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**W**ork on upgrading Mayor Wright Homes is expected to start in 2019, with the \$1.3 billion project to run through 2029. Hakim Ouansafi, executive director of the Hawaii Public Housing Authority in charge of the redevelopment discusses many construction aspects of the massive project with *Building Industry Hawaii*. A Master Development Agreement is expected to be signed this month, which likely will make MWH the city's first transit-oriented development (TOD) Urban Neighborhood.



Hawaii's contractors talk about the factors to consider when preparing to purchase or lease heavy equipment. Price, of course, tops the list but these days, the latest technology and service often seal the deal.

Also in this issue, we report on how the Islands are faring with the state's goal of becoming totally reliant on renewable energy sources. An official at the Hawaii Energy Office says the state is more than a quarter of the way toward its aim of using 100 percent renewable energy for electricity by 2045.

Have you gazed across Honolulu's horizon lately? You might notice that the sky holds fewer cranes than in recent years. Still, when a tropical storm is forecast, operators shift into lockdown mode. Check inside for our story on how cranes should be secured as a storm approaches.

The competition among ocean shipping companies is likely to grow more intense when TOTE Maritime, a new player, comes to town with a fleet of new vessels. In this issue, we take a look at how the competition might affect the costs of shipping construction materials and products to Hawaii.

And don't miss columnist Don Chapman's talk-story session with self-made construction leader Denny Watts of Watts Construction LLC. 🏠

*A hui hou,*

david@tradepublishing.com

### SETTING IT STRAIGHT

A story in September's *Building Industry Hawaii* inadvertently failed to clarify that Hawaiian Dredging Construction Co. Inc. performed all the drilling involving augered cast-in-place piles at the Ala Moana Ewa Expansion project.



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Building Industry Hawaii, published monthly as Building Industry Hawaii© 2017. Trade Publishing Co. Single copy: \$4. Subscriptions available at \$25 per year. For more information about subscriptions, advertising or editorial contributions call (808) 848-0711; fax: (808) 841-3053. Statements of fact and opinion made in stories, columns or letters submitted by freelance writers and other contributors are the responsibility of the authors alone and do not necessarily reflect the opinion of Trade Publishing Co. Materials within this publication are not to be construed as professional advice; Trade Publishing disclaims any and all responsibility/liability for health or financial damages arising from its content.





Kimo & Carole



# ONE SQUARE FOOT

Step behind the scenes with Hawaii's top developers! Explore the world of architectural design! See how revitalization plans will transform our State!

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### On the cover

A hollow-stem auger (drill) operated by Kelikai Inc. reaches into the Hawaiian Sky.

PHOTO COURTESY OF KELIKAI INC.

Design by Ursula A. Silva

## COMING IN DECEMBER

*Building Industry Hawaii* reflects on the **Top Projects** of 2017 and takes a look at what's new in **Painting and Finishings**. We also talk to leaders of **BIA-Hawaii** on the organization's plans for the coming year.

▶ If you'd like your organization's event to be considered for Datebook, contact [brett@tradepublishing.com](mailto:brett@tradepublishing.com) a minimum of two months prior to your event.

**NOVEMBER 1, 2**

**Construction Quality Management (CQM)**

The General Contractors Association of Hawaii (GCA of Hawaii) hosts this two-day, joint training program provided by the U.S. Army Corps of Engineers, Honolulu District and the Naval Facilities Engineering Command Pacific. 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. (Nov. 1); 7:30 a.m.-4 p.m. (Nov. 2). GCA Conference Room, GCA of Hawaii, 1065 Ahua St. To register with payment and for more information, go to [gcahawaii.org](http://gcahawaii.org). Email confirmation only. Fee:

GCA members \$95; nonmembers \$125. No refunds for no-shows and cancellations received after Oct. 26.

**NOVEMBER 2**

**ARE Prep Session: Construction and Evaluation Exam Prep**

These study sessions offered by the American Institute of Architects Honolulu Chapter (AIA Honolulu) provide guidance on the path to licensure. This session covers ARE 5.0 "Construction & Evaluation," ARE 4.0 "Building Design & Construction Systems / Structural Systems / Building Systems," corresponding exams and the ARE 4.0 PPP vignette.

5:30-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register online at [aiahonolulu.org](http://aiahonolulu.org) until Nov. 2. For more info, contact Jason DeMarco at [jddemarch@gmail.com](mailto:jddemarch@gmail.com).

**NOVEMBER 4**

**Seminar: Building Your Home for Life**

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

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

**NOVEMBER 4, 18**

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

GCA of Hawaii presents the Associated General Contractors of



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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](mailto:info@gcawaii.org) or go to [gcawaii.org](http://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**

The Building Industry Association of Hawaii (BIA-Hawaii) presents an analysis of Hawaii's current economic climate at its General Membership Luncheon featuring an address by Paul Brewbaker, president of TZ Economics and former Bank of Hawaii chief economist.

11 a.m.-1 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Open to both BIA-Hawaii members and nonmembers. To register and for more info, go to [biahawaii.org](http://biahawaii.org), or contact Carolyn Hyman at [cah@biahawaii.org](mailto:cah@biahawaii.org) or 629-7503. Fee: BIA members \$55; nonmembers \$65.

**NOVEMBER 9**

**YAF Program: Talk Story with FAIA**

AIA Honolulu's Young Architects Forum (YAF) features pupus, wine tasting, a panel of AIA Fellows and camaraderie. YAF Honolulu welcomes professionals who are nearly licensed, newly licensed and out to 10 years of licensure.

5:30-7 p.m. AIA Honolulu Center for Architecture - Program Space, 828 Fort Street Mall, Suite 100. Online registration at [aiahonolulu.org](http://aiahonolulu.org) until Nov. 9. For more info, contact [yaf.aia.honolulu@gmail.com](mailto:yaf.aia.honolulu@gmail.com). Fee: AIA members \$20; non-members \$25.

**AS EASY AS STP**

As he passes Hawaii job sites on the way to the General Contractors Association of Hawaii, Glenn Nohara often sees his STP graduates at work.

"The Supervisory Training Program is primarily geared for construction supervisors, although project engineers and project managers may gain valuable insights as well," he says of the Associated General Contractors of America's six-unit program presented by GCA of Hawaii.

Nohara is teaching STP's "Leadership & Motivation" and "Improving Productivity & Managing Project Costs" in November and December.

"No one unit will guarantee a successful project," he says, "but effective implementation of lessons learned in all six units combined with the correct company culture, processes and support will help the construction supervisor do his or her part in bringing about a successful project."



Glenn Nohara



Instructor Glenn Nohara awards a recent STP "Leadership" graduate with his certificate. PHOTO COURTESY GCA OF HAWAII

As president of Genba Hawaii Inc., a civil construction consulting firm, and with more than 40 years of construction industry experience, Nohara sees projects from all vantage points—including the human one.

"We get what we expect," he says of one lesson in STP's "Leadership" course. "If we expect the worst out of our people, we will get it. If we expect the best out of our people, we will get it."

STP's "Productivity" course, he says, "looks at ways of tracking and improving productivity," including estimates, quantity takeoffs, budgets, cost control and productivity targets. "It is important to understand our client's perspective, and the necessity to keep costs in check," he says.

"GCA has gone through great efforts to recruit industry expertise to instruct each of the units," Nohara adds.

To register for both GCA of Hawaii's "Leadership" and "Productivity" courses, as well as other classes, go to [gcawaii.org](http://gcawaii.org) or call 833-1681.



**NOVEMBER 11, 25; DECEMBER 9**

### **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](mailto:contact@aiahonolulu.org) until Nov. 10 (for Nov. 11); Nov. 24 (for Nov. 25); Dec. 8 (for Dec. 9). For more information call 628-7243, or go to [aiahonolulu.org](http://aiahonolulu.org) and [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org). Fee: \$15 per person.

**NOVEMBER 14**

### **Why Are We Still Houseless in Hawaii?**

BIA-Hawaii's annual housing summit, "Still Houseless in Hawaii: A Sensible Way Forward," is a forum for finding solutions to Hawaii's current housing crisis.

8 a.m.-noon, Pomaikai Ballroom, Dole Cannery, 735 Iwilei Road. Register at [biahawaii.org](http://biahawaii.org) by Oct. 27. For more info, go to [biahawaii.org](http://biahawaii.org), or contact Carolyn Hyman at [cah@biahawaii.org](mailto:cah@biahawaii.org) or 629-7503. The cost to attend is \$95 for BIA-Hawaii members and partner organizations, \$125 for nonmembers and \$135 for walk-ins. The fee for students and teachers is \$45 with a school ID.

**NOVEMBER 16**

### **BIA-Hawaii Networking Night: HCC**

Network with your peers, enjoy light refreshments, and get to know Honolulu Community College's NAHB Student Chapter team who will be competing in the Residential Construction Management Competition at the 2018 International Building Show in Orlando, Fla.

5:30-7:30 p.m. Honolulu Community College, 874 Dillingham Blvd. Register at [biahawaii.org](http://biahawaii.org). For more info, go to [biahawaii.org](http://biahawaii.org) or contact Carolyn Hyman at [cah@biahawaii.org](mailto:cah@biahawaii.org) or 629-7503.

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**NOVEMBER 16**

**NAWIC General Membership Meeting**

Attila Seress, SOS Tech Solutions president and cyber security expert, presents ways to minimize a company's exposure to cyber threats, data loss and financial theft at this National Association of Women in Construction monthly dinner and membership meeting.

5 p.m. (networking, followed by dinner). Honolulu Country Club, 1690 Ala Puumalu St. RSVP by Nov. 10 to Lenie Malapit at [EMalapit@ssshinc.com](mailto:EMalapit@ssshinc.com). Dinner fee \$35.

**DECEMBER 1**

**2nd Annual Design & Construction Industry Holiday Party**

BIA-Hawaii, AIA Honolulu, the National Kitchen and Bath Association Aloha Chapter and the American Society of Interior Designers host an

industry party featuring cocktails, food and live music at Four Seasons Resort Ko Olina.

5-10 p.m. Four Seasons Resort Ko Olina, 92-1001 Olani St., Kapolei. Limited space; RSVP by Nov. 25. Register online at [biahawaii.org](http://biahawaii.org). For more information and registration, go to [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) or call 628-7243.

**DECEMBER 1, 8**

**Risk Management (PMDP Module 4)**

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. "Risk Management"—the fourth module in the PMDP series—is presented by HDCC Safety Director

Joaquin Diaz and covers insurance and bonding basics, and how strategies like quality control/quality assurance plans help mitigate performance risk. 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 Nov. 17. To register and for more info, go to [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org), or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refunds after Nov. 17. Replacements accepted.

**DECEMBER 2, 9**

**Improving Productivity and Managing Project Costs (STP Unit 5)**

GCA of Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them

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effectively manage people, time, equipment and materials. Unit 5—"Improving Productivity and Managing Project Costs" (2015 Edition)—is the fifth in STP's six-course program. Includes manual and lunch. Certificate available after completion of course. Courses and units need not be taken in order.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP/register with payment by Nov. 17. To register and for more info, go to [info@gcawhawaii.org](mailto:info@gcawhawaii.org) or [gcawhawaii.org](http://gcawhawaii.org), or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refunds after Nov. 17. Replacements accepted.

#### DECEMBER 4-7

### OSHA 511-OS&H Standards for the General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OSH certificate course covers the 29 CFR 1910 standards, including safety and health protocols in real-world situations and leading job site hazards identified by OSHA. Topics include OSH Act, Safety and Health Management Systems, Personal Protective Equipment, Hazard Communication and Electrical. 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](http://osha.ucsd.edu). For more info, go to [biahawaii.org](http://biahawaii.org), call 800-358-9206 or visit [osha.ucsd.edu](http://osha.ucsd.edu). Fee: \$750. No refunds after Nov. 20.

#### DECEMBER 8

### BIA-Hawaii Annual Installation Banquet

Bid "aloha" to 2017 President Evan Fujimoto and welcome 2018 President Dean Uchida at BIA-Hawaii's annual ceremony and banquet. Awards will also be presented to BIA-Hawaii's outstanding 2017 achievers.

5:30-9 p.m. The Modern Honolulu, 1775 Ala Moana Blvd. RSVP/register with payment at [biahawaii.org](http://biahawaii.org). Go to [biahawaii.org](http://biahawaii.org) for more info or contact Carolyn Hyman at [cah@biahawaii.org](mailto:cah@biahawaii.org) or 629-7503. Fee: \$150 per person.

#### DECEMBER 11, 13, 16, 18, 20

### 40-HR Safety Hazard Awareness Training for Contractors

This BIA-Hawaii five-day training session provides a Site Safety & Health Officer (SSHO) with the additional certification required by the NAVFAC UFGS 1.6.1.1.1. Also covers the EM-385. Industry/academic credentials required. Disc with EM-385

manual included. Certification provided after successful testing.

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

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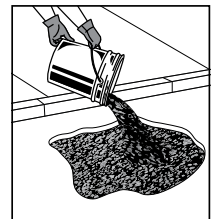
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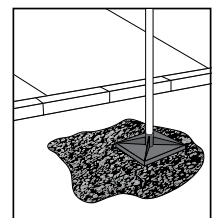
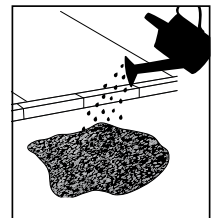
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# Denny Watts: Born to Build

## Hawaii contractor credits his strong values from being raised as a PK (preacher's kid)

BY DON CHAPMAN



**N**o matter what role you may play in Hawaii's construction industry, says **Denny Watts**, it comes with pride of ownership.

"You can be a laborer, craftsman, estimator, crane operator, whatever it is," says Denny, "but there's no one I know who drives by a former job site and doesn't say, 'I helped build that.'"



Denny Watts

It happens a lot for Denny as he drives around Oahu, or when he travels around the Pacific Rim, to the Pacific Northwest and as far east as Pittsburgh. In leadership positions with Fletcher Pacific, Dick Corp. and his own Watts Construction LLC (and various permutations), Denny has had a hand in some significant projects.

"The third floor at Ala Moana Center, Neiman Marcus, the federal prison (at the airport), Pearl Harbor Visitor Center, the Haleiwa bypass, lots of work at Pearl Harbor and Hickam, PacCom headquarters at Camp Smith, the First Hawaiian Bank tower downtown." (It is with some hilarity that **Walter Dods** tells a story about working with Denny in his book "Yes!")

"We've been busy around the Pacific—more military work on Guam (F-22 squadron infrastructure) and Singapore (littoral ship facility), a bunch of Duty Free shops, a bunch of Hard Rocks and Planet Hollywoods."

On the Mainland, he worked on a power plant in Blythe, Calif., projects at Yosemite National Park, the Mount Rainier visitor center, the Pittsburgh Pirates' PNC Park and an "upgrade" at Alcatraz: "We had to fix the foundation so it didn't fall down."

Not bad for a guy who grew up

as one of six children of a traveling Pentecostal tent preacher living practically sermon-to-sermon as they sojourned through the Northwest.

"He had his big tent, and we'd come to a new town and he'd set it up and we'd be there for a while," Denny recalls. "I grew up on the road, always changing schools—30 by the fifth grade. I didn't know we were poor until I was 11 or 12, but we were always provided for. Dad lived on faith, and that has been a model for my life."

With no money for college, Denny joined the Marines and ended up pulling two tours in Vietnam as a naval air crewman. Leaving the

without brick and mortar.

"My dad lived a life of service, and I learned from that," he says. "I believe in karma, I believe in paying it forward, so when I check out ... whatever time I have left, I want to be relevant."

Thus, he calls his volunteer work with three nonprofits his "soul food."

The first is Hoola Na Pua, which works with victims of sexual trafficking.

"The goal is to build a therapeutic care center," Denny says. "It's more than just a shelter."

For the second nonprofit, he serves as chair of the steering committee of the Pacific Armed Forces Civilian

**"My dad lived a life of service, and I learned from that. I believe in karma, I believe in paying it forward, so when I check out ... whatever time I have left, I want to be relevant."**

military, he went to work as a construction laborer in Portland. With the aid of the GI Bill, he became a journeyman in the plasterers and cement union.

"The day my apprenticeship ended, I started my own company," he says. "I caught a good break—I met a guy who needed a drywall plasterer for a Red Lion motel in Portland. It turns out he had a contract to do Red Lion and Thunderbird Inns up and down the West Coast."

That led to work at a high-rise at Seattle's Pike Place Market, and on to his career in Hawaii and beyond.

He sold his stake in 2012, and since then has been proving that you also can build things of lasting value

Advisory Council, which works as liaison with the Pacific Air Forces Commander, advising on myriad subjects, including a bus service interface with the Honolulu rail project when it stops at Joint Base Pearl Harbor-Hickam.

His third cause also is military-related, and as a Vietnam vet it hits close to the heart.

"Unlike many Wounded Warrior programs on the Mainland that focus on post-9/11 vets, or the VA, which has its focus just on vets, the Wounded Warrior Ohana works with vets of all eras and their families," Denny says. "The reality is that families are impacted. And these are often vets, especially from World War II and



Denny Watts, left, and Dick Rankin, right, who helped found the Hawaii chapter of Wounded Warriors, help a veteran at the Wounded Warrior tent

Korea, who wouldn't be doing anything, they're homebound. We get them out to socialize and do something fun."

Organized activities for vets include whale watch cruises, attending University of Hawaii sports events

organization." (For more information: [wwohana.org](http://wwohana.org))

Not that Denny has turned away from the building industry. He has too much experience that is valuable as ever, and has formed DWC Construction Advisors and

opportunities in the Pacific. Just last month there was almost \$4 million awarded in contracts on Guam."

I had to ask about the source of his success, and his answer is a bit surprising.

"Humor is the most important," says the man who has never heard a joke too corny to re-tell. "Keep it light and you can talk with anybody."

So Denny Watts keeps on building things.

"This is my American Dream," he says. "A kid who never went to college, but was a craftsman and learned to build things, and loved the camaraderie of the business. ... And I've been involved in a love affair for 37 years with the kindest person ever, my wife Janet (who he met through work in Portland). ... I'm very lucky." 🏠

*Know a good person in the building industry with a good story? Please contact me at [don@tradepublishing.com](mailto:don@tradepublishing.com).*

**"I didn't know we were poor until I was 11 or 12, but we were always provided for. Dad lived on faith, and that has been a model for my life."**

and, working with AccessSurf, getting them onto surfboards and into outrigger canoes.

Each event requires a large number of volunteers.

"This," says Denny, "is an effort by people who really give a s---. And donations stay 100 percent within the

Consultants, which according to his business card includes program development, program management, strategic planning, project pursuit, acquisition support and integration, locally and internationally.

"I get 20 to 30 calls a week," Denny says. "There are a ton of

# Record contracts awarded in September

Government agencies awarded contracts valued at \$586 million during a record September, up dramatically from \$137 million the same month last year and surpassing the \$1 billion mark in 2017.

Contracts totaling \$1,094,287,265 fall short of the \$1.4 billion awarded during the corresponding period last year, however. But with three months to go, September's surge brings the year-to-date volume closer to the

\$1.6 billion awarded in 2016.

Claiming the lion's share of the 30 contracts awarded by 10 agencies were Hensel Phelps Construction Co. and Kiewit Infrastructure West Co.

Hensel Phelps landed the month's largest contract of \$284,440,000 for Phase 3 work on the U.S. Army Pacific (USARPAC) Command and Control Facility at Fort Shafter.

Kiewit had the winning bid of \$163,521,093 for the new Kapalama

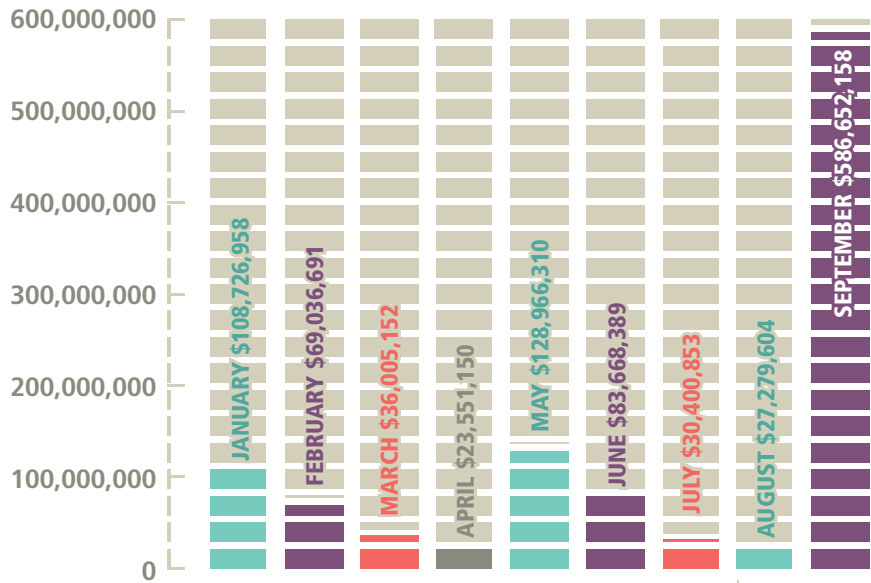
Container Terminal Yard at Honolulu Harbor.

Goodfellow Bros. Inc. also landed a major contract worth \$64,150,347 for Pali Highway resurfacing and lighting replacement.

The bulk of the month's awards—\$311,002,273—were for the U.S. Army Corps of Engineers Pacific Division. The state Department of Transportation issued contracts total- ing \$229,382,083.

## How 2017 is Sizing Up

January	\$108,726,958
February	\$69,036,691
March	\$36,005,152
April	\$23,551,150
May	\$128,966,310
June	\$83,668,389
July	\$30,400,853
August	\$27,279,604
September	\$586,652,158
TOTAL	\$1,094,287,265



## AWARDS BY AREA

Oahu	\$548,740,939
Hawaii	29,574,989
Maui	4,470,264
Kauai	3,865,966
Total	\$586,652,158

## AWARDS BY AGENCY

CORPS	\$311,002,273
DOT	229,382,083
DOD	31,164,534
UH	4,819,953
DOE	2,862,228
DOFMA	2,535,053
DAGS	1,996,699
C&C Honolulu	1,698,385
DPWHI	1,066,000
HPHA	124,950
Total	\$586,652,158

## Oahu

<b>Hensel Phelps Const. Co.</b>	<b>\$284,440,000</b>
FY15 PN79668, U.S. Army Pacific (USARPAC) Command and Control Facility (CF2), Phase 3, Fort Shafter	
<b>Kiewit Infrastructure West Co.</b>	<b>163,521,093</b>
The New Kapalama Container Terminal Yard Design at Honolulu Harbor	

**Goodfellow Bros. Inc.** ..... **64,150,347**  
Pali Highway Resurfacing, Waokanaka Street to Kamehameha Highway; Pali Highway Lighting Replacement, Vineyard Boulevard to Kamehameha Highway

**Zumwalt Construction Inc.**..... **26,562,273**  
FY17 PKG A-007, Repair Building 452, Quad D, Schofield Barracks

## SEPTEMBER'S TOP 10 CONTRACTORS

- Hensel Phelps Construction Co. (1) ..... \$284,440,000
- Kiewit Infrastructure West Co. (1) ..... 163,521,093
- Goodfellow Bros. Inc. (1)..... 64,150,347
- Alutiiq General Contractors (1) ..... 26,891,534
- Zumwalt Construction Inc. (1) ..... 26,562,273
- Unlimited Construction Services Inc. (1) ..... 3,865,966
- StarCom Builders Inc. (2)..... 3,566,000
- Global Specialty Contractors Inc. (2)..... 2,070,985
- Isemoto Contracting Co. Ltd. (1)..... 1,996,699
- MJ Construction Co. (1)..... 1,280,000

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

<b>StarCom Builders Inc.</b> .....	<b>3,174,000</b>
Physical Security and Energy Improvements at Fort Ruger, Hawaii Army National Guard, Department of Defense	
<b>MJ Construction Co.</b> .....	<b>1,280,000</b>
Salt Lake Elementary School, Miscellaneous R&M FY14	
<b>F&amp;H Construction</b> .....	<b>1,066,000</b>
Kailua Park Tennis Court Lighting Improvements, North Kona	
<b>Global Specialty Contractors Inc.</b> .....	<b>971,985</b>
Swimming Pool Pump Room Spalling Improvements at Pearl City District Park	
<b>Close Construction Inc.</b> .....	<b>938,828</b>
Building Demolition at Honolulu International Airport	
<b>Grace Pacific LLC</b> .....	<b>499,425</b>
FY17 One-Year Maintenance Contract for Pavement Repairs at Piers 51C, 52 & 53, Container Yard, Honolulu Harbor	
<b>MEI Corp.</b> .....	<b>482,600</b>
Metcalfe Street, Water System Improvements, University of Hawaii at Manoa	
<b>Elite Pacific Construction Inc.</b> .....	<b>471,387</b>
Keller Hall, Room 103, Interior Renovation, UH-Manoa	
<b>StarCom Builders Inc.</b> .....	<b>392,000</b>
Honolulu Zoo, Sun Bear Exhibit Viewing Portal	
<b>Certified Construction Inc.</b> .....	<b>334,400</b>
Kalihi Valley District Park, Reroof Recreation Building	

<b>Certified Construction Inc.</b> .....	<b>264,711</b>
Milliani High School, Miscellaneous R&M FY08 (N reroof)	
<b>Road Builders Corp.</b> .....	<b>152,390</b>
FY18 One-Year Maintenance Contract for Pavement Repairs at Fort Armstrong, Honolulu Harbor	
<b>Henry's Equipment Rental &amp; Sales</b> .....	<b>39,500</b>
Mauka Lani Elementary School, Building B, Replace Grease Trap	

<b>Central Construction Inc.</b> .....	<b>327,600</b>
Kihei Elementary School, Miscellaneous R&M FY14	
<b>HI Built LLC</b> .....	<b>120,000</b>
Repair Revetment at Causeway, Kaunakakai Harbor, Molokai	

## Maui

<b>Global Specialty Contractors Inc.</b> ....	<b>1,099,000</b>
Gravesite Restoration for Maui Veterans Cemetery, Phase II, Department of Defense, Office of Veterans Services	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>816,000</b>
Kahakuloa Bridge Repair, Wailuku	
<b>Betsill Bros.</b> .....	<b>657,606</b>
Wailuku-Kahului Wastewater Reclamation Facility Dewatering Building Rehabilitation Project	
<b>IPR Hawaii</b> .....	<b>599,717</b>
Keopuolani Park Playground Replacement, Kahului	
<b>Site Engineering Inc.</b> .....	<b>461,730</b>
Waikapu Park Basketball Court Reconstruction, Wailuku	
<b>Betsill Bros.</b> .....	<b>388,611</b>
Kahului Elementary School, Miscellaneous R&M FY14	

## Hawaii

<b>Alutiq General Contractors</b> .....	<b>26,891,534</b>
PN 150035 Combined Support Maintenance Shop (CSMS), Hilo	
<b>Isemoto Contracting Co. Ltd.</b> .....	<b>1,996,699</b>
Naalehu Public Library, Relocation of Portables	
<b>Elcco Inc.</b> .....	<b>307,806</b>
Kohala Middle School, Building A, Electrical Upgrade	
<b>Site Engineering Inc.</b> .....	<b>254,000</b>
De Silva Elementary School, Miscellaneous R&M FY14	
<b>First Quality Building &amp; Design Inc.</b> .....	<b>124,950</b>
Individual Wastewater System (IWS) and Site Improvements at Nani Olu, HA 1063, Kealakekua	

## Kauai

<b>Unlimited Construction Services</b> .....	<b>3,865,966</b>
4461 Performing Arts Center, Repair Water Damage, Kauai Community College, UH Community Colleges	

## LOW BIDS

The companies below submitted the low bids in September for the work detailed. Submitting the lowest bid is not a guarantee of being awarded the job. However, it is a strong indication of future work, and subcontractors can plan accordingly.

## Oahu

<b>Civil-Mechanical Contractor.</b> .....	<b>\$6,749,520</b>
Indefinite Delivery/Indefinite Quantity, Distribution Component Replacement, Various Locations	
<b>HI Built LLC</b> .....	<b>3,008,850</b>
Kalihi Street Resurfacing, Nimitz Highway to School Street	
<b>Ron D. Electrical Service</b> .....	<b>960,000</b>
Milliani High School Campus, Fire Alarm Repairs	
<b>Kaikor Construction Assoc. Inc.</b> .....	<b>595,200</b>
Father Damien Statue Repairs	
<b>International Roofing &amp; Building Construction</b> .....	<b>424,800</b>
Pearl Harbor Kai Elementary School, Miscellaneous R&M FY16	
<b>Road &amp; Highways Builders LLC</b> .....	<b>399,999</b>
Hamakua Drive Bikeway Improvements	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>378,198</b>
Renovate Pier 2 Passenger Terminal Inspection Room, Honolulu Harbor	
<b>International Roofing &amp; Building Construction</b> .....	<b>360,800</b>
Pearl Harbor Elementary School, Miscellaneous R&M FY16	
<b>Road Builders Corp.</b> .....	<b>280,000</b>
Aliamanu Middle School, Area 02 Parking Lot Expansion	
<b>Tory's Roofing &amp; Waterproofing Inc.</b> .....	<b>232,000</b>
Wahiawa Elementary School, Miscellaneous R&M FY16	
<b>Kokea Construction &amp; Consultants Inc.</b> .....	<b>218,262</b>
6917 Mokihana Renovation for Student Success, Phase 1 for Kapiolani Community College	
<b>Island Construction &amp; Demolition</b> .....	<b>135,828</b>
Aikahi Elementary School, Building E, Replace Grease Trap	
<b>Marine Structures</b> .....	<b>118,680</b>
Provide Bollards Statewide	
<b>Tory's Roofing &amp; Waterproofing Inc.</b> .....	<b>113,500</b>
Milliani Uka Elementary School, Miscellaneous R&M FY17	

<b>First Quality Building &amp; Design Inc.</b> .....	<b>110,937</b>
Nuuanu Elementary School, Bldg. J, Replace Grease Trap	
<b>Road Builders Corp.</b> .....	<b>93,700</b>
Lanikai Public Charter School Area 02, Ground Improvement at Parking	
<b>Henry's Equipment Rental &amp; Sales Inc.</b> .....	<b>71,000</b>
Kalani High School, Ct-1 Demolish Custodian Cottage	
<b>Peterson Bros. Construction Inc.</b> .....	<b>70,000</b>
Ewa Elementary School, Area 03, Ground Improvements	
<b>Pacific Star Roofing</b> .....	<b>48,488</b>
Waipahu Intermediate School, Bldg. S, Recoat Roof	
<b>KKK Aluminum &amp; Glass Inc.</b> .....	<b>33,630</b>
Kapalama Elementary School Office, Replace Store Front Doors	
<b>Hawaii Works Inc.</b> .....	<b>29,988</b>
Nanakuli High School, Bldg. C, Convert Restroom Stalls	
<b>Bora Inc.</b> .....	<b>20,000</b>
Kailua High School, Gym Walkway, Repair Roof	
<b>Bora Inc.</b> .....	<b>17,826</b>
Waipahu Elementary School, Bldg. J, Reroof Restroom	
<b>Covenant Painting LLC</b> .....	<b>13,700</b>
Pearl City High School, Paint Stadium Press Booth	
<b>Close Construction Inc.</b> .....	<b>6,995</b>
Kaleiopuu Elementary School, Bldg. F, Various Classrooms, Install Area Carpet	

<b>Maui Paving LLC</b> .....	<b>600,500</b>
Haiku Maui District Resurfacing FY17-18	
<b>Arita Poulson General Contracting</b> .....	<b>508,380</b>
Lahaina Civic Center, Social Hall Kitchen Improvements	
<b>F&amp;H Construction</b> .....	<b>299,000</b>
Helene Hall Improvements (rebid)	
<b>Certified Construction Inc.</b> .....	<b>230,850</b>
Pukalani Elementary School, Miscellaneous R&M FY13, Makawao	
<b>CDF Engineering</b> .....	<b>164,500</b>
Solid Waste Division Photovoltaic Outdoor Lighting Systems	
<b>Castaway Construction &amp; Restoration LLC</b> .....	<b>69,458</b>
Kaohu House AC Install (rebid)	

## Maui

<b>Goodfellow Bros. Inc.</b> .....	<b>3,396,662</b>
Central Maui Landfill Phase V-B Extension, Disposal Cell and Related Improvements	
<b>Rojac Construction Inc.</b> .....	<b>983,637</b>
Drainage Improvements at Wakea and Papa Avenue	
<b>MEI Corp.</b> .....	<b>917,652</b>
Lanai Parks Maintenance Storage Building Replacement	
<b>Maui Kupuno Builders LLC</b> .....	<b>769,317</b>
Upcountry District Resurfacing FY17)	

## Hawaii

<b>Isemoto Contracting Co. Ltd.</b> .....	<b>853,490</b>
Upgrade Electrical Distribution Infrastructure Campus Wide, Hawaii Community College, University of Hawaii, Hilo	
<b>Heartwood Pacific LLC</b> .....	<b>232,000</b>
Waikoloa Elementary and Middle School, G101 Convert to Science	
<b>Site Engineering Inc.</b> .....	<b>195,400</b>
Waikoloa Elementary and Middle School, Miscellaneous R&M FY16	
<b>Commercial Roofing &amp; Waterproofing HI Inc.</b> .....	<b>53,770</b>
Keaukaha Elementary School, Reroof Portables P3083 & P3084, Hilo	

## Kauai

<b>American Marine Corp.</b> .....	<b>2,643,101</b>
Kikiaola Light Draft Harbor Maintenance Dredging	
<b>Pacific Recreation Co. LLC</b> .....	<b>174,523</b>
Kamalani Playground Surface Installation, Wailua	
<b>Peterson Bros. Construction Inc.</b> .....	<b>83,311</b>
Kalaheo Fire Station, Driveway Restoration at 2-2480 Kaunualii Highway, Kalaheo	

# Layton, Embassy Suites Add West Side Rooms

‘Second City’ visitors enjoy a convenient new option for overnight stays, with impressive amenities

**T**he Embassy Suites by Hilton Oahu Kapolei began accepting reservations in late October and offering visitors to the “slow-growing new city” on the island’s west side another option for an affordable place to stay.







Damon Owens

And as Damon Owens, senior project manager for general contractor Layton Construction Co. LLC, also points out, the seven-story, 180-suite hotel will be “more convenient than Waikiki” for travelers, including military and their families, looking to bask in the lagoons at Ko Olina.

Layton Construction launched the project in December 2016 and wrapped in September. The Embassy Suites is the second hotel in the so-called “Second City;” the first is the Hampton Inn & Suites by Hilton Oahu Kapolei in the recently opened Ka Makana Alii shopping center.

Dale Keep, who heads business development for Layton, says the hotel features a sun deck with an outdoor pool and whirlpool, a modern fitness center, Sprig’s Grille, Manamana Lounge and a 24-hour convenience store.

The suites include separate living room with sofa sleeper, work desk and a wet bar area with mini-fridge, microwave and coffee maker along with WiFi and 55-inch LED TVs, he says. The suites are finished in Hawaiian décor, and some boast a lanai with ocean views.

Layton Construction was selected as GC by the developer, Kapolei Hotel Partners LLC, to build the Embassy Suites on



Dale Keep

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## SPOTLIGHT ON SUCCESS

the nearly three-acre parcel, Keep says. G70, formerly Group 70 International, was the architect.

Owens says the client was “pretty pleased with how the project turned out. This is a good asset for them, having a full-service hotel on west side provides a more economical draw to visitors than Ko Olina” hotels and resorts.

The project, with Larry Wintermantel as senior superintendent,



Kapolei's newest all-suites hotel



Embassy Suites offers activities for the family. PHOTOS COURTESY EMBASSY SUITES BY HILTON OAHU KAPOLEI

began with the site work, utility tie-ins from the street and construction of a two-story concrete parking structure. Keep says the boardrooms, atriums and event spaces “were all built to be flexible enough to accommodate all sizes and types of functions.” The 150,000-square-foot hotel includes a business center, meeting rooms, baggage storage area, coin laundry rooms and open common areas.

The Embassy Suites is a short drive from Pearl Harbor, the Kapolei Golf Course and Wet ‘N Wild Water Park

and, according to its website, provides guests a shuttle to the beaches and lagoons at Ko Olina as well as White Plains Beach.

Owens says “we were lucky to have a collection of really good subs.” He praised the work of Dorvin D. Leis, McClone Constuction and South Pacific Steel.

Owens says the “construction was pretty straightforward, with no crazy challenges” on the post-tension concrete structure. He says “G70 did a great job making it attractive.”

“In my opinion,” Owens notes, “it’s an overall attractive-looking building. Everyone is remarking on how good-looking this project was.”

He lauds the work of Jim Stone of G70 and says David Webster and Andy Pettingill of Kapolei Hotel Partners “were a pleasure to work for, fair and they made clear their expectations.”

This month, not far from the site of the Embassy Suites, Layton Construction will begin work on Kapolei’s third hotel, a 183-unit Residence Inn by Marriott, Owens says. 🏠



The lobby of the new Embassy Suites

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# Smarter Machines

Technology is a game changer in construction equipment, say industry experts

BY BRETT ALEXANDER-ESTES



Steve Joseph



Chris Giannaris

**T**hese days, your new bulldozer likely tells you where—and how deep—to sink your blade. Steve Joseph, vice president of PVT Land Company Ltd., says today's generation of bulldozers, like the Caterpillar D6K2 that the recycling

company uses, now offer global navigation satellite systems (GNSS) to control blade angle for exact target grading.

“The GNSS-based controls eliminate the need for grade stakes,” Joseph says.

If your bulldozer's GNSS eliminates grade stakes, you can bet it's cutting



Caterpillar's new D6K2 is Tier IV-compliant and has a GNSS guidance platform.  
PHOTO COURTESY CATERPILLAR INC.

other project costs as well.

GNSS—and other high-tech tools like building information technology (BIM), augmented reality (AR), global positioning systems (GPS), “green” technology, drones and digital service systems—are revving

up new construction equipment and changing the ground rules for jobsite performance.

### **Game-changers**

“Technology is becoming the game changer in equipment today,”

says Chris Giannaris, the marketing manager at Hawthorne Cat. “Connected jobsites and jobsite solutions are quickly becoming the wave of the future.”

Tony Jones, resident engineer at Bowers + Kubota, says that at the

Kailua-Kaneohe Gravity Sewer Tunnel TIPS project, where B+K is construction manager, the GC is bringing its own tech to the jobsite.



Tony Jones

“Hensel Phelps partnered with Microsoft to develop augmented reality technology, and now that is spreading across the industry,” Jones says. “In Hawaii, Hensel Phelps is implementing the technology in all of their major projects. They view it as an invaluable tool for coordinating work between subcontractors and communicating with ownership.”

Augmented reality, or AR—the latest digital building program—visualizes work in the field by applying 2D and 3D models to the un-built, under-construction and built environment, Jones says.

In 2017, many Hawaii construction equipment vendors have their eye on technology, too, and their fleets now include both the “tried-and-trues” and the new supermodels.



Hensel Phelps is using AR to manage the Kailua-Kaneohe Gravity Sewer Tunnel TIPS project. PHOTO COURTESY BOWERS + KUBOTA/TONY JONES



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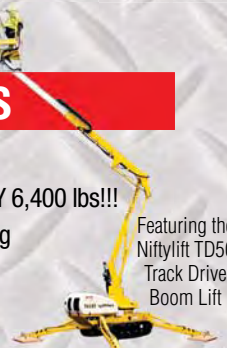


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## Ground Grabbers

AMERICAN MACHINERY (JOHN DEERE, HITACHI)

“Both equipment sales and rentals are up in 2017,” says Gordon Ogi, president of American Machinery. Ogi says American has seen a spike in sales of mini excavators and skid steers this year, which “appear to be replacing the traditional backhoe. One day the faithful backhoe will be obsolete.” All sales of new equipment, Ogi adds, are backed by American’s strong customer support.

Excavators—with their versatility and high production output—are tops in American’s 2017 used equipment sales, Ogi says.

In 2018, American will offer John Deere’s new 644K Hybrid wheel loader, which “combines electric hybrid technology for a 25 percent boost in fuel economy while being twice as quiet,” says Sean Loa, American’s field sales manager.



Gordon Ogi



American Machinery’s John Deere 331G Compact Track Loader on Aeo’s Block M jobsite  
PHOTO COURTESY AMERICAN MACHINERY

## BACON UNIVERSAL CO. INC. (KOMATSU, KUBOTA, HAULOTTE)

“Bacon Universal has seen a jump in equipment sales in 2017,” says Adrian Silich, operations vice president at Bacon Universal. He credits Bacon’s increased market share to “an aggressive marketing program coupled with some of the best product lines in the industry.”

“Our best-selling product line is easily the Komatsu line of excavators, wheel loaders and dozers,” he says.

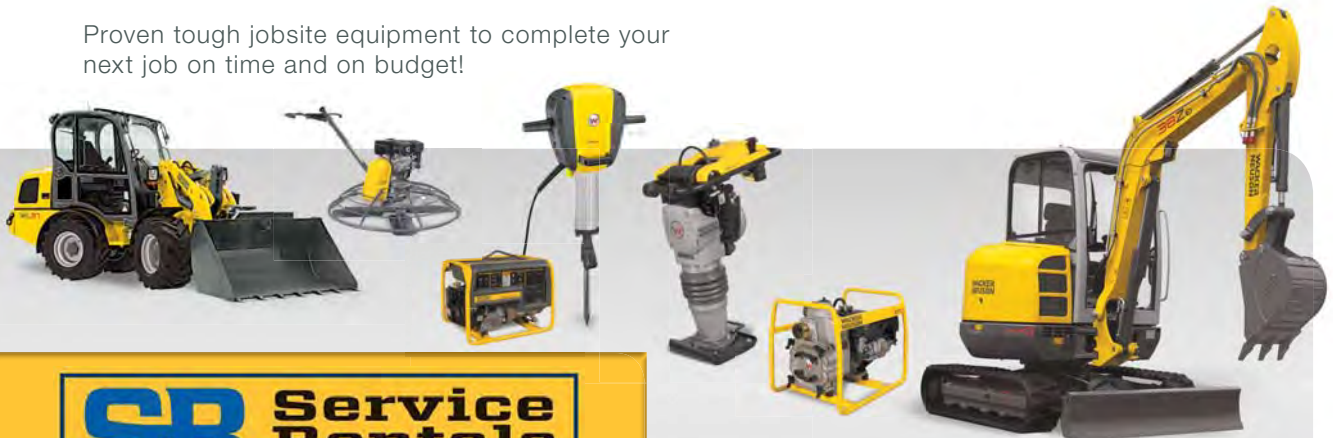
Silich points out that Bacon rents equipment, too, and says the company has taken a



Adrian Silich

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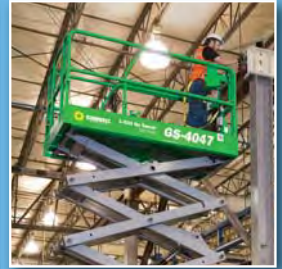
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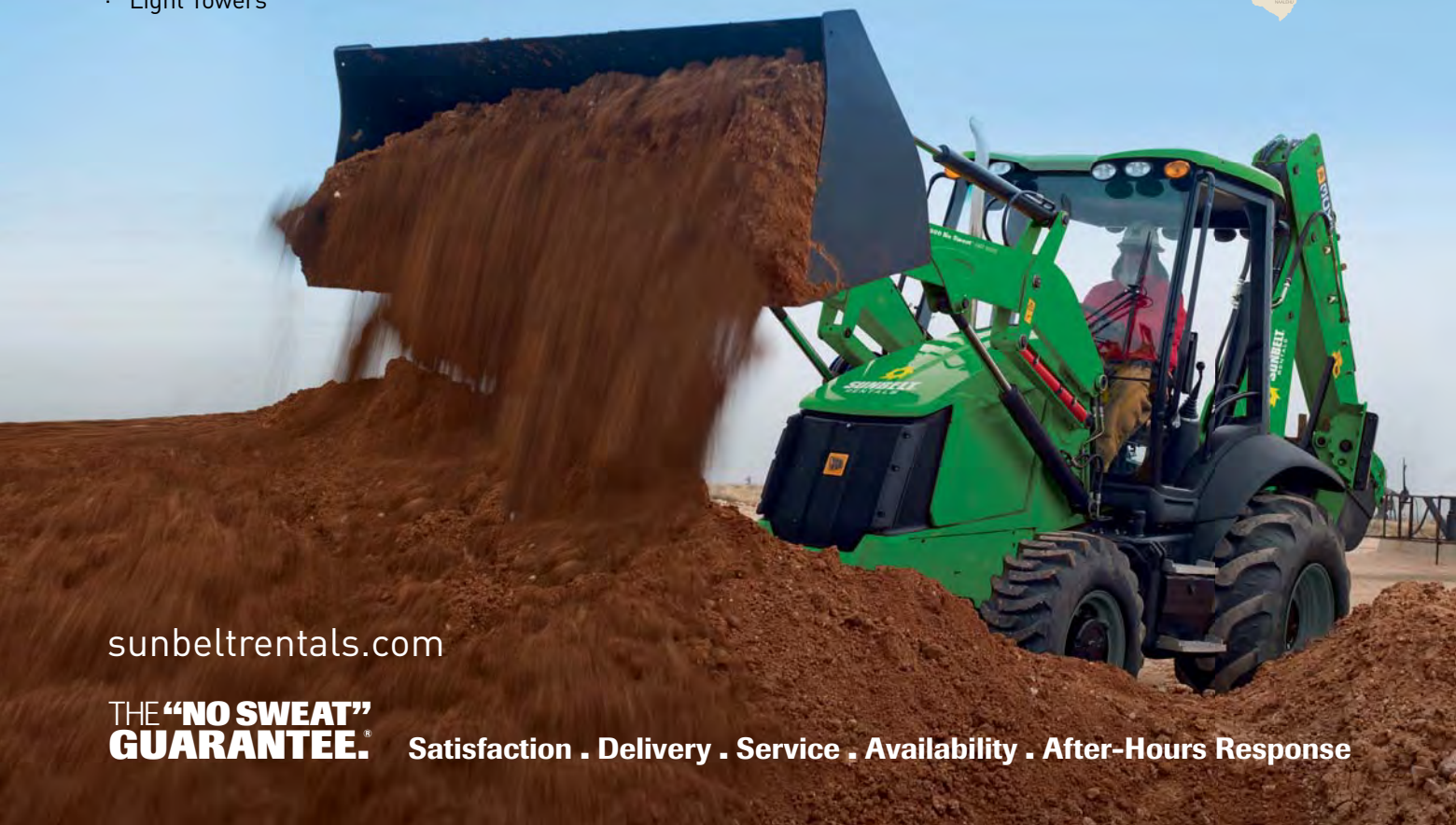


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With its Zero Tail Swing design, Komatsu's PC228 is built to work in the tightest of spaces.

PHOTO COURTESY KOMATSU LTD.

“very aggressive approach to rotating through our rental fleet,” selling many used excavators, compaction equipment and forklifts over the past year. “By selling much of our used equipment and maintaining a very new rental fleet, we are able to assure our

customers will always have reliable working machines,” he says.

**HAWTHORNE CAT (CATERPILLAR)**

“Cat machines have more technology integrated in them than ever before,” says Giannaris, and cites

Cat tech tools such as VisionLink, AccuGrade, Payload, Intelligent Compaction, Detect, Command and Cat Connect Services.

While Tier IV emission regulation has been the focus for manufacturers in the last few years, he says, “those implementation dates have come and past. Now the focus is on technology.”

Joseph agrees. In September, he says, PVT Land acquired an emissions-compliant “green machine” and “the first electric bulldozer in Hawaii”—the new Caterpillar D7E.

**“Cat machines have more technology integrated in them than ever before.”**

**—Chris Giannaris**

The D7E costs less and has more power than Caterpillar’s D8, Joseph says. “It also results in a 50 percent savings in fuel costs. And, with no drive train, torque converter, or transmission, there is virtually no maintenance costs past the engine. So there’s less down time and lower owning and operating costs.”

The D7E comes with GNSS, he adds. PVT Land, he says, expects “to convert our entire fleet to electric-powered and hybrid equipment, where

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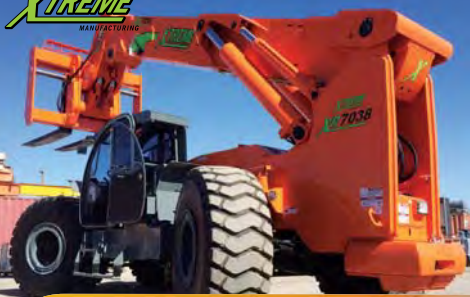
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feasible, in the coming years.”

Hawthorne Cat also provides equipment rentals. “The industry is now at about a fifty-fifty sales to rental ratio,” Giannaris notes. “Half of the equipment that manufacturers produce end up in some sort of rental fleet.”

## Aerial Lifts

**BACON UNIVERSAL CO. INC. (KOMATSU, KUBOTA, HAULOTTE)**

In 2018, Bacon will add Haulotte equipment to its fleet. “Bacon Universal is excited to have become the exclusive Haulotte dealer for Hawaii,” Silich says of the French company renowned worldwide for scissor lifts, boom lifts and telehandlers.

“With Haulotte’s innovative safety features on all their equipment, common parts and Kubota diesel engines, Haulotte will be a great partner for Bacon Universal, and an excellent option for any company looking for safe, durable and reliable lifting equipment in Hawaii,” he says.



Haulotte's HT85 RTJRO offered by Bacon Universal provides operators with some of the most advanced safety features in the industry. PHOTO COURTESY HAULOTTE GROUP

# Hawaii Go-To's

Local builders share their top choices for 2017 purchases, tech and service:

## Goodfellow Bros. Inc.

“Most manufactures have a line that is their best, and that is what we go for,” says Shep Nelson, the equipment superintendent at Goodfellow Bros.

“Caterpillar and Deere/Hitachi are our most-used machines, but Komatsu makes a great product, too,” he says. “Most everything we buy is Tier 4 Final now, and we always (use) GPS and other technologies to make sure that we are always being as productive as possible with every pass.”

Equipment repair can derail a budget, so “dealer relationships and the ability to keep our machines in the dirt when they go down are the most important things we consider when buying a new piece of equipment. Hawthorne Cat, American Machinery and Bacon Universal are all great partners for us.”

## Hawaiian Dredging Construction Co. Inc.

“In 2017, Hawaiian Dredging purchased a 130-ton crawler-mounted hydraulic telescopic crane,” says David Gomez, Hawaiian Dredging's equipment division manager, adding that “this is the company’s first telescopic hydraulic crane equipped with crawler tracks.

“We utilize the latest Trimble guidance platforms on our dozers, graders and excavators,” he says. “These GPS devices provide accurate location, triangulation and topography to precisely detect blade depth and angle, ensuring accurate grades and improved efficiency.”

## PVT Land Company Ltd.

“PVT’s ‘go-to’ companies are Caterpillar and American Machinery,” says Steve Joseph, PVT Land vice president. “In addition to buying new ‘green’ equipment that is guidance platform-ready, our new D6K2 is currently operating with a Cat guidance platform and (our) new Cat 836 Compactor is GPS-equipped.”

## Structural Systems/Kelikai Inc.

Damien Enright, president of drilling company Structural Systems/Kelikai, says that having purchased two augercast drills that cost “in the seven figures,” the next critical step is outfitting a top-notch service team.

At full extension, he says, Kelikai’s main 250,000-pound Bauer BG28V drill rig is 121 feet tall. At full extension, its companion 110,000-pound Bauer BG15H drill rig is 60 feet tall.

“Daily servicing is a must on both rigs,” Enright says. “For that, we complete a full lubrication to each rig; oil and fluid checks; pin and bolt checks; along with wire rope damage checks.

“It’s a must to have your own team of mechanics to be ready for any ‘what if’s’ that may pop up,” he says. “Kelikai has its own team of specialty mechanics familiar with large commercial drills and equipment.” And, he says, Bauer’s team of mechanics can fly out at short notice in a pinch.



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**HAWTHORNE**





Doc Bailey's Link-Belt rough terrain crane

PHOTO COURTESY LINK-BELT CRANES

**DOC BAILEY CRANES & EQUIPMENT OF HAWAII INC. (LINK-BELT)**

New Link-Belt cranes are Doc Bailey's best sellers in 2017. Clients include Shimmick/Traylor/Granite JV of Hawaii, which is building the 5.2 miles of rail between Aloha Stadium and Middle Street.

"These cranes meet the new ASME/OSHA standards which require full load monitoring and work area definition," says "Doc" Bailey. Noting that "most operators require

familiarization to understand and work with the new systems," Bailey says his company has "been discussing within the industry of having a workshop to help facilitate this need."

Bailey says Link-Belt Cranes' strong selling points include U.S. manufacture, reliability, well-maintained equipment and solid resale value. Besides HART, other local Link-Belt Crane projects in 2017 include the Kailua-Kaneohe Gravity Sewer Tunnel and Kauai's Bridge 7E restoration.

**HAWAIIAN CRANE & RIGGING LTD.**

While not an equipment dealer per se, HCR's crane and rigging services have been "involved in at least three-quarters of all the major new construction in the Islands," says Kerwin Chong, the company's vice president.

HCR's most popular 2017 service model is "our big 275-ton crawler crane that can pick-and-walk with loads, while having 420 feet of boom and luffing jib," Chong says.

Rigging, though, is an in-house specialty. "Rigging is a nuance craft and requires such specific and seasoned skills that most companies would rather just hire a company—like HCR—to get equipment moved in tight quarters, manipulated in multiple dimensions and placed in difficult places," Chong says.

HCR, which has been in business since 1965, installed three 80-ton generators on Kwajalein Island last year for Lockheed Martin Aerospace.



Kerwin Chong



Hawaiian Crane & Rigging installing HART pedestrian bridge  
PHOTO COURTESY HAWAIIAN CRANE & RIGGING LTD.

**WESTERN PACIFIC CRANE & EQUIPMENT (MANITOWOC, GROVE, NATIONAL CRANE, MANITOU)**

WPCE's rough-terrain cranes continue to be a leader on most Hawaii jobsites in 2017, says Dennis Piatek, WPCE Hawaii's branch manager. "Both small and large contractors

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continue to lease and purchase new and used rough terrain cranes,” he says.

“Last year, WPCE became the exclusive dealer for Manitou telehandlers, heavy forklifts and rotating telehandlers,” Piatek says. “Most of these models have a wide range of

attachments that include winches, jibs, man baskets, buckets and forks with reaches of over 100 feet.”

WPCE’s showstopper is still the Manitowoc MLC300 crawler crane—roughly 410 feet at full extension. “The only Manitowoc MLC 300 on

the Islands continues to work on the Maui airport rental car facility,” Piatek says. “We have a couple in stock when the time comes.”



Dennis Piatek

## Air Supply

### DRONE SERVICES HAWAII

“What you are starting to see are drones used on-site to collect high-



Michael Elliott

resolution, precise GPS-tagged images ... to provide 3D topographic data processed for use in AutoCAD, BIM and other software systems,” says Michael Elliott,

co-owner of Drone Services Hawaii. “This information can also be loaded into bulldozers and other construction equipment.”

**“(Drone) information can be loaded into bulldozers and other construction equipment.”**  
—Michael Elliott



Drone Services Hawaii Aeropoint activation (gray square) on-site  
PHOTO COURTESY DRONE SERVICES HAWAII



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## Screen Services

### AMERICAN MACHINERY (JOHN DEERE, HITACHI)

American’s John Deere used equipment, Ogi says, “has an exclusive connectivity capability with their Service Advisor Remote, which allows not only diagnosing from the office, but calibration of software as well.” Ogi claims this feature is exclusive to John Deere. “Most competitors are only capable of monitoring,” he says.

### BACON UNIVERSAL CO. INC. (KOMATSU, KUBOTA, HAULOTTE)

“Komtrax, Komatsu’s satellite equipment monitoring system, allows the users to easily measure production, fuel efficiency and location, providing



an instant ROI for the customer,” says Silich. Bacon monitors Komatsu rigs through Komtrax, and alerts the contractor when Komatsu Care services are needed. The plan provides up to two years of scheduled service.

**BOWERS + KUBOTA**

“On the Kailua TIPS project, we have not used BIM for site work, but mainly for facility build-out,” says Jones, who adds that B+K is starting to use drones to rapidly provide rough topographic estimates for grading and site restoration. “The ability to gain survey data over a multi-acre site within hours is a game changer,” Jones says.

**DRONE SERVICES HAWAII**

Very soon, Elliott says, drone-harvested GPS, real time kinematic systems (RTK) and on-site ground control points (GCPs/AeroPoints) will provide highly accurate site data—within 2 cm—for project planning and management. Cloud-based software will share this data on-site and with project partners worldwide.

**G70**

“BIM and other virtual building applications are changing construction in Hawaii,” says Carey T. Isobe, G70 project architect, who notes that larger Isle construction firms use it to coordinate their subs and trades, preventing conflicts before they arise in the field.



Carey T. Isobe

Recently, G70 began using 3D laser scanning for existing renovation projects, Isobe says: “This technology has drastically improved our efficiency on the design side of the project” by providing a point cloud model for building G70’s Revit base plans. It also captures a 3D color image of the design space that identifies existing conditions, elements and features.

“With more and more design consultants utilizing (BIM) Revit,” he says, “we can fully take advantage of 3D clash detection to better coordinate structural, mechanical and electrical systems and minimize conflicts during construction.”



Caterpillar D6K2 bulldozer on a PVT Land Company jobsite PHOTO COURTESY PVT LAND COMPANY LTD.

**HAWTHORNE CAT (CATERPILLAR)**

Caterpillar is expanding control of equipment and jobsite management through Cat Connect Services, says Giannaris. The program, he says,

highlights three key areas: Equipment Management Services, Productivity Services, and Safety Services,” all of which can be tailored to a specific job and provide user training.

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**WESTERN PACIFIC CRANE & EQUIPMENT  
(MANITOWOC, GROVE, NATIONAL  
CRANE, MANITOU)**

Manitowoc Crane Group's new common control system (CCS)

operators station has been well received in Hawaii, Piatek says, but notes that "like anything new, there's a bit of a learning curve navigating through the new system and screens."



Civil Mechanicals' new National 8100D boom truck sold by WPCE  
PHOTO COURTESY LUCY PIATEK

WPCE's new GRT8100 - 100T Rough Terrain crane with a CCS cab is working at the Honolulu airport's rental car facility.

**Auction Options**

This year, web-based IronPlanet merged with Ritchie Bros. Auctioneers. The new IronPlanet/Ritchie Bros., which provides global market reach and recently posted \$5.3 billion in



A Ritchie Bros. equipment auction  
PHOTO COURTESY RITCHEE BROS. AUCTIONEERS

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Kelikai Inc.'s BG15H drill rig installs 5-foot diameter caissons/drilled shafts at Ewa Makai Middle School.

PHOTO COURTESY KELIKAI INC.

combined gross transactional value, offers Island builders both online and in-person auction of used equipment.

IronPlanet online auctions are scheduled weekly and provide payment within 15 business days of sale. Ritchie Bros.' Unreserved Onsite Auctions, according to a recent brochure, provide "certainty of sale"—every item sells on auction day—and payment within 21 days of auction at the company's

off-Island sites.

"Iron Planet allows us to sell items on the Islands anytime, anywhere, for anything," says Griffin Squires, the company's Pacific Northwest & Hawaii territory manager.

If a local company wants an onsite auction but doesn't want to ship its equipment to the Mainland, "depending on values, we would conduct what we call an 'off-site' sale, where we

will put up shop for three months to build the sale and have the unreserved auction," Squires says. "Once that is done, we leave the land like we found it and move out."

Goodfellow Bros. Equipment Superintendent Shep Nelson says: "We have a great relationship with Ritchie, and they understand that we are in it for the long run." Nelson says Ritchie helps Goodfellow decide "when the market is right to sell, and when we should hold."

## Long-Span Stair Treads & Landings

Ascent to upper promenade, HPU College at Aloha Tower Marketplace.

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## Vital Connections

Bowers + Kubota's Jones says his company has only scratched the surface of AR "by using the technology to see the model real-time in the actual built environment."

And perhaps describing tech's impact on all new equipment and jobsites, he adds, "this technology could potentially revolutionize the construction industry by allowing all parties to see the end product in the field before and while it is being constructed." 🏠

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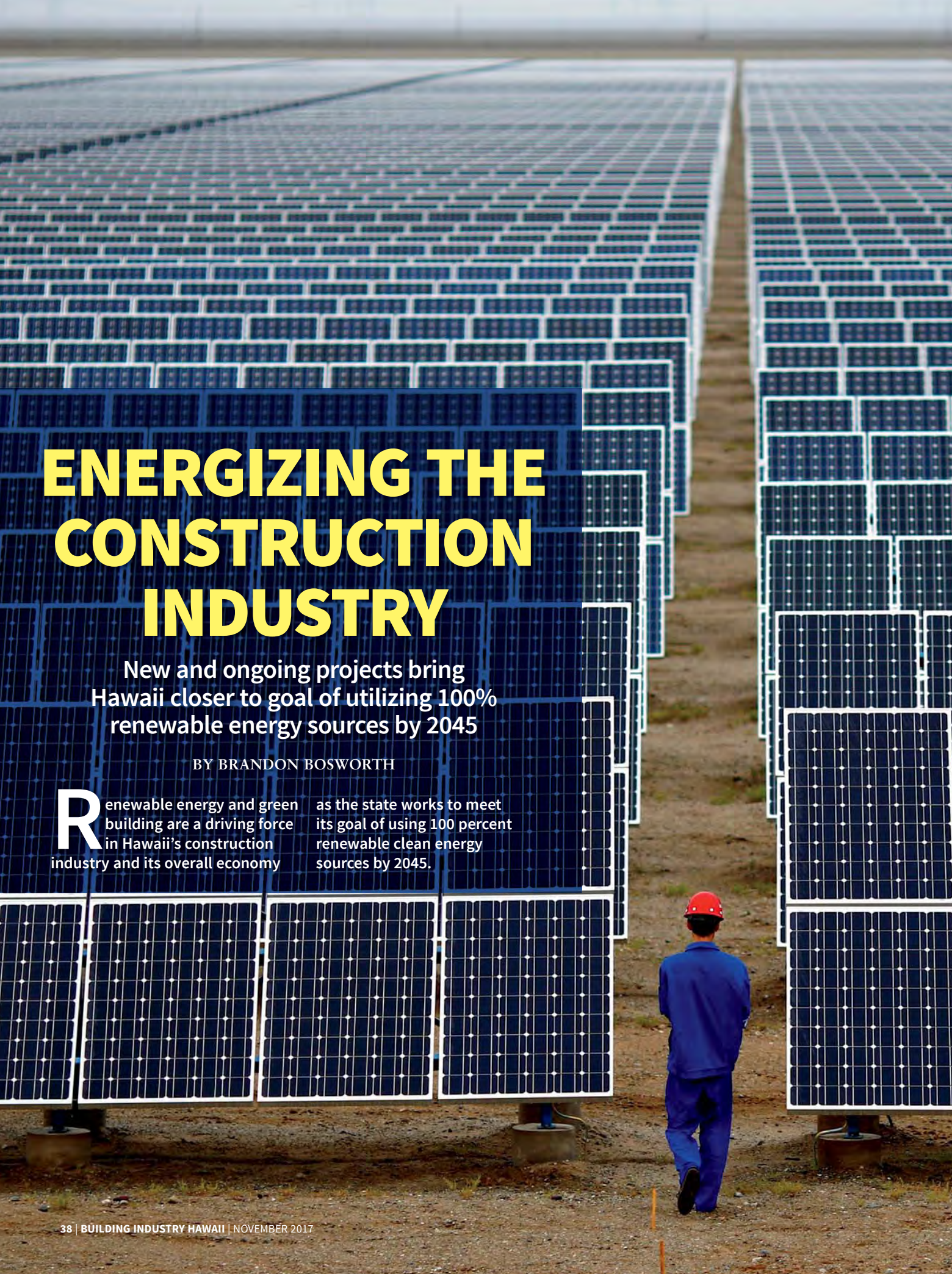


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# ENERGIZING THE CONSTRUCTION INDUSTRY

New and ongoing projects bring Hawaii closer to goal of utilizing 100% renewable energy sources by 2045

BY BRANDON BOSWORTH

**R**enewable energy and green building are a driving force in Hawaii's construction industry and its overall economy as the state works to meet its goal of using 100 percent renewable clean energy sources by 2045.



SEAbriage-Makani - Plan 3

## SEAbriage



- GE Appliance Package
- Central air conditioning
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“Renewable energy and energy efficiency installations have been a major contributor to Hawaii’s construction industry and the broader state economy,”

says Carilyn Shon, administrator at the Hawaii State Energy Office.



Carilyn Shon

“Hawaii has met and exceeded its interim targets for increasing renewable energy use and reducing energy consumption through efficiency and conservation measures. The state is more than a quarter of the way to the goal of 100 percent renewable energy in the electricity sector by 2045.”

She cited a recent report by the U.S. Department of Energy which estimated that energy-efficiency projects generated 5,117 jobs in Hawaii last year, while solar photovoltaic (PV) installations resulted in another 4,883 jobs.

She also points to the state Department of Business, Economic Development and Tourism’s report



Rendering of the Schofield Generating Station

PHOTO COURTESY BURNS & MCDONNELL

that the \$408 million spent on solar PV projects last year accounted for 10 percent of construction spending in Hawaii.

Hawaii is on the forefront of the global move toward renewable energy. In 2015, Gov. David Ige signed a bill directing the state’s utilities to generate 100 percent of its electricity sales from renewable energy resources by 2045.

Shon adds that “getting to 100 percent is certainly achievable, but it won’t be easy.

“One of the things Hawaii has going for it,” Shon says, “is an unprecedented partnership of energy stakeholders committed to meeting our ambitious goals under the umbrella of

the Hawaii Clean Energy Initiative.”

Ramsey Brown, engineer in charge of commercial accounts at Hawaii Energy, says “a move toward clean energy will naturally require upgrades to our buildings and infrastructure and keeping our construction industry on the cutting edge of building techniques, including the latest energy code and energy-saving technologies.



Ramsey Brown

“The key to success,” he says, “is to make sure energy efficiency is introduced during the design stages



Hawaii Energy recently replaced 1,000 energy-eating incandescent bulbs with energy-saving LED lights at Iolani Palace.

PHOTO COURTESY HAWAII ENERGY





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of a construction project, where it is most cost-effective to implement. Construction companies can distinguish themselves by helping local businesses and residents maintain low electric bills through installation of energy-efficient equipment in advance of renewables and energy storage.

“Getting our state to 100 percent clean energy quickly and cost-effectively will showcase Hawaii’s leadership in energy while providing cheap and clean electricity for our local economy.”

Nationally, the U.S. Department of Energy found that solar employment accounts for the largest share of workers in the electric power generation sector. According to the U.S. Energy and Employment Report, solar energy employs approximately 374,000 workers, more people than the coal, gas and oil electricity generation sectors combined.



David Foster



A biomass-to-energy facility on Kauai

PHOTO COURTESY KAUAI ISLAND UTILITY COOPERATIVE

Energy-efficiency jobs increased by 133,000 jobs for a total of 2.2 million.

“Whether producing natural gas or solar power at increasingly lower prices or reducing our consumption of energy through smart grids and fuel efficient vehicles, energy innovation is proving itself as the important driver of economic growth in America, producing 14 percent of the new jobs in 2016,” says David Foster, the DOE’s senior adviser on industrial and economic policy.

### Local Power Plans

Reaching the 2045 goal means plenty of work for the local energy industry, says Jim Kelly, vice president of corporate relations for Hawaiian Electric Co. “We have a lot of different things going on. 2018 will be another busy year.”

Kelly says grid modernization is a priority.

“We need different systems than were ever considered when the grid was built more than 100 years ago,” he says. “There are now two-way transfers of energy, with people taking it and people putting back in the system. They are also storing energy in batteries. This new dynamic requires us to update the grid with new technology to enable us to use energy more efficiently and make it easier for people to go solar.”

Kelly says one of the biggest upcoming projects for HECO is the 20 megawatt (MW) alternating



Jim Kelly

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current, 28 MW direct current, grid-tied, generation solar facility at the Joint Base Pearl Harbor-Hickam West Loch Annex. A joint effort with the Department of the Navy, the \$67 million project recently received approval from the Public Utilities Commission.

“It’s one of several projects we have with the military right now,” Kelly says.

**“The key to success is to make sure energy efficiency is introduced during the design stages of a construction project, where it is most cost-effective to implement.”**  
—Ramsey Brown

The West Loch facility is expected to be the lowest-cost solar energy project in Hawaii, with a levelized cost for the electricity to be generated of 9.56 cents per kilowatt-hour (kWh).

“This project is good for the Navy and good for our friends and neighbors in West Oahu,” says Capt. Rich Hayes, commanding officer of Navy Facilities Engineering Command Hawaii and Regional Engineer, Navy Region Hawaii. “If we take a broader view, we see the benefits not only here in Hawaii but also to the rest of the world. Through our solar energy projects and other initiatives, we are being good citizens and good neighbors—embracing the power of the sun while preserving our shared environment.



Capt. Rich Hayes

“Our West Loch and Waipio projects are clear examples that we are



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committed to energy security and sustainability. We are continuing our commitment and working with the community to move away from fossil fuels wherever we can, and doing our share to mitigate the harmful effects of climate change.”

The move toward solar energy faces a potential obstacle, both locally and throughout the United States. In September, the U.S. International Trade Commission ruled that a flood of cheap foreign-made solar panels is hurting American manufacturing, possibly opening the door for the Trump Administration to impose tariffs.

“We’ve seen some individual solar contractors who are concerned,” Kelly says. “The West Loch solar project will provide electricity at the lowest cost of any renewable energy source in the state. If a tariff is in place it will raise the cost of the project.”



Hawaiian Electric’s Waianae solar farm is the largest in Hawaii.  
PHOTO COURTESY HAWAIIAN ELECTRIC

“Falling costs of solar PV panels in recent years have driven down prices for PV installations and, therefore, boosted sales and competition among Hawaii companies,” Shon says. “This has helped Hawaii meet interim targets for its renewable portfolio standards. It’s not clear yet what the final decision in Washington will be, but if tariffs are imposed it could potentially result in higher costs for solar companies and a downturn in installations. Such a scenario would affect Hawaii’s ability to meet its renewable energy goals.”

Another factor is tax credits. “There is an urgency for solar and wind projects,” Kelly says. “Tax credits start to expire in 2019. Developers really want to get their operations up and running by the end of 2019 to qualify for tax credits of up to 30 percent.”

## Banking on the Savings

Solar and wind are just two sources of renewable energy. Another is biomass, which uses organic matter such as plants as a fuel source.

“There’s a large biomass project on the Big Island from an independent power producer that uses recently received approval,” Kelly says. “It will be a big contributor to renewable energy.”

Other, smaller projects also can make a difference.

“A project we recently completed is one that brings great pride to our program—the complete LED lighting retrofit of Iolani Palace,” Brown says. “Supported by Hawaii Energy financial incentives, Iolani Palace replaced 1,000 energy-eating incandescent bulbs with energy-saving LED lights, while also replicating the historic

## MAJOR ENERGY PROJECTS

Carilyn Shon of the Hawaii State Energy Office says there are several noteworthy renewable energy projects in the Islands:

### Kauai

- **AES Lawai Solar Project (20 megawatt ac w/ lithium-ion battery storage system):** One of the cheapest solar contracts in Hawaii (under \$0.12/kWh) and able to provide dispatchable solar power; expected to be operational in 2018.
- **Green Energy Biomass-to-Energy Facility (6.7 megawatt ac):** One of the first closed-loop biomass-to-energy facilities in the U.S., this project converts trees and agricultural byproducts into energy; operational in 2016.

### Oahu

- **EE Waianae Solar (27.6 megawatt ac):** Currently the largest solar farm in Hawaii, the project’s panels are mounted on a horizontal single-axis tracking system to follow the sun; operational in 2017.
- **Schofield Generating Station (50MW):** Powered by at least a 50 percent biofuel mix, this project will be the only baseload generating unit on Oahu not located on the coastline, with ability to energize nearby Department of Defense installations and help repower Oahu’s electrical grid; expected to be operational in 2018.

### Maui

- **Auwahi Wind Farm (21 megawatt grid battery system):** This project provides infrastructure and other support for nearby rural residences and surrounding farming activities, and includes state-of-the-art battery monitoring and safety controls to support the grid; operational in 2012.
- **Biofuel Feedstock Crop Demonstrations (feedstock demonstration):** Alexander & Baldwin, Pacific Biodiesel and TerViva are cultivating nearly 1,000 combined acres of corn/sorghum, sunflower and pongamia respectively for conversion into biodiesel or biofuel; cultivation began in 2017.

### Hawaii Island

- **Lalamilo Wind Farm Repowering Project (3.3 megawatt):** Hawaii’s only wind farm that provides power directly to a municipality, this project will power eight Hawaii County water wells; expected to be operational in 2017.
- **Puna Geothermal Venture Expansion (8 megawatt expansion, total facility output is 38 megawatts):** Hawaii’s only operating geothermal power plant, this project provides nearly 21-22 percent of Hawaii Island’s energy needs. The 8 megawatt expansion became operational in 2012.



A HECO employee used a drone to survey the future site of a solar facility at Joint Base Pearl Harbor-Hickam West Loch Annex. PHOTO COURTESY HAWAII ELECTRIC

color and tone of the original palace lighting.

“With the lighting retrofit, Iolani Palace reduced its monthly lighting energy costs by 7.8 percent, which results in a savings of \$1,200 a month.”

Despite potential setbacks such as tariffs on solar panels, Hawaii is making big strides in the move toward clean, renewable energy. “Hawaii

surpassed the half-billion-dollar mark for investment in energy performance contracting (EPC) in 2017, making it only one of seven states in the nation to achieve this milestone,” Shon says. “The \$507.1 million of energy performance contracts put in place since 1996 will save the state an estimated \$1.2 billion in electricity costs over the life of the contracts.

“Since 1996, energy performance

contracts signed by state and local government agencies include 295 buildings and facilities covering more than 112 million square feet. The savings from the energy performance contracts are equivalent to powering 388,210 homes for one year.”

Another factor in reaching the 2045 renewable energy goals is conservation.

“Energy savings plays a major role in our state’s ability to meet its 100 percent clean energy goal,” Brown says. “We’re confident that goal can be met. But in order for that to happen, projections show that energy reduction must account for at least 30 percent of the total.”

He calls the state’s 2015 adoption of the 2015 International Energy Conservation Code (IECC) a “major development,” but adds “there’s still work to be done as we encourage each of the state’s four counties to promptly adopt this beneficial code, making it applicable to new construction and major renovation projects.

“The cheapest energy is the energy you don’t have to generate in the first place.” 🏠



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# \$1.3B MWH Redevelopment May Spur TOD

## A major facelift at Mayor Wright Homes is viewed by industry experts as a likely catalyst for Honolulu's first transit-oriented development

BY BRETT ALEXANDER-ESTES

The \$1.3 billion redevelopment of Mayor Wright Homes, which is expected to start in 2019 and to continue through 2029, may be Honolulu's first transit-oriented development, and is viewed by some Hawaii building industry experts as a possible catalyst for affordable housing on Oahu.

"Mayor Wright Homes is one of several public and private projects being planned for the Iwilei-Kapalama area, and will likely be the first one out of the ground," says Transit Oriented

Development Administrator Harrison Rue, who is attached to the Department of Planning and Permitting. "Both the Kalihi and Downtown

Neighborhood TOD Plans have been adopted by the City Council, and city and state agencies consider it a priority redevelopment area."

Hakim Ouansafi, executive director of the Hawaii Public Housing Authority, the agency that owns Mayor Wright Homes and the rest of the state's public housing, says the \$1.3 billion project will build a high-rise, mixed-use complex offering approximately 2,500 new rental units and approximately 80,000 square feet of commercial space on MWH's 14.8-acre Iwilei site. The project is expected to be built in five two-year phases.

Of the 2,500 new rental units, Ouansafi says, 367 will be public

housing. Of the remainder, approximately 30 percent will be "market rate" and the rest will be "affordable/workforce." The prices for both "market" and "affordable/workforce" will be defined by neighborhood metrics, which are lower than those in other Honolulu areas.

All of the units, Ouansafi says, will be "100 percent rental, and 100 percent rental for life. The affordable component there is also affordable for life."

When construction is complete, he says, Mayor Wright Homes will contain at least three high-rise residential towers, a commercial complex, a park, local streets, a community center and a multi-purpose *hale*. The new MWH will be within walking distance of the future Iwilei rail station.

Cedric Ota, General Contractors Association of Hawaii president, says



Hakim Ouansafi



Harrison Rue

# HPHA's Pipeline

Ten HPHA sites along Oahu's rail line are scheduled for redevelopment.

PROJECT NAME	UNITS	PROPOSED	GAIN	START	1ST PHASE
Mayor Wright Homes	364	2,500	2,140	2019	2021
School Street Project	0	300-800	300-800	2020	2022
KPT Phase 2	176	425	250	2020	2022
Puuwai Momi	260	1,500	1,240	2021	2023
Kalaniihuia	151	500	350	2022	2024
Kamehameha & Kaahumanu	373	2,500	2,127	2022	2025
Hale Laulima	36	1,000	960	2023	2026
Waipahu I & II	260	1,000	740	2023	2026
UH West Oahu (pending)		2,000	2,000	2024	2026
Makua Alii & Paoakalani	362	1,000	640	2025	2027

the project will provide a boost to the construction industry at a time when there is "anticipation of a slowdown commencing. Along with the planned increased density would be the requirement to improve utility infrastructure, roads, schools, and other



Cedric Ota

ancillary facilities."

Rue says the city is "developing a TOD infrastructure strategy and finance district for the area, to make sure the infrastructure is there to support the initial phases of Mayor Wright Homes."

In addition, Rue says, "HPHA has outlined an aggressive phased schedule, which could provide a steady flow of building and related infrastructure projects over the next decade."

Ouansafi says the HPHA plans to develop 10,000 units during the next 10 years on public housing sites along HART's route, bringing HPHA's state-wide total to approximately 17,000 units that will either be under construction or in the planning and design phase.

Gladys Marrone, Building Industry Association of Hawaii CEO, notes that Hawaii is not keeping up with housing demand, so "any increase in the supply of housing along the rail transit corridor is a positive signal for housing and for the construction industry. Transit-oriented development will



Gladys Marrone

provide the opportunity to 'build our way' out of our housing crisis."

Ota says GCA of Hawaii is optimistic that the pending redevelopment of Mayor Wright Homes under the City and County of Honolulu's transit-oriented development rules will continue to address the housing shortage issues facing Oahu.

"Although the project is anticipated to take 10 years, the public-private partnership approach to redeveloping public housing on Oahu would allow similar projects to move forward," he says.

A public-private partnership for MWH's redevelopment is expected to be finalized in November, when the HPHA, Hunt Companies and Vitus Group sign a Master Development Agreement. 🏠









# Hakim Ouansafi: Housing Starter

**HPHA's director jump-starts TOD with the 10-year redevelopment of Mayor Wright Homes**

BY BRETT ALEXANDER-ESTES

PHOTOS BY ANJJ LEE

Hakim Ouansafi, who lived his first 20 years in Morocco, in 2012 voluntarily moved into a challenging territory: Honolulu's Mayor Wright Homes.

"You cannot really tell me what's wrong with Mayor Wright when you go from 9 to 4 p.m. with a Starbucks coffee in your hand," Ouansafi says, describing the first reports he received as incoming executive director of the Hawaii Public Housing Authority.

"You have to be there at 2 in the morning," he says. "You have to be able to be woken up by drug dealers, you have to feel it, sense it, smell it, to be able to tell me what's really going on in there."

So Ouansafi discussed some solutions with a select few, and decided to assess the situation himself. And he moved, incognito, into a Mayor Wright rental unit.

"The night I moved in," he says, "there was a murder. My first night."

Three months later, he returned to his office as HPHA

director. He increased Mayor Wright's security and made other vital improvements. Then, after he "pretty much shredded every single public housing report," he began searching for ways to deal with Mayor Wright's bigger issues.

In November, the HPHA expects to sign a Master Development Agreement for the redevelopment of Mayor Wright Homes into what will likely be Honolulu's first transit-oriented development (TOD) Urban Neighborhood. The project is expected to start at the end of 2019, with the first new rental units slated for delivery in 2021. The project completion is set for 2029.

Ouansafi, who also is chairman of the board of directors of the Muslim Association of Hawaii, recently sat down with Building Industry Hawaii and outlined MWH's upcoming \$1.3 billion redevelopment and his hopes for affordable housing in Hawaii.

## Have you ever developed a project of this magnitude?

My background is, I'm a resort developer. That's what I did for a living. Initially, I was with First Commercial. Then with Diamond Hotels & Resorts. We were involved with what is now The Modern, alongside the Ilikai.

This will be something completely different. It will be spectacular. We are truly trying to come up with a really visionary kind of development that will set the tone, not just for Hawaii, but nationwide.

## When you lived at Mayor Wright, did this seem possible?

When I moved in there, it was almost half-occupied. Nobody wants to live there. Then I began to perceive where the problems are, talking to the tenants. It's really discovering that there is an issue, that 60-year-old buildings are no longer viable.

our partners, Hunt (Companies), to put something together that will really bring it to a different level.

## Besides Hunt, are other companies part of the Master Development Agreement?

Hunt is the leader. Vitus Group comes with a lot of experience in tax credits. Both of them are a team. But the lead developer is definitely Hunt.

## How will it tie in with transit-oriented development?

It will pretty much be dead center. We worked with the City and County for their interim TOD plan. MWH is mentioned in that. So we are pretty much a transit-oriented development. It probably will be the first large-scale, transit-oriented-development, mixed-income, mixed-use project. It's going to transform the entire community. Not just that block, but the entire Kalihi area.

the work entitlements, building permits ... so we think that's going to take us about a year.

## Will MWH be design-assist or design-build?

We're going to go with the design first. And that's just so that we can be fair to the taxpayers as to making sure we know exactly what everything looks like, to make sure that we know what the gap financing will be—all of that. So we're going to make sure that it gets designed first, with the input of the tenants.

## Will your current architect supervise all phases of design?

One has been preliminarily hired to take us through the process of entitlements and EIS. All the entitlements are needed to maintain comments, building permits. Then with the TOD component, to be consistent with the additional height that we were granted, and the additional density that we were granted. Then there's going to be another architect who will be hired for the actual look and feel of the towers. From there, there will be a request for multiple proposals for multiple things.

## Do you have a GC?

Moss Construction will be the contractor. They were part of the response for RFPs that were submitted two years ago.

## Will subcontractors submit their RFPs and bids to Moss or to the HPHA?

It will be both. The RFP will go out to the public, and everyone is welcome to bid. We're going to be reviewing all the proposals that come in. It's going to require a lot of construction jobs. A lot of design work, jobs, consultants. It's going to be busy.

Hunt and their team will make recommendations which to choose, and then the HPHA has the right of saying yes or no—to make the final approval. It's a multi-step process to make sure, one, that whatever we pay that it's fair to the taxpayer; two, that everyone has equal opportunity to bid on the job, based on their qualifications and knowledge; and three, that the team that is put together works together, that they have the capacity, capability



Ouansafi and the HPHA staff discuss the Mayor Wright Homes redevelopment project.

Discovering and knowing that our tenants, they deserve better, they deserve something spectacular. And to take away that stigma—the perception that these are a bunch of lazy people taking the taxpayers' money.

That accomplishes—not just the building aspect of it, building something spectacular that is the talk of the nation—but also the transformation of human capital.

## Do you feel the HPHA is up to the challenge?

We have spent a lot of time with

## Will the new project be close to a HART rail station?

The rail station is five minutes' walk. It's right there.

## It's been reported that plans call for 2,500 units in three towers as well as 80,000 square feet of commercial space. Is this the final design?

We are now at the final stages of Environmental Impact Statements and comments. That should be completed by the end of November. The architect at that time will start going through



Mayor Wright Homes  
PHOTO COURTESY HAWAII PUBLIC HOUSING AUTHORITY

and the knowledge, and a fair price for the taxpayer.

**Will there be adaptive re-use of Mayor Wright buildings?**

No. Everything in Mayor Wright will be completely flattened. We will start with a site that is absolutely clean, has no buildings, has nothing. So step one will be to level the existing buildings. From there we will start with the infrastructure and building up the towers, and the wraparound buildings and the commercial spaces.

**Besides its 367 public housing units, what makes this project stand out from others that also**

**have a mix of market and work-force rental units?**

The market (rate) is almost work-force, practically almost the same. It's not the highest market such as we see in Kakaako. Because our... "market" itself will be a lower price, designed for working families. The other component will be "affordable." And the affordability ... ranges from 60 percent (AMI) all the way to 140 percent (AMI).

We wanted to really have a truly "mixed-income" kind of development. And that's crucial because, as you know, (with many projects), you have 60 percent and below, and market. And that gap in the middle, nobody has been able to meet it.

**Why is this crucial?**

We want to make sure that it looks nothing like affordable housing or public housing. You will not be able to tell. Even within the population itself, nobody will know which unit is what. And I think that is the formula for making sure that the children of the poor are walking to school with the children of those who pay market rate.

**Is this also driving the redevelopment of HPHA's other properties?**

Our goal in the next 10 years is 10,000 units, either started, completed or in the process of securing. We are heavily in the middle of (redevelopment) negotiations for School Street, to do 800 to 1,000 affordable elderly, 100 percent affordable units, planned on the site of our (current) offices. For that one, our EIS letter of intent has been distributed to the public, the thirty days expires next week for comments. From there, we'll prepare a comprehensive EIS to be able to submit.

**What do you like best about development?**

I think in my former life in the resort world, it really was the final product. Now I'm a public servant, so how can I serve the public? (In) public housing, there is a sense of satisfaction that we're working hard, doing things for people you don't know, and giving back.

Throughout my life, I never just accept what people tell me as gospel. I want to see it for myself, I want to feel it for myself. I love to go someplace that people have given up on, and see what we can do. I love that. 🏠



(From left): HPHA Housing Development Administrator Becky L. Choi; Katie Pierce of the Section 8 Subsidy Programs Branch; housing planner Sarah Beamer; planner Benjamin Park; Chief Financial Officer Chong Gu; and (seated) Executive Director Hakim Ounsafi.

# Will More Ocean Sailings Bring Savings?

As competition among shipping companies heats up, Hawaii's builders could see lower costs for construction materials

BY DAVID PUTNAM

**B**uilders could reap savings if increased competition within Hawaii's shipping industry results in lower costs for bringing construction materials to the Islands.

Shipping giants Matson Inc. and Pasha Hawaii are making major investments to upgrade and expand their fleets and terminals even as a newcomer, TOTE Maritime, announces plans to launch a new domestic route to Hawaii.

Additionally, the Hawaii Department of Transportation (HDOT) Harbors Division will begin construction on the new Kapalama Container Terminal (KCT) in December.



Chad Goodfellow

"Healthy competition is a good thing," says Chad Goodfellow, president of Goodfellow Bros. Inc. "Having more options should provide savings not just for over-water transportation, but ground transportation from the manufacturer to the port of origin.

"Hawaii's construction industry is plagued by many higher input costs than the other markets we work in; this ultimately reaches consumers and drives up costs," Goodfellow adds. "Whether it is a new home buyer, a renewable energy project or the state Department of Transportation, I believe we could all benefit from more service options and lower costs."

Cedric Ota, 2017 president of the General Contractors Association of Hawaii (GCA), notes that "it is widely acknowledged that an

estimated 80 percent of all goods and materials consumed in Hawaii are brought in by ship, and having a healthy and reliable network of ocean transport shippers is vital to the state as well as the construction industry."



Cedric Ota

competition is a good thing. This will shorten delivery cycles by having more sailings and capacity, and will help to improve service and force shipping companies to find cost savings which can ultimately be passed on to consumers."

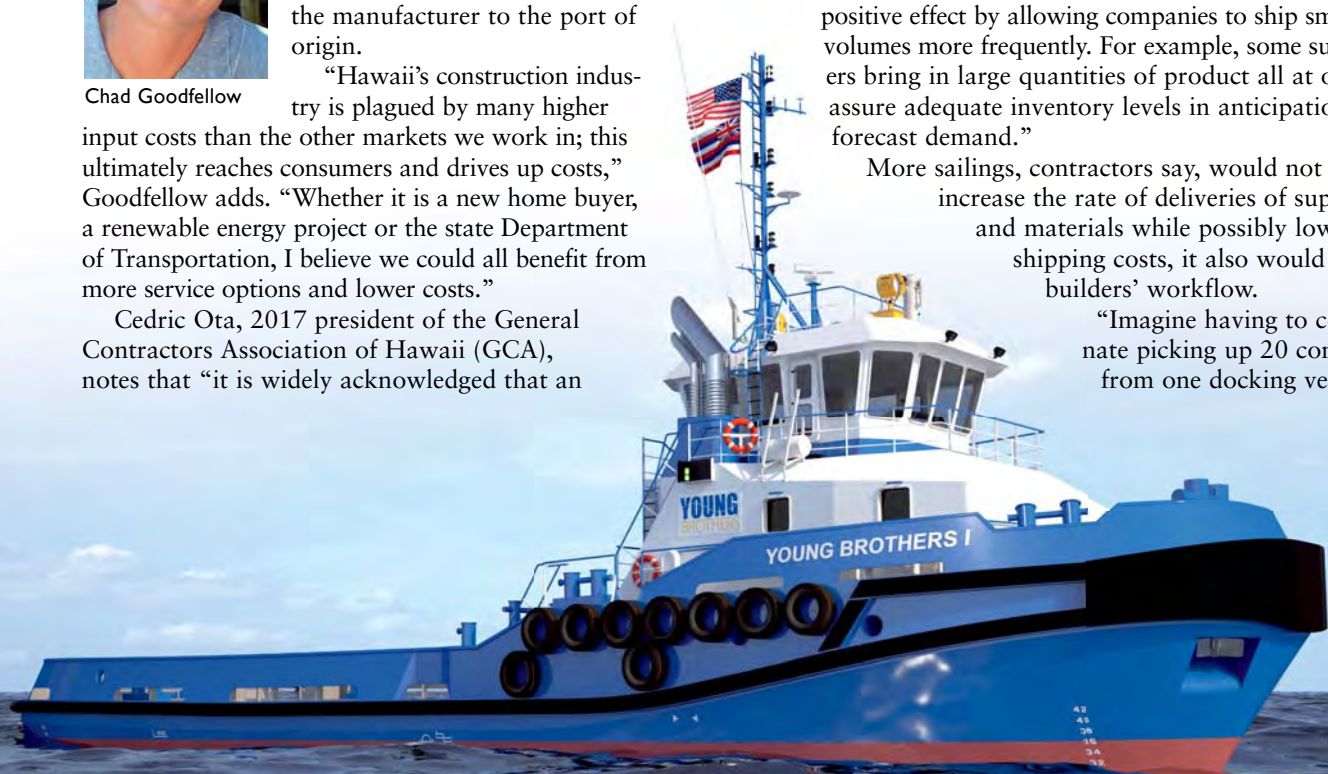
Fujimoto says "more shipping options could have a positive effect by allowing companies to ship smaller volumes more frequently. For example, some suppliers bring in large quantities of product all at once to assure adequate inventory levels in anticipation of forecast demand."

More sailings, contractors say, would not only increase the rate of deliveries of supplies and materials while possibly lowering shipping costs, it also would help builders' workflow.

"Imagine having to coordinate picking up 20 containers from one docking versus



Evan Fujimoto



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being able to split that number between two vessels that arrive one or two days apart,” says Fujimoto, who is president of Graham Builders Inc. “That would alleviate the congestion you often see at high-volume shippers that bring in food and other consumer foods.

“More sailings could also help reduce congestion and waiting times at the ports for trucking companies.”

### Modern Terminal

TOTE launched ambitious plans to enter Hawaii’s trade lanes by ordering four new containerships from Philly Shipyard, with the ships expected to enter service in early 2020 and 2021. Anthony Chiarello, president and CEO of the company, said in a statement: “TOTE’s presence on the Islands will provide market stability and introduce new environmentally advanced vessels that will greatly benefit the Islands.”

TOTE’s plans coincide with the pending construction of the new deep-water KCT, which HDOT’s Harbors

Division calls “the centerpiece of the state’s \$448 million Harbors Modernization Plan.” The KCT will be constructed in two phases over a four-year period, with completion set for 2022.

In September, Kiewit Infrastructure West Co. was awarded a \$163 million contract for KCT’s Phase 1 landside construction that includes an 84-acre container yard with an elevated two-foot grade and extensive supporting



TOTE Maritime plans to add four vessels to its fleet to service Hawaii.

DESTINATION: HONOLULU

ETA: 9:30 - 11:30 A.M.

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

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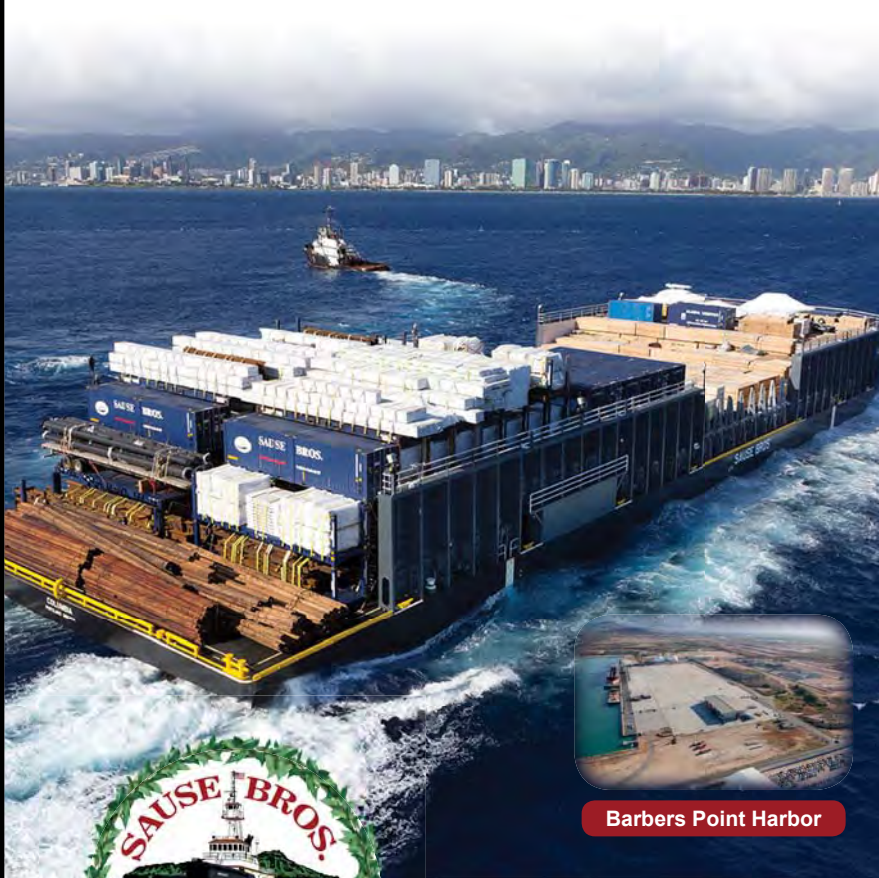
# ABOUT THE KCT

The Kapalama Container Terminal Phase 1 work to be performed by Kiewit Infrastructure West Co. will include:

- support buildings
- entry and exit gates
- security fencing
- parking
- gantry cranes and container-handling equipment
- on-site utilities
- energy-efficient lighting
- a weigh station
- paving surface streets leading to the adjacent existing interisland cargo facility

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structures.

KCT's Phase II waterside construction is tentatively scheduled to go out to bid in 2018.

"As carriers modernize their fleet to meet new regulations, facilities will need to be built, maintained and upgraded," says Ota, who is vice president of Hawaiian Dredging Construction Co. Inc.'s Waterfront and Foundation Division. "The industry will benefit in the building of these new and upgraded facilities and from improved capabilities in cargo transport."

When the KCT project is completed, he adds, "it will significantly increase berthing and cargo-handling capability."

**"This will shorten delivery cycles by having more sailings and ... force shipping companies to find cost savings which can ultimately be passed on to consumers."**

**—Evan Fujimoto**

The KCT also is expected to reduce congestion at the harbor. Its location bordering the existing interisland cargo yard is expected to allow as much as 50,000 truckloads per year to move directly between the facilities, which will help to alleviate traffic on area roads.

Hawaii Stevedores Inc., an independent subsidiary of The Pasha Group, will serve as operator of the KCT. According to HDOT, TOTE is expected to move in to Piers 1 and 2 and on 45 acres of adjacent land at Honolulu Harbor. And Matson will expand into Pasha's existing site at Pier 51A for a contiguous terminal of



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Matson Inc. is adding four new ships and three new cranes to its harbor operations.

130 acres.

The Islands' shipping routes also have been served for decades by Horizon Lines, which reportedly made about 150 port calls each year in Washington state for service between Hawaii or Alaska. In 2015, Horizon Lines sold its Hawaii trade lanes to The Pasha Group and its Alaska operations to Matson.

Hawaii's lucrative shipping business has attracted another new player: American President Line. This summer, APL launched its Aloha Express for service between the Islands and Asia. Singapore-based APL is competing on the route with Nippon Yusen Kaisha (NYK) of Japan, which has serviced Hawaii since the 1970s. According to APL, its bi-weekly service route began in August and runs from Shanghai to Busan to Yokohama to Honolulu and back again.

## Ships, Cranes & Tugs

In addition to its Pier 51A expansion project, Matson has two Aloha Class ships being built that are scheduled for delivery in the third quarter of 2018 and the first quarter of 2019, respectively. The 850-foot long, 3,600 TEU (twenty-foot equivalent units) vessels are being built at Philly Shipyard in Philadelphia and will be

Matson's largest ships—and reportedly the largest containerships built in the U.S.

Matson has also ordered two Kanaloa Class vessels from General Dynamics NASSCO in San Diego, with deliveries scheduled for late 2019 and mid-2020. The Kanaloa Class ships will be combination container and roll-on/roll-off (Con-Ro) vessels built on a 3,500 TEU vessel platform 870 feet long and 115 feet wide, with enclosed garage space for up to 800 vehicles.

According to Matson, its investments are part of a modernization program to prepare its operational hub in Hawaii for the arrival of the four new ships that have a combined cost of about \$930 million. With the Kanaloa Class and Aloha Class ships, Matson plans to retire seven older vessels.

Matson also is purchasing three new 65 long-ton capacity cranes, to be built by Mitsui Engineering & Shipbuilding (MES). Matson's plans include upgrading three existing cranes at its Sand Island Terminal in early 2019.



Vic Angoco

Vic Angoco, Matson's senior vice president,

Pacific, says that the company's "\$60 million Sand Island Terminal project will make our services even faster and more convenient for customers."

The new cranes are being designed to provide more lifting capacity, height and reach than Matson's existing cranes, and will better suit the company's new larger vessels going into service in Hawaii over the next three years. The cranes are designed to be more energy-efficient, easier to maintain and will be equipped with fiber-optic cabling for faster and more accurate communication of data used in Matson's container tracking system.

The new equipment will replace three older and smaller cranes, while the three 40 long-ton cranes to be upgraded will be outfitted with the 11.5kV electrical system and fiber-optic cabling as the new cranes.

In August, Pasha Hawaii contracted Keppel AmFELS in Brownsville, Texas, to construct two 774-foot liquefied natural gas-fueled (LNG) containerships. Delivery of the first vessel is expected in the first quarter of 2020, and the second vessel in the third quarter of 2020. The ships will carry 500 45-foot containers, 400 refrigerated containers and 300 40-foot dry containers.

George Pasha IV, president and



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Pasha Hawaii is building two new 774-foot containerships.

CEO of The Pasha Group, says that once the new Ohana Class vessels are delivered, “Pasha Hawaii will have an eight-vessel fleet that meets all regulatory and emission control



George Pasha IV

area compliance in 2020. At that time we will determine our business and vessel deployment needs.”

“While our Oversize Cargo Division has seen a slight dip in shipments supporting condominium projects, materials being shipped for other infrastructure projects are on the rise.”

He adds that “we’ve seen growth particularly in construction-related equipment and machinery.” Pasha Hawaii offers the only dedicated roll-on/roll-off and combination RORO vessels sailing between Hawaii and the Mainland. The *M/V Jean Anne* offers a 120 MT stern ramp, three hoistable decks and 125,000 square feet of space. Wide doors provide up to 25 feet for loading and offloading, while maximum overhead clearance extends to 18 feet. *Jean Anne* provides a bi-weekly direct service from San Diego to Honolulu, then to Maui and the Big Island.

*Jean Anne*’s sister ship, *M/V Marjorie C*, has a 350 MT stern ramp, 104,000 square feet of space,

and a quarter stern opening that’s 39-feet, 4-inches wide and 20-feet, 8-inches high. *Marjorie C* sails direct from Los Angeles to Honolulu, with interisland barge service to the Neighbor Islands.

Both vessels have fully enclosed decks, protecting cargo from sea elements.

Also this summer, the *Horizon Pacific* underwent scheduled dry dock maintenance to refurbish the ship’s

cargo carrier and plans to provide service between the West Coast and Honolulu, Hawaii. Young Brothers is an intrastate (interisland) carrier and operates exclusively within (and between the commercial ports of) the state of Hawaii.”

Young Brothers is investing nearly \$80 million for four new tugs to be built by Conrad Shipyard in Louisiana. Delivery of the first tug is expected in the first quarter of 2018,

**“Whether it is a new home buyer, a renewable energy project or the state Department of Transportation, I believe we could all benefit from more service options and lower costs.”**

**—Chad Goodfellow**

infrastructure and expand below-deck 45-foot container capacity.

Though Young Brothers Ltd. is a corporate affiliate of TOTE, “the two companies operate in entirely separate lines of business,” says Roy Catalani, vice president for strategic initiatives and external affairs for Young Brothers. “TOTE is an interstate



Roy Catalani

with the last of the new vessels to be completed by early 2019.

“Our investment in these new tugs will directly support and further our commitment to frequent, reliable, affordable and universal service for decades into the future,” says Young Brothers President Glenn Hong, who will be moving into a new position with Seattle-based parent company Saltchuk.

Young Brothers’ new 123-foot Damen-designed vessels will be powered by state-of-the-art EPA Tier

IV emissions-compliant exhaust gas recirculation engines. The tugs will be known as the Kapena Class of ocean towing vessels.

“The Kapena Class, or captain class, celebrates the incredible seamanship of Hawaiian navigators,” Hong says, adding that the company plans to name “each of the four new tugs after their former captains.”

Young Brothers says the tugs will be homeported at Neighbor Island harbors.

## Making Changes

Whether shipping rates will become more competitive, Pasha says, remains to be determined. “Pasha Hawaii maintains competitive ocean shipping rates between the Islands and the Mainland, and will continue to do so as we expand our fleet in 2020,” he says.

**“Having a healthy and reliable network of ocean transport shippers is vital to the state as well as the construction industry.”**  
—Cedric Ota

Mike Fujimoto, CEO of HPM Building Supply, says it might be too soon to predict the ways a “new shipper and its impact on service levels” will benefit the Islands’ builders. “However, in many situations,” he says, “additional competition benefits the consumer and raises the level of service overall.” But, he adds, “it is not clear to me if this would be the case in Hawaii.”



Mike Fujimoto

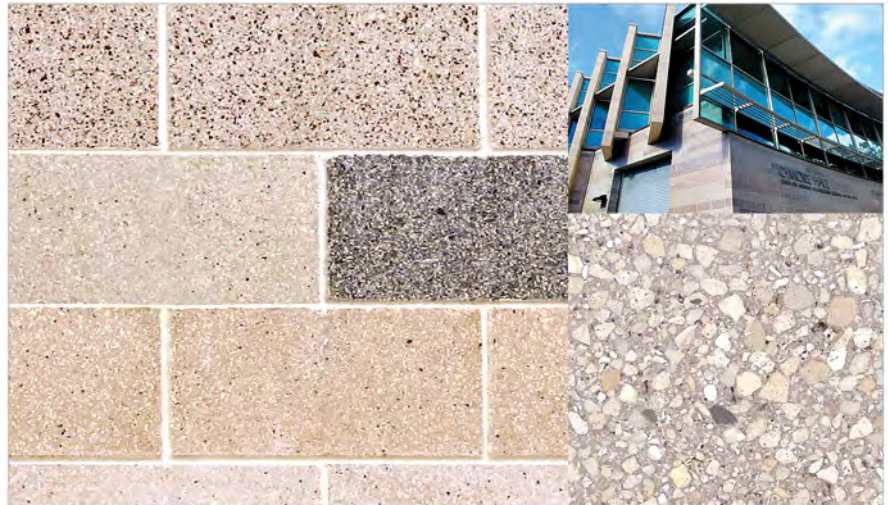
Goodfellow also remains cautious.

“Right now I see our industry growing and requiring more construction materials, yet share my peers’ concerns looking forward,” he says. “We all know construction is a cyclical industry, and to survive one must be willing to make changes depending on the overall market. That philosophy is no different for our

state’s shipping companies.”

Looking ahead, however, the myriad upgrades planned for Hawaii’s shipping industry likely mean more jobs for builders and others.

“As carriers modernize their fleet to meet new regulations, facilities will need to be built, maintained and upgraded,” Ota says. 🏠



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# High Winds, High Risks for Tower Cranes

Leaving equipment unsecured in a tropical storm poses a ‘big gamble’ with the safety of workers and property

BY BRANDON BOSWORTH

**D**uring Hurricane Irma in September, three tower cranes collapsed onto buildings in South Florida. According to a statement by Miami officials before the storm made landfall, the cranes were designed to withstand winds of up to 145 mph.

Irma, a Category 5 hurricane, generated winds of up to 185 mph.

Strong winds pose a constant threat to tower cranes. In 2016, the American National Standards Institute reported that between 2000 and 2010, there

were 1,125 tower crane accidents reported worldwide, resulting in over 780 deaths. Twenty-three percent of these accidents were caused by wind.

The last major hurricane to hit Hawaii was Iniki in September 1992. Iniki was a Category 4 hurricane and generated winds of up to 145 mph. Still, the risk of a serious storm hitting, or even just strong winds, is always present in the Islands. What should construction crews do with tower cranes in the event of inclement weather?

“All the information is in the crane’s manual,” says Randy Ventula, an instructor with Crane Hawaii, a trade school for crane operator and rigger training. “Some people lean on their experience, but they really need to look at the manual as different cranes have different procedures.”

Common practices include allowing the crane’s arm to remain loose, not tied down, due to potential dangers posed by the arm’s heavy counterbalance if the crane collapses.

## Hurricane Prep for Jobsites

Eight tips, provided by Travelers Insurance, on preparing a construction site for hurricanes.

- **Develop a preparedness checklist.** Identify areas in need of protection, such as the field office trailer equipment files, tools, heavy equipment, generators, compressors, welding machines, cranes, cranes on barges, tugs, work boats, fuel tanks, permanent materials and forms.
- **Have a relocation plan.** If the job involves work on or near bodies of water, make plans to relocate or protect all equipment and watercraft, including tugs and barges. Account for the amount of time it would take to complete any relocation.
- **Secure the necessary supplies in advance.** When a tropical storm has been identified by the National Weather Service, make sure tie-downs, banding material, blocking, anchors and other necessary protection supplies are available and organized.
- **During a hurricane watch,** prepare to take action. The project superintendent should review the preparedness checklist, formulate a plan to protect the job site, identify items to secure and consider moving material and equipment to higher, protected ground.
- **In a hurricane warning,** prepare for the potential for hurricane-force winds within 24 hours. The project superintendent may need to implement all protection measures.
- **When landfall is predicted** in the area of the jobsite within 24 hours, suspend all work activities. Complete the hurricane plan by assigning staff and timetables for completion and evacuate all personnel.
- **After the storm has passed,** assess damage, take steps to prevent theft and begin clean up. Hazards may include unstable structures, downed power lines that may still be energized, and wet or damaged electrical panels. Secure the site, including any equipment or materials being permanently installed, and assess and document damage. Notify appropriate utilities and contact your insurance carrier for damage assessment.

Dismantling a crane can be an option, but not always. It can take five or six days to dismantle a tower crane, while a hurricane watch is typically issued by National Oceanic and Atmospheric Administration when hurricane force winds of 74 mph or greater are possible within the next 48 hours. There might not be time to take the crane down.

“It’s a matter of weighing the odds,” Ventula says. “It’s a big gamble to take everything down.” He adds that

dismantling a crane costs money, but “it costs a lot more if a crane falls over.” If he was the owner of a project, Ventula says he would probably opt to take the crane down.

When in doubt, Ventula recommends talking to the crane’s manufacturer directly as well as consulting with the project’s insurer. He also cautions about relying too much on a how much wind a crane can supposedly withstand.

“If a crane is 20 years old,” he says, “there will be rust, corrosion and

general wear and tear” making it less storm resistant.

Ventula recommends being constantly vigilant about crane safety issues, whether or not a storm is approaching. For example, he says he regularly sees cranes around town that haven’t had their rigging taken down at the end of the work day, which can pose a hazard.

“People get lazy and complacent,” he says, “but you’ve got to watch the small stuff to prevent the big stuff.” 🏠

## Budget Hotel Proposed in Guam Tourist District

Blue Ocean Development has proposed plans to build a 298-room budget hotel in Tumon, Guam's tourist district.

Project manager Andrew Kao says the developer will invest \$65 million to build the 20-story hotel, which will be constructed on a 1.95-acre vacant lot between Tumon Sands Plaza and Grand Plaza Hotel along the hotel strip on Pale San Vitores Road.



Site of the proposed hotel in Tumon

“Development of this lot will fill open space, creating a consistent street-scape frontage along Pale San Vitores Road improving the experience of both vehicular and pedestrian circulation,” Blue Ocean stated in its application for density and height variance submitted to the Guam Land Use Commission. “Filling the open and overgrown space will also revitalize the blighted area improving pedestrian safety.”

Blue Ocean has contracted Taniguchi Ruth Makio Architects for the project design.

The project includes an adjacent five-story parking garage, new café, bars and boutique retail spaces.

## Pasha Hawaii to Carry Water to Puerto Rico

Pasha Hawaii has partnered with Lipsey Mountain Spring Water to deliver approximately 800 containers filled with more than 15 million bottles of water aboard the *Horizon Spirit* to assist Puerto Rico in the aftermath of Hurricane Maria.

The *Horizon Spirit*, a U.S. Jones Act vessel, serves as a drydock reserve ship in Pasha Hawaii's container service between the Mainland and Hawaii and will be used to ship hundreds of containers from the West

Coast to Puerto Rico via the Panama Canal.

“Our hearts go out to the people of Puerto Rico as they rebuild their homes and communities, and address basic needs,” said George Pasha IV, president and CEO of Pasha Hawaii. “We are thankful to be of direct help to these families and businesses, especially as many of our folks who joined us from Horizon Lines Inc. have family, friends, and colleagues on the island.”

## BIA Summit to Probe State's Houselessness

The Building Industry Association of Hawaii (BIA-Hawaii) will hold its third housing summit, “Still Houseless in Hawaii: A Sensible Way Forward,” on Nov. 14 at Dole Cannery.

The focus of the summit, which will be from 8 a.m. until noon in the Pomaikai Ballroom at Dole Cannery, will be on the decisions and circumstances of Hawaii's housing crisis and will include discussions on opportunities to build more housing at the county level.

Previously the event was called “Houseless in Honolulu” and covered concerns over the lack of housing in Honolulu. This year, the summit has been expanded to address the housing crisis statewide.

Mayors and representatives from all four counties are scheduled to participate in a panel on the topic.

California State Sen. Scott Wiener will speak on reaching housing production goals, funding, project streamlining, enforcement and accountability. Wiener is author of Bill 35, part of a California affordable

housing package recently signed into law.

Other speakers include economist Paul Brewbaker and Duane Kurisu, AIO LLC chairman.

### SUMMIT SIGN-UP

To register online for “Still Houseless in Hawaii: A Sensible Way Forward,” go to [www.biahawaii.org](http://www.biahawaii.org)

The event will also look at an affordable housing project created through a collaboration between the public and private sectors, and real-life examples of policies from other states that have prioritized the production of housing.

The cost to attend is \$95 for BIA-Hawaii members and partner organizations, \$125 for nonmembers and \$135 for walk-ins. The fee for students and teachers is \$45 with a school ID.



# OSHA's New Respirable Crystalline Law in Full Force

The U.S. Occupational Safety and Health Administration (OSHA) began enforcement on Oct. 23 of its respirable crystalline standard for construction.

Construction companies in 26 states and two U.S. territories operating under OSHA state-plans are encouraged by

the Association of General Contractors to ensure their OSHA state-plan agency is following the federal OSHA's lead with this enforcement policy.

The AGC, of which the General Contractors Association of Hawaii is affiliated, is currently contesting the rule

in federal court. A final ruling, however, is not expected until 2018. AGC acknowledges that builders must abide by the silica regulation, because it is the law.

For more information, the AGC offers a "Respirable Crystalline Silica in Construction" webpage.

# Philpotts Dominates 2017 ASID Awards

The Kings Hawaiian Corporate Office, designed by Philpotts Interiors, won the American Society of Interior Designers Hawaii Chapter's Grand Overall Award at ASID's recent 2017 Design Excellence Awards gala on Sept. 23.

Philpotts, Hawaii's oldest and largest interior design firm, garnered awards for each of its six entrants in ASID's annual competition.

"We are so grateful and honored to be recognized by the ASID jurors for our work submitted to this year's ASID Design Excellence Awards," Philpotts Interiors partners Lowell Tom, Marion Philpotts-Miller and Holly Boling Ruiz said in a joint statement. "None of this would have been possible without the trust and support of our clients, the collaborative spirits of our project design partners and the efforts of our team of talented designers."

ASID's 2017 awards to Philpotts are: Awards of Excellence:

- Kings Hawaiian Corporate Office (Commercial, Office Design category)
- Kalihiwai Ranch Residence (Residential, Large Residence category)

Awards of Honor:

- Four Seasons Oahu at Ko Olina (Commercial, Hospitality Design category)
- Kapiolani Medical Center for Women and Children, Diamond Head Tower (Commercial, Healthcare design category)

Awards of Merit:

- Chun Kerr LLP (Commercial, Office Design category)
- The Collection (Commercial, Hospitality Design category)



Lobby of Kings Hawaiian corporate office in Los Angeles, ASID Hawaii chapter's 2017 Grand Overall Award winner, designed by Philpotts Interiors

PHOTO COURTESY MIKE KELLEY PHOTOGRAPHY

# SMACNA Donates \$5,000 to Schools

Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) 2017 President Joseph Lansdell presented a \$5,000 donation to benefit the Maui public schools during SMACNA's 74th annual convention on Oct. 25.

SMACNA awarded \$500 each to

10 Maui high school teachers who work with students in pursuing careers in construction and engineering, Lansdell said.

The funds were presented to Kathleen Dimino, superintendent of the Baldwin-Kekaulike-Maui Complex Area.



## Armstrong Begins Work on Maui Condo Project

Armstrong Development recently broke ground on Kalama Kai, a condominium community in Kihei that is scheduled to be complete in December 2018.

The residential workforce housing development on Maui includes 39 three-bedroom units and one one-bedroom unit. The three-bedroom units are approximately 844 square feet with two bathrooms and a

63-square-foot lanai. The one-bedroom, one-bathroom unit is 560 square feet.

As of mid-October, a few units were available for sale, with prices starting at \$447,100.

Among the project's amenities are landscaped grounds and a recreation area with a swimming pool, sundeck, barbecue area and poolside covered trellis pavilion. The trellis and several

freestanding carports will also support an array of photovoltaic panels.

Attending the Kalama Kai ground-breaking are, from left, Kevin Keller, Armstrong Builders; Mike White, Maui County Council Chair; Michele McLean, Maui Deputy Planning Director; Bob Armstrong, Armstrong Development; Daniel Sandomire, AIA, Armstrong Development; Gerald Tanaka, Home Street Bank; Leslie-Ann Yokouchi, Better Homes and Gardens Real Estate; and Kelly King, Maui County Council.

## WATG Wins 2017 Canstruction

Design firm WATG took top honors at the 2017 Canstruction competition with a giant bust of Edgar Allen Poe built with 3,000 cans of Spam spread and canned chicken. "Quoth the Raven, 'Hunger ... Nevermore'" was named Best Original Design in the 12th annual American Institute of Architects Honolulu Chapter's contest benefitting the Hawaii Foodbank.

"Platform AIAS 3/4 - We CAN Train Others to Stand Up to Hunger," by the joint team of University of Hawaii School of Architecture AIAS (American Institute of Architecture Students)/Pearlridge Center, was voted this year's People's Choice Award winner on Oct. 14.

"Browse a Library of CANstructures" was this year's theme. Judges were from AIA Honolulu, the Construction Specifications Institute and the *Star-Advertiser*. Winners were:

- Structural Ingenuity and Most Cans: G70/Nordic PCL, "Feed Your

Imagination," based on Judi Barrett's "Cloudy with a Chance of Meatballs"

- Best Use of Labels: HDR Inc., "The Things We Do to Fight Hunger," based on Dr. Seuss' "The Cat in the Hat (Thing One and Thing Two)"

- Best Meal: Bowers + Kubota Consulting, "The Very UN-Hungry CANterpillar," based on Eric Carle's "The Very Hungry Caterpillar"

Following the awards, Hawaii Foodbank distributed the 4,400 cans of food used in this year's contest at the Pearlridge Center Uptown Center Court. This year's Canstruction winners will now compete internationally with other local winners.

Canstruction is a national community service nonprofit, founded in 1992 by the Society for Design Administration. Canstruction's annual Hawaii competition is presented by AIA Honolulu and also sponsored by Pearlridge Center, C&S Wholesale Grocers and Honblue/Jet Graphics.



WATG's 2017 Canstruction award-winning "Quoth the Raven, 'Hunger ... Nevermore.'" PHOTO COURTESY AIA HONOLULU

# Big Island Campus Tops AIA Honolulu Awards

The Hawaii Community College Palamanui Campus, designed by Urban Works Inc. with F&H Construction as contractor, claimed the Award of Excellence at the American Institute of Architects Honolulu Chapter's 59th annual Design Awards.

The awards were presented at a gala on Sept. 16 at the historic IBM Building. This year's awards mark the first out-of-state judging of AIA Honolulu's annual design entrants, and is the second year that AIA Honolulu has included student work in conjunction with the competition.

Other winners, following a largely out-of-state (Portland, Ore.) jury review, include:

#### Awards of Merit

- Glade One Golf Clubhouse - Ahmedabad, India; WATG (design firm); Safal Constructions Pvt. Ltd. (contractor)
- Salt at Our Kakaako; Ink Architects and Pompei A.D. (design firm and branding consultant); Maryl Group Construction and Hawaiian Dredging Construction Co. (contractors)
- Sushi Sho; Guerin Glass Architects, PC and Nomura Co.



Hawaii Community College's Palamanui Campus, AIA-Honolulu's 2017 Award of Excellence winner  
PHOTO COURTESY ANDREW RICHARD HARA

(architect of record and design architect); Albert C. Kobayashi Inc. (contractor)

#### Honorable Mention

- Hale Palekaiko - House of Paradise; Peter Vincent Architects (design firm); The Residential and Commercial Renovators Inc. (contractor)

- Design Islands; University of Hawaii Community Design Center Building Voices Competition and Exhibition Design Team (exhibit designers)

- Chinatown Urban Acupuncture Project (unbuilt); SHADE Institute (design firm)

- Symphony Honolulu; Architects Hawaii Ltd. and Jules Wilson Design Studio, Philpotts Interiors (design firm and interior designers); Nordic PCL Construction, Inc. (contractor)

- The Hawaiian Dredging Construction Co. Building; Mason Architects Inc. (design firm); Hawaiian Dredging Construction Co. Inc. (contractor)

#### Mayor's Choice Award

- Stevenson Middle School Science and Technology Center; Ferraro Choi And Associates Ltd. (design firm); T. Iida Contracting Ltd. (contractor).

#### People's Choice Award

- Ward Village South Shore Market; DKKY Architecture Studio Inc. (design firm and contractor).

And the *Hawaii Home + Remodeling* Editor's Choice Award went to Hale Moku - Boat House with Peter Vincent Architects (design firm) and Dwight Burdick Construction (contractor).

## Grace Pacific Repaving West Loch Road

Grace Pacific LLC began a repaving project in Ewa Beach for the City and County of Honolulu on Oct. 10, with work to be completed within 120 days.

Along with resurfacing Aawa Drive in West Loch Fairways, work to be performed includes the preconstruction inspection of manholes and documenting their locations and removal of worn pavement and resurfacing.

The contract also includes pruning or removal of trees identified by an arborist, enlargement of tree wells, reconstruction of damaged concrete curbs and gutters, adjustment of utility manhole frames and covers and installation of pavement markers, striping and markings.

The work is being performed between the hours of 8:30 a.m. to 3:30 p.m., Mondays through Fridays and on-street parking is prohibited during that timeframe.

# Gentry Project Features High-tech Drywall

Gentry Homes recently received a Renaissance Grand Award from the Building Industry Association of Hawaii (BIA-Hawaii) for its Coral Ridge Project's Plan 4 Home.

"Coral Ridge represents the finest that Gentry has to offer in single-family homes at this price point," says Rick Hobson, Gentry Homes

vice president for sales and marketing. "The award Gentry Homes won can be attributed to a team of professionals looking for ways to put technology into our homes that will make a difference in the overall cost of homeownership or improve our customers' day-to-day living experience."

Hobson notes that Coral Ridge

incorporates a great deal of cutting-edge technology, such as Icynene open-cell foam insulation, a photovoltaic energy system, LED lighting package, an energy-saving NEST learning thermostat and dual pane



Rick Hobson



Interior of one of Gentry's award-winning Coral Ridge Project Plan 4 homes.

vinyl windows with UV protection.

“Another great feature,” he adds, “is Gentry’s AirRenew interior drywall and ceiling material designed to offer a healthier living environment by improving indoor air quality.

“AirRenew removes VOC (volatile organic compounds) emissions from the air and converts them into safe



AirRenew M2Tech drywall

inert compounds. It also improves air quality by providing enhanced moisture and mold resistance.”

Manufactured by CertainTeed, AirRenew drywall is the industry’s first formaldehyde-absorbing technology, actively removing formaldehyde

from the air and converting it into a safe, inert compound. Once captured in the board, the formaldehyde cannot be released back into the air.

CertainTeed currently offers these AirRenew lines: AirRenew Essential and AirRenew M2Tech.



## PRODUCT HONORS

# Carrier Chiller Wins Gold Award

Carrier’s AquaForce 30XV Air-Cooled Screw Chiller recently was named Gold Award winner in Consulting-Specifying Engineer magazine’s Product of the Year competition.

The AquaForce 30XV Air-Cooled Screw Chiller features variable-speed technology delivering more energy efficiency and quieter operation, with a tiered approach for a broader operating range and design flexibility. Integrated Part Load Values (IPLV) are greater than 21.0 available in certain models. Other features include a color touchscreen display.

The chiller, says John Arizumi, president of Carrier Hawaii, is “ideal

for hotels, schools, office buildings, hospitals—any application that requires quiet, efficient operation and a small footprint.”

Arizumi says that the award “reflects the judgment of the nation’s engineers, a powerful endorsement. We are very pleased to be able to offer this to customers in Hawaii for new construction or as an air-conditioning upgrade.”

Winners of the annual competition are determined by reader votes.



John Arizumi



# Combihammer

The Hilti TE 60-AVR and TE 60-ATC/AVR combihammers are designed for heavy-duty drilling and chiseling in concrete. They feature Active Vibration Reduction to help reduce operator fatigue as well as an Active Torque Control system that can reduce injury caused from kickback. The Hilti TE 60-AVR and TE 60-ATC/AVR are OSHA-compliant when paired with either a TE DRS-Y, DRS-S or TE-YD hollow drill bit and a Hilti vacuum. [www.hilti.com](http://www.hilti.com)



# Bamboo Debut

Cali Vinyl Pro's new durable luxury vinyl planks by Cali Bamboo, available locally at Lowe's, feature a GeoCore backbone of limestone composite for 100 percent waterproof flooring that installs faster and requires zero acclimation. Drop-lock installation provides for a speedy lay-in and a 20-mil scratch-resistant wear layer resists heavy traffic. Hardwood imagery replicates pine, mesquite, walnut, acacia and other favorites. [www.calibamboo.com](http://www.calibamboo.com)



# Portable Flood Light

The M18 Rover LED flood light by Milwaukee Tool provides 3,000 lumens of high definition light output in its high mode, 1,500 in medium and 650 in low. The unit's head rotates 240 degrees to direct light where it is needed and features three keyholes in its base for hanging in multiple orientations. The M18 Rover has a compact footprint and integrated carry handles for transport or storage in bags, on cart or in job boxes. [www.milwaukeetool.com](http://www.milwaukeetool.com)



# Super Stucco

Available locally at Honsador Lumber, LP ArmorStrand Substrate with Dryvit TAFS 3 feels like stucco, but this engineered wood product offers much faster and easier installation. Added benefits include termite resistance, a superior substrate warranty, no gray finish, unlimited color choice and advanced UV-resistant pigments. [www.lpsmartside.com](http://www.lpsmartside.com)



# Compact Crawler Carrier

The RT6 is Terramac's most compact rubber track crawler carrier. It features a compact footprint of 16-feet, 2-inches by 8-feet, 2-inches, delivers a 12,000-pound carrying capacity and travel speeds up to 6.5 mph. This unit's fully-loaded ground pressure is a minimal 5.4 psi, making it ideal for loose and wet ground conditions. The flotation from the rubber tracks of the RT6 allows the machine to work in adverse ground and weather conditions and provides faster climbing on mountainous and hilly terrain with reduced slippage. [www.terramac.com](http://www.terramac.com)





New PAMCA officers and directors are, from left, Gregg Serikaku, David Fujikawa, Curt Balanay, Kent Matsuzaki, Tyrus Kagawa, Jackson Cheng, Glenn Tango, Mark Suzuki, Barry Lai and Samuel Fujikawa.

## Cheng Takes Reins as PAMCA President

**Jackson Cheng** of Elite Mechanical was recently installed as president of the Plumbing and Mechanical Contractors Association of Hawaii for the 2017-2019 term.

Other PAMCA of Hawaii officers announced on Oct. 10 include Vice President **Curt Balanay** of Preferred AC Service, Secretary **Kent Matsuzaki** of Economy Plumbing & Air Conditioning and Treasurer **Glenn Tango** of Honolulu Plumbing Ltd.

Directors include **Samuel Fujikawa** of Continental Mechanical of the Pacific, **Tyrus Kagawa** of American Piping and Boiler, **Barry Lai** of Air Central Inc., **Mark Suzuki** of Commercial Plumbing Inc. and **David Fujikawa** of CM Services.

**Gregg Serikaku** serves as the executive director.

PAMCA of Hawaii, chartered in 1961, serves as the voice and leading advocate for the plumbing and mechanical contractors in Hawaii's construction industry.

### Brittan Joins Armstrong Builders as PM

**Matt Brittan** has joined Armstrong Builders as a project engineer, where he is responsible for estimating, material procurement and sub-contractor management on the Keala o Wailea and Kalama Kai projects in Maui.

Previously, he worked as a project engineer for Hensel Phelps on Oahu. He also served as a project manager at Gerloff Painting in Norfolk, Va.

Brittan is a LEED Green Associate



Matt Brittan

and graduated from Virginia Tech with a bachelor's in building construction.



Janice Li

Li's more than 18 years of experience include the recent Alohilani Resort renovation at Waikiki Beach and the master plan for a ski resort in Chongli, China. Since joining WATG in 2005, Li has worked on award-winning projects including the Shangri-La Maldives and the Mandarin Oriental in Taiwan.

Li is LEED-accredited and served on AIA Honolulu's Board of Directors from 2009-2010. She received her bachelor's degree from Wellesley College and a master's degree in architecture from the Massachusetts Institute of Technology.

### G70 Adds Four

Hawaii design firm G70 is expanding its architecture division with the recent addition of **Ken Nukui**, **Lan Wang**, **Craig Collado** and **Elim Ng**.

Both Nukui and Wang join G70 as project architects.

Nukui has more than 15 years of industry experience in the U.S. and Japan. He will assist in planning and

### WATG Promotes Li

WATG, a global design firm, has promoted **Janice Li** to associate vice president of its Honolulu office. Previously, Li was a WATG Honolulu senior associate and project architect.

specifications for a variety of structures, and will coordinate site visits and communication with clients, technical experts, contractors and community stakeholders. Nukui holds a bachelor's in architecture from California State Polytechnic University, Pomona.

Wang has more than 12 years of design and management experience in international hospitality projects. Wang holds a bachelor's in engineering from China's Zhejiang University, a master's in architecture from China's Shenzhen University and a Ph.D.

in architecture from the University of Hawaii-Manoa.

**Collado** joins G70 as job captain. He has extensive experience in residential and commercial developments, and will assist project teams in all phases of construction. **Craig** holds a bachelor's in architecture from UH-Manoa.

**Ng** joins G70 as designer and will assist project teams with conceptual involvement and design. **Ng** holds a both a bachelor's in environmental design and a Ph.D.

in architecture from UH-Manoa, and a master's in architecture from China's Tongji University. 🏠



Lan Wang



Craig Collado



Ken Nukui



Elim Ng

# 18th Annual PBT Expo

The 2017 Pacific Building Trade Expo attracted hundreds of developers, contractors, architects and engineers to the Hawaii Convention Center on Oct. 24. The 18th annual event was produced by the Honolulu chapters of the American Institute of Architects and the Construction Specifications Institute.



Camilla Nicholas, Geoff Lewis, Abigail Mundell



Ricky Tsue, Kevin Pass, Newell LaVoy, Jocelyn Hirota



Kay Lanham, Jeff Mira



Wade Whaley, David Kane



David Laguatan, Briand Achong, Angel Okuhara, Joseph Awong Jr., Dana Akasaki-Kenney



Sergio Hampton, Alexa Tim, Garry Combs



Robert Kincaid, Jason Seeley, Sarah Robertson, Mac McMinn





Nic Clark, Phil Anderson



George Stewart, Ed Maluyo, Shannon Council, Kimo Scott, Dave Smith



Angel Pangilinan, Joe Lim, Lusy Van Dyke



Bob Barrett, Clark Diamond



Courtney Ramon, Lama Chang



Ed Wheeler, Tracy Fujimori, Peter Gaeta, Janet Piccola, Jeremy Torres



Stephen Bronze, Pat Tasson



Geoffrey Michaelson, Jessica Abregana



Michael Sanchez, Kenton Beal



Bob Polasek Justin Daniels

# Don't Engage Employees: EMPOWER THEM

BY GARRETT SULLIVAN



**T**his three-part series began with the question, “Do you find you are regularly complaining to yourself or others that your employees constantly need to be told what to do?” This article provided a self-analysis to determine if you, as the owner, were leading or managing your employees. As president, your task is

to maximize shareholder value, and to accomplish that task you must always lead.

Contractors often get lost in the day-to-day function of running the business and end up managing instead of leading. The idea that you may be managing in whole, or part, prompted the second article to discuss ways in which change could be brought about within the organization.

## Successful leaders realize empowerment rests on trust and they become more like a coach than an expert.

Now, the final step in the process is to move from day-to-day managing to leadership is to empower the employees.

Empowerment is the practice of sharing information, rewards and power with the staff so they can take the initiative and make decisions to solve problems as well as improve service and performance. It is based on employees' skills, company resources, management authority, opportunity and motivation. It will hold employees responsible and accountable for outcomes of their actions as well as contribute to their competence and satisfaction.

Simply stated, it is about trusting your employees to always make the right decision.

It can be difficult to implement due to past efforts, lack of understanding and old habits. It will succeed when senior management allows for an employee learning curve and parameters have been provided.

Successful leaders realize empowerment rests on trust and

they become more like a coach than an expert. They focus their energy on fixing a problem or mistake, and not placing blame. They also recognize you cannot empower anyone unless you set the stage by providing a challenge. Not everything will work and it is OK to occasionally give up.

The three rules of empowerment are delegation, delegation and delegation. By definition, new leaders need to be constantly groomed, trained to assume responsibility and act independently.

Owners often are reluctant to delegate because:

- Work won't get completed on time.
- Work won't get completed the right way.
- Work will get completed better and they won't be needed any longer.

However, there are many advantages to the company and the owner to constantly delegate resulting in heightened efficiency, increased motivation, skill enhancement and better distribution of work throughout the team.

Systematic delegation by the owner allows more time to lead, alleviates the daily pressure of feeling like you have to do everything yourself and improves results. With owner authorization, employees have the authority to react to situations without seeking or being told what to do.

As you begin to delegate more, be sure your employees know what you want, have the authority to achieve it and have been trained how to do it. It is imperative to encourage, plans goals, assist them in staying on track and delegate—but not abdicate.

A good leader has the ability to make others successful, and constantly strives to develop more leaders and not followers. When you strive every day to incorporate these concepts into your leadership, you will soon find employees acting as empowered leaders and not followers constantly asking for answers. They will become more engaged and start thinking and acting like an owner. 🏠

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

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