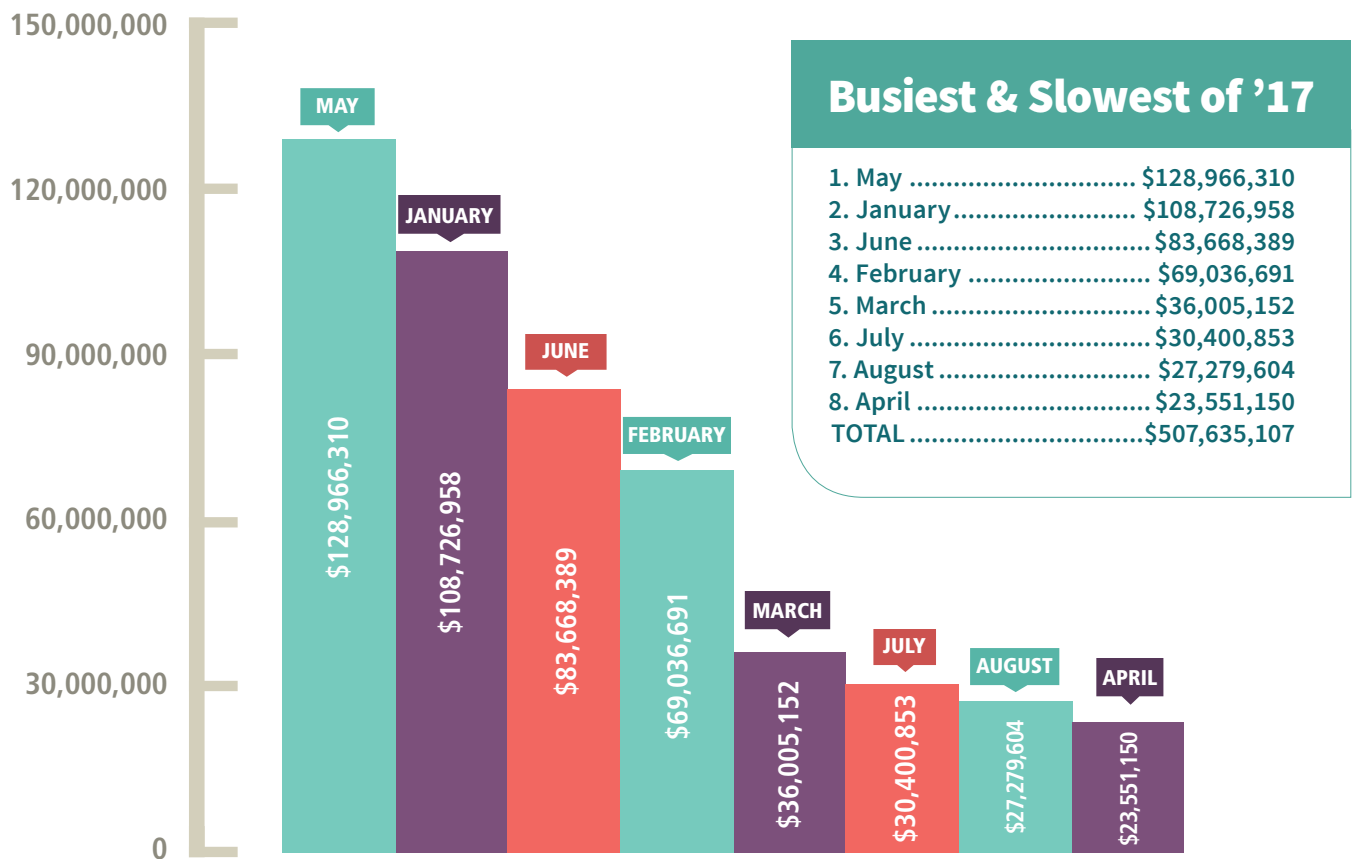
Kalae Highway on Molokai, from Maunaloa Highway to Kalaupapa Lookout.

Parsons/RCI Inc. landed the next-best award of \$4,360,800 for electrical improvements at Oahu's Waianae Wastewater Treatment Plant.

Isemoto Contracting Co. Ltd. was awarded two airport contracts totaling \$3,090,063, the largest a \$2,472,312

project for a new emergency generator at Kona International Airport.

Government awards, off significantly from \$157,313,076 last August, are down more than 50 percent for the year, from approximately \$1.2 billion in 2016 to \$507,635,107. However, a sharp rise in awards is expected in September for work at the Kapalama Container Terminal Yard.



AUGUST'S TOP 10 CONTRACTORS

1. Maui Paving LLC (1)\$5,229,565
2. Parsons/RCI Inc. (1)4,360,800
3. Isemoto Contracting Co. Ltd. (2).....3,090,063
4. Nakasato Contracting (1)3,051,500
5. Maui Kupuno Builders LLC (2)2,941,399
6. MEI Corporation (1)1,349,710
7. Hawaii Works Inc. (1)982,273
8. Close Construction Inc. (1)938,828
9. Road Builders Corp. (1).....790,859
10. Kaikor Construction Associates Inc. (2)58,200

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

AWARDS BY AREA

Oahu	\$14,062,590
Maui	9,158,251
Hawaii	3,438,763
Kauai	620,000
Total	\$27,279,604

AWARDS BY AGENCY

DOT	\$20,186,394
C & C of Honolulu	4,360,800
DAGS	2,198,410
DOE	534,000
Total	\$27,279,604

AUGUST

(Awards are rounded up to the nearest dollar.)

Oahu

Parsons/RCI Inc.	\$4,360,800
Waianae Wastewater Treatment Plant, Electrical Improvements	
Nakasato Contracting	3,051,500
IIT VIP Lounge at Honolulu International Airport (HNL)	
MEI Corp.	1,349,710
Windward Health Center Reroof, Phase 2	
Hawaii Works Inc.	982,273
Kawa Watershed Storm Water, Best Management Practices on Oahu, Phase 1	
Close Construction Inc.	938,828
Building Demolition at HNL	
Road Builders Corp.	790,859
Repave Aircraft Apron, Phase 1 at Kalaeloa Airport	
MJ Construction Co.	534,000
Waialua Elementary School, Miscellaneous R&M FY14	
Paradigm Construction LLC	500,000
Waimano Ridge Uluakupu, Repair Spalling and Other Improvements	
Kaikor Construction Associates Inc.	496,600
Install Asphalt Strain Gages INI Taxiway RB at HNL	

Site Engineering Inc.	296,020
Perimeter Fence Improvements at Dillingham Airfield	
Kaikor Construction Associates Inc. ...	261,600
Repair Trench Drains at Piers 52-53, Honolulu Harbor	
Brett Hill Construction Inc.	224,906
New Media Center and Offices, Aliiimoku Hale	
Site Engineering Inc.	186,394
Sand Island Fuel Farm Perimeter Fence at HNL	
Hawaii Industrial Services Ltd.	89,100
Building and Roadway Drain Cleaning and Repair at HNL	

Maui

Maui Paving LLC	5,229,565
Kalae Highway Resurfacing, Maunaloa Highway to Kalapapa Lookout, Molokai	
Maui Kupuno Builders LLC	2,016,047
Punene Avenue Improvements at Kuikelani Highway	
Maui Kupuno Builders LLC	925,352
High Street Resurfacing, Main Street to Keanu Street, Wailuku	
F&H Construction	358,280
Restroom Renovation at Kapalua Airport	
Peterson Bros. Construction Inc.	345,007
Repair Fence at Pier 1, Kahului Harbor	

Paradise Roofing Corp. dba Blue Pacific Construction	284,000
Repair Roof at Pier 1 Shed, Kahului Harbor	

Hawaii

Isemoto Contracting Co. Ltd.	2,472,312
New Emergency Generator at Kona International Airport	
Isemoto Contracting Co. Ltd.	617,751
Parking Lot Entry and Exit Improvements at Hilo International Airport	
Stan's Contracting Inc.	348,700
Hawaii Community Correctional Center, Kitchen Repairs and Improvements, Hilo	

Kauai

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

LOW BIDS

The companies below submitted the low bids in August 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

Oceanic Companies Inc.	\$8,071,077
Punaluu Wells II, Part B, Station Renovation	
GP Roadway Solutions Inc.	6,607,766
Interstate Route H-2 and Moanalua Freeway, Guardrail and Shoulder Improvements	
StarCom Builders Inc.	3,174,000
Physical Security and Energy Improvements at Fort Ruger, Hawaii Army National Guard, Department of Defense	
Maxum Construction of Hawaii LLC	542,193
Roosevelt High School, Miscellaneous R&M FY2013	
Elite Pacific Construction Inc.	471,387
Keller Hall, Room 103, Interior Renovation, University of Hawaii at Manoa	
StarCom Builders Inc.	392,000
Honolulu Zoo, Sun Bear Exhibit Viewing Portal	
Ron D. Electrical Service	378,245
Millilani Mauka Elementary School Campus, Fire Alarm Upgrade	
Certified Construction Inc.	334,400
Kalihi Valley District Park, Reroof Recreation Building	
DM Pacific Inc.	265,000
Waiiau Elementary School, Miscellaneous R&M FY10	
Certified Construction Inc.	264,711
Millilani High School, Miscellaneous R&M FY08 (N Reroof)	
United General Contracting	207,757
Ilima Intermediate School, Building E & C, Replace Stairwell Wall	
Hawaii Works Inc.	155,581
Kuhio Elementary School Campus, Drain Improvements	
Road Builders Corp.	152,390
FY18 One-Year Maintenance Contract for Pavement Repairs at Fort Armstrong, Honolulu Harbor	

DM Pacific Inc.	149,000
Nimitz Elementary School, Building K, Replace Grease Trap	
Alakai Mechanical Corp.	144,908
Nanakuli High and Intermediate School Locker Room, Replace Boiler and Shower Trees	
DM Pacific Inc.	96,000
Alvah Scott Elementary School, Building K, Replace Grease Trap	
United General Contracting	95,791
Liholiho Elementary School, Building B, Replace Grease Trap	
Coconut Wireless	68,000
Pipe Hanger Replacement, Keolu Bridge No. 1	
AA Electric Ltd	43,246
Maunawili Elementary School, Bldg. C & D, Replace Light Fixtures	
Manu E. Mafi	42,000
Lincoln Elementary School, Ct-1 Demolish Custodian Cottage	
Pacific Isles Equipment Rentals Inc.	41,000
Noelani Elementary School, Campus Drainage Improvements	
Henry's Equipment Rental & Sales Inc.	39,500
Mauka Lani Elementary School, Building B, Replace Grease Trap	
Allstate Welding LLC	31,444
Sinclair Library, Air Conditioning Retrofit, Room 301, UH-Manoa	
CMT Hawaii	25,979
Kamaile Public Charter School, 01 Install Chain Link Fence	

Maui

MEI Corp.	975,095
Lanai High and Elementary School, Miscellaneous R&M FY14, Lanai	
Global Specialty Contractors Inc.	727,854
Helene Hall Improvements, Hana	

F&H Construction	480,000
Lanai Veterans Cemetery, Water System and Site Improvements, Lanai	
Betsill Bros.	388,611
Kahului Elementary School, Miscellaneous R&M FY14	
Oahu Plumbing & Sheetmetal Ltd.	386,998
Lahaina Civic Center Social Hall, AC Replacement	
Global Specialty Contractors Inc.	164,854
Napili Park Playground, Shade Structure	
Maui Kupuno Builders LLC	121,589
South Maui Parking Lots Improvements	
HI Built LLC	120,000
Repair Revetment at Causeway, Kaunakakai Harbor, Molokai	

Hawaii

Isemoto Contracting Co. Ltd.	1,996,699
Naalehu Public Library, Relocation of Off-Site and On-Site Portables	
Isemoto Contracting Co. Ltd.	680,731
East Hawaii Veterans Cemetery No. 2, Maintenance Building Expansion and Other Improvements, Hilo	

Kauai

Goodfellow Bros. Inc.	100,800
Wellhead Extensions at the Kekaha Landfill	

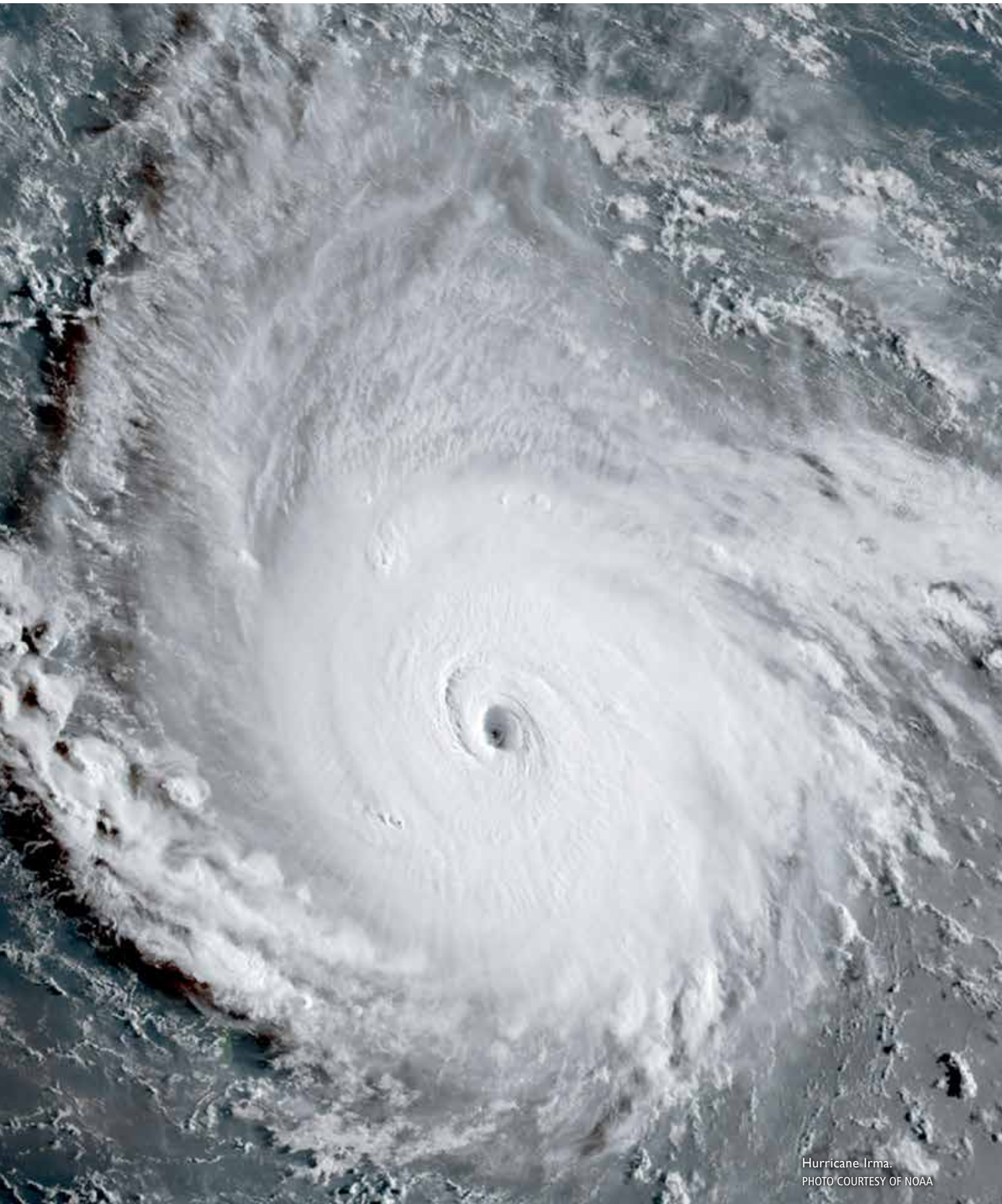
An aerial photograph of a tropical storm, likely a hurricane, showing a dark, swirling eye surrounded by dense, white, and grey clouds over a dark blue ocean. The storm's structure is complex, with multiple bands of clouds and some visible landmasses in the distance.

How Hawaii Contractors Can Help Rebuild

Builders urged to volunteer and register before a natural disaster

In the aftermath of hurricanes Harvey and Irma on the U.S. Mainland, Hawaii contractors capable and willing to assist with disaster response should register in advance with FEMA and local agencies as follows:

- Register with the Federal Emergency Management Agency. FEMA, through its Industry Liaison Program, can qualify local firms to serve as prime or subcontractors in the event of a disaster.



Hurricane Irma.
PHOTO COURTESY OF NOAA



Debris from Hurricane Irma

About FEMA's Warehouse

According to FEMA, its Logistics Management Directorate stockpiles essential emergency goods called Initial Response Resources (IRR). FEMA's resources includes water, food, cots, tarps, blue roofing sheeting and blankets. Other items commonly stockpiled include:

- Infant/toddler products
- Durable medical equipment
- Consumable medical supplies kits
- Cargo vans
- Generators
- Joint Field Office kit
- Leased copiers
- Sign language services
- Temporary labor
- Janitorial services

• Contacting the Hawaii Chapter of Voluntary Organizations Active in Disasters. VOAD is comprised of organizations that voluntarily work together, and its members and partners include private sector businesses and such groups as Catholic Charities, the American Red Cross, Aloha United Way and others including the Honolulu React Team radio group and various government response agencies.

"VOADs often work with the

private sector to help meet survivor needs also. After (Hurricane) Iselle (in 2014), they worked with Young Brothers, Expeditors, Home Depot and HPM Building Supply," says Marsha Tamura, voluntary and private sector liaison for the Hawaii Emergency Management Agency.

"As far as volunteering for an event, it would be good to identify the skills and interest the volunteers have. There's lots of work and needs to meet."

Tamura notes that "during the response phase, member organizations are doing damage assessments,



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identifying unmet needs, providing mass care (feeding and sheltering) of both survivors and responders, muck and gutting of homes, and helping survivors to begin the road to recovery.”

And other VOADs continue their efforts after the storms have passed, she says, noting how the United Methodist Committee on Relief and Mennonite Disaster Service helps to handle “the process of case work and the long-term recovery using case management to help families repair and rebuild their homes. ... For example, post-Iselle on Hawaii Island, VOAD helped a single mother rebuild the home her father had built using six teams of volunteers.”

There are VOADs on Oahu, Maui, the Big Island, Kauai and Molokai.

FEMA urges contractors wanting to assist to submit a voluntary vendor profile form. While FEMA does not keep a preferred vendor list, registering and submitting a profile will expedite everything in emergency situations. To contact FEMA’s Region 9 Pacific Area office, call 851-7900 or go to FEMA.gov.



BE A VOLUNTEER BUILDER

- To access and file a FEMA Voluntary Vendor Profile Form, go to fema.gov/media-library/assets/documents/29748
- For more on the Hawaii VOAD chapter, go to hivoad.communityos.org or email hawaii.state.voad@gmail.com

After a disaster the cleanup and rebuilding likely will go on for years. The damage estimate for Harvey alone could reach \$160 billion, making it the mostly costly natural disaster in U.S. history.

FEMA’s Public Assistance Grant Program moves into action after an event is declared a disaster. This

program provides resources for the repair, replacement or restoration of public facilities that are eligible for funding assistance.

Contractors with equipment, services and specific types of assistance also can contact this division of FEMA to inquire about getting vetted for pre-arranged contracts. 🏠



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The Kahului CONRAC, valued at \$331 million, is underway by Hawaiian Dredging Construction Co. Inc. PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

Maui's Busy Year

In 2017, construction
is up in most sectors

BY BRETT ALEXANDER-ESTES

The numbers are in, and for many in Maui's building industry, 2017 is a winner.

Hawaii tourism—a reliable predictor of Island development—is at an all-time high. As of June 2017, according to the Hawaii Tourism Authority, Hawaii visitor arrivals rose 4.3 percent over June 2016's record-breaking total.

For Maui, a top global visitor destination, this is good news indeed.

According to building industry group Pacific Resource Partnership, Maui construction employment in July was 4,200, a 5 percent year-to-date gain over July 2016. And PRP stats also confirm that private sector projects comprise three-quarters of 2017 Maui project value, indicating that of all the Neighbor Islands, Maui's construction industry is the healthiest.

2017 building permits are keeping pace. The value of Maui building permits in the first seven months of 2017 (\$309,350,252) rose 37 percent over 2016's January-through-July tally (\$226,444,213).

Reports from the field are



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equally positive. “2017 has been our busiest year,” says Daryl Arita, co-owner of Arita Poulson General Contracting, a 32-year-old Maui-based firm that is also active on other islands. “Arita Poulson 2017 projects are made up of several components, most of which are commercial.”



Daryl Arita

Arita says some of the firm’s projects are design-assist efforts that start some time before the project is ready to be built, and are now getting under way.

And current activity appears to be a solid foundation for the future. “With both private development and state and county public works projects in the pipeline, 2018 looks to be another robust year for the industry on Maui,” says state Sen. Rosalyn Baker (6th



Sen. Rosalyn Baker

Senate District, South and West Maui).

Hana Hou for Hospitality

In 2017, hospitality and related projects in commercial and retail appear to be the biggest drivers of private sector construction on the island, with many renovation or ground-up projects underway or in development.

Sterling Development Service is currently in the final stages of Wailea

Beach Resort – Marriott, Maui’s \$110 million renovations. Upgraded facilities include 544 guestrooms, an adventure pool with twin 35-foot-high slides and waterfall grotto, new luau grounds, Kids’ and Teen Centers, grand entry drive and grand lanai.

“\$110 million was the overall capital improvement project, of which we were the CM,” says Adam Durante, Sterling Development Service managing director and project leader.



In December, Sterling Development Service will wrap on the \$110 million renovation at Wailea Beach Resort-Marriott, Maui. PHOTO COURTESY MARRIOTT INTERNATIONAL

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“We performed \$60 million as a GC inclusive to the \$110 million.”

SDS is conducting the final stage of Phase 2 guest-room renovations, and “turning eight rooms a day over to the hotel with a ten-working-day schedule in each unit,” Durante says. SDS is slated to wrap on the project in December.

Arita Poulson’s \$8 million upgrade



Adam Durante

\$1.9 million Montage Kapulua Bay renovation of 62 luxury condos in an occupied resort. SDS is providing “new finishes, including FF&E, flooring, painting and stone polishing,” says Durante.

Public records indicate that the reported \$354.5 million redevelopment of Makena Resort by ATC Makena Holdings may break ground next year. The 47-acre mixed-use project will likely include single-family and multi-family structures, resort commercial builds and vacation rentals.

industry on Maui,” says Durante. “Our partnership with a number of resorts has insured our foundation in the 2018 market along with a number of other projects, which include luxury residential development, restaurant renovation and commercial tenant improvements.”

Destination Markets

Colliers International Hawaii is currently assisting with the sale and development of two sizable Maui commercial projects: Downtown Kihei Center and Maui Business Park Phase 2.

Downtown Kihei Center, envisioned as a pedestrian-friendly, mixed-use village adjacent to the Wailea and Makena resort communities, is currently in the pre-leasing stage. Recent project land use proposals provide for the development of approximately 28 acres that will include the construction of commercial and medical offices, retail outlets, a movie theater, restaurants and a 150-room, four-story hotel. The project is currently valued at \$125 million.

Maui Business Park Phase 2,

“We feel hospitality will continue to be a leading sector.”

—Adam Durante

of the Napili Surf Resort and the Napili Puamala 60-unit condominium is a complete custom renovation of all units, and also includes improvements to site utilities and grounds. AP expects to wrap on the project in the first quarter of 2018.

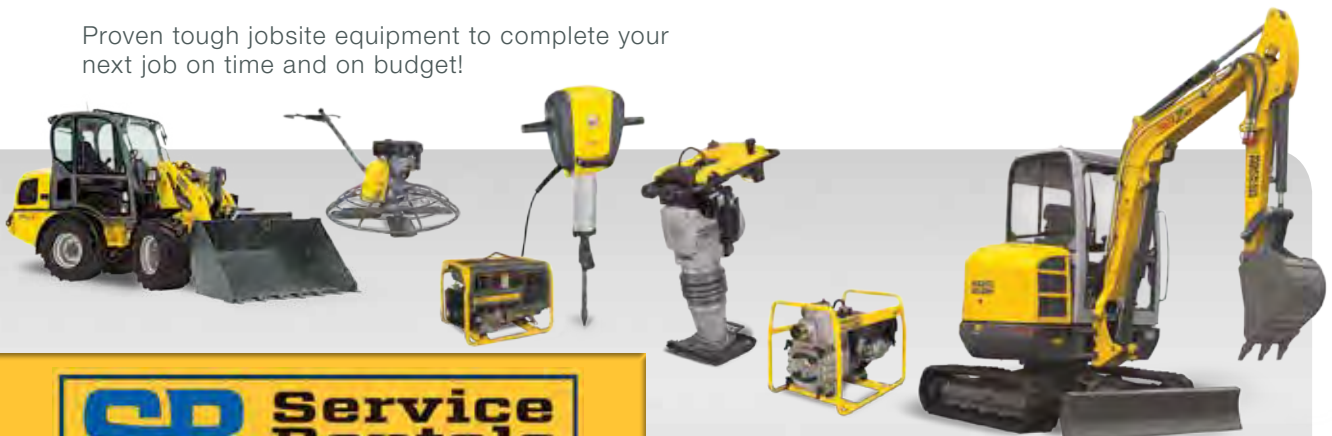
Nearby, SDS is engaged on the

Trinity Investments, an arm of ATC Makena Holdings, is reportedly also planning an \$80 million upgrade of the Westin Maui Resort & Spa, and is halfway through its renovation of 297 guestrooms at the Ritz-Carlton Kapalua.

“We feel hospitality will continue to be a leading sector in the construction

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developed by Alexander & Baldwin Properties Inc., is a 125-acre industrial-zoned development in close proximity to Kahului's airport and harbor. The current phase of off-site construction is complete, and the long-term development's first phase is being marketed.

Arita Poulson recently wrapped on its Whole Foods Market Maui project, and expects to complete BMW of Maui in November.

Arisumi Brothers broke ground in February on the DKIST Remote Office Building, a 13,424-square-foot, two-story build-out with a February 2018 scheduled wrap.

Residential Rebound

According to David Goode, Maui's Public Works Department director, most of Maui's 2017 January-to-July permit upswing "has been in the increase in single-family and multifamily units approved in these respective time periods, an increase of 249 units, or 72 percent."

One of the year's leading residential projects is SCD Kahoma LLC's \$13.7



Maui Electric's Kuihelani Substation, a 2017 Arisumi Bros. project.
PHOTO COURTESY ARISUMI BROTHERS INC.



David Goode

tions, says the project's "sustainable green design features include 1.75 acres of parks—all within short walking distance to beaches, grocery stores and Front Street shops and restaurants."

Goodfellow, Brown says, is

million Kahoma Village, a new 203-unit neighborhood located in the heart of Lahaina town. Ed Brown, Goodfellow Bros. Inc. Hawaii vice president of opera-



Ed Brown

tions, says the project's "sustainable green design features include 1.75 acres of parks—all within short walking distance to beaches, grocery stores and Front Street shops and restaurants."

This year's increase in Maui residential and housing projects will likely

completing the project's site work on a 12-month accelerated civil schedule.

Upcountry, Arisumi Bros. is building Phase 1 of Hale Mahaolu Ewalu, a senior resi-

dential housing center. Project scope is approximately 46,000 square feet, and includes three buildings, two of them two-story structures. Phase 1 is slated for a November 2018 wrap.

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Sachin Shah
DESIGN BUILD
DIVISION
DIRECTOR

HDOT Update: Kahului Airport

PROJECT	VALUE	STATUS	SCHEDULE
CONRAC	\$331M	Central facility scheduled to wrap in Fall 2018.	Tram (Early 2019) Tenant Improvements (Spring 2019)
Pass and ID Conference Room: Design includes air conditioning, plumbing, lighting and interior finishing.	\$5M	Advertising (Oct. 2017)	Construction NTP (Early 2018) Construction Finish (Early 2019)
Restrooms A, B and E	\$7M	Advertising (Early 2018)	Under Design (30%) Construction NTP (June 2018) Construction Finish (Spring 2019)
Holdrooms A and B Improvements: Expanding seating, incorporating walkways, adding another gate to the airport. Also expanding air conditioning, flight information display system, fire alarm systems, lighting and adding loading bridge space at the terminal.	\$40M	Negotiating Design Contract, Advertising (2020)	Construction Completion (Estimated 2021)
Apron and Lease Lots: Design new lease lots at Kahului Airport for aviation use. Grading, infrastructure improvements for utilities including water, electric, sewer and the internet. The project will construct roadways, apron and subdivide lots for lease.	\$64M	Negotiating Design Contract, Advertising (2020)	Construction Completion (Estimated 2020)



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HDOT Update: Maui Highways

PROJECT NAME	PROJECT VALUE	PROGRESS/SCHEDULE
Honoapiilani Highway Resurfacing, Keanu Street to Kuihelani Highway. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 4/2018
High Street Resurfacing, Main Street to Keanu Street. Phase: Future Construction	Construction Cost: \$1M-\$5M	Bid Opened On: 6/15/2017
Honoapiilani Highway, Emergency Shoreline Repairs, Mile Post 13 to Mile Post 16 (Permanent Work). Phase: Future Construction	Construction Cost: > \$15M	Scheduled Advertise Date: 12/2015
Honoapiilani Highway Safety Improvements, Kapoli Street to Papalaua Beach Park. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 11/2017
Hana Highway Emergency Repair, MP 15.7. Phase: Future Construction	Construction Cost: \$5M-\$10M	Scheduled Advertise Date: 9/2018
Kahekili Highway Resurfacing, Waiehu Beach Road to Camp Maluhia. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 4/2018
Honoapiilani Highway Safety Improvements, Ukumehame to Olowalu, Maui. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 12/2017
Honoapiilani Highway Resurfacing, MP19.5 to MP 20. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 6/2018
Piilani Highway Safety Improvements, North Kihei Road to Vicinity of Wailea Ike Drive. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 7/2018
Hana Highway Widening, Kaahumanu Avenue to Vicinity of Kahului Airport Access Road Phase: Future Construction	Construction Cost: \$5M-\$10M	Scheduled Advertise Date: 6/2019
Puunene Avenue, Widening, Kamehameha Ave Avenue to Kuihelani Highway (M.P. 0.19 to 1.11). Phase: Future Construction	Construction Cost: \$10M-\$15M	Scheduled Advertise Date: 4/2019
Kamehameha V Highway Resurfacing, Pukoo to Waialua. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 4/2019
Kamehameha V Highway Resurfacing, Kamalo to Pukoo (Molokai). Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 7/2018
Hana Highway Resurfacing, Vicinity of Ookele to Haleakala Highway. Phase: Future Construction	Construction Cost: \$1M-\$5M	Scheduled Advertise Date: 4/2019

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A&B's Maui Business Park Phase 2 (enclosed with red border).

GRAPHIC COURTESY A&B LLC/COLLIERS INTERNATIONAL HAWAII

keep Maui contractors busy for the foreseeable future. “If the housing market stays robust and we have enough labor to build the units, 2018 could be equal to 2017, which would bode well for increasing housing inventory, and potentially easing our housing shortage,” says Goode.

Public Works

Leading the pack in size and value is the Hawaii Department of Transportation (HDOT) Kahului Airport CONRAC: approximately 1.9 million square feet and valued at an estimated \$331 million. Hawaiian Dredging Construction Co. Inc. expects to wrap on the project in October 2018. Other

sizeable HDOT Maui airport projects are scheduled to break ground soon.

The state Department of Education's Kihei High School project is moving from Phase 1 to Phase 2 on approximately 77 acres and is valued between \$30 and \$130 million.

Arita Poulson is finishing seven state DOE heat abatement projects on

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Oahu, Maui and Kauai. "The classroom cooling systems are designed to be energy-efficient, and incorporate the use of photovoltaic rooftop systems combined with battery storage and exhaust fans to bring the heat down in the classrooms," says Arita.

Arisumi Bros. has two substation projects underway at Kuihelani and Kaonoulu for Maui Electric Co. Ltd. Both are concrete block and CMU control houses, 960 square feet and

961 square feet, respectively; both also include steel structures and high voltage wiring. Kuihelani is slated to wrap at the end of November; Kaonoulu is scheduled for completion in May 2018.

HDOT has a full schedule of Maui and Molokai road and highway repairs and extensions either in progress or slated to start soon. HDOT's Puunene Widening, possibly most cost-intensive, is valued between \$10 million and \$15 million, with an



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advertising date slated for April 2019.

As Baker surveys Valley Isle construction in 2017, she is encouraged.

"I am particularly happy to see more rental and workforce housing in

**"We feel 2018
will be another
good year for
the contracting
community."**

—Daryl Arita

the mix as well as roadway improvements, including the Lahaina bypass and educational facilities like a new high school for Kihei moving forward," she says. "The construction industry is a very important contributor to Maui's economy, providing many good-paying jobs for our residents."

Both Arita and Arisumi see a bright road ahead. "We feel 2018 will be another good year for the contracting community," says Arita. And while Arisumi notes that jobs coming out to bid seem to be slowing down a bit, "construction should still be OK through the end of next year." 🏠



Site of Arisumi Bros.' Hale Mahaolu Ewalu senior residential center.

PHOTO COURTESY JUSTIN RODRIGUES/BRITTANY ARISUMI

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Military Awards Projects Worth \$147M

NAVFAC Pacific contracts bolster construction workload on Oahu, Guam and Wake Island

BY BRANDON BOSWORTH

Naval Facilities Engineering Command (NAVFAC) Pacific recently awarded \$147 million in new contracts for projects throughout the region, including Guam and Wake Island.

Black Construction Corp. of Harmon, Guam, was awarded a \$78 million firm-fixed-price contract for the design and construction of a live-fire training range complex at Northwest Field, Andersen Air Force Base, Guam. The contract was competitively procured via the Navy Electronic Commerce Online website, with 11 proposals received.



Black Construction Corp. landed a \$78 million firm-fixed-price contract for the design and construction of a live-fire training range complex at Andersen Air Force Base on Guam. PHOTO COURTESY UNITED STATES AIR FORCE

The project will provide training facilities and live fire ranges for U.S. Marines. Construction is expected to be completed by November 2020.

Work to be performed includes design and construction of a complex of four live-fire training ranges and supporting structures. Supporting structures include a range maintenance building, administration building, area distribution node with radio frequency communication tower, two surface radar/camera sites, and a new entry gate facility into the complex.

“Following extensive work to meet the Department of Defense (DOD) mission, while focusing on responsible use of natural resources and protection of cultural resources, the Marine Corps is pleased to see this contract awarded,” says Col. Brent Bien, Officer in Charge, Marine Corps Activity Guam. “We are committed to Guam, and our forward presence here will play an essential role in strengthening the military’s ability to maintain regional security and protect the nation’s interests in the Pacific.”

Another contract for work on Guam was awarded to Contrack Watts Inc. for construction of a new Waterfront Headquarters Building at Apra Harbor on Naval Base Guam.

Contrack Watts Inc. was awarded a \$17.9 million contract for the construction of a new Waterfront Headquarters Building at Apra Harbor on Naval Base Guam.

PHOTO COURTESY UNITED STATES NAVY



Col. Brent Bien

The \$17.9 million firm-fixed price contract supports the Defense Policy Review Initiative and is funded by the Japanese government as part of an international agreement between the U.S. and Japan. This contract was competitively procured via the Federal Business Opportunities website with two proposals received. Work is expected to be completed in April 2019.

Aiea-based Element Environmental LLC was awarded an indefinite-delivery, indefinite-quantity contract with a maximum amount of \$40 million for architect-engineer services in support of the Department of Navy’s Environmental Restoration Program within the Pacific area of responsibility (AOR). The contract was competitively procured via the Navy Electronic Commerce Online website,

...continued on page 61

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PRESENTS



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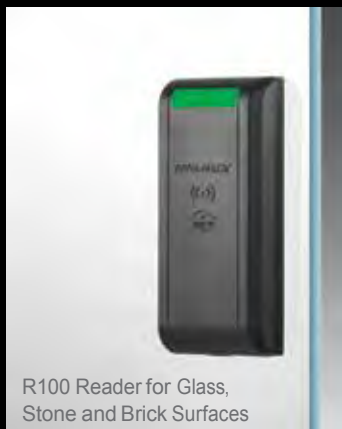
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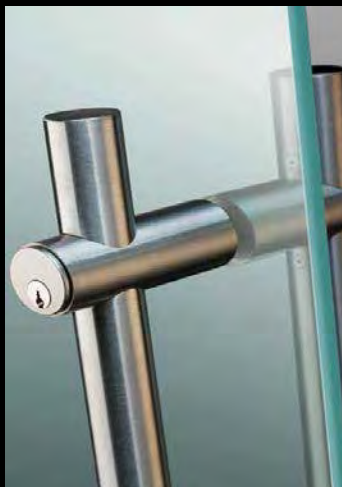
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Aloha colleagues and friends.

On behalf of the Honolulu chapters of the American Institute of Architects (AIA Honolulu) and the Construction Specifications Institute (CSI Honolulu), welcome to the 18th Annual Pacific Building Trade Expo.

It is a great honor and a daunting responsibility for our two organizations to produce the state's largest annual gathering of architects, designers, landscape architects, engineers, builders, contractors and other professionals in the design and building industry.

With free admission for members of the AEC industries, the Expo is an exceptional opportunity for diverse creative and business leaders and young professionals to get information, share ideas and make new contacts. It provides unparalleled access to 200-plus material suppliers and contractors and offers 28 carefully curated AIA-accredited seminars covering a wide spectrum of timely and relevant topics. And, of course, a hosted lunch buffet and Aloha Reception make for great networking opportunities.

The Expo is made possible, in large part, by our generous sponsors, including title sponsor HONBLUE, together with our exhibitors, seminar presenters, and a talented Expo planning committee led by Bob Lazo, AIA, and Rick Myers, AIA, CSI. We extend our deepest gratitude and thanks to all who have helped make the Pacific Building Trade Expo the most successful combined show of its kind in the Pacific Rim—one that is respected among our peers and widely anticipated each year.

Thank you for attending Expo 2017. Enjoy the show!

Chris Hong, AIA, NCARB, LEED AP

President
AIA Honolulu

Schad Woods, CSI

President
CSI Honolulu Chapter

*P.S. CSI members and prospective members are invited to visit the CSI Honolulu booth at the start of Expo for **CSI Honolulu's 3rd Annual Coffee and Chat**. AIA Honolulu members are encouraged to attend the chapter's **Annual Business Meeting and Luncheon**, which includes board elections. Please see the Schedule of Events on page 10.*

PRESIDENTS' MESSAGE

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MESSAGE FROM THE CO-CHAIRS

WELCOME TO EXPO 2017!

For the past 18 years, our local AIA and CSI chapters have pooled their talent and resources to produce what is today Hawaii's leading trade show for design, engineering and construction professionals.

As anyone who has attended the Pacific Building Trade Expo can tell you, this annual pilgrimage to the Hawaii Convention Center rewards you with a full day of stimulating professional development seminars, an impressive showcase of the latest products and services of more than 200 local and national vendors, hosted buffet lunch and pau hana reception, and plenty of opportunities to connect with other industry professionals—all included in the free admission.

Participation by our exhibitors and seminar speakers and the support of generous sponsors make this event possible every year.

We especially appreciate the exceptional support of HONBLUE, Expo's presenting sponsor since our inaugural year. And we extend our congratulations to CEO Larry Heim and his team who celebrate HONBLUE's 50th anniversary this year. Be sure to check out the new HONBLUE Center Stage venue, where four exhibitor-sponsored seminars will augment Expo's 24 other seminar sessions.

Many outstanding professionals serve on Expo's planning committee, facilitating our roles as co-chairs over many months of planning. We appreciate all that these volunteers contribute to ensure the event is outstanding in every way, from start to finish.

Thank you for making the time to attend this year's Expo. We are confident that you will find it a worthwhile way to spend all or part of your day.

Mahalo!

Rick Myers, AIA, CSI
Co-Chair

Bob Lazo, AIA
Co-Chair



2017 EXPO PLANNING COMMITTEE

We extend our appreciation to the following individuals for their time, talent and support.

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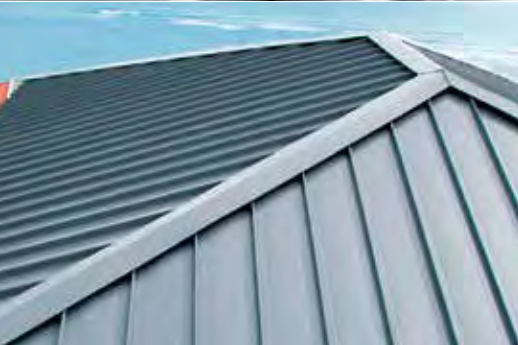
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CSI Honolulu 3rd Annual Coffee & Chat

9:15-9:45 a.m.

CSI Honolulu booth

Hosted coffee, assorted juices and pastries will be provided to all CSI members and to those who are interested in joining the organization. Informational presentation to follow on Construction Documents Technologist certification training. Join us!

Buffet Lunch

11:30 a.m.-1 p.m.

Exhibit Hall

Time to re-fuel and meet up with friends and colleagues to network and share information.

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AIA Honolulu Annual Business Meeting and Luncheon

11:30 a.m.-1 p.m.

Room 314

AIA Honolulu holds its annual business meeting and elections in conjunction with

the Pacific Building Trade Expo. Lunch is provided. All AIA Honolulu member architects, associates and allied members are encouraged to attend.

Elections will be held to fill the expiring terms of chapter directors as well as president-elect and other officer positions. Representatives to the AIA Hawaii State Council also will be elected to represent Chapter members on matters of statewide interest. All AIA Honolulu members in good standing are eligible to vote. Annual reports from the president and treasurer also will be presented at this meeting.

Pop-Up Dessert Stations

1:30-2:30 p.m.

Exhibit Hall

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Aloha Reception and Prize Giveaways

4-5:30 p.m.

Exhibit Hall

Pau hana time! Unwind, relax and enjoy hearty pupu, refreshments and live entertainment by Jazzy Jay at the post-Expo reception.

Don't leave the reception before we announce the winners of the Super Blowout Prize Extravaganza and Lottery drawings.

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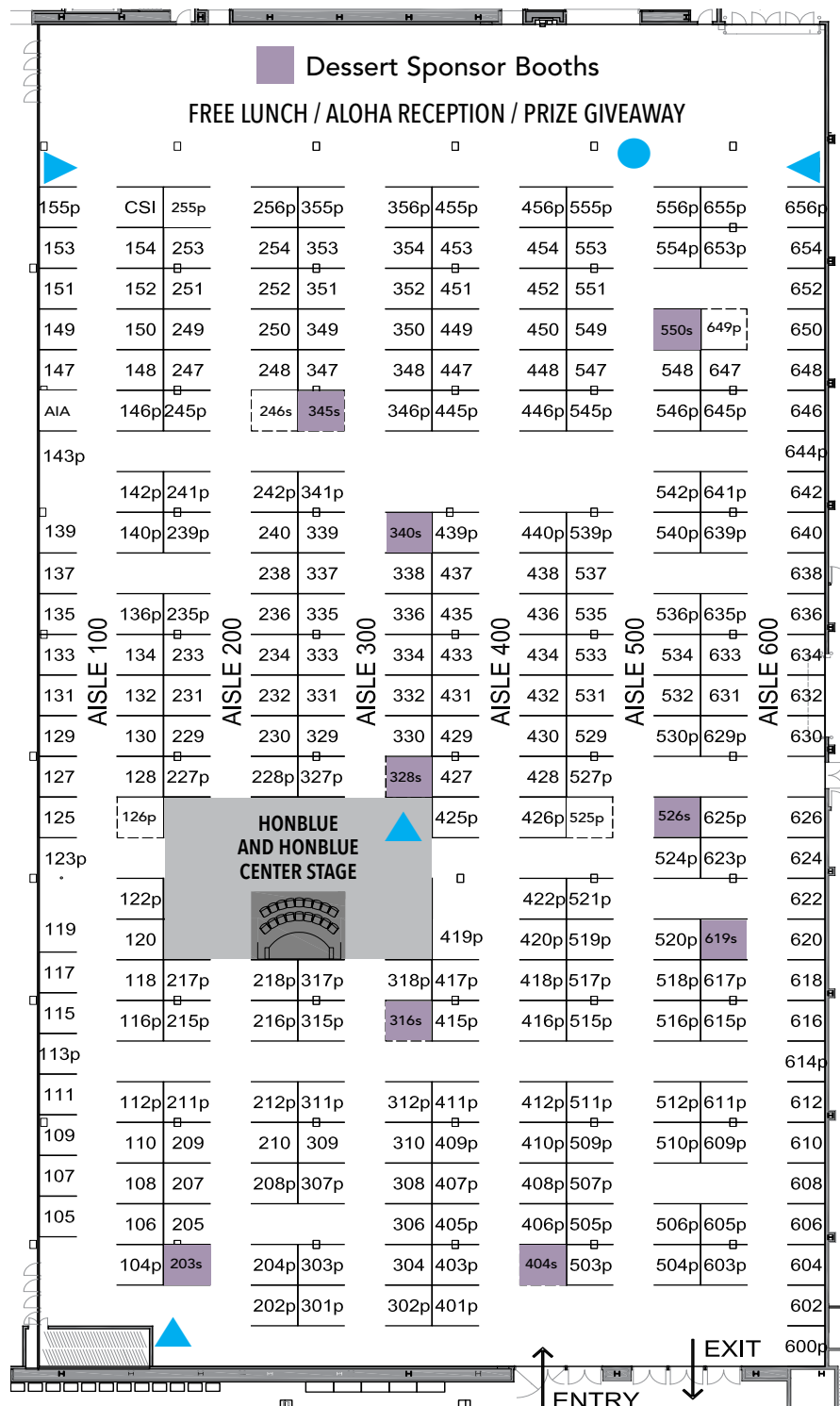
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Cardinale Cabinet Coatings.....	527p
Cemco Steel	626p
Cement and Concrete Products Industry of Hawaii.....	254
Ceramic Tile Institute of America.....	440p
CertainTeed Roofing Products Group.....	106
Coastal Windows.....	530p, 532, 534
Codel Entry Systems	240, 242p
Co-Ha Builders, Inc. dba Applied Surfacing Technology	407p
Construction Specifications Institute, Honolulu Chapter	CSI, 154
Crossville	433

D

D.L. Adams Associates, Ltd.....	422p
Daltile	432, 434
Drone Vantage LLC	151
Dryvit Systems	246p

E

Elite Railings & Windows.....	230
Emseal Joint Systems.....	415p
Evergreen by Debra	438
Evonik.....	339

F

Ferguson Enterprises, Inc.	548, 550s, 645p, 646p, 647, 648p, 649p, 650p, 653p
Fibergrate.....	409p
Fire Smart Roofing.....	119
Firestone Building Products	251
Fleet Street Graphics & Branding....	611p
Focus Industries.....	155p

G

Gaco Western	249
GatorBar.....	411p
GE Construction Sealants aka Momentive Performance Materials..	515p



Generator & Power Systems, LLC.....	123p
Georgia-Pacific Gypsum.....	516p
Glasswerks LA, Inc.	143p
Gordon, Inc.	337
GPRM Prestress	556p
Greenpath Technologies Inc.	255p
Guardian Glass.....	602p

H

Hawaii Architectural Foundation	149
Hawaii Architectural Sales	526s
Hawaii Energy	247
Hawaii Glass Block.....	310
Hawaii Skylights and Solar Fans.....	128
Hawaiian Cool Water.....	125
Hawaiian Discovery Furniture.....	152
Hawaiian Electric Company	256p
Hi-Line Distributors, Inc.	654p, 656p
HONBLUE.....	HONBLUE
Honsador Lumber Products	347, 349, 351, 353, 355p
Hope's Windows, Inc.	524p
HWT LLC.....	448, 450, 452

I

Inpro	127
International Code Council	306

IPR Hawaii	211p, 341p
Island Pacific Distributors.....	404s, 406p, 503p, 505p

J

James Hardie	215p
Jeff Brink, Inc.	529
JM Sales Hawaii LLC	252
JPG Hawaii, Inc.	142p

K

Karndean Designflooring	118, 120
Kloekner Metals Corporation.....	507p, 509p
Kohler.....	652p

L

La Cantina Doors, Inc.	511p
Laticrete International, Inc.	430
Layton Construction Company LLC	456p
LM Scofield	420p
Lynden Door, Inc.....	640p

M

Malarkey Roofing.....	126p
Mapei	436
Marvin Windows & Doors	455p

Masonry Institute of Hawaii.....	429
Maui Grade dba Hawaii Progressive Flooring.....	302p
Milgard Windows & Doors.....	338, 340s
Miller Enterprises-Roofing and Waterproofing Specialist.....	110
Milliken.....	207
Mohawk Industries.....	531
MoldPro International LLC dba ENPRO Environmental.....	334
MOSO North America, Inc.....	318p

N

Nana Wall Systems, Inc.	536p
National Coatings Corporation.....	539p
Neogard (Div of Jones Blair Co).....	245p
Neo-Metro/Elmco Swords.....	350
Nichiha USA.....	218p
Northclad	554p

O

O'Hagin.....	108
OK Hardware & Construction Supply, Inc.....	354, 356p
One Stop Windows & Doors	642p, 644p

P

PABCO Gypsum	236
Pacific Architectural Millwork dba Reveal Windows and Doors.....	216p, 315p, 317p
Pacific Power Group	113p
Pacific Source.....	623p, 625p
Peikko USA	250
Peterson Sign Company.....	535
Planar, A Leyard Company.....	540p
Polycoat Products	525p
Polyglass, USA	228p
Pono Stone LLC.....	130
PPG Paints.....	238
Pratt & Lambert	417p
Protecto Wrap Company.....	112p

Q

Quantum Windows & Doors.....	655p
------------------------------	------

R

Ray-Bar Engineering Corp.....	248
Raynor Hawaii Overhead Doors and Gates, Inc.....	116p
Reflections Glass.....	140p
Riggs Distributing, Inc.....	202p, 204p, 301p, 303p
Rinnell Wood Systems Inc.	449, 451
RMA Sales.....	615p
Rockfon	331
Rust-Oleum	519p
RW Supply, Inc.....	253

S

S&K Marketing Group LCC - Hawaii..	111
S-5! Metal Roof Innovations	332
Safway Services.....	547, 549
SCAFCO Steel Stud Company	330
Schindler Elevator.....	231
Schluter Systems.....	431
Selective Stone	425p, 427
Servco Home and Appliance Distribution	311p
Shaw Contract.....	115
Sherwin-Williams.....	122p
Sika	410p, 412p
Simpson Strong-Tie Co.	454
Skyclimber of Hawaii, LLC.....	232
Skyco Shading Systems, Inc.....	533
Smart Vent Products, Inc.	517p
Solarcology	229
Solid State Lighting Hawaii	403p
Sound Seal	205
Specialties Hawaii Inc.	600p
Stego Industries LLC	546p
Sto Corp.....	555p
Structural Systems, Inc.....	446p, 545p

Symmons Industries.....	352
SynLawn of Hawaii.....	312p

T

T&A Supply Co.	630p
T&M Shading, LLC	521p
T&T Tinting Specialists, Inc.	622p
Termimesh Hawaii Inc.....	553
The Garland Co., Inc.	153
The Reinforced Earth Co.	304
The Stonhard Group.....	348
The Vertex Companies	203s
Tile Warehouse	426p, 428
Tri-West – Flexco	405p
Tri-West, Ltd.....	209
Tri-West – Wall Passions	336
Tropical J's, Inc.	639p, 641p
TUFFLEX Polymers	150

U

Unistrut Hawaii.....	537
----------------------	-----

V

Valspar.....	518p
View, Inc.	308
Vinyl Corp.	542p
Vitro Architectural Glass	419p

W

Waltz Engineering, Inc.....	633
Wausau Window and Wall Systems.....	328s
Westcoat Specialty Coating Systems.....	614p
Western Window Systems.....	520p, 619s
Williams Pacific, Inc.	333, 335
Window World, Inc.....	504p, 506p, 603p, 605p

TIME		EXHIBIT HALL	SUSTAINABILITY TRACK – ROOM 314	DESIGN TRACK – ROOM 317A	DOD SERIES – ROOM 317B
AM	7:30				
	7:45				
	8:00				
	8:15		Session A1 (HSW) LEEDing Hospitality Projects	Session B1 (HSW) Reimagining Learning Environments	Session C1 (HSW) Working with the Corps and the Future
	8:30				
	8:45	Opening Ceremony Exhibition Opens			
	9:00				
	9:15	CSI Honolulu 3rd Annual Coffee & Chat (CSI Honolulu Booth)			
	9:30				
	9:45				
	10:00				
	10:15		Session A2 (HSW) Moving Toward NZE: UH and USGBC Hawaii	Session B2 (HSW) Design Competitions for Hawaii's Future	Session C2 (HSW) U.S. Army Approach to Cyber Security
	10:30				
	10:45				
	11:00				
	11:15				
	11:30	Buffet Lunch	AIA Honolulu Annual Business Meeting & Luncheon		
	11:45				
	12:00				
	12:15				
	12:30				
	12:45				
PM	1:00				
	1:15				
	1:30				
	1:45				
	2:00	Pop-Up Dessert Stations			
	2:15				
	2:30				
	2:45		Session A3 (HSW) Historic Building Energy Measures	Session B3 (HSW) Two Schools: Sustainable Sonoma and Kakaako Highrise	Session C3 (HSW) NAVFAC Pacific Business Opportunities in Hawaii, Guam and Australia
	3:00				
	3:15				
	3:30				
	3:45		Session A4 (HSW) Making Kihei Campus Net-zero	Session B4 (HSW) Honouliuli's Historic WWII Structures	Session C4 (HSW) Design-Build: Expectations for NAVFAC Post Construction Award Design
	4:00				
	4:15				
	4:30	Aloha Reception and Super Blowout Prize Giveaway			
	4:45				
	5:00				
	5:15				
	5:30	Exhibit Hall Closes			
	5:45				

PRESENTED BY

HONBLUE

EXHIBITOR TRACK - ROOM 318A

BUILDING TECH TRACK - ROOM 318B

PRACTICE TRACK - ROOM 319

HONBLUE CENTER STAGE - EXHIBIT FLOOR

Session D1 (HSW)
LED Video Display Wall
Technology

Session E1 (HSW)
Sophisticated Stone Systems

Session F1 (HSW)
Successful Business
Development Tips

Session H1 (HSW)
Balcony Door Systems

Session D2 (HSW)
Fiberglass Performance for
Windows and Doors

Session E2 (HSW)
Giving the Past a Future

Session F2 (HSW)
AEC Contract Updates!

Session H2 (HSW)
Access Control Overview



AIA Honolulu is a registered provider with the American Institute of Architects Continuing Education Systems (CES). All seminars qualify for one AIA/CES learning unit (1 LU/HSW). Credit earned upon completion will be reported to CES records for AIA members. Seminar topics and speakers subject to change. **Admission badge required for entry to seminars.**

Session D3 (HSW)
Acoustics, Fire, Framing:
Wall Innovations

Session E3 (HSW)
Trace it Back: Material and
Market Transparency

Session F3 (HSW)
Best Practice:
AEC Business Operations

Session H3 (HSW)
Sound Control and
Tiled Floors

Session D4 (HSW)
View All with View Walls

Session E4 (HSW)
Wind Testing for
Building HVAC

Session F4 (HSW)
Highrise Fire Code Concepts

Session H4 (HSW)
TBD

Parking is available at the Convention Center for a flat, all-day fee of \$10 (no in-and-out privileges). Consider 'going green' by carpooling, especially during the busy lunch hours. If you are not able to attend the full day of programs, why not come for the afternoon and stay for the Aloha Reception, with food, entertainment and prizes?

PRIZE LOTTERY AND SUPER BLOWOUT PRIZE EXTRAVAGANZA

Enter to win one of the fabulous prizes listed here! All Expo attendees will receive one free Prize Extravaganza ticket and several Prize Lottery tickets when they arrive at Expo.

Deposit your **LOTTERY** tickets into the matching lottery boxes located throughout the Exhibition Hall for a chance to win our Lottery prizes. See the floor plan map on page 12 for lottery box locations. You do not have to be present to win these prizes.

Drop off your **SUPER BLOWOUT PRIZE** ticket after 3:30 p.m. near the GPRM Prestress and Sto Corp. booths (556p and 555p) and then join friends and colleagues at the Aloha Reception for great pupu, refreshments and entertainment.

During the reception, winners will be announced for the super-cool Super Blowout Prizes. You must be present to win the Super Blowout prizes.

Mahalo to all of our prize donors!



Microsoft Surface Pro 4

Courtesy of the Expo Committee

Retail value \$650 each

(Two will be given away! One in the Lottery and one at the Super Blowout prize giveaway.)

Yeti Portable Cooler

Courtesy of the Expo Committee

Retail value \$250 each

(Two will be given away! One in the Lottery and one at the Super Blowout prize giveaway.)



Instant Pot

Multi-use programmable pressure cooker/slow cooker/rice cooker/steamer/yogurt maker and more!

Courtesy of the Expo Committee

Retail value \$175 each

(Two will be given away! One in the Lottery and one at the Super Blowout prize giveaway.)



Fortis Italian-crafted Kitchen Faucet

Retail value \$750

Toto Washlet

Retail Value \$700

Franke Stainless Steel Pull-out Kitchen Faucet

Retail value \$585

American Standard "Beale Collection" Pull-down Kitchen Faucet

Retail value \$400

Delta Pull-down Kitchen Faucet with Touch20 Technology

Retail value \$330

Bosch Tassimo Coffee Maker

Retail value \$90

Courtesy of Ferguson



AfterShokz Bluetooth Conductive Headphones

Courtesy of the Expo Committee

Retail value \$100 each

(Two will be given away! One in the Lottery and one at the Super Blowout prize giveaway.)



**AIA
Honolulu**

Architectural Walking Tour of Historic Downtown Honolulu

For a group of 10 people led by an architect or architectural historian.

Courtesy of American Institute of Architects, Honolulu Chapter
Value \$150



Private guided tour of architecture, art and history of the Hawaii Theatre

For 20 people

Courtesy of Hawaii Theatre Center
Value \$250



JBL Flip 4 Portable Bluetooth Speaker

Courtesy of Mohawk Industries.
Retail value: \$100



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earned upon completion will be reported to CES records for AIA members. Exhibitor Track CEUs will be recorded by the speakers directly. All seminars qualify for one AIA/CES learning unit (1 LU/HSW).

Admission badge required for entry to seminars. Seminar topics and speakers subject to change.

SUSTAINABILITY TRACK

LEEDing Hospitality Projects

Session A1 (HSW)

Time & Location: 8 a.m., Room 314

Speakers: Marciano Ponsiano and Ryan Wenaas (Hensel Phelps Construction Co. Pacific District), John Bendon (Green Building Hawaii)

Abstract: The hospitality sector in Hawaii has embraced going green. Hear from Hensel Phelps how the Hilton Hukulani was renovated from an outdated hotel in the heart of Waikiki into an upscale contemporary timeshare within the Waikiki Beach Walk retail development. The contractors will share their experience and lessons learned in ensuring that the resort received LEED Silver certification.

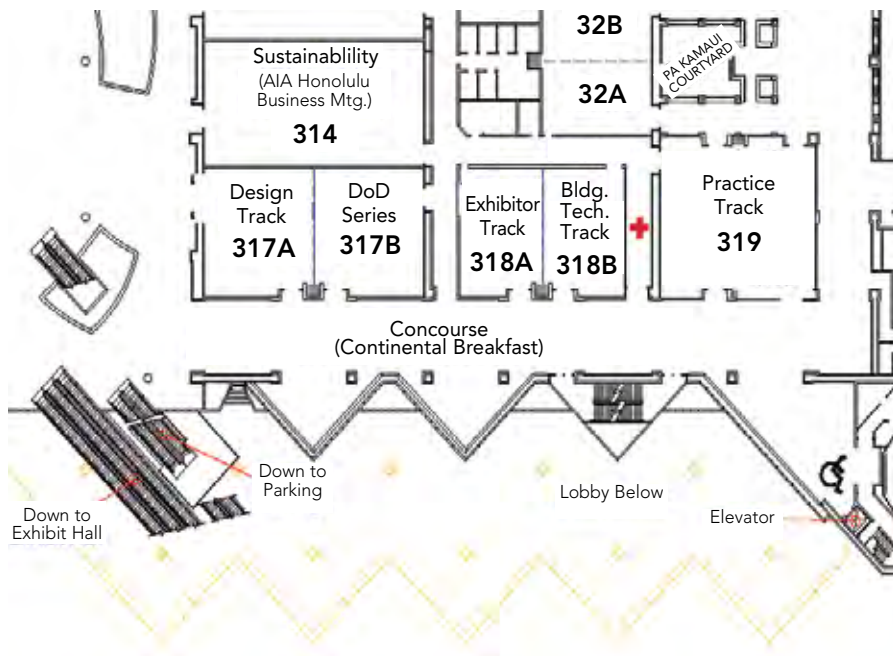
Hyatt Regency Maui Resort and Spa is LEED Silver EBOM certified, the first such certification for any resort in Hawaii. Green Building Hawaii will cover how members of the Hyatt Regency Maui operations team worked closely with property owner Host Hotels & Resorts throughout the renovation process to meet the LEED requirements.

Bios: **Mariano Ponsiano Jr.**, project manager with Hensel Phelps, is a graduate of the University of Hawaii at Manoa with a Bachelor of Architecture. As project manager, Ponsiano had contract authority



MARIANO PONSIANO JR

and represented Hensel Phelps in all decisions concerning the Hukulani project. He brings over a decade of construction experience to the project management role with experience in hospitality and multi-residence featuring high-end finishes.



and represented Hensel Phelps in all decisions concerning the Hukulani project. He brings over a decade of construction experience to the project management role with experience in hospitality and multi-residence featuring high-end finishes.

Ryan Wenaas, project engineer with



RYAN WENAAS

Hensel Phelps, is a graduate of Auburn University with a degree in science and environmental design. As a project engineer, he is in charge of onsite project administration of assigned contracts. His project experience covers both public and private owners under lump sum, unit price, negotiated GMP and design-build delivery systems.

John Bendon, LEED-AP, CEM,



JOHN BENDON

MRECM, is founder/principal of Green Building Hawaii, one of Hawaii's premier green building consulting firms. The firm has worked on wide variety of project types including renewable energy analysis, building performance testing, LEED certification, green building

curriculum development and training and energy-efficiency consulting and implementation management. Bendon earned a BA in environmental studies from CU Boulder and a master's in real estate and construction management from the University of Denver.

Moving Toward NZE: UH and USGBC Hawaii

Session A2 (HSW)

Time & Location: 10 a.m., Room 314

Speakers: Eileen Peppard (UH Sea Grant), Jim Maskrey (UH Hawaii Natural Energy Institute), Miles Topping (UH Energy Management), Melanie Islam (USGBC Hawaii)

Abstract: In this seminar, learn how UH-Manoa is walking the talk. Two net-zero classroom buildings are recent additions to the Manoa campus. Last fall, two 1,400-square-foot Flexible Response to Ongoing Growth (FROG) classrooms were put into action at the College of Education. Funded by the Office of Naval Research and managed by UH-Manoa's Hawaii Natural Energy Institute, these structures will provide valuable data on the effects of energy use and building design on energy demand. The classrooms incorporate real-time dashboards that display climate, indoor

comfort indicators and disaggregated energy use. Features include LED lighting with sensors that respond to the amount of natural daylight; highly insulated walls and ceilings; high-performance glazing; and 5kW photovoltaic arrays. They are “mixed-mode”, using both natural ventilation and air conditioning. The structures are being used to test technologies such as energy storage, advanced occupancy sensing and fan control.

Also, hear about the new UH Building Design & Performance Standards and USGBC Hawaii’s 2017 highlights and updates to its 2018 goals and beyond.

Bios: Eileen Peppard, MS, is a



EILEEN PEPPARD

sustainability specialist working on energy conservation issues with UH Sea Grant, the School of Architecture, and in collaboration with the Hawaii Natural Energy Institute. Since 2009 she has worked

with engineers and architects on studies of energy use, thermal comfort, and natural ventilation of homes, classrooms and university buildings. Following a 20-year career in biology, she trained in renewable energy technologies at Solar Energy International and transferred her passion and analytical skills to fight the battle to reduce our energy consumption.

Jim Maskrey is associate specialist,



JIM MASKREY

energy efficiency, at UH-Manoa’s Hawaii Natural Energy Institute. He has 38 years of experience in energy efficiency and renewable energy fields, including VP of a mechanical engineering firm in

California; energy manager for the City of Santa Monica; and commercial DSM program manager for Hawaiian Electric Co. He was responsible for construction and instrumentation of two net-zero structures on the Manoa campus and has been monitoring and evaluating three other net-zero classrooms on Oahu and Kauai.

Miles Topping is the director of energy management at UH-Manoa where he designs and implements strategies to support all 10 campuses in achieving



MILES TOPPING

net-zero energy by 2035, a mandate from the state legislature. He is an electrical systems engineer with 18 years of experience with a diverse range of projects, including passenger aircraft, rocket propulsion systems and

automated target recognition systems for the U.S. Department of Defense; power, lighting and communications designs for cities, schools, airports and city infrastructure; and designing grid-tied and off-grid residential PV and storage systems.

Melanie B.Y. Islam, D. Arch, AIA,



MELANIE B.Y. ISLAM

LEED AP BD+C, is the president/MLAB chair of USGBC Hawaii. She has been active with the organization for the past seven years, primarily leading the initiatives for the Green Schools Committee and Green

Apple Day of Service projects. She also works as a project architect at Mason Architects Inc., where she focuses her commitment to sustainable thinking and integration into a variety of projects ranging from education (K-12 to higher education) to the renovation and reuse of existing buildings.

Historic Building Energy Measures

Session A3 (HSW)

Time & Location: 2:15 p.m., Room 314

Speakers: Glenn Mason (Mason Architects), Joseph Higgins (Allana Buick & Bers), Ramsey Brown (Hawaii Energy). Moderator: Kiersten Faulkner (Historic Hawai’i Foundation)

Abstract: This session will cover what makes a historic building unique, share energy-efficiency incentives and programs and discuss how to appropriately incorporate these to reduce building maintenance and performance costs while maintaining the historic integrity of the property.

Bios: Glenn Mason, FAIA, president of Mason Architects Inc., meets the Secretary of the Interior’s Professional Qualifications standards for Historical Architect and has



GLENN MASON

been the principal in charge of award-winning preservation projects. He will share his experience in adapting historic buildings to meet modern functional and energy requirements, focusing on the

preservation of the character-defining features of historic buildings.

Joseph Higgins, PE, associate



JOSEPH HIGGINS

principal/Hawaii operations manager with Allana Buick & Bers, has over 26 years of experience with the engineering, installation and service of building mechanical systems. He is the lead mechanical

engineer responsible for managing construction projects and has expertise in the replacement and upgrade of building HVAC systems, plumbing and piping systems, energy management systems, solar thermal and solar PV systems, and energy audits.

Ramsey Brown is the resource



RAMSEY BROWN

acquisition manager with the Hawaii Energy Conservation and Efficiency Program where he works with the team in creating new possibilities for transformative energy reduction in Hawaii’s

homes. He earned a Bachelor of Science in mechanical engineering from California Maritime Academy and, before returning home to Hawaii, worked in the maritime industry on the team that designed, built and operates the first hybrid ferries in the country.

Kiersten Faulkner is executive



KIERSTEN FAULKNER

director of Historic Hawai’i Foundation and oversees all aspects of its preservation programs, strategic planning, business lines and operational matters. Prior to joining HHF, she was a senior city planner for the City and County of Denver.

She holds a Master of Arts in urban and environmental policy from Tufts University and is a member of the American Institute of Certified Planners (AICP).

Making Kihei Campus Net-zero

Session A4 (HSW)

Time & Location: 3:30 p.m., Room 314

Speakers: Ryan Sullivan and Lindsay Ching (G70)

Abstract: This presentation will focus on the design concepts and sustainable strategies being implemented for Kihei High School on Maui. The brand-new campus is being designed from the ground up to incorporate the latest passive green strategies that will be used as a model for future DOE projects throughout the state. With an ultimate goal of net zero energy, the campus is being designed to take full advantage of the abundant sunlight and natural forces found throughout the site. We will discuss various green strategies that were explored and how they will be implemented throughout the project to achieve the goals of sustainability and good design.

Bios: Ryan Sullivan, AIA, LEED AP



RYAN SULLIVAN

is an associate at G70 with experience working on a broad range of educational, commercial, hospitality and residential projects throughout the United States, Asia and Hawaii.

Projects he has worked on include CMORE Hale (LEED Platinum Laboratory) at the University of Hawaii at Manoa and Hawaii Baptist Academy's new high school classroom buildings.

Lindsay Ching, D. Arch, is a designer



LINDSAY CHING

at G70 and enjoys working primarily in the educational sector. Lindsay earned her Doctorate in Architecture from UH-Manoa, where she wrote her dissertation on climate change and building resilience. Her

past experience in sustainable baseline reporting focused on facility assessments in the areas of energy, carbon, water and waste.

Punahou School's 2-5 Community (Session B1).



DESIGN TRACK

Reimagining Learning Environments

Session B1 (HSW)

Time & Location: 8 a.m., Room 317A

Speaker: Kendall Ellingwood (Design Partners)

Abstract: The Sidney and Minnie Kosasa Neighborhood at Punahou School is one of two neighborhoods in the broader 2-5 Community, which is the final stage in a comprehensive redesign of the entire Junior School that began in 2004 with the opening of Case Middle School and continued in 2010 with the opening of the Omidyar K-1 Neighborhood. The 2-5 Community is a physical representation of Punahou's educational philosophy for the 21st century, incorporating research about the neuroscience of learning into an instructional vision based on personalization and flexibility. The project design is intended to blend well with other buildings and neighborhoods on campus, and it also establishes a new standard for green building design in education.

Bio: Kendall Ellingwood, AIA, LEED AP, is a senior principal at Design Partners Inc. where he is responsible for design and management of the firm's educational



KENDALL ELLINGWOOD

and government sector projects. He has worked with educational clients such as Hawaii Department of Education, Department of Defense Educational Activity (DoDEA), University of Hawaii

and various private institutions in Hawaii. Recent projects include Punahou School Grades 2-5 Neighborhood, Senator Daniel Inouye Elementary School, Kubasaki High School Okinawa, Zukeran Elementary School Okinawa and Maui College Science Building.

Design Competitions for Hawaii's Future

Session B2 (HSW)

Time & Location: 10 a.m., Room 317A

Speakers: Karla Sierralta (UH-Manoa School of Architecture), Matthew Lynch (UH Sustainability Coordinator)

Abstract: The University of Hawaii at Manoa recently held two international competitions promoting the value of design for our communities: The "Building Voices Design Competition" presented by the School of Architecture and University of Hawaii Community Design Center and the "Make the Ala Wai Awesome Student Design Challenge" organized by the Office

of Sustainability. The Building Voices competition sought innovative solutions that addressed Hawaii's unique geographic location, cultural richness, global visibility, and ecological diversity. The Ala Wai student design challenge sought ideas from K-12 and college students to help us envision a large scale, systems thinking approach towards comprehensive ecosystem restoration of the Ala Wai watershed. This presentation will describe both competition processes and selected winning entries.

Bios: Karla Sierralta is an assistant



KARLA SIERRALTA

professor at the UH-Manoa School of Architecture, where she leads the Basic Design Studio and teaches special topic seminars on design. In parallel to her academic work, she is also co-founder of

Strawn+Sierralta, an award-winning design studio focused on creating innovative, user-centered experiences through service design, environments and architecture.

Matthew Kamakani Lynch is the



MATTHEW KAMAKANI LYNCH

University of Hawaii System sustainability coordinator, alongside his work with the Hawaii Green Growth Initiative and the Kahumana Organic Farm. Lynch is also the founder of the

Asia-Pacific Center for

Regenerative Design, a Honolulu-based nonprofit. His work there engaged permaculture design principles in a broad range of community projects from Mongolia to Australia and throughout the Pacific, from building resilience through food security to sustainable economic development.

Two Schools: Sustainable Sonoma and Kakaako High-rise

Session B3 (HSW)

Time & Location: 2:15 p.m., Room 317A

Speakers: Adam Woltag and Jason DeMarco (WRNS Studio)

Abstract: A story of two schools. One,



Pohukaina Elementary School rendering (Session B3).

a proposed high-rise elementary school in urban Honolulu. The second, a new, net-zero living building in the wine country of northern California. Sonoma Academy's 22,000-square-foot facility combines dining, making, gathering and learning spaces in a new net-zero/living building nestled in the heart of the existing campus. We have learned that the process of developing a living building begins with culture and community and grows from there. This journey in wine country, though seemingly remote, offers lessons to the development of Hawaii's first urban high-rise elementary school in Kakaako. The high-rise school aspires to bring together sustainable design and education, in an urban context, while fostering a learning community in a vertical environment. Lessons learned, challenges and outcomes will be discussed.

Bios: Adam Woltag, AIA, a partner



ADAM WOLTAG

with WRNS Studio, approaches each design challenge by searching for a balance between the poetic and the pragmatic—beauty meets budget, program and site. His work has been recognized

with numerous publications and awards, including the prestigious AIA Committee on the Environment (COTE) Award and the first certified net-zero library in the United States. Committed to advancing the profession of architecture and the purposeful development of our cities, Woltag is an adjunct professor at California

College of the Arts.

Jason DeMarco, AIA, LEED AP BD+C,



JASON DEMARCO

is a project architect at WRNS Studio with 10 years of experience around the globe. With attention to project and practice management, projects are accomplished efficiently and accurately. He earned

his Master of Architecture and Certificate in Urban Design from the University of Pennsylvania. Giving back to the community and his profession, he volunteers as a board member for AIA Honolulu, the chair of the AIA Honolulu ARE preparation committee, a Webelos den leader, and serves as the Hawaii State Licensing Adviser.

Honouliuli's Historic WWII Structures

Session B4 (HSW)

Time & Location: 3:30 p.m., Room 317A

Speaker: Lorraine Minatoishi (Minatoishi Architects Inc.)

Abstract: Honouliuli Japanese Internment Camp was a large internment and prisoner of war camp that held over 500 persons of Japanese, German and Italian nationality and German and Korean prisoners of war. After Germany surrendered on May 7, 1945 and soon thereafter Japan surrendered on Sept. 2, 1945, the internment camps were closed and the internees allowed to go home. The camps were soon bulldozed down with virtually nothing to remind us of the

injustices of the war. Only two buildings were spared demolition—the guard building at the entry gate and the adjacent barracks building.

This presentation examines these two structures and the stories they tell us of war-time construction and confinement. These two buildings were inventoried, and HABS level drawings were created to document these structures as part of the Japanese American Confinement Sites (JACS) grant. Another JACS grant funded a full set of construction documents to be used for the restoration of the guard house.

Bio: Lorraine Minatoishi, Ph.D, AIA,



LORRAINE MINATOISHI

LEED AP, is the president and owner of Minatoishi Architects Inc., an award-winning firm specializing in residential, commercial and government projects with an emphasis on historical architecture. She has won numerous

awards on projects such as The Royal Hawaiian Hotel & Sheraton Waikiki Master Plan and the rehabilitation of Building 9 at Pearl Harbor Naval Shipyard. Minatoishi has also produced the film “Aloha Buddha,” a documentary examining the history and growth of Japanese Buddhism in Hawaii. She earned her Bachelor of Architecture at UH-Manoa, master’s degree in architecture at University of Oregon and PhD in architectural history from Waseda University (Tokyo, Japan).

DoD SERIES

Working with the Corps and the Future

Session C1 (HSW)

Time & Location: 8 a.m., Room 317B

Speaker: Stephen Cayetano (U.S. Army Corps of Engineers-Honolulu District)

Abstract: In fiscal year 2017, the Honolulu District provided engineering design, study, environmental and construction services totaling almost \$1 billion. This session provides an update on COE design and construction programs for 2017 and beyond. Cayetano’s information will be based on his vast experience, which encompasses the state of Hawaii, U.S.

Territories and Republic of the Marshall Islands and the Federated States of Micronesia.

Bio: Steve Cayetano, PE, is the deputy



STEVE CAYETANO

district engineer for programs and project management and chief, programs and project management division of the Honolulu District, U.S. Army Corps of Engineers.

The Programs and Project Management Division is responsible for the district’s \$1.85 billion military construction, civil works, environmental, and interagency & international services programs in Hawaii and throughout the Pacific. Cayetano leads a staff of 62 engineers, scientists, accountants, realty specialists and administrative professionals.

US Army Approach to Cyber Security

Session C2 (HSW)

Time & Location: 10 a.m., Room 317B

Speaker: Todd Barnes (U.S. Army Corps of Engineers-Honolulu Engineer District)

Abstract: Cyber security has gained increasing importance and scrutiny recently. The lack of cyber security has touched many, from hospital breaches in the UK; ransomware and stealing of personal data from the University of Hawaii and the Federal Office of Personnel Management. Are our own utilities safe from hacking? Are our military facilities safe? Can someone shut down Tripler Army Medical Center utility systems? This seminar will discuss the current status and thoughts of how the U.S. Army is approaching cyber security requirements.

Bio: Todd Barnes, PE, is the chief



TODD BARNES

of engineering and construction for the Honolulu District. He leads a workforce of 200 engineers, architects, scientists and technicians responsible for military and civil works design, construction management

and administration, operations and maintenance, cost engineering, and civil works technical functions. He brings a

unique blend of private sector and Corps of Engineers experience. He was vice president for program and project management development, and previously the profit center manager for a national firm responsible for operations in the Pacific Rim and Hawaii. He also served as assistant director of military programs at Headquarters, U.S. Army Corps of Engineers.

NAVFAC Pacific Business Opportunities in Hawaii, Guam and Australia

Session C3 (HSW)

Time & Location: 2:15 p.m., Room 317B

Speaker: Capt. Mike Monreal (NAVFAC Pacific)

Abstract: This presentation will describe NAVFAC Pacific’s mission, vision and business functions with a focus on business opportunities, including FY17 volume of business and FY18-FY19 projections for the Indo-Asia-Pacific region. In addition, NAVFAC Pacific will provide an overview of expected business growth in Australia, the national defense focus on shipyards and the significant volume of work that has now started in the Guam construction program.

Bio: Capt. Mike Monreal, PE, is



CAPT. MIKE MONREAL

deputy commander for operations, Naval Facilities Engineering Command Pacific. He holds a BS and MEng in civil engineering from Texas A&M University, and is a Seabee Combat Warfare qualified

officer and a member of the Acquisition Professional Corps. He served as public works officer for large naval stations and USMC bases, responsible for management of construction contracts across all levels of the corporation. His expeditionary and combat tours include Joint Task Force Shining Hope in Albania, Operation Noble Anvil in Kosovo, Operation Iraqi Freedom I/II and Operation Enduring Freedom.

Design-Build: Expectations for NAVFAC Post Construction Award Design

Session C4 (HSW)

Time & Location: 3:30 p.m., Room 317B

Speaker: Evan Mizue (NAVFAC Pacific)

Abstract: Learn about current perspectives and new trends in project design for design-build projects. This seminar will discuss, take suggestions and answer questions concerning design process challenges. It also will attempt to dispel common misconceptions about NAVFAC's design-build expectations. This presentation will be beneficial for architects and engineers doing business with NAVFAC, either directly or as consultants to the design-build construction contractor community.

Bio: Evan Mizue, PE, is the design division director at NAVFAC Pacific and leads NAVFAC Military Construction design in Hawaii, Guam and other Pacific locations. He is responsible for design community strategic planning, including technical standards and criteria, competency of NAVFAC architects/engineers and consistency of practice. Mizue received Bachelor and Master of Science degrees in structural engineering from the University of Illinois, Urbana – Champaign. He is a licensed structural engineer in the state of Hawaii.



EVAN MIZUE

components to specify an LED wall into their project.

Bio: Peter Lawrence, business development consultant at Planar Systems, is a technical marketing expert with 25 years of national and international business experience. Previously he was a software marketing manager at Audodesk before spending 10 years with Océ (Canon Group) marketing wide-format imaging solutions to the architectural, engineering and construction industry. He has extensive experience teaching AIA and CTS courses and holds InfoComm International's CTS™ certification for AV professionals.



PETER LAWRENCE

Fiberglass Performance for Windows and Doors

Session D2 (HSW)

Time & Location: 10 a.m., Room 318A

Speaker: Jim Hay (Marvin Windows & Doors)

Abstract: As one of the first modern composite materials, fiberglass is at the forefront of this innovation. This seminar will focus on the strength, durability and thermal efficiency of pultruded fiberglass and how it compares to other materials. In addition, it will target the usefulness and environmental advantages of fiberglass in the window and door industry.

Bio: Jim Hay, Marvin Windows & Doors' architectural rep, has over 20 years of experience in the window industry and is the company's local expert for the Hawaiian Islands. Based in Seattle, he

EXHIBITOR TRACK

LED Video Display Wall Technology

Session D1 (HSW)

Time & Location: 8 a.m., Room 318A

Speaker: Peter Lawrence (Planar Systems)

Abstract: This seminar provides an overview of direct view LED display technology and offers key considerations for specifying an LED video wall. The course compares direct view LED to other fine pitch display technologies; outlines components of an LED wall and important specifications and design considerations; reviews key criteria for product selection including applications, pixel pitch, mounting, power and content planning; and presents case studies. Upon course completion, participants should feel prepared to assemble the necessary



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JIM HAY

frequently travels to Hawaii to work with Marvin customers. Hay has broad-base knowledge and hands-on experience working with architects on fenestration specifications.

Acoustics, Fire, Framing: Wall Innovations

Session D3 (HSW)

Time & Location: 2:15 p.m., Room 318A

Speaker: Jason Warren (SCAFCO Steel Stud Co.)

Abstract: This technical presentation on “Improved Construction Methods, Acoustic Solutions, and Fire Wall Design Innovation” will highlight cold-formed steel design considerations and labor saving products that have evolved with the industry. Other innovative products of discussion will be: sound isolations systems such as RC Channel, Sound Isolation Clips and the SoundGuard Silent Framing System. The fire design discussion centers on Shaftwall framing systems CH, CT and the I-Stud, including new high-yield strength design tables that span heights that were previously unobtainable.

Bio: Jason Warren works as a designer of cold-formed steel building assemblies, products and components, helping to offer complimentary value engineering opportunities to contractors, engineers, and architects. He



JASON WARREN

earned his Bachelor of Science in civil engineering with an emphasis in structural design from Boise State University and has vast industry experience with cold-formed steel framing and design. Warren is an active member of the Structural Engineers Association of Washington (SEAW) and the Cold-Formed Steel Engineers Institute (CFSEI). He is also a member of the American Institute of Architects, and has worked with Western Regional CSI chapters throughout his career.

View All with View Walls

Session D4 (HSW)

Time & Location: 3:30 p.m., Room 318A

Speaker: Jana Akaka (Reveal Windows & Doors)

Abstract: This course will provide a better understanding of the benefits of using large fenestration “view walls” to achieve a more holistic living space by merging the indoor and outdoor environments. Through the use of both operable and fixed doors and windows, a unity can be achieved between indoor and outdoor living spaces, which can increase perceived square footage, reduce energy costs and provide positive health and well-being benefits to the occupants.

This course also will provide a better understanding of why the use of high quality, hand crafted windows and doors is a better overall value in the luxury building market, compared to typical large-production fenestration products. The use of premium materials and exceptional engineering provides an elegant, long-lasting product that increases both the value and longevity of the structure.

Bio: Jana Akaka, Hawaii account manager



JANA AKAKA

for Reveal Windows & Doors/Pacific Architectural Millwork, has over 17 years of experience in the local fenestration business. She has coordinated, designed and managed countless residential, commercial and luxury projects statewide, and has partnered with AIA CES to provide continuing education courses for more than 10 years.

BUILDING TECHNOLOGY TRACK

Sophisticated Stone Systems

Session E1 (HSW)

Time & Location: 8 a.m., Room 318B

Speaker: Bernie Wonneberger (Wiss, Janney, Elstner Associates Inc.)

Abstract: Natural stone has been used in construction of monuments and

buildings since ancient times. However, being a natural material, the stone can have highly varying physical and mechanical properties; even within the same quarry. The performance of these properties will equally vary depending on the varying environmental conditions to which the stone is subjected. The performance of the stone as a building cladding, flooring or paving material will depend on the design and quality of the construction.

The seminar will focus on the selection, design and construction of natural stone cladding, flooring and paving systems. The types of available stone and finishes will be presented, as well as mineral structure, setting and anchoring materials, and the effects from environment. Discussion also will be included regarding testing, petrographic analyses and cleaning studies. Techniques used by the presenter to evaluate and repair various performance issues at exterior and interior natural stone installations will also be presented.

Bio: Bernie Wonneberger is unit



BERNIE WONNEBERGER

manager and principal at the Honolulu office of Wiss, Janney, Elstner Associates Inc. He joined WJE in 1986 and has evaluated and solved numerous issues related to building envelopes and interiors. He has worked with building owners, property managers, designers, contractors and attorneys. He has prepared contract documents and observed construction for stone repair and renovation projects. Wonneberger is a member of the American Institute of Architects, Technical Committee C18 on Dimension Stone of ASTM International, the Construction Specifications Institute and the National Council of Architectural Registration Boards.

Giving the Past a Future

Session E2 (HSW)

Time & Location: 10 a.m., Room 318B

Speaker: Quinn Vittum (Re-use Hawai'i)

Abstract: In Hawaii, we produce 600,000 tons of construction waste every year. This represents one-third of our overall waste stream and a tremendous resource for our building industry. Everything from doors and windows to lumber and

hardware can be saved from demolition sites and repurposed in new construction. In this presentation, we examine design and planning considerations when using salvaged material and visit some exciting local and national projects that have taken advantage of the excellent style and function inherent in reclaimed treasures. Participants will come away from this session with inspiration and direction to take advantage of the resources within unwanted buildings for their commercial or residential projects.

Bio: Quinn Vittum is the executive director of Re-use Hawai'i, a nonprofit dedicated to waste reduction through building material salvage and reuse. Re-use Hawai'i deconstructs buildings in order to preserve resources for reuse and redistributes material from its Honolulu Redistribution Center Warehouse. In its 10th year, Re-use Hawaii has a staff of 35 and has developed a new industry designed to replace conventional demolition. New Hampshire-born and a son of a builder, Vittum has a passion for innovation, team building and environmental and social sustainability. Re-use Hawai'i is his third start-up.

Trace it Back: Material and Market Transparency

Session E3 (HSW)

Time & Location: 2:15 p.m., Room 318B

Speaker: Michael Johnson (3form)

Abstract: This program provides an overview of materials transparency and how it relates to green building, and socially and environmentally responsible manufacturing. The program contains an explanation of products' life cycles and associated health and environmental impacts from creation, use and disposal. In addition, this course will explore the ways in which transparency documents can be used when determining the appropriate material choices in designing for a healthier built environment. It also will shed some light on the benefits of transparency in the marketplace.

Bio: Michael Johnson, as director of



MICHAEL JOHNSON

sustainability at 3form, provides direction and oversight to corporate environmental and social responsibility policies and initiatives designed to achieve goals of zero waste in manufacturing, carbon neutrality, product transparency and optimization, and integration of sustainability ethics into the workforce. Johnson spends a large amount of time focused on materials transparency and optimization, offering educational presentations from coast to coast on this subject to help the A&D community better prepare to embrace LEED V4 or other healthy building standards, or to simply understand the underlying importance of transparency from a practical standpoint. Utilizing more than 20 years of experience, as well as

formal education in the environmental and sustainability business arenas, he brings real world context and practical solutions to complicated problems.

Wind Testing for Building HVAC

Session E4 (HSW)

Time & Location: 3:30 p.m., Room 318B

Speaker: Sargon Ishaya (Pragmatic Professional Engineers)

Abstract: Studying how outdoor air flows over buildings is critical for certain facilities in order to understand how exhaust disperses from the building or how a building can affect air velocity and quality at pedestrian levels. While computer modeling is an option for knowing how a building affects the environment at distances far downstream of a facility, there remains only one reliable method for

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knowing the effects at neighboring building openings or at air intake locations of the same building: wind tunnel testing.

This presentation will describe the basics of atmospheric boundary layer wind tunnel testing. After introducing the concepts and basic structure of these wind tunnels, the discussion will move on to what kind of information is required for an accurate model and what deliverables come out of the modeling exercises. Strategies on how to minimize costs of this testing as well as the types of facilities where it is warranted are also included to give architects and engineers enough information to introduce this service to their clients.

Bio: Sargon Ishaya, PE, LEED AP,



SARGON ISHAYA

received his master's in mechanical engineering from Stanford University and his bachelor's in mechanical engineering from California Polytechnic University. He is a registered mechanical engineer in

Hawaii and California, a NEBB Supervisor for TAB and Building Commissioning, and a two-time past president of San Jose's ASHRAE chapter. Throughout his 25-year career, Ishaya has designed state-of-the-art mechanical systems for companies such as Google, Apple, Facebook and Microsoft. For the past 14 years, he has been an adjunct professor at San Jose State University where he teaches a mechanical engineering course.

PRACTICE TRACK

Successful Business Development Tips

Session F1 (HSW)

Time & Location: 8 a.m., Room 319

Speaker: Dale Keep (SMPS Hawaii and Layton Construction Co. LLC)

Abstract: Dale Keep will use his 24 years of sales and business development experience to reveal tips and tricks that will lead to successful business development efforts. With a focus on the building trade industry, he will walk you through the cold call process, client interactions, getting follow up appointments, and most importantly, how to build relationships

of trust. He will help you know what to say and what not to say when talking with a client, and even give some live demonstrations. He also will teach five important steps that will lead to winning a project. These aren't "hard sell" techniques; Keep believes your relationship is key to your success ... get to know your client and be yourself* (with a big asterisk). He has a casual and entertaining way to make these business development techniques memorable and easy to apply.

Bio: Dale Keep is the business



DALE KEEP

development manager at Layton Construction Co., a top general contractor in Hawaii. He has a degree in marketing and advertising from BYU Provo. Keep is immediate past-president of SMPS Hawaii, is a GCA Hawaii

board member and chair of the AIA/GCA Committee. Before moving to Hawaii over 10 years ago, he ran his own marketing, advertising and consulting business in Oregon.

AEC Contract Updates!

Session F2 (HSW)

Time & Location: 10 a.m., Room 319

Speakers: Jay Soroka (Servco Pacific Insurance), Harvey Lung, Esq. (Bays Lung Rose Holma)

Abstract: *The AIA Apprentice, Season Premiere! The Contract Review.* During this seminar, a contract review task makes our "contestants" dig in their heels, dust off their law review notes and pull up their insurance cliff notes. A rift ensues between owners, contractors and A&Es. See where mistakes are made, money is lost and heartburn originates. Come join us and see who will be sent to the boardroom, and why.

Bios: Jay Soroka heads the Professional



JAY SOROKA

Liability practice of Servco Pacific Insurance, is a licensed attorney, and has over 30 years of experience in the insurance industry, holding a CPCU designation. His AE clients are engaged in local, national and international projects.



HARVEY LUNG

Harvey Lung,

Esq. is one of Hawaii's most experienced and respected construction law attorneys, having concentrated in this practice field for more than 35 years. Lung has represented a myriad

of construction industry clients including owners, developers, lenders, design professionals, general contractors, subcontractors, suppliers, sureties and insurers.

Best Practice: AEC Business Operations

Session F3 (HSW)

Time & Location: 2:15 p.m., Room 319

Speakers: Vladimir Sasic (Wealth Strategy Partners LLC), Allan Schlissel (Schlissel & Associates)

Abstract: Thinking about or currently running your own architecture, engineering or contracting business? Learn the best practices from industry experts. Topics to be covered include legal considerations specific to AEC industries; successful business practices for healthy and safe employees, future succession and minimizing risk; and internal business transfers (e.g. family business, partnerships, ESOPs). Real life scenarios and case studies will be discussed.

Bios: Vladimir Sasic, ChFC, CFP, AEP, managing partner of Wealth Strategy Partners, was born and raised in Serbia. He grew up playing tennis, the sport that ultimately landed him in Hawaii on a scholarship at BYU-Hawaii. In 2001, he earned his Bachelor of Science degree in mathematics. His understanding of numbers and winning attitude quickly translated into a successful career in the financial services industry, where he held various leadership positions, both locally and on the mainland, before returning to the Islands and joining WSP in 2009. Sasic has received numerous awards and recognition for his contributions and service, including Presidential Citation Award, Leaders Club qualification as well as membership in the Million Dollar Round Table. Being the student of the business, he has obtained different licenses and certifications, most notably General Securities Principal, Chartered Financial Consultant and Certified Financial Planner®.

**ALAN M. SCHLISSEL**

Alan M. Schlissel, JD, MBA, LLM, is managing partner of the accounting firm of Schlissel & Associates and has nearly 20 years of experience consulting and advising small to large businesses. Schlissel

has significant experience in tax issues affecting complex partnerships, S corporations and LLCs, real estate development, construction and individuals. A recognized leader in tax issues affecting Hawaii companies, he has been a guest speaker to organizations throughout Hawaii on issues affecting and concerning local and national businesses.

High-rise Fire Code Concepts

Session F4 (HSW)

Time & Location: 3:30 p.m., Room 319

Speaker: Samuel Dannaway (Coffman Engineers)

Abstract: This presentation will provide a brief history of building code development concerning high-rise buildings and will review current building code requirements. We will also discuss what to expect from the upcoming building code amendments concerning high-rise design. Considering the rapid growth of high-rise development here on Oahu, the increasing complexity of their design, the increased attention given to building enclosure systems and building materials, and the large number of non-conforming high-rise buildings here on Oahu, the discussion is relevant and timely.

Bio: **Sam Dannaway**, PE, FSFPE, after over 30 years as president and chief fire protection at S.S. Dannaway Associates Inc., joined Coffman Engineers, Inc. as its vice president, fire protection technology, in May 2016 when Coffman Engineers acquired his

**SAM DANNAWAY**

firm. During his career Dannaway has made significant contributions to the fire safety of Hawaii's built environment through building design and through support of fire protection education of Hawaii's engineers, fire service and fire protection community.

HONBLUE CENTER STAGE (Exhibition Hall)

Balcony Door Systems

Session H1 (HSW)

Time & Location: 8 a.m., HONBLUE Center Stage

Speaker: Steve Fronek (Wausau Window and Wall Systems)

Abstract: Building design professionals' desire to provide occupants with expansive views and a connection to the outdoors has led manufacturers to develop new and innovative exterior door systems. These can be used in retail, residential or mixed-use environments to access terraces, patios, decks, outdoor seating areas, mall fronts, balconies and lanais. Choices include storefront doors, architectural terrace doors, folding doors, and sliding glass doors—in

both conventional and European “lift and slide” options.

This presentation presents the characteristics of each balcony door option, along with their respective functionality and inherent performance limitations. Topics include fenestration provisions of the International Building Code, some key local/regional codes, determination of design criteria, testing and evaluation. Accessibility, energy efficiency, acoustical performance and condensation resistance are addressed at a high level. As the fenestration industry's primary standards development organization, American Architectural Manufacturers Association (AAMA) standards are reviewed.

Bio: **Steve Fronek**, PE, LEED Green Associate, leads new product development, technical support and general research as vice president, design engineering, for Wausau Window and Wall Systems' technical services team. He has served in various



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STEVE FRONEK

engineering, technical and general management roles within the Apogee Wausau Group since 1980. A mechanical engineering graduate of Michigan Technological University, Fronek is an experienced speaker, editorial source and author on engineering, testing, product development or other technical issues facing the commercial window business. He is past chairman of the board of directors of the American Architectural Manufacturers Association (AAMA), and chairs its Regulatory Affairs Committee, North American Fenestration Standard (NAFS) Committee, and Americans with Disabilities (ADA) Task Group.

Access Control Overview

Session H2 (HSW)

Time & Location: 10 a.m., HONBLUE Center Stage

Speaker: Matt Schaertl (Best Access Solutions)

Abstract: This seminar will help you develop a basic understanding of access control systems. It will review types of access control and how different access control works, how to recognize the components of an access control system, and will identify codes and standards relating to access control.

Bio: Matt Schaertl, AHC, has worked in the architectural



Sound Control and Tiled Floors (Session H3).



MATT SCHAERTL

hardware industry since 1982 in all capacities including estimating, furnishing, installing, troubleshooting and specifying mechanical, electrical and biometric hardware. His career emphasis centers on specification development, submittal review and advanced product applications. Schaertl has worked with new product development supporting engineering from leading manufacturers and has been

awarded several citations for product enhancements. He has been a member of CSI since 1988, is a former vice president of education, and holds a mechanical technology degree.

Sound Control and Tiled Floors

Session H3 (HSW)

Time & Location: 2:15 p.m., HONBLUE Center Stage

Speaker: Earl Maicus (Schluter Systems)

Abstract: Effective sound control is particularly relevant whenever there are multiple units in a building. Installing a tiled floor that meets minimum acceptable standards for sound control is a complex undertaking. There are many approaches and products available on the market and that may lead to confusion and undesirable results. This seminar serves to highlight the key factors that should be considered when installing a tiled floor where sound control is a consideration.

Bio: Earl Maicus is the architectural services manager for



EARL MAICUS

Schluter Systems and has over 20 years of experience in the ceramic and stone tile industry. After recognizing a need to support interior designers and architects, he created a new department in 2000 to aid them in design, product selection and specification. As an active member of the industry, Maicus participates at international trade shows and industry events, and is the author of the Schluter® Systems L.P. Product Specification Guide.

Session H4 (HSW)

Time & Location: 3:30 p.m., HONBLUE Center Stage

Speaker: TBA

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DDL President Stephen Leis coaching his Maui All-Stars team to a Little League World Series championship in 2016.
PHOTO COURTESY DORVIN D. LEIS CO. INC.

‘Team First’

Stephen Leis celebrates 50 Years
of DDL Hawaii’s success

BY BRETT ALEXANDER-ESTES

You don’t usually link the invisible realm of mechanical specs with flesh-and-blood contests on the ball field.

But then, you haven’t met Stephen T. Leis.

Leis, president of Dorvin D. Leis Co. Inc., oversees the installation of complete mechanical services at Hawaii projects in all sectors.

In 2017, that includes the Daniel K. Inouye Honolulu Airport CONRAC and the Kona Judiciary Complex, to name just two.

If a client wants DDL’s full package, the firm installs all of a building’s pipes, wires, switches, ducts, condensers, sprinklers and alarms—and the hidden intelligence that runs them.

It’s a vast and complex undertaking, calling for the utmost in precision. And in Leis’ case, for a quality that can’t be measured with a slide rule: heart.

Leis has been coaching Little League teams since 1994, and last year helped lead the Central East Maui Little League Intermediate All-Stars to a world championship.

“Whether it’s Little League, work or any other organization, you begin to understand your role as a leader,” he says. “For me, it’s always about the people—always.”

Leis recently sat down with *Building Industry Hawaii* and revealed how DDL—now celebrating its 50th year of doing business in Hawaii—wins the lion’s share of Isle mechanical contracts, and gives back to Hawaii’s communities.

Dorvin D. Leis, your late father, reportedly started DDL as a one-man operation out of a garage in Pomona. How did he grow the company?

Dorvin had an entrepreneurial spirit, and was always on the lookout for an opportunity to fill a niche in the marketplace. That led him to move his young company to Maui in 1967. He loved the Islands and the people,

and gained a reputation for quality at a fair price—a man of his word who stood behind his work.

Does DDL still follow his lead?

Those principles have served the company well over the years, and are the same principles we honor today.

The workplace or business can (also) excel by placing the emphasis on teamwork.



Dorvin D. Leis (second from left) in Pomona, Calif., circa 1965

PHOTO COURTESY DORVIN D. LEIS CO. INC.

As a longtime coach, you know teamwork's value. What's its role at DDL?

People are looking to you to shoulder a great deal of responsibility and be with them on the journey, no matter

how challenging it may get. When things are difficult, it's time to stand up to lead and support. If things go well with a good outcome, it might be wise to take a step back and out of the spotlight to let the team celebrate success.

This makes a strong case for "team first."

Dorvin always believed that we should give back to our community. At the end of the day, I'm very thankful to know it's not always about wins and championships, but about doing good, lessons learned and having a sense of satisfaction that comes with contributing.

"For me, it's always about the people—always."

Is DDL still "Maui-based?"

Maui was the origin of DDL in the Islands, and is still considered the corporate office. Over the past 15 years, the company has established active offices on Oahu, Kauai and the Big Island, becoming a statewide contractor.

DDL employs close to 500 people. How do you systematically advance their performance?

Keeping our people at the forefront of our thinking never allows us to become complacent, or stray too far from market changes and trends. And we don't hesitate to do what's necessary to keep our people on the leading edge of our industry.

Everyone is just a phone call away from speaking with me about important matters or safety.

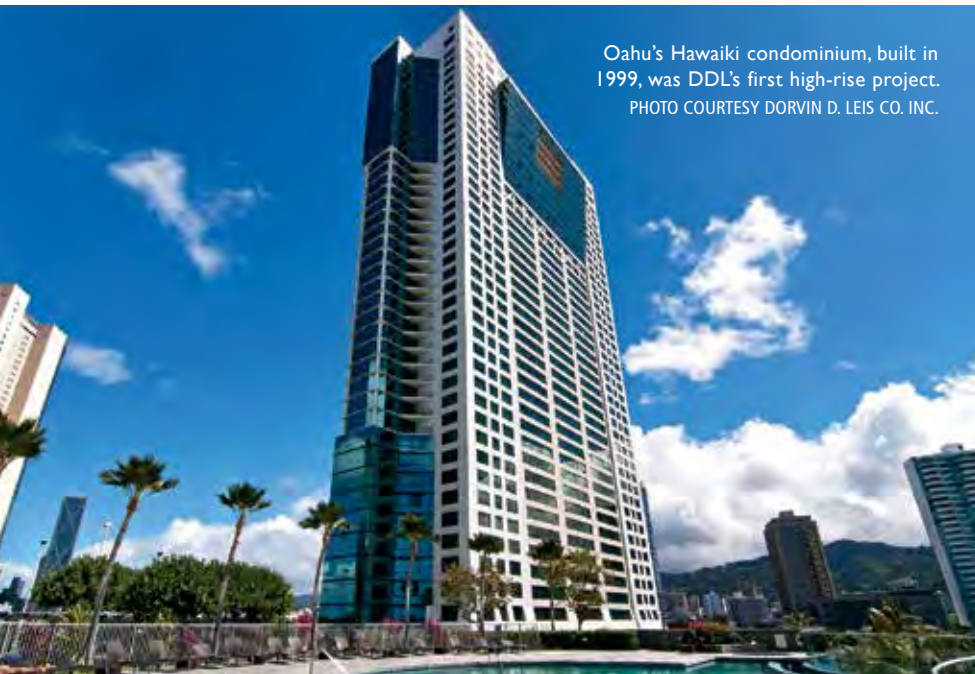
Are your employees equally committed to DDL?

I am honored that we have second- and even third-generation employees that choose to work for us. I believe that is a very positive statement about our corporate culture.

What does DDL bring to the table?

We provide complete mechanical services, including plumbing, air conditioning and ventilation, fire protection and electrical controls.

We offer all of the mechanical disciplines for every type of construction, whether pre-engineered or full design-build. And we offer our services for pre-construction, construction and post-construction maintenance, service and repair.



Oahu's Hawaiiki condominium, built in 1999, was DDL's first high-rise project.
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DDL helped build the Maui Arts & Cultural Center, and contributes to many of its programs.
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How does DDL provide specs in four mechanical disciplines?

We assign a single, highly qualified project manager to oversee the entire extended scope of work, and to be the single point of contact with our client.

Do you combine all your services in one contract?

We like to think there is an advantage to our customers to be able to award several divisions and sections of the work under one contract, as opposed to having multiple subcontractors and contracts for the same amount of work.

One contract and one point of contact should result in best value, less management costs and lower risk to our customers—with the certainty that the entire scope is covered.

Do you have an area of special technical interest?

The continuing emergence of BIM (building information modeling) in construction.

We have embraced this technology, and it has allowed us to move a large portion of our work from the field to pre-fabrication. This in turn results in lower installation cost, a safer work environment, high quality and increased productivity.

Are you planning more offshore projects?

We have already performed a few



DDL is installing all mechanical at the Daniel K. Inouye Honolulu Airport CONRAC.
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projects in Guam, and it looks to be in our future—depending on the level of military spending, which may bring about re-establishing an office there. For now, any work performed in that region would be handled as a joint effort of the Maui and Oahu offices.

What was your first job with DDL?

Hale Kamaole condominium in Kihei, which quickly led to an opportunity to run work as an apprentice plumber.

As DDL president, what gives you the greatest personal satisfaction?

Completing those projects that have an important impact on the well-being of our communities. ... the Maui Memorial Medical Center, Kamehameha Schools (Maui and Hilo), the University of Hawaii West Oahu campus, the UH Cancer Center and the Maui Arts & Cultural Center.

“Dorvin always believed that we should give back to our community.”

All of these projects provide a large benefit to our communities, and we are proud of our involvement



Stephen T. Leis with a portrait of Dorvin D. Leis, his father and DDL's founder

with these projects, whether it is as a builder or a supporter in other ways.

What projects have been water-sheds for the company?

The Hyatt Regency Maui in 1978 with 820 rooms was our first large resort project. The Hawaiki Tower in Honolulu was our first high-rise, and the Maui High Performance Computing

Center was our first design-build and high-technology project.

Did these projects change DDL?

They gave us our initial experience in the major market segments of resort, high-rise, design-build and high-tech work that has allowed us to grow our people and our level of expertise, establishing a resume leading to future work.

What do you think will be the biggest changes in Hawaii construction over the next five years?

Emerging construction technology will continue to be a driving force, and we must embrace it to remain relevant in the market. More so will be making the successful transition to the next generation of employees, understanding their needs and motivators.

How do you see DDL in 2022?

Possibly with the third generation running the business, with the oversight of all of us old second-generation managers.

We will continue to focus on core values of being a great place to work, with team players providing a high-quality installation for a competitive price while satisfying our client's expectations.

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The Maui Memorial Medical Center, a DDL project
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Skilled Tradespeople's Top Trainers

Most instructors are journey workers in their craft, striving to give back

BY BRANDON BOSWORTH

Training Hawaii's next generation of skilled tradespeople requires teachers who possess varied skills of their own beyond just the nuts and bolts of their profession.

"Apprenticeship instructors are subject matter experts who have, at a minimum, also received training in fundamental teaching methods and adult learning styles," says James Niino, an apprenticeship coordinator at Honolulu Community College. "Most of our instructors are journey workers in their crafts who have completed at least basic training in the teaching techniques and strategies that are effective with adult learners."



James Niino

"What most of our instructors have in common is a strong desire to 'give back' to their trade areas and a commitment to properly shaping and training the construction workforce."

Ken Wilson, education director at ABC Hawaii, the local chapter of Associated Builders and Contractors, also says his organization's instructors are "professionals that wish to 'give back' to their profession ... who share their vast knowledge, experiences and time to provide the best instruction possible."

To ensure quality education, Wilson says ABC Hawaii "continually monitors our instructors' performance so that we can maintain quality education, and our current instructor groups are nothing short of awesome. The instructors for ABC Hawaii are provided workshops on how to present platform instruction using their experience. Each instructor must complete a National Certification workshop prior to teaching our programs. This provides additional tools to assist sharing their profession with others."

Temperament matters, as well. "They must be patient but firm, and take no funny business because our apprentices can be unruly unless they are managed appropriately," says Mimi Sroat, director of the Hawaii Electricians Training Fund.

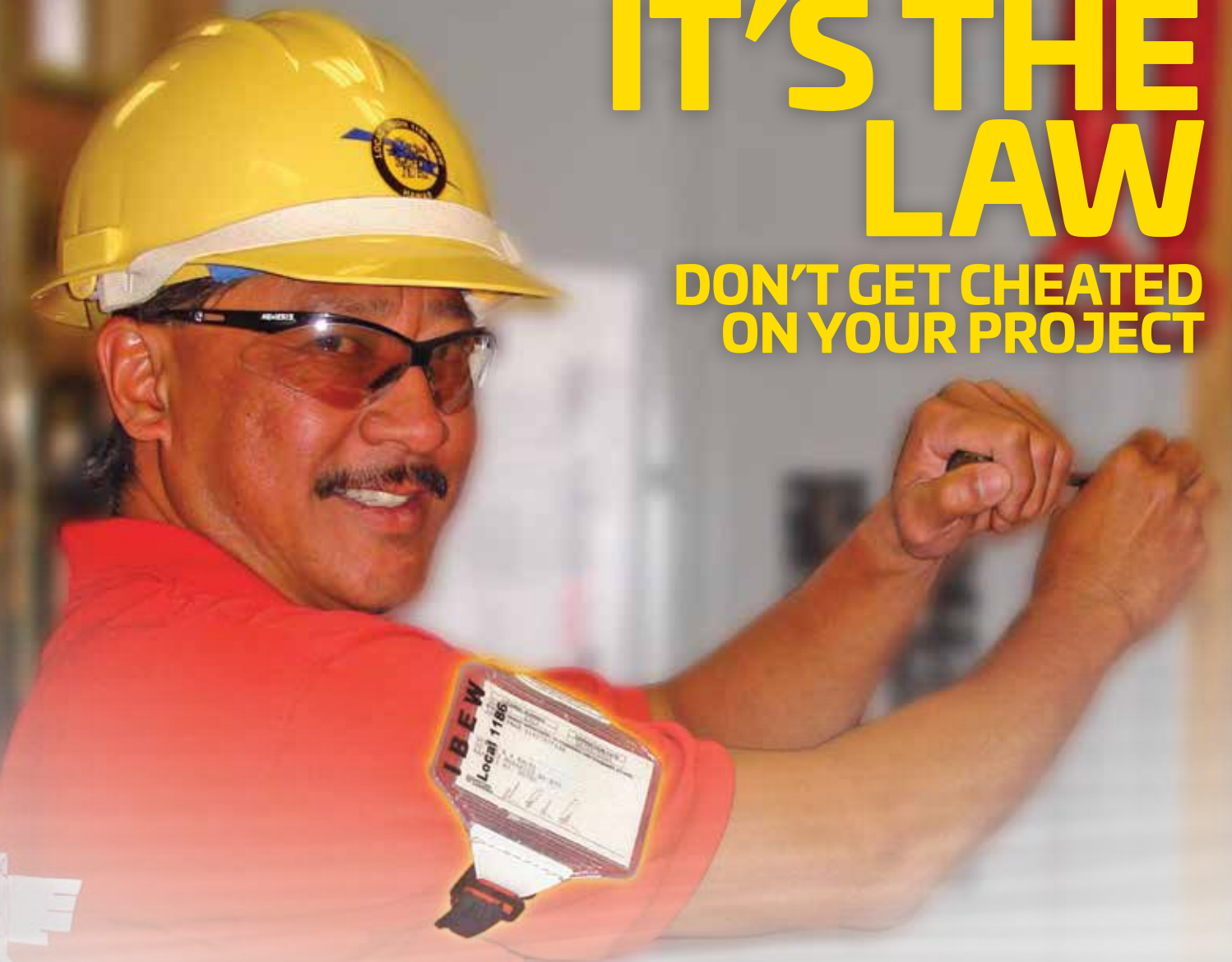
"The instructor must also be in tune with adult learning techniques since we are dealing with students who are over 18, or much over 18. We send some instructors to Ann Arbor, Michigan to an event called National Training Institute for instructor training in a group called the 'I-Group' which teaches them how to be better instructors. This group is taught by bona fide university professors."



Ken Wilson

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Honolulu Community College offers training in sheet metal and plastics technology.
PHOTOS COURTESY HONOLULU COMMUNITY COLLEGE

Sroat adds that, on the technological side, “a good trainer/instructor must be familiar with electronics because we have moved onto blended learning systems which require instructors to monitor students’ progress on the online system.”

At ABC Hawaii, Wilson says “of course, our training has changed to keep up with the current marketplace and training methods. Years ago, training was strictly on the job and simple book and paper. Currently, advances in technology have provided so many different approaches in classroom training ... audio visual to significant applications used through the various types of media have allowed

a more thorough and complete education experience for our apprentices.”

“Training adults is very different,” says Patrick Coronas, training coordinator at the International Union of Bricklayers and Allied Craftworkers Local 1. “A trainer has to do a little more to get them to learn. In general, adults learn best when they feel the lessons taught are going to be useful. They may understand the importance of training, but they also need to experience its applicability. If they can’t see its application in real life, they’ll simply be going through the motions.

“This is why trainers need to find ways to motivate

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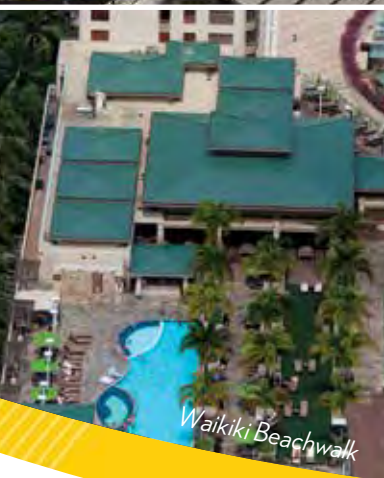




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adults to take part, and one of the best ways to do that is to find a connection between the training and their goals. Understanding how adults learn best can help trainers

There are several sources for training and apprenticeships on Oahu, including:

ABC Hawaii

Offers training in carpentry, electrical, plumbing, painting and roofing.
abchawaii.org

Building Industry Association of Hawaii

The Pre-Apprenticeship Construction Training (PACT) is a pre-apprenticeship training program designed to train and prepare unemployed and underemployed adults to qualify for living wage green jobs in the construction industry.
biahawaii.org

Hawaii Carpenters Apprenticeship and Training Fund

Offers carpentry and drywall training.
hicarpenterstraining.com

Hawaii Electricians Training Fund

Currently offers two primary programs: Inside Wireperson Apprenticeship Program (medium voltage) and a Telecom/CATV Apprenticeship Program (low voltage).
hetf1186.org

Hawaii Masons Union, International Union of Bricklayers and Allied Craftworkers Local 1

Four main training programs: block mason, stone mason, ceramic tile and pointer caulkers.
hawaiimasonsunion.org

Hawaii Sheet Metal Workers

Offers training in architectural sheet metal work, fabrications, installation, residential work, industrial work, testing and balancing, servicing of heating, ventilating and air conditioning systems and shipyard industries.
hawaiisheetmetal.com

Honolulu Community College Apprenticeship Program

Twenty-one apprenticeship programs including 33 different trades.
honolulu.hawaii.edu/apprenticeship

Plumbers & Fitters UA Local Union 675

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plumbershawaii.com

develop more effective training programs. What matters is how they can provide students with the knowledge to perform better at their jobs.”



Patrick Coronas

Coronas says IUBAC strives to make sure its instructors have the proper skills and credentials. “The program is in the process of setting uniform standards in its training curriculums. These standards will ensure and promote consistency in the quality and level of skills being taught to masons throughout the state.”

Even with such skilled instructors, some students struggle to complete courses. “Sometimes people come onto hard times, and instead of dealing with their problem, they run away,” Sroat says. “We make efforts to help them but you can only help people who want to be helped. In other cases, people will pursue other avenues of work if they struggle with the hands-on aspect and leave the program to pursue other things.”

Still, she says the HETF’s “completion rate is pretty good,” adding that they “really push to help these apprentices complete, and they have to continually mess up or fall off the face of the planet to be removed.”



Carpentry is one of the areas of instruction offered at Honolulu Community College.

“There are a number of reasons that range from mismatches between individuals’ capabilities and job requirements to changes in apprentices’ personal circumstances to injuries,” Niino says. “Also, since work in the building industry waxes and wanes, it is quite common for apprentices to leave their training programs to look for other job opportunities when work in their trades slows.”

Coronas estimates about 60 percent of students finish training.

“There are many reasons why people, especially apprentices, drop out of the program,” he says. “One of the main reasons is that they decide that the trade is not for them. Another reason is that they are dropped from the program for not following the program rules, such as attending the related classes that they must attend or not turning in their progress reports or not showing up for work. During down periods, people drop out because there is no work.”

Wilson describes completing the apprenticeship program

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• TOP TRAINING

Local 675 apprentices are accepted only after a rigorous testing and selection process. Each apprentice undergoes a five-year program consisting of 10,000 work hours plus ten semesters of related classroom instruction coupled with manipulative, hands-on training which also earns credit toward a college Associates Degree. Local 675's commitment to excellence also extends to all course instructors and trainers. Each instructor is required to complete a five-year national trainers' program conducted by the United Association. This training not only covers the basics of the trade but also training in emerging industry techniques, equipment, and skills.



• NATIONALLY RECOGNIZED APPRENTICESHIP PROGRAM

The superior quality of Local 675's training program was nationally recognized for "Outstanding Achievement in Apprenticeship Training." A blue ribbon selection committee drawn from the U.S. Department of Labor, the Bureau of Apprenticeship Training, the National Association of State and Territorial Apprenticeship Directors, and The Federal Committee on Apprenticeship, chose the Plumbers and Fitters Local 675's apprenticeship program as one of only three honored nationally across all industries for excellence in providing apprenticeship training.



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as “no easy feat,” observing that “after work, school, sleep and study the apprentices have (on average) 3.5 hours to eat, tend to family matters and squeeze out recreation time for their family.”

He says there are many seasons for people dropping out of the program, but that the “biggest reason is lack of self-discipline, a lost focus or simply seeking an easier way to get ahead.”

The demographics of those seeking training changes over the years. “We have noticed an increase in age in our apprenticeship program,” Sroat says. “We recently looked at how many over-40 apprentices we had and were surprised at the number.” Coronas, on the other hand, says “the apprentices coming into the program are millennial generation.”

While Sroat says there is no “typical student,” more males are interested in apprenticeships than females. “We work hard to recruit females and we have some female apprentices, but it is difficult because at career fairs, etc. the females do not gravitate toward our trade.”

Niino says trade training programs try to set reasonable recruitment goals for underrepresented groups in their specific trade areas, adding “that there are inspirational examples of successful non-traditional apprentices across the trades.”

“ABC Hawaii encourages stronger participation by women and minorities in the construction industry through business outreach, career recruitment, mentor-protégé and workforce management and apprenticeship training activities,” Wilson says. “Within the last few years, ABC Hawaii is encouraged by the increased number of women participating. The typical students are the people who have overcome challenges, had the self-discipline and drive to complete their education.” 🏠



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Japanese-style Grocer and Eatery

Nordic PCL and team performs
'above and beyond' on Mitsuwa
Marketplace at the IMP

BY DAVID PUTNAM



Inside the new Japanese store
at the International Market Place

Holding weekly lunches “during crunch time to keep the whole team focused”

went a long way toward ensuring that the new Mitsuwa Marketplace would open on schedule, says Dan Brown, project manager for general contractor Nordic PCL Construction Inc.



Dan Brown

Mitsuwa Marketplace is the largest Japanese supermarket chain in the United States with 11 stores, including its newest outlet at the International Market Place. The Waikiki store, which opened in May, carries a variety of Japanese dishes—musubi, sushi, ramen, tempura, rice balls—as well as groceries, appliances, cosmetics and other general products.

“Mitsuwa saw an opportunity to gain attraction with the Japanese

tourism industry” in Hawaii, says Brown.

Nordic PCL broke ground in January on the 11,000-square-foot site on Level 2 near Saks Fifth Avenue at the IMP. The \$6.5 million grocer and restaurant faced a “challenging schedule” to be completed in five months, Brown says.

“Our team, subcontractors, vendors and client had to maintain clear and constant communication while working side-by-side to successfully deliver this project,” he says.

Brown says that “during the construction high point,” the work required “approximately 20 scissor lifts onsite at the same time.” And,



The exterior of Mitsuwa Market

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Custom tiles were installed above the sushi bar.



A close look at the custom painted tiles at Mitsuwa Market

he adds, “working closely with the community and our client, we erected complete scaffolding on Kuhio Road, which caused temporary interruption to the public walkways.”

Brown points to the colorful “custom-made, custom-painted Japanese tile installed over the sushi area” as a focal point of the market. The tiles were made by Solistone Commercial in La Puente, Calif.

Brown credits the team of Dan

Shiraki, Nordic PCL superintendent; Ethan Powell, project engineer; architects James Jewett and Jason Fochtman and owner Nori Miyata for the success of the job.

Along with the crucial weekly lunch meetings, the team worked closely—frequently using FaceTime, Brown says—with the owner who is located in California and the architect in Michigan to conduct “quality checks and periodic site visits, and lots of high-quality sketches and photos were required to communicate.”

The scope of the project involved what Brown called a “new build tenant fitout work,” including Unistrut, mechanical, electrical, plumbing, drywall, paint and glazing, with such specialty work as four commercial cooklines, high-end finishes and Barrisol fabric-covered fixtures.

Brown praised subcontractor Standard Sheetmetal for performing “above and beyond to help coordinate the complicated cookline equipment.”

Extra care was required to prepare the worksite. The crew, he says, “needed to avoid being seen by the public during mall hours of 9 a.m. to 9 p.m., which means off-loading of equipment was required to happen early morning.”

Brown says the “whole management team at Taubman/Sachse, including Noah Wolfson, Livia Owens and Mike Darcey, were instrumental in getting the project over the line on time.”

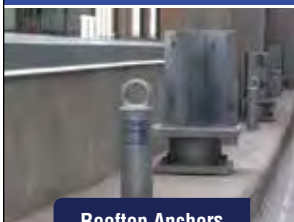
The end result, he adds, “the client was very pleased, above all because they opened on schedule. We maintained a ‘can-do’ attitude and felt we weren’t just delivering a building, but a local community hub.” 🏠



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EWPS:

A Better Buy vs. Traditional Lumber?

Hawaii builders laud engineered wood products as durable, versatile and sustainable, and costing less in the long run

BY DAVID PUTNAM

Hawaii's leading construction material suppliers estimate that as much as 70 percent of building projects in the Islands today are using engineered wood products (EWPs). And, they add, up to 40 percent of the wood materials—from I-joints to laminated veneer lumber—going into those jobs are EWPs.

An advantage often cited is that EWPs offer more structural strength

than standard wood building materials, even allowing for the use of EWP joists and beams in place of steel in some projects.

“I would estimate that 70 percent of construction in Hawaii uses EWPs. New construction in most all Hawaii markets

are using EWPs in their projects,” says Michael Fujimoto, chairman and CEO of HPM Building Supply.

He notes that “the specifying community works closely with the EWP manufacturers to be up-to-date with the latest products, which allows them to design with more flexibility and quality. Some markets still use standard lumber because the home design is basic and is driven by cost.”

Factors contributing to the popularity



Michael Fujimoto



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of EWPs, says Gary Okimoto, vice president of Honolulu Wood Treating LLC, are “consistency, availability and ease of use.

“Gentry Homes,” he adds, “certainly helped to build customer awareness of this product category, being the first large homebuilder to



Gary Okimoto



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Engineered wood products are being used in up to 70 percent of Hawaii projects.

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use I-joists exclusively since the late 1980s."

EWP's have been around for generations in the form of plywood and glulam timber. EWP's are made from solid wood (veneers, chips or individual fibers) that is reconstituted using resins and various manufacturing processes.

On the down side, the initial expense of EWP's likely will exceed the cost of the usual lumber and other wood products. However, they offer less site loss from warping or shrinkage.



James Keller

"First, there is far less waste with EWP's, so your overall yield is much higher," says James Keller, president of Armstrong Builders LLC. "Second, EWP's are generally easier to work with, so there can be a reduction in labor cost."

Fujimoto says extra cost for using EWP's "is easily recovered in these examples: Labor costs go down substantially due to the fact of the consistency of the product; time is saved by not having to crown the joist, working around the bow in beams, cutting out defects; and less waste of product during construction."

Says Okimoto: "What's important to understand about EWP pricing is that you oftentimes need to look at installed cost. I-joists, for example, might be priced slightly higher than its comparable dimensional lumber equivalent, but because of its higher strength values, less total joists may

be required for the same job. This not only saves on material costs but also labor costs as well, because fewer joists are needing to be installed."

Structurally, he adds, "I-joists are lighter in weight and also 'nest' together when bundled, thus taking up less space than dimensional lumber. This could mean additional savings in freight when trucking or shipping product to the jobsite."

The way EWP's are marketed also yields a savings, he adds. "EWP's are often sold by the nearest foot, and not in increments of two feet as is dimensional lumber, which in itself could potentially make up for any difference in price. For example, if you need 20 pieces of 13-foot 2x12 joists for your job you would need to purchase 20 pieces of 2x12x14s. This would leave you with 20 pieces of 1-foot cutoffs or a 7 percent waste factor.

"In the end, you are paying for a superior product that is specifically engineered for its strength and consistency."

And trimming costs is a major

10 BENEFITS OF EWP's

While engineered wood products can cost significantly more (often two to three times more for the same size) than conventional wood products, many builders think that the better quality of the product (less shrinkage and warping, for example) and reduced material requirements make these products competitive with other structural systems. Some advantages:

- **Laminated veneer lumber (LVL):** Stable, strong and reliable engineered wood product that will not shrink, twist, cup or bow like solid timber.
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- **Clean appearance:** Inspires product confidence for the builder, inspector and home buyer.
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- **Light in weight:** Easy to handle.
- **Eased edges:** Reduces potential splinter injuries.
- **Pre-stamped knockout holes:** Easy access for wiring and plumbing.
- **Site trimming:** Easy to cut on-site using basic hand tools.
- **Materially efficient:** Wise use of natural resources. The peeling process in the manufacture of LVL is an efficient use of round log raw materials.

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Builders often prefer EWPs for its structural strength.
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concern in an area where the median prices for single-family homes reportedly rose more than 3.8 percent from January 2016 to January 2017, from \$625,000 to \$650,000.

“EWPs have allowed architects to design projects with larger spans and reduced beam depth to create more open floor plans in both residential and commercial projects,” says Fujimoto. “In addition, the installers recognize the stability and true-to-size dimensions of EWPs. Also, EWPs are readily available in long lengths, which make them more efficient than traditional framing materials. Moreover, EWPs are environmentally friendly products, which continues to become more important in our industry.”

Keller points to how well engineered wood products suit Hawaii’s tropical climate.

“Very well,” he says. “Standard wood products are very susceptible to moisture and humidity. EWPs, however, are far less susceptible to our humid climate, making them a very stable product that will not want to change shape over time.”

EWPs such as laminated strand lumber, notes Fujimoto, are treated

with a powder form of zinc borate which does not introduce additional moisture into the product, keeping it stable. “EWPs in Hawaii must be stored and protected like in other parts of the country,” he says, adding that the product should be “well-supported when placed on the ground and covered to prevent any excess moisture from reaching the products.”

The “green” value of EWPs also is important, Keller says. “Wood is a renewable resource and EWPs are the most efficient use of this valuable resource. Take plywood sheet goods as an example. Just think of the amount of trees it would take to sheath a home today using traditional one-inch sawn boards as opposed to 4- by 8-foot sheet panels. EWPs take a green renewable resource to the next level.”

Okimoto says the use of EWPs in Hawaii for flooring, for example, can be as high as 50 percent, compared with only 5 percent for walls.

“Although most of the lumber wall framing is done with standard dimensional lumber, the majority of large homebuilders choose EWP

floor framing over standard lumber,” he says. “The virtues of EWPs don’t necessarily apply in the same manner with wall framing as they do with the floor container. However, there is a small but committed group in the Kona market that has found EWP wall framing to play a key role in achieving super-straight walls and roof trusses that line up true.”

APA, the Engineered Wood Association, has forecast an increase in demand for North American engineered wood products, including structural panels, starting this year through 2019 due to a projected 12 percent increase in housing starts in the U.S. Structural panel sales are expected to grow by 19 percent and other EWPs will grow between 20 and 25 percent, the group says.

“The EWP category continues to grow every year with new and exciting products that allow designers to push the envelopes of building design,” Okimoto says. “The latest entry into this category is cross-laminated timber. It’s somewhat similar to a glue laminated beam but

Market Share of EWPs

The National Association of Home Builders (NAHB) provides data on the market share of engineered wood products used in residential construction. NAHB data groups Hawaii with Southern California; however, here are the national numbers:

In the (residential) beam and header applications, the average market shares for 2015-16:

LVL	29%
Glulam	6%
I-joist	2%
Lumber	51%
Parallam/Timberstrand	5%
All other	7%

In the raised floor application, I-joist market share averaged for 2015-16:

Single-family	51%
Multifamily	34%

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the layup orientation is such that the members are glued perpendicular to each other. This relatively new entry to the market is already opening up design opportunities for multi-storied wood structures and increasing interest in utilizing more of our renewable resources.”

Another product becoming more popular in Hawaii, says Fujimoto, is laminated strand lumber (LSL) wall framing. “We are seeing it used in large custom houses, tall wall applications and in manufactured wall panel systems,” he says. “Additionally, the remodeling sector is seeing great value in using the product for wall replacement, including cabinet walls where straight true walls are a must.”

Fujimoto says that “nationwide



While EWPs can initially cost more than traditional lumber products, there also is less waste.
PHOTO COURTESY HONOLULU WOOD TREATING LLC

the EWP manufactures are tasked to develop products to meet 1- and 2-hour fire-rated assemblies. Fire treated I-joist and rim board have been

introduced to several markets around the country to meet code demands. I feel that this technology will make it to Hawaii eventually.” 🏠

Builders Wary of Rising Prices for Materials

Hurricanes Harvey and Irma aren’t expected to cause a major price surge for lumber and other building materials in Hawaii, though contractors could see an increase in costs due to other concerns.

“As is typically the case when these unfortunate, major natural disasters strike, pricing does increase in the short term. However, this is more of an emotional response in the general lumber market than a fundamental response as any true rebuilding will not begin for months, if not years,” says Adrian Murphy, director of purchasing and supply chain for HPM Building Supply.

“Without the sustained demand that true rebuilding can provide, any price increases tend to be relatively short-lived and the market returns to normal levels pretty quickly,” she adds.

Michael McElhinney, director of building products for Honsador Lumber, says lumber used in the Islands is a “different species than used in the South” where the storms wreaked havoc, and “is not expected to cause an increase in prices here. The greater effect on lumber prices right now,” he adds, “is limited log supply due to forest fires and increased demand from the California housing market.”

Scott Loomer of Truss Systems Hawaii and president of the Hawaii Lumber Products Association notes that the Hawaii market uses mostly Douglas



Scott Loomer

Fir, while builders in the South work mainly with yellow pine.

But, he adds, “sheathing goods, plywood and some siding materials may see some price increase due to market demand nationally.”

According to economists at the National Association of Home Builders, more time is needed to assess the storms’ short- and long-term impacts on both supply and demand of materials.

NAHB Chief Economist Robert Dietz told nahbnow.com that although lumber prices historically rise following natural disasters, such increases are concentrated within the storm-affected regions.

“Across the nation, there typically is no persistent impact (on lumber prices) over the medium-term,” Dietz says. “One of the reasons is that construction activity during the rebuilding process will often-times partially offset the decreased demand for lumber in new-home construction.”

“Other factors are also at play right now, which further complicate things,” economist David Logan says. “The wildfire outlook is uncertain at this point, and duty rates on Canadian lumber are being re-evaluated and will not be finalized until mid-November.”

Roofing materials nationwide could experience longer-lasting price increases as much as 10 percent or more, the NAHB economists say.



Michael McElhinney



An 80-ton transformer was hauled by Yamashiro Trucking from Kapolei to Kaneohe. Hawaiian Crane and Rigging handled the loading and off-loading. PHOTOS COURTESY HAWAIIAN ELECTRIC CO.

Yamashiro Transports 80-ton Transformer Across Oahu

Yamashiro Trucking and Hawaiian Crane and Rigging teamed up on Sept. 14 to transport Hawaiian Electric Co.'s 80-ton transformer from the Ewa Nui Substation in Kapolei to a site in Kaneohe.

The transformer was needed to replace the one at the Koolau Substation which was no longer operable, according to Hawaiian Electric.

Due to the weight and the size of the load, the tractor-trailer was unable to travel on H-1 or H-3 for the roughly 30-mile, 4.5-hour transport.

Aaron Yamashiro, president of the Kaneohe-based transportation company, says the job had no unexpected challenges, although it began to rain as they arrived at Koolau. "The state and city gave us a route," he says, "and everybody was working together to get it done."

Yamashiro says his company previously handled a larger transport weighing 110 tons.

Hawaiian Crane and Rigging, based in Kapolei, handled the loading and off-loading of the transformer.

The delivery began shortly after 9 a.m., and HECO says the transformer was on its pad by 3 p.m. The route involved going through the Ewa area and east through Salt Lake to Nimitz Highway and areas in Downtown Honolulu, Kaimuki, Kahala, Hawaii Kai and Waimanalo.



Hawaii Roads Get \$41M

Hawaii's Department of Transportation Highways Division will receive an additional \$41,149,572 in funding for its federal-aid Highway Program.

With the additional money, Hawaii will receive a total of \$193 million in new highway funding this federal fiscal year from the Federal-aid Highway Program. Gov. David Ige announced the additional funding on Sept. 6.

"The fact that Hawaii was able to receive additional federal money is a testament to all the hard work the HDOT staff has done to bring down the federal pipeline," says Ralph Rizzo, FHA Hawaii Division administrator.

The "pipeline"—the unexpended federal balance—is the difference between what is obligated for all projects and what the state has expended and been reimbursed for by the federal government.

"I'm proud to report that the pipeline is now the lowest it's been in 16 years," says Ige. "The HDOT team has cleared \$245 million and put that money to work on highway improvements in our communities to improve the quality of life for Hawaii's residents."

The new funding will benefit the H-1 Freeway eastbound improvements, Kuhio Highway resurfacing, Kuhio Highway safety improvements and Hawaii County's Mamalahoa Highway project.



The Big Island's Mamalahoa Highway project will receive federal funds.

PHOTO COURTESY AARON STENE



A ground-breaking ceremony was held on Sept. 14 to launch the Sankara Resort residential project on Guam.

Base Corp., Jupiter Juno Launch Guam Subdivision Project

Jupiter Juno Co. Ltd. and contractor Base Corp. broke ground on Sept. 14 on a \$7.6 million residential subdivision development in Agat, a southern village on Guam.

The Sankara Resort subdivision on Umang Street will have 33 single-family housing units.

"One of the reasons they named the housing development Sankara 'resort' is because each unit has its own ocean view porch area. The owner may possibly develop the surrounding areas," says Connie Hong, spokesperson for Base Corp. "One of the decisions to build during this time is because of the military buildup."

The subdivision will be built on a 5.9-acre site. Each unit will have three bedrooms and two bathrooms.

The project also includes a community park, paved roads, street lights, curb gutters and sidewalks.

Isemoto Begins Remediation Work on Big Island

Isemoto Contracting Co. Ltd. began work on Oct. 2 to remediate the area used for scrap metal processing at the Kealakehe Recycling and Transfer Station in Hawaii County.

The project for the Hawaii Department of Environmental Management is expected to be completed by Aug. 1, 2018.

The county says that the transfer station, greenwaste, white goods, scrap metal, reuse center, HI5 redemption and mulch pickup will remain open. The site for e-waste collection will temporarily move to the site used for household hazardous waste collection.

Kiewit to Build First Phase of KCT Project

Kiewit Infrastructure West Co. has been awarded the contract to build the first phase of the Kapalama Container Terminal (KCT) project for the Hawaii Department of Transportation (HDOT) Harbors Division.

On Sept. 21, Gov. David Ige announced Kiewit's winning bid of \$163,521,093 for Phase 1 of the project, with work scheduled to begin in December.

The KCT project will be constructed in two phases over a four-year period with an estimated total project cost of \$448 million and a completion date of 2022.

HDOT received six sealed bids for Phase I.

The work at Piers 41, 42 and 43 in Honolulu Harbor is the centerpiece of the state's Harbors Modernization Plan (HMP) and will include a new 84-acre container yard and 1,800 linear feet of new berthing space.

...continued from page 34

with four proposals received.

The work to be performed provides for conducting environmental and safety-related studies at various locations under the cognizance of the NAVFAC Pacific AOR. The services may include the preparation of analytical studies, reports and management plans; technical evaluations; permit applications; preliminary engineering designs; cost estimates and supporting documents for corrective projects; and performing monitoring, testing and inspection actions.

All work on this contract will be performed at various Navy and



NAVFAC Pacific ROICC Thailand Lt. Cmdr. Gareth Montgomery speaks during the dedication ceremony for the Vietnamese Peacekeeping Training Facility in Hanoi, Vietnam.

PHOTO COURTESY NAVFAC PACIFIC SITE THAILAND TEAM

NAVFAC Pacific Completes Facility in Vietnam

Naval Facilities Engineering Command (NAVFAC) Pacific Theater Engagement Engineering completed a seven-story Vietnamese Peacekeeping Training Facility in Hanoi. A dedication ceremony was hosted by the Vietnamese Peacekeeping Center (VNP KC).

"The event highlighted the continued strategic support from the U.S. government to increase Vietnam's capabilities to participate and lead United Nations (UN) peacekeeping efforts around the globe," says Lt. Cmdr. Gareth Montgomery, NAVFAC Pacific Resident Officer in Charge of Construction (ROICC) Thailand.

The \$2.7 million facility is fully furnished and includes 12 32-student classrooms; three 72-student classrooms; a 254-seat auditorium with an interpreter room; offices for 15 instructors and 23 permanent staff; guest reception

room; kitchenette; and basement parking for nine vehicles and 40 motorbikes. AAC Construction JSC of Hanoi was the general contractor.

The VNP KC, formed in 2014 under the Vietnam National Defense Ministry, will utilize the facility to conduct training and enhance the capability of the Vietnamese peacekeepers in support of UN peacekeeping missions. Since 2014, Vietnam has sent peacekeepers to South Sudan and the Central African Republic.

"With the completed training facility, the VNP KC can currently train troops in one place," said NAVFAC Pacific ROICC Thailand Project Engineer Thanh Nguyen. "This building was well designed by incorporating not only current requirements to increase the capacity of the VNP KC, but also future development requirements were taken into account."

Marine Corps facilities and other government facilities in the Pacific, including Hawaii, Guam and other DOD locations. The term of this contract is not to exceed 60 months, with an expected completion date of September 2022.

Black Construction also was awarded a \$12.4 million firm-fixed price contract for the construction of an insulated, pre-engineered, single-story, metal building on Wake Island. The contract was competitively procured via the Federal Business Opportunities website with five proposals received.

The project calls for the

construction of supporting foundation and procurement and installation of an insulated, pre-engineered, single-story metal building to serve the Missile Defense Agency on Wake Island. Supporting facilities include site work, an aggregate access road, paving and walkways, information and communication infrastructure, connections to support backup power and antiterrorism/force protection.

The facility will provide work space for approximately 60 deployed personnel during Missile Defense Agency test events. Construction is expected to be completed by January 2019. 🏠



Gov. David Ige; Howard Wiig of the Hawaii State Energy Office and HEPF co-Chairs Sharon Moriwaki and Mike Hamnett

Hawaii Building Code Council Awarded

The Hawaii Energy Policy Forum (HEPF), a University of Hawaii-Manoa association of energy experts from diverse fields, on Aug. 28 honored the Hawaii Building Code Council with HEPF's 2017 Transformational Achievement in Advancing Clean Energy Award.

Gov. **David Ige** presented the award, which recognizes the Council's work in advancing "Energy Conservation & Efficiency," one of six categories annually recognized by HEPF.

"The energy subcommittee of the Hawaii Building Code Council worked for years to update the 2006 International Energy Conservation Code (IECC) to the (current) 2015

edition," says Howard Wiig, Hawaii Energy Office analyst.

Now that the new code has been signed into law, Wiig says, "homes and buildings built to the 2015 IECC will be as much as 33 percent more efficient. The result will be a cumulative savings of well over \$1 billion by 2045, making the code a major contributor to the state goal of 100 percent clean energy by 2045."

Established in 2002, HEPF is comprised of more than 40 representatives from electric utilities, oil and natural gas suppliers, environmental and community groups, the renewable energy industry, academia and federal, state and local government.



Thomas Kelleher

Kelleher Joins PVA

Thomas Sean Kelleher has joined Peter Vincent Architects (PVA) as a project architect and manager.

Kelleher earned his degree in architecture from Carnegie Mellon University in Pittsburgh. He brings over 16 years of experience in both residential and commercial architecture. Most recently he was the designer, fabricator, and installer of the "Gather Together" exhibit featured at Honolulu Hale as part of the 2017 Honolulu Biennium Celebration.

Telehandler

The JCB 510-42 Loadall telehandler features a maximum capacity of 10,000 pounds and requires no outriggers or stabilizers. Available with a JCB EcoMAX 109 horsepower engine or a 74 horsepower engine, the 510-42 meets Tier 4 final emissions standards with a sealed-for-life SCR system that requires no separate diesel particulate filter (DPF) or productivity-sapping DPF regeneration. The telehandler is equipped with a high-speed double-boom-chain extension system. Other features include a single proportional joystick and four-speed powershift transmission.

www.jcb.com



Portable Vacuum

General Equipment Co.'s new VS220 Portable Vacuum System captures fine dust particles, allowing users to comply with OSHA crystalline silica exposure regulations. It features a 99 percent-efficient at 0.5 micron pre-filter and a 99.7 percent-efficient at 0.3 micro HEPA secondary filter. Separate 2- and 3-inch diameter vacuum ports can be operated simultaneously or separately. Powered by two 115 VAC, 60 Hz single-speed electric motors, the VS220 produces an airflow volume of 220 CFM and water lift suction of 110 inches. Dust hopper capacity is 12.5 gallons.

www.generalequip.com

Dust Shroud

The patent-pending DustBuddie for worm drive circular saws captures up to 99 percent of the dust created when cutting concrete and stone products with a 7 1/4-inch worm drive saw. It has been third-party tested and verified to comply with OSHA's regulations on crystalline silica when used with a vacuum with sufficient airflow and filtration, such



as the Dustless Technologies' Wet+Dry or HEPA vacuums. Six non-marking wheels allow the shroud and tool to glide over the work surface to keep cuts straighter. The simple hook-and-loop attachment method requires no tools for installation.

www.dustlesstools.com



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www.bartellglobal.com/innovatech



BIA Membership Meeting

The Building Industry Association of Hawaii held its General Membership Meeting on Sept. 13 at the Manoa Grand Ballroom. Special guests included Scott Seu, senior vice president of public affairs at Hawaiian Electric Co., and the NAHB's Third Vice Chairman of the Board Dean Mon, a New Jersey builder.



Carolyn Hyman, Cathleen Main, Gladys Marrone, Shawne Mateo



Chris Bennett, Herb Gebhardt



Sarah Love, Garen Deweese, Scott Seu, Karen Berry



Chris Cheung, Bob Isler, Lisa Kikuta, Daryl Takamiya



Joy and Dean Uchida



Lauren Jimenez, Raele Scott, Margaret Wong



Craig Constant, Rojo Herrera, Bob Johnson, Jason Scott



Evan Fujimoto, Dean Mon



Cindy Petersen, Bo Vosika



Clifton Crawford, Gregory Thielen, Craig Washofsky, Paul Vierling, Michael Watanabe



Miguel Robledo, Dan Barnett



Nancy Schnur, Burt Ollestad, Timothy Waite

Adapting to Change in the Dynamic Construction Environment

BY GARRETT SULLIVAN



The thrust of my previous column, “Leading vs. Managing: They’re Two Different Animals” (tradepublishing.com/building-industry-hawaii/), was to explore if you, as the construction company owner, are leading or managing. Perhaps, you realized a little of both was taking place and decided to change some areas

where too much managing is taking place. However, there is reticence about how to go about it for fear on how employees will respond. Especially, if major change is planned.

Let’s explore ways to undertake change in a seamless manner.

The key to organizational change is not controlling the change, but controlling the change process. There are four areas to consider when change is about to take place:

- Replacing fear and resistance.
- The power of attitudes.
- Clear roles and responsibilities.
- Strategies for survival and growth.

Change is an alteration of a situation or a process. There are two kinds of change: unexpected and anticipated. As the leader, you need to consider what will happen if you implement change, and why change should take place.

Change can have an effect on:

- Attitudes
- Productivity
- Commitment
- Relationships
- Communications
- Efficiency and effectiveness
- Morale
- Quality
- Stress

If change is approached in a very positive manner, the following will usually occur:

- Understanding + Enthusiasm = Success
- Anticipation + Decisiveness = Recognition
- Confidence + Courage = Security
- Patience + Cheerfulness = Energy
- Humility + Consideration = Happiness
- Trust + Friendliness = Healthy
- Optimism + Sincerity = Friendship

When change is approached negatively, the following occurs:

- Greed + Inconsiderateness = Worry

- Anger + Pessimism = Tension
- Cynicism + Weakness = Frustration
- Self-pity + Cruelty = Unhappiness
- Suspicion + Rudeness = Failure
- Indecision + Irritability = Sickness
- Criticism + Vagueness = Fatigue

Without question, force is not the way to make positive change, as force results in resistance. Generally, forced change will be short-lived, specific to the situation as well as stifling to proactive responses.

There are many reasons why employees resist forced change, such as:

- Moving from the known to the unknown.
- Moving from the familiar to the unfamiliar.
- They are moving out of their comfort zones.
- It’s disruptive or inconvenient.
- Natural skeptics.
- They are comfortable with existing routines.
- Perceived threats.

The way to overcome this resistance is to plan the change strategy by clarifying their needs, reasons, expectations and accomplishments.

When moving forward, components of a change strategy would include:

- Detail the benefits.
- Acknowledge the risks.
- Involve everyone affected.
- Provide skills.
- Provide time to adjust.
- Avoid surprises.
- Prepare objections.
- Be honest.
- Don’t threaten.

Once the components of the change have been considered, the next steps include:

- Plan for the change.
- Get commitment.
- Communicate.
- Generate expectations of outcomes.
- Create support networks.
- Ensure adequate resources.
- Get everyone involved.
- Follow through and follow up.
- Keep it simple.
- Lead the way.

As you ponder the areas where you manage, consider that when you are a manager that you are working for the company. When you lead, your company works for you.

As a leader of the change(s), it is important to respect everyone’s thoughts, accept that change is a never-ending process and strive to be flexible as well as stay focused. As a business owner you need to accept the certainty of uncertainty, become a quick-change artist, “stay in school,” watch trends and be a fixer and not a finger-pointer.

When practiced daily, your business will always stay ahead of the curve and you will not be lost in the daily struggles of management. 🏠

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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