


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

JANUARY 2018/\$5.95

A portrait of Shannon Alivado, a woman with long brown hair, wearing a dark blazer, smiling. She is positioned on the left side of the cover, with a construction site visible in the background.

**SHANNON  
ALIVADO  
DIRECTOR,  
GCA OF HAWAII**

## **PUSHING AFFORDABLE HOUSING**

**GCA, BIA leaders gear up  
for a new legislative session**

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**A Happy New  
Year for Military  
Construction**

**INSIDE NAWIC**

**Growing Calls  
for Technology  
Training**

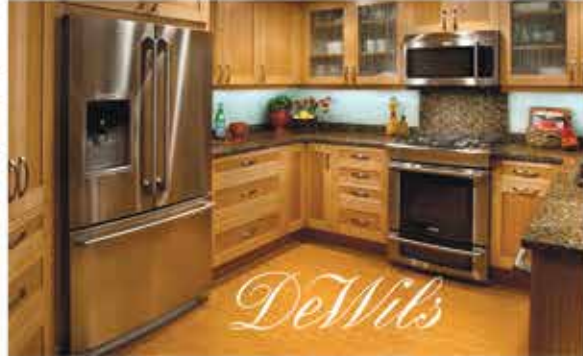
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With more than \$300 million for projects under the National Defense Authorization Act, 2018 is shaping up as a solid year for military construction in the Islands. The workload includes three jobs valued at more than \$65 million each and, as Sen. Mazie Hirono tells us in our report, “this year’s NDAA reflects the central role Hawaii plays in supporting and advancing our country’s strategic interests in the Indo-Asia-Pacific region.”



Hawaii’s housing needs rank high among the issues that the Building Industry Association of Hawaii and the General Contractors Association of Hawaii will be supporting when the 2018 legislative session begins this month. Leaders of both organizations talk to *Building Industry Hawaii* about bills to increase housing starts and discuss their other core priorities they want state legislators to push through this year.

Even before ground is broken on a job site, technology is already at work, according to our report showing how workers can get training and plenty of high-tech know-how—BIM, GPS, GNSS—in their toolbox.

Annie Kuhlmann, president of the National Association of Women in Construction Honolulu Chapter 114, shares her optimism about the future for women entering Hawaii’s building industry. She also discusses the benefits that the local NAWIC group offers its members.

Sometimes a contractor needs more protection than a general liability insurance policy might provide. In our report, experts point to the growing numbers of developers, project owners and builders looking for contractors pollution liability (CPL) and pollution legal liability (PLL) policies. 🏠

*A hui hou,*

david@tradepublishing.com

## Aloha, Jim Myers

James D. “Jim” Myers, a highly regarded member of Hawaii’s advertising, printing and publishing industries for parts of five decades, passed away on Dec. 4 in Sun City West, Ariz. Myers, 71, wore many hats during his career, including serving as general manager at Trade Publishing Co. from 2010 to 2013.



To those of us at Trade, he was a leader open to new ideas, willing to share his knowledge and experience—and always a compassionate friend. Myers also was a printing consultant for Journal Graphics.

Born in Honolulu to Harry Calhoun Myers and Yoshi Tomita, he was a 1963 graduate of Kailua High School. Myers’ media connections date back to 1974 at KGU radio in Honolulu. From 1979 to 2009 he worked at Honolulu Publishing Co. where he became its president in 2001.

He leaves behind his wife, Karla, four children and five grandchildren. A memorial service is planned at Lord of Life Lutheran Church on Jan. 21 in Sun City West.

*He ho’omaha me ka maluhia (rest in peace), Jim.*

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Photo by Anji Lee  
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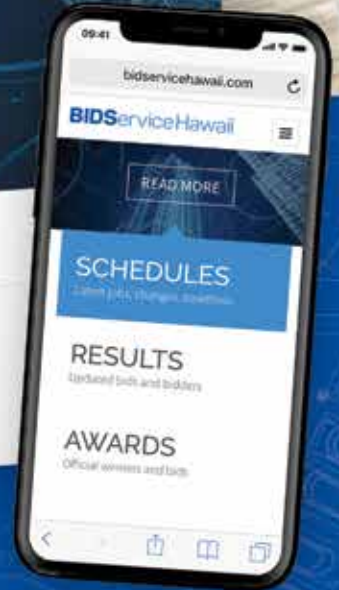


## COMING IN FEBRUARY

*Building Industry Hawaii* takes a look at **Commercial Development** and what's new in **Construction and the Law**. Also, we see what's up **Inside ABC Hawaii** and report on the winners of **Hawaii's Top Roofing Awards**.

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## JANUARY 6

### 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).

## JANUARY 9, 18, 23, 25, 31

### OSHA 30-HR for the Construction Industry

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

7:30 a.m.-3 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. To register with payment and for more information by Jan. 2: [info@gcahawaii.org](mailto:info@gcahawaii.org), [gcahawaii.org](http://gcahawaii.org) or 833-1681. Fee: GCA members \$200, nonmembers \$300. No refunds after Jan. 4. Replacements accepted.

## JANUARY 11

### YAF Pau Hana: Servco Home & Appliance

Every second Thursday of the month, YAF, an organization sponsored by the American Institute of Architects Honolulu Chapter (AIA Honolulu), gathers, grinds and gets design initiatives off the ground. YAF Honolulu welcomes professionals that are nearly licensed, newly licensed and

out to 10 years of licensure.

5:30-7 p.m. Servco Home & Appliance Showroom (Mapunapuna), 2841 Pukoloa St. To register online by Jan. 11 and for more info, go to [yaf.aia.honolulu@gmail.com](mailto:yaf.aia.honolulu@gmail.com).

## JANUARY 13, 27; FEBRUARY 10

### AIA Architectural Walking Tour of Honolulu

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 4-10 people.

9-11:30 a.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment in advance at [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) by Jan. 12 (for Jan. 13 tour); Jan. 26 (for Jan. 27 tour) and Feb. 9 (for Feb. 10 tour). For more info: [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org) or 628-7243. Fee: \$15 per person. Substitutions available.

## JANUARY 16-18

### Construction Quality Management (CQM)

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

Noon-4 p.m. (daily). GCA Conference Room, GCA of Hawaii, 1065 Ahua St. To register with payment and for more information, go to [gcahawaii.org](http://gcahawaii.org). Email confirmation only. Fee: GCA members \$95; nonmembers \$125. No refunds for no-shows and cancellations received after Jan. 10.

## JANUARY 18

### NAWIC General Membership Meeting

This National Association of Women in Construction monthly dinner and membership meeting features Todd Apo from The Howard Hughes Corporation who will present details of HHC's plans for the Kaakako area.

5 p.m. Honolulu Country Club, 1690 Ala Puumalu St. RSVP to Lenie Malapit at [EMalapit@sshinc.com](mailto:EMalapit@sshinc.com); contact Maegan Best at (808) 478-7374 with questions. Fee: \$35.

## JANUARY 18

### Construction Safety & Injury Prevention Safety Manager/Coordinator Training (CSIP)

This Building Industry Association of Hawaii (BIA-Hawaii) "Manager/Coordinator Training (CSIP)" class is ideal for managers, directors, supervisors and/or project leaders (e.g., a Collateral Duty Safety Officer) who are responsible for a company's safety program. Topics include employee engagement, HIOSH standards compliance, OSHA inspections, emergency planning, emergency response procedures and more.

8 a.m.-2 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org). For more information and registration, contact Barbara Nishikawa at 629-7505 or [bln@biahawaii.org](mailto:bln@biahawaii.org). Free.

## JANUARY 19

### First Aid/CPR Class

GCA of Hawaii presents First Aid/CPR training.

7:30-11:30 a.m. GCA Conference Room, General Contractors Association, 1065 Ahua St. For more information, to download registration form and to remit payment, go to [gcahawaii.org](http://gcahawaii.org). Attendees will be confirmed via email. Fee: GCA of Hawaii members \$85; nonmembers \$120. After Jan. 15, \$85 additional fee for no-shows and cancellations.



JANUARY 25



AIA Honolulu's newly licensed architects at the 2017 Kick-Off Party.  
PHOTO COURTESY AIA HONOLULU

### Joint 2018 Kick-Off Party

AIA Honolulu, the AIA Hawaii State Council and the Hawaii Architectural Foundation come together for their first joint celebration. Welcome the New Year with colleagues and friends, meet the 2018 industry boards and greet AIA Honolulu's newly licensed architects.

5-8 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Go to [aiahonolulu.org](http://aiahonolulu.org) to register and for more info. Contact Camilla Nicholas for sponsorship opportunities at (808) 628-7245. Fee (through noon Jan. 24): AIA and allied members \$40; Associate AIA members \$30; nonmembers \$50; students \$20; at-the-door \$60 (includes late member registrants and walk-ins).

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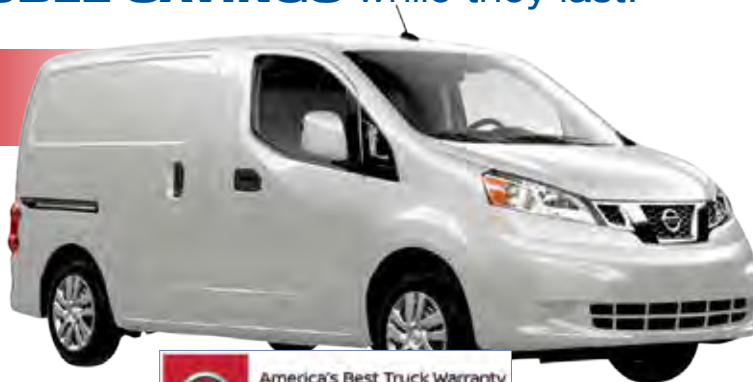


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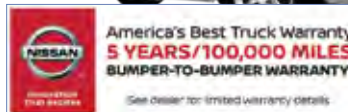
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**JANUARY 27**

**Practical Energy Management for Buildings and Facilities**

The UH-Manoa Outreach College and Hawaii Energy present a one-day course for facility, plant, financial and energy managers that shows how to optimize energy usage in buildings and facilities to mitigate environmental effects and reduce costs. Instructor and

engineer Rory S. Reiley covers troubleshooting existing systems, effective equipment operation, building energy assessments, benchmarking and more.

8 a.m.-4 p.m. Room 12, Krauss Hall, UH-Manoa. Register by Jan. 18. To register, call 956-9249 or email [profprog@hawaii.edu](mailto:profprog@hawaii.edu). Fee: \$300; \$49 with ETF and Hawaii Energy tuition subsidy. For subsidy form, go to [labor.hawaii.gov](http://labor.hawaii.gov) and submit by Jan. 14.

**FEBRUARY 1**

**Deadline: 2017 Kukulu Hale Awards Letter of Intent**

NAIOP Hawaii Chapter's annual Kukulu Hale Awards celebrate the Islands' leading commercial development projects. Projects completed in Hawaii between Jan. 31, 2015 and Jan. 31, 2018 are eligible, and include public and private new builds and renovations. Nominations for Green Building, Lifetime Achievement, Outstanding Service and Developer/Owner of the Year awards are also being accepted.

2018 awards letter of intent and entry fee must postmarked no later than Feb. 1; portfolios due March 1. For entry forms and more info, email Barbie Rosario at [barbie@naiophawaii.org](mailto:barbie@naiophawaii.org) or call 864-7983. Fee: single project \$250; two or more projects \$200 each.

**FEBRUARY 8**

**YAF Pau Hana: AIA/BIA-Hawaii Kickoff**

YAF Honolulu and BIA-Hawaii strategize 2018 opportunities in this convivial building industry get-together. YAF Honolulu welcomes professionals who are nearly licensed, newly licensed, and out to 10 years of licensure.

5:30-7 p.m. Location to be announced. To register online and for more info, go to [yaf.aia.honolulu@gmail.com](http://yaf.aia.honolulu@gmail.com).

**FEBRUARY 15**

**AIA General Membership Meeting: Urban Core Development with Guest Speaker from Howard Hughes**

The Howard Hughes Corporation's role in Kakaako's redevelopment and other urban issues will be discussed. AIA Honolulu's popular General Membership Meeting is held on the third Thursday of each month and features seminars, educational credits and fellowship.

11:30 a.m. Location and other details to be announced.

**JANUARY 26-28  
BIA 2018 BIG HOME BUILDING & REMODELING SHOW**

At the 25th annual BIA-Hawaii home and remodeling show at the Blaisdell Exhibition Hall, you can meet and talk with Hawaii's top contractors, suppliers, experts and vendors to help make your project a success. Free seminars on Saturday and Sunday cover topics ranging from designing a dream kitchen to expediting the building process. The official event guide is available at [biahawaii.org/the-big-show](http://biahawaii.org/the-big-show).

5-9 p.m. (Jan. 26); 9:30 a.m.-8:30 p.m. (Jan. 27); 9:30 a.m.-3:30 p.m. (Jan. 28). Neal S. Blaisdell Exhibition Hall. For more information, go to [biahawaii.org](http://biahawaii.org) or contact Carolyn Hyman at [cah@biahawaii.org](mailto:cah@biahawaii.org) or 629-7503. Fee: one-day admission: \$7; three-day pass: \$10. Senior Sunday (Jan. 28): \$2 for seniors aged 60 and older. Children 10 years and under free.



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**FEBRUARY 3, 10**

### **Project Administration (PMDP Module 3)**

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. "Project Administration"—the third module in the PMDP series—details the different planning areas in a project's construction phase. Instructor James Abeshima of Hawaiian Dredging Construction Co. Inc. also explains the impact of building codes, permits, reviews and inspections, Building Information Modeling (BIM) and other tech trends. Includes course 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. RSVP with payment by January 26. To register with payment and for more information, 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 Jan. 26. Replacements accepted.

**FEBRUARY 21**

### **Identifying Trouble Areas in Residential Buildings & Permitting**

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

8 a.m.-1 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online at [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or [bln@biahawaii.org](mailto:bln@biahawaii.org) for information and registration. Fee: BIA members \$100; nonmembers \$150; \$75 through available ETF funding.

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Mililani High School

# A Rocky Month for Agency Awards

Wailuku’s F&H Construction landed the only multimillion-dollar contract awarded by government agencies during November—a \$7,704,400 project at the Molokai Baseyard Facility.

On Oahu, the largest award of \$960,000 went to Ron D Electrical in Waipahu for fire alarm repairs at Mililani High School.

November was the slowest month of the year as only 10 government contracts were awarded. Maui’s Department of Finance (DOFMA) awarded jobs valued at \$9,495,360 while the Department of Education (DOE) accounted for the remaining \$1,847,600.

The monthly total, down from \$47,481,835 last November to \$11,343,230, was half of the previous

low recorded in April when agency contracts totaled \$23,551,150.

After 11 months, government awards total \$1,156,904,588, down 26 percent from \$1,572,985,338 last year. In contrast, private building authorizations in the state during the first three quarters of 2017 increased \$67.8 million or 2.8 percent and are expected to surpass last year.

AWARDS BY AGENCY	
DOFMA .....	\$9,495,630
DOE .....	1,847,600
Total.....	\$11,343,230

AWARDS BY AREA	
Maui .....	\$9,495,630
Oahu .....	1,455,600
Hawaii .....	392,000
Total.....	\$11,343,230

## NOVEMBER'S TOP 5 CONTRACTORS

1. F&H Construction (1) .....	\$7,904,400
2. Ron D Electrical LLC (1) .....	960,000
3. Maui Kupuno Builders LLC (1) .....	888,611
4. Oahu Plumbing & Sheetmetal Ltd. (1) .....	386,998
5. Certified Construction Inc. (1) .....	263,600

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

## Oahu

<b>Ron D Electrical LLC</b> .....	<b>\$960,000</b>
Millilani High School Campus, Fire Alarm Repairs	
<b>Certified Construction Inc.</b> .....	<b>263,600</b>
Aliamanu Elementary School, Miscellaneous R&M FY16	
<b>Tory's Roofing &amp; Waterproofing Inc.</b> .....	<b>232,000</b>
Wahiawa Elementary School, Miscellaneous R&M FY16	

## Maui

<b>F&amp;H Construction</b> .....	<b>7,904,400</b>
Molokai Baseyard Facility, Molokai	

## LOW BIDS

The companies below submitted the low bids in November 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>Nan Inc.</b> .....	<b>\$12,724,640</b>
Interstate Route H-1, Guardrail and Shoulder Improvements, Kapiolani Interchange to Ainakoa Avenue	
<b>Maui Kupuno Builders LLC</b> .....	<b>10,685,268</b>
Rehabilitation of Localized Streets, Phase 20A	
<b>Global Specialty Contractors Inc.</b> ....	<b>6,951,125</b>
Interstate Route H-1, H-2 and H201, Destination Sign Upgrade/ Replacement, Phase 2	
<b>Nan Inc.</b> .....	<b>3,998,489</b>
State Capitol Building, 4th Floor Extension Lanai Repairs	
<b>T. Iida Contracting Ltd.</b> .....	<b>2,578,000</b>
Castle High School, Cafeteria Expansion	
<b>A's Mechanical &amp; Builders Inc.</b> .....	<b>2,545,000</b>
Central School District, Heat Abatement, Pearl Harbor Kai Elementary School, PVAC Permanent Classrooms	
<b>GP Roadway Solutions Inc.</b> .....	<b>2,131,390</b>
Pavement Preservation of Streets, Indefinite Delivery/Indefinite Quantity	
<b>HBM Acquisitions LLC</b> .....	<b>1,072,153</b>
Pearl Ridge Elementary School, Buildings H & J AC	
<b>Jack Endo Electric Inc.</b> .....	<b>816,000</b>
Vineyard Boulevard, Installation of Traffic Signals at River Street	
<b>Lyz Inc.</b> .....	<b>527,522</b>
Kalanimoku Building, Renovations to Rooms B10, B20 & VCC	
<b>A's Mechanical &amp; Builders Inc.</b> .....	<b>477,134</b>
Waipahu Elementary School, Miscellaneous R&M FY08-11	
<b>Integrated Construction Inc.</b> .....	<b>429,700</b>
Honowai Elementary School Campus, Replace Waterlines	
<b>Ron D Electrical Service</b> .....	<b>383,500</b>
Mokulele Elementary School, Fire Alarm Upgrade	
<b>HSI Mechanical Inc.</b> .....	<b>355,200</b>
Mokulele Elementary School, Bldg. G, Replace Library AC	
<b>MJ Construction Co.</b> .....	<b>306,000</b>
Helemano Elementary School, Miscellaneous R&M FY16	
<b>Triton Marine Construction Corp.</b> .....	<b>274,643</b>
Subsidence Repairs at Pier 33, Honolulu Harbor	
<b>Tory's Roofing &amp; Waterproofing Inc.</b> .....	<b>229,900</b>
Hickam Elementary School, Miscellaneous R&M FY17	
<b>BCP Construction of Hawaii Inc.</b> .....	<b>158,808</b>
Hawaii Community Correctional Center, Replace Security Doors	
<b>MJ Construction Co.</b> .....	<b>150,000</b>
Sunset Beach Elementary School, Miscellaneous R&M FY16	

<b>Maui Kupuno Builders LLC</b> .....	<b>888,611</b>
Pauwela Road Sidewalk Improvements, Haiku	
<b>Oahu Plumbing &amp; Sheetmetal Ltd.</b> .....	<b>386,998</b>
Lahaina Civic Center Social Hall AC Replacement	
<b>Global Specialty Contractors Inc.</b> .....	<b>164,854</b>
Napili Park Playground, Shade Structure	
<b>CO-HA Builders Inc. dba Applied Surfacing Technology</b> .....	<b>150,767</b>
Kahului School Park, Basketball Court Improvements	

## Hawaii

<b>Heartwood Pacific LLC</b> .....	<b>232,000</b>
Waikoloa Elementary and Middle School, G101 Convert to Science	
<b>William K. Kapololu Jr.</b> .....	<b>160,000</b>
Keaau High School Campus, Clear Land, Phase 2	

<b>Certified Construction Inc.</b> .....	<b>146,207</b>
Honowai Elementary School, Miscellaneous R&M FY16	
<b>United General Contracting</b> .....	<b>124,030</b>
Salt Lake Elementary School, Building A, Replace Grease Trap	
<b>Henry's Equipment Rental &amp; Sales Inc.</b> .....	<b>111,900</b>
Kaimuki Middle School, Miscellaneous R&M FY13	
<b>Islandwide Fencing LLC</b> .....	<b>100,265</b>
Paauiolo Elementary and Intermediate School, Replace Chain Link Fence	
<b>Solo Corp.</b> .....	<b>53,055</b>
Kahala Elementary School, Buildings D, E & F, Replace Gutters/ Downspouts	
<b>GP Roadway Solutions Inc.</b> .....	<b>20,700</b>
Fencing Repairs at Various Locations	
<b>AA Electric Ltd.</b> .....	<b>8,636</b>
Millilani High School, Building R, Kitchen, Install Electrical Outlets and Lines	

## Maui

<b>West Maui Construction</b> .....	<b>7,414,374</b>
Napili WWPS No. 5 and No. 6 Modifications and Force Main Replacements, Lahaina	
<b>Kiewit Infrastructure West Co.</b> .....	<b>1,737,000</b>
Wailuku-Kahului WWRF Headworks, Building Rehabilitation, MCC Replacement and Pipe Gallery Modifications, Kahului	
<b>Rojac Construction Inc.</b> .....	<b>1,590,950</b>
Countywide EPA CD Compliance, Sewer Rehabilitation	
<b>Oceanic Companies Inc.</b> .....	<b>1,430,087</b>
Sheraton WWPS Modifications	
<b>Global Specialty Contractors Inc.</b> .....	<b>721,713</b>
Kalama Park, Skate Park Improvements	
<b>F&amp;H Construction</b> .....	<b>711,000</b>
Lanai Baseyard Improvements	
<b>Maui Kupuno Builders LLC</b> .....	<b>574,630</b>
Repave Airport Access Roadway and Parking Lot at Lanai Airport	
<b>Castaway Construction &amp; Restoration LLC</b> .....	<b>545,411</b>
Wailuku Station Dispatch Office Improvements, Maui Police Department	
<b>Kona Winds Construction Inc.</b> .....	<b>382,669</b>
Exterior Repairs and Waterproofing, Kalana O Maui Building	

<b>Castaway Construction &amp; Restoration LLC</b> .....	<b>254,109</b>
Second Floor Plaza Deck Repairs, Kalana O Maui Building	
<b>F&amp;H Construction</b> .....	<b>232,000</b>
Building Improvements at Eddie Tam Gym, Makawao	
<b>Global Specialty Contractors Inc.</b> .....	<b>196,495</b>
Maui County Bus Stops, Phase 6, County of Maui	
<b>Maxon Construction</b> .....	<b>194,551</b>
Molokai Parks Facilities Painting and Repairs, Molokai	
<b>Maui Paving LLC</b> .....	<b>140,954</b>
Speed Tables (Rebid 17-1128), Maui	
<b>Central Construction Inc.</b> .....	<b>41,500</b>
Mokuhaui Park, Fencing Improvements	

## Hawaii

<b>Isemoto Contracting Co. Ltd.</b> .....	<b>2,046,506</b>
Kohala Mountain Road, Safety Improvements, South Kohala	
<b>Kona Kau Construction Services</b> .....	<b>726,836</b>
Kaloko Housing, Bathroom Renovation to Meet Fair Housing Act (FHA) Requirements, North Kona	
<b>Pacific Isles Equipment Rentals Inc.</b> .....	<b>475,000</b>
Kaumana Elementary School, Miscellaneous R&M FY14, Hilo	
<b>Jas. W. Glover Ltd.</b> .....	<b>369,700</b>
Repair Fender System at Pier 2, Hilo Harbor	
<b>Certified Construction Inc.</b> .....	<b>362,324</b>
Honokaa Elementary School, Building K Reroof, Hamakua	
<b>Stan's Contracting Inc.</b> .....	<b>308,700</b>
Pahoa High and Intermediate School, Miscellaneous R&M FY08-10	
<b>Alarm Hawaii</b> .....	<b>119,880</b>
Department of Public Works Baseyards, New Security Systems, Various Districts of Hawaii	
<b>Jayar Construction Inc.</b> .....	<b>48,150</b>
DOE Annex Hilo, Building C, Repair Exterior Stairs	
<b>DL Downing General Contractor</b> .....	<b>2,284</b>
Waiakea Intermediate School, Upgrade Fire Alarm	

## Kauai

<b>Kaiwa Construction</b> .....	<b>437,754</b>
Improvements at Kalawai Park and Anahola Clubhouse Park, Lihue	
<b>Alaea Corp.</b> .....	<b>255,510</b>
Offsite Construction for County of Kauai, Adolescent Treatment and Healing Center, Lihue	

# A Village in the MIDDLE of TOWN

Shioi Construction expects to complete the 48,000-foot Kilauea Lighthouse Village this spring

BY DAVID PUTNAM



Several historic structures from Kauai's sugar plantation days surround the site of the new Kilauea Lighthouse Village in the heart of Kilauea Town.

The 48,000-square-foot shopping center, with Shioi Construction Inc. as general contractor, sits near a former hospital built of stone in 1912 for plantation workers. Across the street is the Kong Lung Market Center, which was built in the 1860s as a company store for sugar workers and today is a major retail hub.

Another boundary is a residential neighborhood. The Kilauea Lighthouse Village, developed by Hunt Companies Inc.'s Hawaii division, was designed to fit seamlessly into the ambience of the former plantation town.



BEFORE CONSTRUCTION:  
The site of Kilauea Lighthouse Village.  
PHOTO COURTESY SHIOI CONSTRUCTION

## High Praises from the PM

**Clemensen credits Shioi team members, site contractor, architect, subs and suppliers**

Joe Clemensen, Shioi Construction's Kilauea Lighthouse Village project manager, has only positive comments about the entire team's work toward a successful build.



Joe Clemensen

"All subs have done a great job," he says. "The roofing subcontractor, Tory's Roofing, has been very responsive in getting roofs dried with unpredictable weather, even though they are an off-island subcontractor.

"Right now, Kauai has a tremendous amount of work, and all of us are working on multiple projects, including our foremen and supervisors, as well as subcontractors. My Shioi team has been very communicative with me, and our philosophy on problems and errors is to solve them, not affix blame.

"My lead superintendent, Arnold Bunao, is a no-drama guy with a great sense of humor, and dedicated to quality work, making the jobsite a great work atmosphere. My project assistant Gari (Garianne Sagawa) really pays attention to details, and consistently makes me look good."

**The team on the project, according to Shioi, includes:**

**Subcontractors:** Aloha Termite, Simmons Steel, Waihona Cabinets, Hawaii Steel, Tory's Roofing & Waterproofing, Astro Sheet Metal, Pacific Mirror & Glass, Raynor Overhead Doors, Automatic Door Specialists, Tile Craft, JD Painting & Decorating, Diamond Plumbing Co. Inc., Hawaii Ventilation Systems LLC and American Electric Company.

**Suppliers:** O. Thronas, Island Truss and Waihona Builders.

"One of the most amazing team members has been Colin Shimokawa, the architect," Clemensen says. "He has responded to RFIs in shorter time than any others in my experience, and understands critical submittals and turnaround, and really notes/corrects errors instead of stamping 'reviewed' to avoid liability. We have run into on-site issues with conflicting disciplines and he gets answers very quickly.

"On the site-work side, Lance Alazila, Kaiwa's site superintendent, has been really great in the day-to-day coordination of site work and insuring that we can do our job, too."



Work on the Kilauea Lighthouse Village was delayed by 40 rainout days.  
PHOTO COURTESY SHIOI CONSTRUCTION

“Although nothing is fancy, each building is a little different in interior and exterior elevations and colors and building materials,” says Joe Clemensen, the project manager for Shioi. “When complete, I think it will complement a local style that many will appreciate.”

The Kilauea Lighthouse Village, which began construction in September 2016 and will include a Foodland, is almost completed. Steve Colón, president of Hunt’s Hawaii development division, says the first tenants are expected to open their doors in late spring or early summer 2018.

“These will include Kilauea Market + Cafe, a 10,000-square-foot full-service neighborhood grocery store, popular Mexican restaurant Verde, Wyland Galleries, Wailua Shave Ice and Kai Bar Coffee Roasters of Java Kai,” Colón says.

Situated in a bustling part of the town, the approximately \$25 million job has required special efforts to curb noise and keep the area as clean as possible.

**For more information about Kilauea Lighthouse Village, visit [www.kilauealighthousevillage.com](http://www.kilauealighthousevillage.com)**

“Getting work done and trying to do less noisy tasks early was not always possible, but we tried to mitigate what we could,” Clemensen says. “The project is on two sides of the road that goes to the Kilauea post office, so allowing safe and continuous access was a priority.”

Hunt’s Colón says “we couldn’t have asked for a better team” than having Shioi and site contractor Kaiwa Construction Inc., both Kauai-based companies, on the project. Both firms, he says, “have been very sensitive to the community and our neighbors in historic Kilauea Town.”

Clemensen says work on the shopping center has been delayed by 40 rainout days. “And this has caused a lot of scheduling issues with sub-contractors,” he says, adding that “keeping mud from being tracked



Kilauea Lighthouse Village



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from the jobsite was a daily issue.”

He notes “our first concrete pour was during very muddy conditions, and while we were keeping the tracking of mud from our jobsite entrance and small paved area to the post office, the concrete trucks were getting a little bit of mud on the main highway that we were not aware of.

“Once we had knowledge, our project adjacent to that access point across the highway, had personnel and equipment that enabled us to quickly clean the entry area, and bring temporary water for wheel wash, avoiding highway, safety and environmental impact.”

Colón lauds the contractors’ considerations to ensure the public’s safety.

“Since our groundbreaking in September 2016, we at Hunt Companies have worked in concert with Shioi and Kaiwa to ensure that construction would impact our neighbors as little as possible,” says Colón. “Our contractors have worked



The shopping center is designed to meet the plantation style of the area. PHOTO COURTESY SHIOI CONSTRUCTION

diligently to minimize traffic congestion and noise.

“Not only the firms, but the individuals working with us have a true service-driven approach to business.”

Shioi “self-performed” the excavation, concrete, framing, drywall, insulation and plaster work on the shopping center, Clemensen says.

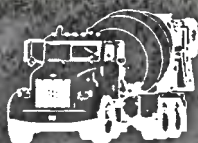
The scope of the project, he adds, began with a building pad at rough grade. Shioi did the survey/stake, structural excavation, plumbing, electrical rough-in, concrete interior and

exterior walks at the building, rough frame and roofing (two buildings are steel), the exterior doors and windows, installed ACCUs and FCUs, the fire sprinklers, fire alarm and performed the electrical rough, including main meter equipment and distribution.

“Because of the success of this partnership,” Colón says, “Kilauea Lighthouse Village will be an exemplary neighborhood center and a project that we will all be very proud of.” 🏠



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# RIM's Designs Meet Military Specs

## Architectural firm adapts and deploys more strict standards for defense projects

As many a veteran of America's armed forces will tell you, military service can be a life-changer—whether it's the discipline needed or the ability to work with others under extreme stress. There are also lessons for an architecture firm doing business with the military.

"It's actually kind of interesting—the military has very specific standards and procedures for how they like to see the work, not only design but



David McVeigh

also drawn," says David McVeigh, the Anchorage-based president of RIM Architects, which also has offices in Honolulu, Guam, San Francisco and Tustin, Calif. "You can imagine that an organization as large as the military, the drawings need to be in a similar format. But it also has guidelines, which have been very helpful in other work, private-sector work. There is very good thinking that has gone into those documents that can be applicable to any kind of work."

Well, other than force-protection measures like 12-inch concrete walls in a hangar, or the super-thick, double-paned windows for the new operations complex at Marine Corps Base Hawaii in Kaneohe where F-18 fighter jets scream into the sky.

"It's right on the flight line," says John Vann of RIM's Honolulu office. "The window frames are 10.5-inches deep, to handle the sound and the blast. You



John Vann

handle the blast on the outside, with thermal glazing, then more glazing with sound reduction properties on the inside. We worked with the window maker for a long time on this."

Vann says about 25 percent of RIM's work is related to the federal government in addition to the Department of Defense (Air Force and Navy primarily), they work with the Parks Service, Fish and Wildlife, General Services Administration, Army Corps of Engineers—and the company remains generalist in its focus, with projects that include hospitality, the subject of McVeigh's thesis at Texas Tech.



The tail section of a C-17 sticks out of Hangar 19 at Hickam while its nose fuel cell receives maintenance.

Adds McVeigh, a former Kailua resident who visits the Honolulu office on a regular basis, "RIM started 32 years ago out of Anchorage; I was one of the original partners. We had an opportunity to start a location in Guam, based on the premise that our business is very cyclical, it ebbs and flows, kind of the tip of the spear of the economy. The concept and vision was if maybe one economy is down, the other is up, and maybe we can leverage that diversity.

"After being in Guam for 12 years (Duty Free Shoppers was a big RIM client on Guam), we had started doing work here in Honolulu, and got an invitation to come back and do some more. We established an office here in

2000. We had staff prior to that, but more of a field office, project-specific work."

RIM's first military project was a fire station at an Air Force base on the island of Shemya, in the Aleutian Islands, in 1986.

"In Hawaii," says McVeigh, "we started doing Air Force work, and one of our first projects was on Hickam Air Force Base (as it was then named).

A housing project was really the impetus, housing along the oceanfront.

"And we base a lot of our Japan Air Force work out of the Honolulu office."

Another project locally, says Vann, is a C-17 fuel cell nose dock in Hickam's Hangar 19. The huge transport planes that are so graceful in the air "have a lot of electronics, and they require a big fuel cell to generate electricity. Plus it's a plane, so it doesn't run at 60 hertz—airplanes run at 400 hertz. It's one of those things you learn when you start doing hangars. You have this entirely different electrical system."

(And, no, that photo of a C-17 tail sticking out of the hangar is not Photoshopped.)

# RIM Projects in Hawaii

These are few of RIM Architects' projects in the 50th state:

- DCGS Intel Squadron operations facility, Hickam Air Force Base
- C-17 Fuel Cell Nose Dock, Hickam Air Force Base
- Oklahoma Hall P-593 Bachelor Enlisted Quarters, Pearl Harbor
- South Range complex, Schofield Barracks
- Repair of HQ PACAF Building 1102, Phase 1, Hickam
- P-467, Bachelor Enlisted Quarters replacement, Pearl Harbor
- Replace Family Housing-Phase 1 and Phase 2, Hickam and Bellows
- P-594, Bachelor Enlisted Quarters modernization, Pearl Harbor
- Renovation and Alterations of Fitness Wing, Bldg. 1120, Phase 1, Hickam
- P-822 Operations Complex, Marine Corps Base Hawaii, Kaneohe
- U.S. Defense Information Systems Agency PAC Facility Building 77, Historic Remodel, Ford Island
- Honolulu Design Center
- Honolulu International Airport new parking structure
- Pacific Buddhist Academy, Honolulu
- Queens Medical Center, West Oahu Campus
- Aloha Air Cargo maintenance hangar at Honolulu International Airport
- Hawaiian Air Cargo at Honolulu International Airport
- Waianae Coast Comprehensive Health Center
- Department of Transportation T-Hangar, Barbers Point
- Pacific Allied Bottling Facility
- Volcano House historic renovations for concessions and operations, Big Island

Vann and McVeigh say that while they are proud to be involved in providing actual “defense” structures in support of America’s men and women in uniform, in many ways their most rewarding work is focused on military families.

**“They know they’re in a protected environment. Providing that is really rewarding.”**  
—David McVeigh

“I couldn’t be prouder to work with the military,” McVeigh says. “But to be able to do this work and help these guys, particularly with housing, it’s a component people don’t always think of, the families of people who get deployed overseas. It’s really important to provide them with safe and comfortable housing, so the airman, sailor, soldier doesn’t have to worry about their family. They know they’re in a protected environment. Providing that is really rewarding.”

Adds Vann, a former tuba player in the Princeton band who earned his masters at the University of Illinois-Chicago, “the rewarding thing for me is definitely the families. My wife (Punahou grad **Stephanie Stoddard Vann**) is a pediatrician up at Tripler. She’s dealing with family members more than service members. They change duty stations, and she’s been known to ask

if they live on base, and if they say yes, she’ll ask about the kitchen, did it have pot drawers? And patients will look at her funny, like, well, yes, the kitchen did have pot drawers, why? And my wife tells them, ‘That’s because my husband designed your kitchen, and I told him to put in pot drawers!’

“The rewarding part is that service members are stationed over there, and for many it’s their first time out of the country, out of their home state, out of their home county, and now they’re off to Okinawa or somewhere. And the kind of home that we can help the Air Force provide them gives them a sense of home, even though they’re thousands of miles away from home.”

He says they try to also include “sense of place” touches that reflect where they are in the world, but RIM’s work remains Western architecture. Vann cites one humorous example of working with local designers.

“In Japan, light switches are never in the bathroom, they’re outside, that’s just the way they do it. If you have children, you can imagine the possible shenanigans—this is married family housing—so we put the light switches back inside.”

RIM anticipates a busy new year, including several military projects in Japan that are awaiting final approval of funding, as well as a major resort project in Hawaii.

“We really can’t talk about that yet,” says McVeigh.

The military is not the only place “Top Secret” matters. 🏠

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Two Pacific Missile Range Facility personnel simulate hostile surface-to-air missile threats as two MV-22 Ospreys assigned to Marine Medium Tiltrotor Squadron (VMM) 268 "Red Dragons" conduct evasive maneuver exercises off the coast of Kauai.  
PHOTO COURTESY U.S. NAVY



# ‘Exciting’ Workload of **MILITARY PROJECTS**

Major jobs, more funds to keep  
Hawaii’s construction sector  
busy in 2018

BY BRANDON BOSWORTH

**T**he National Defense Authorization Act for fiscal year 2018 includes investments of more than \$300 million for projects in Hawaii—meaning, it looks to be a good year for military construction in the state.

“This year’s NDAA reflects the central role Hawaii plays in supporting and advancing our country’s strategic interests in the Indo-Asia-Pacific region,” says Sen. Mazie Hirono. “From establishing the Asia Pacific Security Initiative, to fighting back against headquarters cuts at Pacific Command, and enhancing our nation’s missile defense capabilities, this legislation strengthens our national security and benefits those who serve in Hawaii and across the country.”

The National Defense Authorization Act is a federal law specifying the budget and expenditures of the Department of Defense (DOD). A new NDAA has been passed every year since 1961.

Major projects include:

- \$90 million for Fort Shafter's Command and Control Facility
- \$73.2 million for the Joint Base Pearl Harbor-Hickam's Sewer Lift Station
- \$65.9 million for the Navy's Command Facility
- \$26.5 million for Marine Corps Base Hawaii's Mokapu Gate
- \$25 million for the Army's Pohakuloa Training Area
- \$19 million for the Navy's MV-22 Landing Pad
- \$6 million for Energy Resiliency Projects at Marine Corps Base Hawaii
- \$5.5 million for Joint Base Pearl Harbor-Hickam's Consolidated Training Facility
- \$5 million for Wahiawa's Kunia Tunnel Entrance.

"Fiscal year 2018 has the potential to be an exciting year for the



Swinerton Builders is working with the U.S. Army on a new parking structure at Schofield Barracks. PHOTO COURTESY U.S. ARMY

Honolulu District," says Lt. Col. James Hoyman, Commander and District Engineer, Honolulu District, U.S. Army Corps of Engineers (USACE). "The Honolulu District recently completed a very successful fiscal year 2017 during which 502 contract actions were awarded totaling \$231.3 million, including an

incremental award of \$103.6 million to begin construction on Phase 3 of the U.S. Army Pacific's Mission Command Facility. Phase 2 at the project site is scheduled to be completed in spring 2018."



Lt. Col. James D. Hoyman

Another major focus for USACE in Hawaii is environmental clean-up.

"The Honolulu District is committed to cleaning up environmental hazards caused by past Department of Defense activities through the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS)," Hoyman says. "Clean-up activities occur on private and public lands removing items such as hazardous wastes and unexploded ordnance."

Hoyman says the Honolulu District's DERP-FUDS program is transitioning to the Remedial Investigation/Feasibility Study (RI/FS) phase for most of its sites as interim removal actions conclude.

"Interim removal actions mitigate immediate threats to life safety and the environment, while the results of the RI/FS leads to a final clean-up action and remedy," he says. "More than \$18 million in contracts were awarded at the end of FY17 for remedial FUDS work in the Pacific region in 2018."

Capt. Richard Hayes, commanding officer of Navy Facilities Engineering Command Hawaii and Regional

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Engineer, Navy Region Hawaii, told sister publication *Construction Preview* that “looking at fiscal year 2018 and calendar year 2018, we anticipate our workload and funding to remain similar to 2017. However, we do expect to increase the Navy’s energy security in Hawaii with enhanced shore power resilience and efficiency through demand reduction, renewable integration and grid management systems.”



Richard Hayes



Caddell-Nan Joint Venture demolish an existing building as part of creating space for the new Marine Corps Base Hawaii Medical/Dental Clinic.

PHOTO COURTESY CADDELL-NAN JOINT VENTURE/NAVFAC HAWAII PUBLIC AFFAIRS

These projects are part of the Navy shifting its focus from energy efficiency and renewables to holistic installation energy security.

“The three pillars of Navy energy security include reliability, resilience and efficiency,” Hayes says. “In FY18, NAVFAC Hawaii plans to award 12 energy resiliency/efficiency projects valued at \$264 million. About two-thirds will be for Smart Grid Direct Digital Controls (DDC) and air conditioning upgrades, and one-third for lighting upgrades.

“In addition, NAVFAC Hawaii is preparing to award an energy savings performance contract (ESPC) valued at \$15 million, which will include lighting, hot water and DDC upgrades.”

NAVFAC is also planning to award contracts for such energy-related projects as a power grid consolidation and upgraded power plant and electrical



DESIGN – BUILD / GENERAL CONTRACTING / CONSTRUCTION MANAGEMENT

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Camp Smith Fitness Center

Production Services Support Facility,  
Pearl Harbor Naval Shipyard

F-22 Weapons Load Training Facility, Joint Base Hickam

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The ideals of *Nan, Inc.* have always centered on the customer, whose satisfaction with the company's services are applauded in numerous commendations received from its clients. Furthermore, it is the company's belief that the foundation of a successful project relies on the dedication, timeliness and quality of work, flexibility, and emphasis on safety by all employees. Overall, these principles have raised Nan, Inc. to be at the heart of...

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distribution system at Pacific Missile Range Facility, and a smart grid industrial control system at Joint Base Pearl Harbor-Hickam (JBPHH). Budgets are estimated to run from \$10 million to over \$25 million per project.

All this military construction means potential opportunities for the private sector. For example, Lendlease, a project management and construction firm, sees ongoing work in military housing communities.

“With the successful completion this past year of our initial development that included the design and construction of more than 4,700 new homes, much of our focus will be on historic and legacy homes, including our historic homes at Palm Circle on Fort Shafter,” says Jerry Schmitz, project director of Island Palm Communities, a partnership between Lendlease and the U.S. Army. “We’re looking forward to working with the historic preservation staff from the local Army garrison and the State





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Honolulu District U.S. Army Corps of Engineers hosting an on-site update on the overall construction of U.S. Army Pacific Mission Command Facility and the MCF Phase 2 project for the Chief of Engineers Lt. Gen. Todd T. Semonite.  
PHOTO COURTESY U.S. ARMY

Historic Preservation Office to preserving these homes that embody part of our nation's history."

Lendlease is also working with the Army to expand existing energy efficiency capabilities to help U.S. Army Garrison-Hawaii meet DOD-mandated energy goals. "Energy costs in Hawaii are among the highest in the nation, so expanding our renewable energy resources is important to our business and to protecting our natural resources and the environment," Schmitz says. The partnership's initial goal in 2004 was to generate up to six megawatts of energy through renewable resources, but today the partnership has plans for a system capacity of up to 18 megawatts.

There are plenty of other opportunities for local companies wanting to work with the military.

"A vast amount of Honolulu District's design work and all of its



Maj. Gen. Mark W. Yenter, USACE deputy commanding general for military and international operations, tours U.S. Army Pacific Mission Command Facility Phase 2.  
PHOTO COURTESY U.S. ARMY

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# PROBABLE FUTURE MILITARY PROJECTS

## Navy Facilities Engineering Command Projects

PROJECT	EST. AWARD DATE	EST. CONTRACT AMOUNT
Hardening of Guam POL Infrastructure, Naval Base Guam	Jan. 18-March 18	Over \$10M
Air Pacific Resiliency Expand Aircraft Parking Apron, Darwin, Australia	April 18-June 18	Over \$10M
Defense Policy Review Initiative - Aircraft Maintenance Hangar #2, Andersen Air Force Base Guam	April 18-June 18	Over \$10M
Anderson South Training Complex - Urban Combat Skills Training Courses, Andersen Air Force Base, Guam	April 18-June 18	Over \$10M
LHD Pad Conversions MV-22 Landing Pads, Marine Corps Base Hawaii	July 18-Sept. 18	Over \$10M
Defense Policy Review Initiative - MALS Facilities, Andersen Air Force Base Guam	July 18-Sept. 18	Over \$10M
Defense Policy Review Initiative - Corrosion Control Hangar, Andersen Air Force Base, Guam	July 18-Sept. 18	Over \$10M
Upgrade Power Plant & Electrical Distribution System, Pacific Missile Range Facility, Kauai	July 18-Sept. 18	Over \$10M
Navy-Commercial Tie-In; Harden, Naval Base, Guam	July 18-Sept. 18	Over \$10M
Apra Medical Clinic, Naval Base Guam	Oct. 18-Dec. 18	Over \$10M
Major Repairs to Military Operations Urban Terrain Support Facility, Bldg. 700 (MCTAB), Marine Corps Base Hawaii	Jan. 18-March 18	\$5M-\$10M
Repair Battery Shop Falling Roof, Bldg. 394, Joint Base Pearl Harbor-Hickam	Jan. 18-March 18	\$5M-\$10M
Dry Dock 2 Repair Floor & Various Tunnels, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$5M-\$10M
Overhaul Main Pumps No. 3 & 4, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$5M-\$10M
Repair Bldg. 404B, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$5M-\$10M
Repair Bldg. 406B, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$5M-\$10M
Repair UH Bldg. 2, Wahiawa Annex, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$5M-\$10M
Dry Dock 1 Caisson Overhaul, Joint Base Pearl Harbor-Hickam	April 18-June 18	\$10M-\$25M
Repair Mess Hall, Bldg. 1089, Marine Corps Base Hawaii	July 18-Sept. 18	\$5M-\$10M
Hangar 21 Catwalks for Exhaust Fans, Bldg. 2130, Joint Base Pearl Harbor-Hickam	July 18-Sept. 18	\$5M-\$10M
Repair Van Pad 1B (Bldg. 5038), Marine Corps Base Hawaii	July 18-Sept. 18	\$10M-\$25M
Structural Shop Consolidation, Bldg.155, Joint Base Pearl Harbor-Hickam	July 18-Sept. 18	\$10M-\$25M
Repair 1461 Bulkhead/Quaywall w/relieving platform (btwn MR2 & DD3), Joint Base Pearl Harbor-Hickam	July 18-Sept. 18	\$10M-\$25M
PMRF Power Grid Consolidation, Pacific Missile Range, Kauai	July 18-Sept. 18	Above \$25M
Replace Circuits F-1 & F-3, Joint Base Pearl Harbor-Hickam	Oct. 18-Dec. 18	\$5M-\$10M
Bulkhead Repairs H6, Joint Base Pearl Harbor-Hickam	Oct. 18-Dec. 18	\$5M-\$10M
Fire Protection & Electrical Upgrades, Bldg. 1634, Marine Corps Base Hawaii	Oct. 18-Dec. 18	\$5M-\$10M
Fire Protection & Electrical Upgrades, Bldg. 1635, Marine Corps Base Hawaii	Oct. 18-Dec. 18	\$5M-\$10M
Replace Pumps in Underground Pumphouse, Joint Base Pearl Harbor-Hickam	Oct. 18-Dec. 18	\$10M-\$25M
Replace Underground Salt Water Distribution System, Joint Base Pearl Harbor-Hickam	Oct. 18-Dec. 18	\$10M-\$25M
ECIP - Smart Grid Industrial Control Systems, Joint Base Pearl Harbor-Hickam	Oct. 18-Dec. 18	\$10M-\$25M

construction work is done by private sector architect-engineer and construction contractors,” Hoyman says. “Through the years, Hawaii’s architect-engineer and construction firms have proven to be competitive and extremely talented, and we regard them as both partners and as valuable resources.”

Hoyman advises those interested in contracting opportunities with the Honolulu District to visit their website, [poh.usace.army.mil](http://poh.usace.army.mil).

“For engineering and construction contracting efforts in 2018, there are a number of large and small projects scheduled for award,” Hayes says. “These include airfield/runway building, roads, and waterline repairs at Marine Corps Base Hawaii and drydock, bulkhead, buildings and waterline repairs at Joint Base Pearl



Crews from Grace Pacific LLC repaving Lauhala Road near the Wili Wili neighborhood at Wheeler Army Airfield.

PHOTO COURTESY U.S. ARMY

## U.S. Army Corps of Engineers Pending or Probable Projects

FY17 ECIP Install 325KW PV System, American Samoa	TBD	\$1M-\$3M
FY16 MCAF F-22 Fighter Alert Facility, Joint Base Pearl Harbor Hickam	Feb. 18	\$30-\$50M
FY18 MCN VMU Operations Support Facility, Wheeler AAF	TBD	\$5M-\$10M
FY17 MMCA Modify Company Ops Facilities, Schofield Barracks	TBD	\$1M-\$3M
FY16 DODM Health/Dental Clinic Addition, Schofield Barracks	Jan. 18	\$50M+
Renovate Bldg. 2019, Schofield Barracks	TBD	\$10M-\$20M
Renovate Bldg. T-128 Palm Circle, Fort Shafter	TBD	\$10-\$20M
Repair Guard Houses, Various Locations	TBD	\$5M-\$10M
Replace Water System SCADA, Various Locations	TBD	\$5M-\$10M
OMAF Remove UST & Install AST, Wheeler AAF	TBD	\$100K-\$500K
2-5 Various Maintenance & Repair Projects, Schofield Barracks/ Ft. Shafter / PTA	June-Sept.	\$10M-\$25M
2-5 Various Repair & Maintenance Projects, Kwajalein	June-Sept.	\$30M-\$200M
1-2 Various Repair & Maintenance Projects, Tripler Army Medical Center	June-Sept.	\$1M-\$4M
<b>Civil Works &amp; IIS Construction:</b>		
Hawaii Water Management, Oahu	Jan. 18	\$5-\$10M
Nawiliwili Harbor Maintenance Dredging, Kaiau	Jan. 18	\$1M-\$5M
Honolulu Harbor Maintenance Dredging, Oahu	Jan. 18	\$10M-\$20M
ABMC Courts of the Missing, Stone Replacement Phase 2, Punchbowl Cemetery	TBD	\$1M-\$5M
Kaaawa Punaluu Hauula (KPH) Shoreline Protection, Oahu	TBD	\$10M-\$30M
Waikoloa FUDS Munitions and Explosives of Concern (MEC) Removal	Sept. 18	\$5M-\$10M
Other Environmental	Sept. 18	\$1M

Harbor-Hickam.”

For NAVFAC contracts, Hayes says there are “two important contract modifications that will become more visible in 2018.” One is the addition of cybersecurity requirements to future contracts “in an effort to better protect the Department of Defense’s building and utilities control systems.”

The other is the need for Navy personnel and contractors to use a new Electronic Construction and Facility Support Contract Management System (eCMS). “eCMS is a web-based commercial-off-the-shelf solution intended to improve cost, schedule and efficiency of construction and facility support by providing a simple, easy-to-use interface that facilitates government and contractor collaboration on post-award scheduled, requests for information, designs, submittals,

...continued on page 53



Caddell-Nan Joint Venture load-tests the concrete pile foundation for the new Marine Corps Base Hawaii Medical/Dental Clinic.

PHOTO COURTESY CADDELL-NAN JOINT VENTURE/NAVFAC HAWAII PUBLIC AFFAIRS

## 8 Defense Projects Scheduled on Guam

### Jobs in 2018 include building a \$75M electrical system at Andersen Air Force Base hangar

BY MAR-VIC CAGURANGAN

Eight military projects at Andersen Air Force Base and Naval Base Guam are scheduled for 2018 with funding provided by the National Defense Authorization Act which appropriates \$354.6 million for base facilities on the island.

Under the 2018 NDAA, the aircraft maintenance hangar project at AAFB receives the largest appropriation at \$75.2 million. The project involves building electrical systems, including power, emergency power, lighting, telecommunications, grounding, lightning protection and electronic security systems.

Other specifications

include building mechanical systems consisting of a fire suppression system, plumbing, heating and air conditioning and compressed air.

According to bid specifications posted on FedBiz, the hangar structure will have a conventional shallow foundation with concrete walls and structural steel columns supporting a concrete roof on structural steel beams/trusses. Facilities will be constructed with features to meet Guam’s severe wind, seismic and corrosive environmental conditions.

The NDAA projects include:

- \$66.7 million for corrosion control hangar
- \$49.4 million for Marine

Air Logistics Squadron facilities

- \$37.1 million for Navy commercial tie-in hardening
- \$56 million for water well field
- \$40.8 million for replacement of military personnel housing at Andersen Air Force Base
- \$23.9 million for construction of truck load and unload facility
- \$5.2 million for reserve military training facility.

The projects are part of the Department of Defense’s plan to relocate 5,000 Marines from Okinawa to Guam, which according to the Government Accountability Office, will occur between 2022 and 2026.

The 2018 NDAA includes a provision that gives U.S. Customs and Immigration Services flexibility to grant up to 4,000 H-2B temporary workers per year to support construction or facility services that are directly associated with the military buildup.

According to the U.S. Navy’s environmental impact statement, the operative number of required workers at the peak of the military buildup is 5,000. Guam, however, remains mired in a labor crisis that began after U.S. Immigration and Customs Service moved in December 2015 to stop approving visa renewals and new petitions.

# RESOURCE DIRECTORY 2018

NEXT 20 PAGES



## Lasting Impressions

Kamehameha V Post Office at the corner of Merchant and Bethel Streets was the first building in Hawaii to be constructed entirely of precast concrete blocks in 1870



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# Building 'Lasting Impressions'

As I reflect on 2017, I cannot believe the year is over. It seems like only a few months ago that I was making the transition into my new role at the Cement and Concrete Products Industry of Hawaii (CCPI). Within the past year we have conducted hundreds of American Concrete Institute certifications, conducted various seminars, attended several conferences and completed our annual meeting. These reflections bring to mind the "lasting Impressions" of our concrete industry.

With the training and certification, CCPI encourages our designers, inspectors, agency overseers and contractors to improve their knowledge about concrete, improvements in technology and the latest inspection standards and construction methods. Concrete technology continues to advance with new chemicals and additives that control the plastic and hardened concrete properties.



Kirk Hashimoto

These new value-added options give concrete various looks and properties that allow

designers to stretch conventional concrete applications to create new finishes, shapes and layouts while increasing durability and toughness of the concrete. Technology even allows 3D concrete printing of structures adding to the lasting impression value of concrete.

Another way concrete is making a lasting impression is by getting greener. Not in color, of course, but in an environmentally friendlier way. Not only do the structures last, but concrete technology exists to make concrete absorb carbon dioxide in the air. Carbon sequestration is also being used to capture carbon in concrete. Cements are being made more efficiently, producing less CO2 than previously produced during manufacturing. Many cements are blending in waste products that enhance the cement while eliminating a waste stream.

The final way I see lasting

Hawaii State Capitol Building



## ON THE COVER

Did you know the Kamehameha V Post Office was the first building in Hawaii that was constructed entirely out of precast concrete? The method proved so successful that it was replicated on a much larger scale the following year with the construction of the 'Iolani Palace and the Ali'iolani Hale.

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impressions in the industry are with the people who are passionate about concrete. These "concrete geeks" work hard to make the industry better by volunteering their time to help others have opportunities to build their concrete knowledge. They are creating lasting impressions by transferring their knowledge and passion to the upcoming generation of concrete enthusiasts. Transferring the knowledge and passion creates an excitement within the industry driving new ideas in concrete technology and methodology. With this excitement, the industry will continue to move forward and add to the rich legacy we see in our lives daily.

CCPI remains a resource for the concrete industry. Please call or email us if we can be of assistance.

Aloha and Mahalo,

**Kirk Hashimoto**

Executive Director  
Cement and Concrete Products  
Industry of Hawaii

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# WEATHERING THE STORM.

MIT research shows the importance of disaster-proof structures.

Hurricane Matthew caused more than \$10 billion in damage across the southeastern U.S. Now, the recovery begins—a monumental effort that could have been minimized by using disaster-proof construction techniques up front. In fact, MIT research shows that investing in hazard mitigation actually saves money in the long run. Here's how.

## What is hazard mitigation?

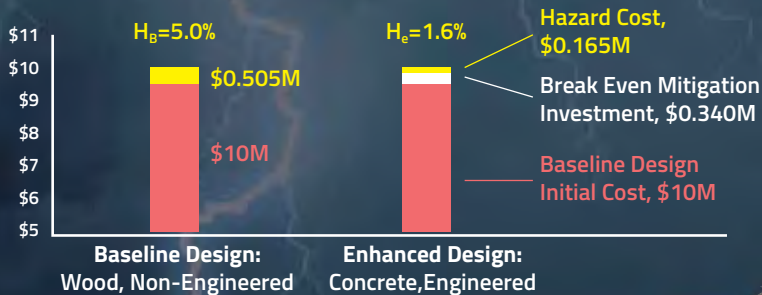


Simply put, it's **using stronger, more resilient building techniques upfront to help prevent long-term safety risks and property damage due to environmental hazards.**



## Calculate the right investment to reduce lifecycle costs.

Research shows that investing in quality construction upfront can actually save money over the building's lifecycle, because it creates a durable and resilient structure that can stand up to extreme weather. That's why MIT created The Break Even Mitigation Percent (BEMP) Model. It's designed to help you calculate the right amount to invest in hazard mitigation, so that it will pay for itself over the building's lifetime. It incorporates avoided hazard-related losses due to more resilient construction



An MIT study estimated that if \$340,000 were spent on hazard mitigation on top of a \$10 million investment, the additional money would mitigate enough storm damage over the structure's lifetime to pay for itself.

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### Outlasts man-made disasters

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# 2018 CALENDAR OF EVENTS

## JANUARY

- 9 & 11 ACI Concrete Field Technician Grade I Review Sessions (at CCPI)
- 20 SEAOH Installation Banquet, Pomaikai Ballrooms, Dole Cannery, Iwilei [www.seaoh.org](http://www.seaoh.org)
- 22-26 World of Concrete (Las Vegas, NV) [www.worldofconcrete.com](http://www.worldofconcrete.com)
- 26-28 Building Industry Association (BIA) Home Building & Remodeling Show (Neal S. Blaisdell Exhibition Hall) [www.biahawaii.org](http://www.biahawaii.org)
- 27 ACI Certification for Concrete Field Technician Grade I and Concrete Strength Testing Exams (HC&D, Sand Island) [www.ccpihawaii.org/certifications](http://www.ccpihawaii.org/certifications)

## FEBRUARY

- 18-24 Engineers' Week Activities [www.hces.us](http://www.hces.us)
- 22-24 The Precast Show – National Precast Concrete Association (Denver, CO) [www.precast.org](http://www.precast.org)
- 27 ACI Concrete Field Technician Grade I Review Session (at CCPI)

## MARCH

- 1 ACI Concrete Field Technician Grade I Review Session (at CCPI)
- 2-5 National Ready Mix Concrete Association Annual Convention (Houston, TX) [www.nrmca.org](http://www.nrmca.org)
- 17 ACI Certification for Concrete Field Technician Grade I Exam (Hawaiian Cement Halawa) [www.ccpihawaii.org](http://www.ccpihawaii.org)

- 25-29 American Concrete Institute Spring Convention (Salt Lake City, Utah)

## MAY

- 1&3 ACI Concrete Field Technician Grade I Review Sessions (at CCPI)
- 19 ACI Certification for Concrete Field Technician Grade I and Concrete Strength Testing Exams (HC&D, Sand Island) [www.ccpihawaii.org/certifications](http://www.ccpihawaii.org/certifications)

## JUNE

- TBD CCPI Seminar

## JULY

- 10&12 ACI Concrete Field Technician Grade I Review Sessions (at CCPI)
- 28 ACI Certification for Concrete Field Technician Grade I Exam (Hawaiian Cement Halawa) [www.ccpihawaii.org/certifications](http://www.ccpihawaii.org/certifications)

## AUGUST

- 4 ASCE Hawaii Scholarship Golf Tournament (Pearl Country Club) [www.ascehawaii.org](http://www.ascehawaii.org)
- TBD CCPI Seminar
- TBD 2017 SEAOH Convention (Aulani Resort, Ko Olina, Hawaii)

## SEPTEMBER

- 11&13 ACI Concrete Field Technician Grade I Review Session (CCPI)
- tba CCPI Seminar
- 29 ACI Certification for Concrete Field Technician Grade I and Concrete Strength Testing Exams (HC&D, Sand Island) [www.ccpihawaii.org/certifications](http://www.ccpihawaii.org/certifications)

## OCTOBER

- TBD CCPI Annual Meeting (Oahu, HI) [www.ccpihawaii.org](http://www.ccpihawaii.org)



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14-18 ACI Fall Convention  
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[www.concrete.org/EVENTS/  
EV\\_CONVENTIONS.htm](http://www.concrete.org/EVENTS/EV_CONVENTIONS.htm)

30 ACI Concrete Field Technician  
Grade I Review Session  
(CCPI)

**NOVEMBER**

1 ACI Concrete Field Technician  
Grade I Review Session  
(CCPI)

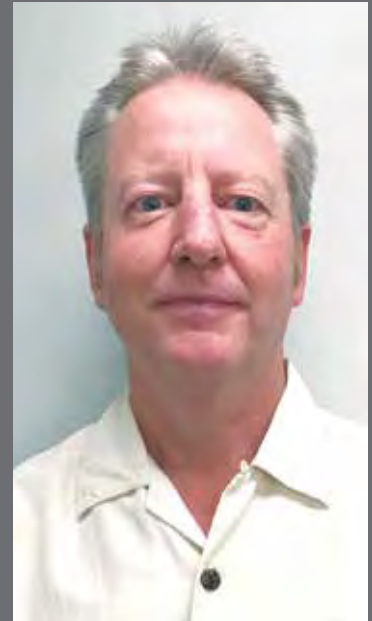
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**DECEMBER**

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# CCPI announces the 2018 Executive Committee



Andy Boyd

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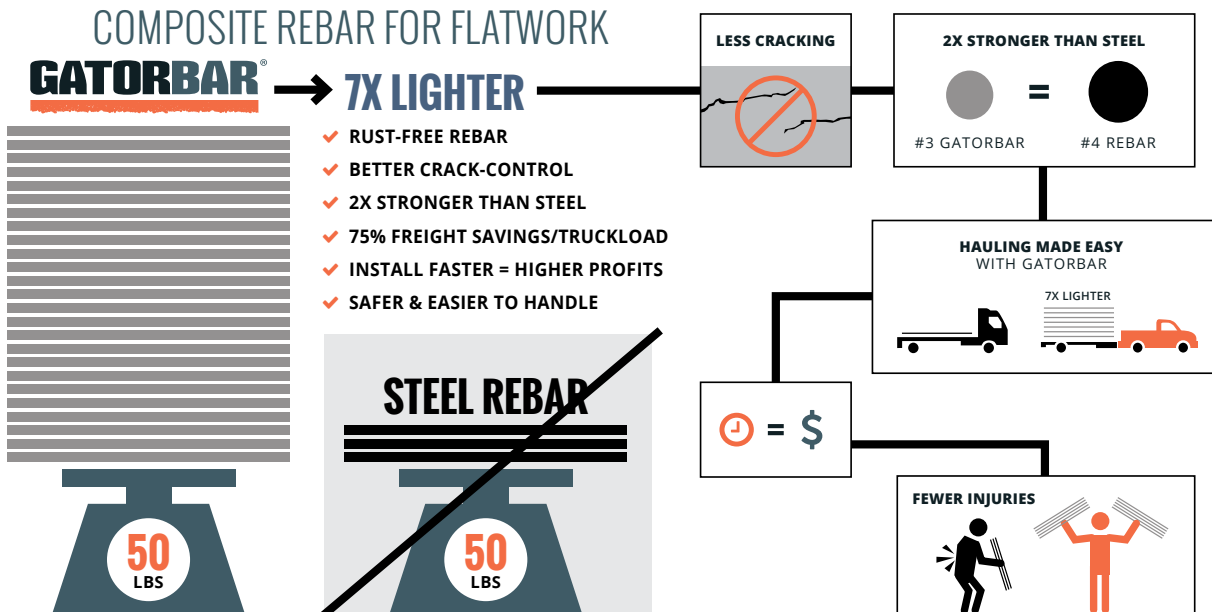
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Honolulu, HI 96822  
Phone: 1 800 228-3318  
Mobile: 808-292-4473  
E-Mail: kainoa.aki@basf.com  
www.basf-admixtures.com

**PRODUCTS:** Concrete admixtures, corrosion inhibitors, silica fume, color additives, fiber products, block admixtures and "Preco" precast products.

## **BOMAT Holding Co. Inc, dba Bonded Materials Co.**

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Brian Deer, Vice President  
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Kapolei, HI 96707  
(808) 673-2000  
www.bondedmaterials.net

**Sales Office:** (808) 832-1155  
Jeff Deer  
(808) 479-3555  
email: jeffreydeer@gmail.com  
Brian Deer  
(808) 220-4585  
briandeer@hawaii.rr.com

**PRODUCTS:** Quikrete (packaged cement mixes), GCP Applied Technologies concrete admixtures, BASF and Euclid building materials, Thoro System Products, Unitek epoxies and chemicals, Dow Corning coatings and sealants, Cortec, LM Scofield and Davis colorings, Hydrozo coatings, Mapei construction products, Desert Brand coatings, Increte architectural concrete finishes, TNEMEC industrial coatings, Aquafin moisture mitigation systems and coatings, EMSEAL Joint Systems, Pratt & Lambert Paints and Coatings, Senergy Wall Systems.

## **Concrete Preservation Institute**

Scott Burghardt, Vice President / Director of Operations  
1227 Akamai St.  
Kailua, HI 96734  
(530) 518-1309  
sburghardt@cpi-foundation.org

**SERVICES:** Non-profit educational foundation, official U.S. military Career Skills Program for active duty service members, career placement for candidates, provide hands-on training and experience to candidates.

## **Downstream, Inc.**

Myles Shimokawa, Principal  
1022 Paapu St.  
Honolulu, HI 96819  
(808) 225-2181  
downstreaminc@gmail.com

**SERVICES:** Concrete repair and strengthening contractor. Certified installer of fiber reinforced polymer (FRP) systems. Consulting engineer. ACI Certification examiner for: Concrete Technician, Adhesive Anchor Installer: NRMCA Certification examiner for: Ready-Mix Batch Plant, Ready-Mix Batch Plant Operator, Pervious Concrete Technician.

## **Geotech Solutions, Inc.**

Troy A. Ogasawara, President  
2118 Lawiliwili St. #102-E  
Kapolei, HI 96707  
(808) 677-1580, (808) 671-5919 (fax)  
troyo@geotechsolutions.com

**SERVICES:** Hawaii's Premier Supplier of geosynthetic, erosion, and sediment control materials.

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Pat DeBusca, Manager  
P.O. Box 1929  
Lihue, Kauai, HI 96766  
(808) 245-6851  
patd@ghllc.gloverltd.com

**PRODUCTS:** Ready mix concrete, aggregates.

## **GPRM Prestress, LLC**

Andy Boyd, President  
91-063 Malakole Road  
Kapolei, HI 96707  
(808) 682-6000  
a Boyd@gprmp.com

**Sales Contact:**  
Les Kempers, VP Sales,  
Marketing & Engineering  
(808) 682-6000

**PRODUCTS:** Precast/prestressed concrete, hollow core, solid plank, girders, piles, etc. Specialty precast concrete products, as requested.

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Senior Vice President  
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www.gracepacific.com

Grace Pacific Makakilo Quarry  
Boyd Nobriga, Quarry Manager  
(808) 693-7105,  
bnobriga@gracepacific.com  
Margaret D'Entremont  
MD'Entremont@gracepacific.com

Administrative Office  
(808) 693-7100, 693-7107 (fax)  
Dispatch/Scale  
(808) 674-6592, 674-6591 (fax)

Sales  
Georgette Stevens  
(808) 693-7109, (808) 306-7992 (cell)  
gstevens@gracepacific.com

**PRODUCTS:** Aggregates, sand, hot mix asphalt.

## **HC&D, LLC**

Wade H. Wakayama, President  
P.O. Box 29968  
Honolulu, HI 96820  
(808) 832-9200  
www.hcdhawaii.com

Kapaa Quarry (808) 266-2660  
Jonathan Corpuz, Quarry Manager  
Jonathan.Corpuz@hcdhawaii.com

Ready-Mix Concrete (808) 832-9290  
Sherman Hao, Ready-Mix Concrete Manager  
Sherman.Hao@hcdhawaii.com

Quality Control Department:  
(808) 832-9256  
Ely Comiso, Quality Assurance Supervisor  
Ely.Comiso@hcdhawaii.com

## **SALES CONTACTS:**

Concrete & Aggregates Department:  
(808) 832-9245  
Kaipolani Chang, Sales Supervisor  
Kaipolani.Chang@hcdhawaii.com

Aaron Uno, Senior Sales Representative  
Aaron.Uno@hcdhawaii.com

**PRODUCTS:** Ready Mix Concrete, Aggregates, Basaltic Termite Barrier and Sand.

## **HC&D, LLC (Maui)**

Wade H. Wakayama, President  
P.O. Box 86  
Puunene, HI 96784  
(808) 877-5068  
www.hcdhawaii.com

Scott Ballard, Manager, Ready Mix & Technical Services Manager – Maui  
(808) 877-5068  
Scott.Ballard@hcdhawaii.com

## **SALES CONTACT:**

Kevin Abulon, Sales Supervisor-Maui  
(808) 877-5068  
Kevin.Abulon@hcdhawaii.com

**PRODUCTS:** Ready Mix Concrete, Aggregate Products and Sand.

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Dale Haggith, President / Manager  
Niko Haggith, Vice President  
47-338 Mawaena St.  
Kaneohe, HI 96744  
(808) 239-4330 or (808) 561-3526  
info@hssi.biz  
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**SERVICES:** Providing subsurface interface radar for engineering and geophysical investigations to the depth of 18 inches in concrete structures and 9 feet in level terrain, to locate tension cables, rebar, conduit, voids, slab thickness and other utilities.

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Samuel Taguma, President  
Troy Taguma, Vice President

## **SALES CONTACT:**

Troy Taguma  
P.O. Box 160  
Kailua-Kona, HI 96745  
(808) 326-7730  
hpiestimator@hawaiiintel.net

**PRODUCTS:** Precast concrete underground utility boxes, lined and unlined sewer manholes, drain manholes, cesspool and drywell leaching rings and covers, valve boxes, drain inlets, catch basins and other concrete products. Xypex waterproofing products. Polymer electrical pullboxes.  
Hawaii Precast (Kona) is a certified NPCA Plant.

### Hawaiian Cement

Jason Macy, President  
99-1300 Halawa Valley St.  
Aiea, HI 96701  
(808) 532-3400

### Hawaiian Cement, Cement Division (Oahu)

Jim Gomes, General Manager  
Cement Division  
91-650 Malakole Street  
Kapolei, HI 96707  
Ph. (808) 441-7513  
Jim.Gomes@hawaiiancement.com

#### SALES CONTACT:

Darren Orr  
(808) 532-3404 office  
(808) 341-7774 cell  
Darren.Orr@hawaiiancement.com

Lauri Maikui  
(808) 673-4220 office  
(808) 341-4154 cell  
Lauri.Maikui@hawaiiancement.com

**PRODUCTS:** Portland cement, ultramortar, ready mix concrete, aggregates, sand and cinder.

### Hawaiian Cement, Maui Concrete & Aggregate Division (Maui)

David Gomes, General Manager  
P.O. Box 488  
Kahului, HI 96732  
Ph. (808) 871-7004  
Dave.Gomes@hawaiiancement.com  
www.hawaiiancement.com

Edwin McCary, Ready-Mix & QC Manager  
Ph. (808) 357-7900  
Edwin.McCary@hawaiiancement.com

#### SALES CONTACTS:

Aggregate  
Kawika Aganos  
(808) 871-7004 office  
(808) 870-4927 cell  
Kawika.aganos@hawaiiancement.com

Concrete  
Edwin McCary  
(808) 871-7004 office  
(808) 357-7900 cell  
Edwin.mccary@hawaiiancement.com

**PRODUCTS:** Ready mix concrete, aggregate, sand, cinder, coral boulders and concrete parking blocks.

### Hawaiian Cement, Oahu Concrete & Aggregate Division

Jack Almanza, General Manager  
99-1300 Halawa Valley St.  
Aiea, HI 96701  
(808) 483-3300

#### SALES / SERVICE CONTACTS:

Gavin J. Shiraki – General Manager – Sales and Marketing  
Gavin.shiraki@hawaiiancement.com  
Ph. 808-483-3378

Joy Ridela – Inside Sales Representative  
Joy.ridela@hawaiiancement.com  
Ph. 808-483-3382

Greg Akimseu – Outside Sales Representative  
Greg.akimseu@hawaiiancement.com  
Ph. 808-486-3384

Kevin Tsutomi – Service Representative  
Kevin.tsutomi@hawaiiancement.com  
Ph. 808-864-2876

Quality Control  
Tim Folks – Technical Services Manager  
(808) 483-3392  
Tim.Folks@hawaiiancement.com

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Paul Silen, Vice President  
P.O. Box 4088  
Honolulu, HI 96812-4088  
(808) 735-3211  
psilen@hdcc.com  
www.hdcc.com

**SERVICES:** Builds housing, hotels and resorts, highways, bridges, power plants and marine projects. Also provides design-build, design-assist, construction management services, and can carry out rehab and renovation work.

## Hayre McElroy & Associates, LLC

Keith Blazer, Hawaii Division Manager  
Oahu:  
99-1312 Koaha Place Unit 205  
Aiea, HI 96701

Maui:  
296 Alamaha Street Unit N  
Kahului, HI 96732  
Office (808) 484-0527, Mobile  
(808) 594-2706  
kblazer@hayremcelroy.com

**SERVICES:** Quality control management, quality plan administration, special inspection and materials testing including field and lab personnel certified by ACI and ICC and accredited laboratories by AMRL and CCRL.

## Island Ready Mix Concrete, Inc.

Francis "Shorty" Kuhn, Vice President / General Manager  
P.O. Box 2230  
Pearl City, HI 96782  
(808) 682-1305

## MARKETING SPECIALIST:

Danny Rosario,  
(808) 682-1305, cell: (808) 590-1817  
drosario@islandrm.com

**PRODUCTS:** Ready mix concrete, architectural concrete, CLSM, specialty concrete, lightweight cellular concrete, Isle Cellcrete, Isle CellFloor and Isle CellFill.

## Jas W. Glover, Ltd., Hilo & Kona

Maile V.O. Romanowski, President  
P.O. Box 579  
Honolulu, HI 96809  
(808) 591-8977  
www.gloverltd.com

## SALES CONTACT:

Dwight Ho  
(808) 960-0908  
dwighth@gloverltd.com

## MATERIALS CONTACT:

Mike Pearring  
(808) 935-0871

## QUALITY CONTROL:

Rich Gribbin  
(808) 935-0871

**PRODUCTS:** Aggregate (Hilo, Kauai), architectural concrete (Hilo, Kona, Kauai), ready mix concrete (Hilo, Kona, Kauai), CLSM (Hilo, Kona, Kauai), and precast concrete (Hilo, Kona).

## Jensen Precast

Garret Lau, General Manager  
Ango Li, Plant Manager

## SALES CONTACT:

Jorelle Flint; jflint@jensenprecast.com  
Andy Nakasone; anakasone@jensenprecast.com  
Keith Oyamoto; koyamoto@jensenprecast.com  
(808) 528-1175  
91-110 Hanua St. Suite 202  
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Kase Kaneko  
615 Piikoi St., Suite 300  
Honolulu, HI 96814  
(808) 593-0933  
ksfinc@ksfinc.us

**SERVICES:** Consulting structural engineering firm. Projects include buildings, bridges, and retrofit repairs. Construction management and inspection services.

#### **Miyake Concrete Accessories, Inc. (Maui)**

Myron Nakamura, President

#### **SALES CONTACT:**

Dion Ruidas  
250 N. Waiehu Beach Road  
Wailuku, HI 96793  
(808) 870-3243  
dion@miyakeconcrete.com

**PRODUCTS:** Concrete accessories and restoration products, Euclid Chemical, BASF repair products, Sika repair products, White Mountain sealers, decorative stamping, Brickform color hardeners, Davis integral pigment colors, U.S. Gypsum products, Simpson Strong-Tie, lumber, plywood, drywall, windows, doors, skylights, home planning and residential bonding.

#### **OK Hardware & Construction Supply, Inc.**

James "Kimo" Scott, President  
Ed Maluyo, Vice President Sales  
94-200 Pupuole St., #1  
Waipahu, HI 96797  
(808) 671-2886, cell: (808) 224-3432  
okhardwr@hawaiiantel.net

**PRODUCTS:** Synthetic fibers, Forta-Ferro Fibers, Forta-Kote, Easy Spred, Euclid Chemicals, general construction supplies; Increte Systems: stamps, acid/water base stains, overlays, spray deck, sealers; concrete stamps/stencils, Corrosion proof Fiberglass Rebar, concrete products, mortar, specialty concrete, Adeka waterstop, Wespro asphalt, Kryton waterproofing, Rapid Set products, Stego wrap vapor barrier, AquaFin, Masonry Tools and concrete consultant.

#### **Thronas Concrete (Kauai)**

Scott Pingrey, President  
scottp@kauaiaggregates.com  
808-652-1050 cell

Wayland Reynolds, Batch Plant Operator / Quality Control  
wayland@thronas.com  
808-639-3052 cell  
3443 Iwipo'o Road  
P.O. Box 269  
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(808) 332-6677

**PRODUCTS:** Ready mix concrete and rock products.

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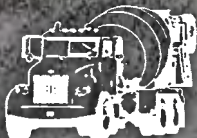
John Neff, Hawaii Region President  
99-1026 Iwaena St.  
Aiea, HI 96701  
(808) 488-8222  
www.penhall.com

**PRODUCTS:** Service and repair of concrete by means of diamond tools, structural repair by epoxy injection, architectural concrete, sawing and drilling, grinding of concrete, coring, demolition, interior and structure.

#### **Puna Rock Co., Ltd. (Big Island)**

Russell Kuwaye, President  
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yvette@thronas.com

**PRODUCTS:** Aggregates and quarry products.

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Tim Waite  
808 Ahua St., MB #85  
Honolulu, HI 96819  
(808) 479-1216  
twait@strongtie.com  
www.strongtie.com

**PRODUCTS:** Manufacturer of structural connectors, anchors and fastening systems for concrete and masonry construction and restoration. In particular, supplies chemical adhesives, admixtures, bonding agents, coatings, primers, sealers, curing compounds, epoxies, grouts, sealants, fiber reinforced polymers, mechanical anchors, gas and powder actuated tools, stainless steel fasteners and carbide tipped drill bits.

## Tileco, Inc.

Dennis Sakamoto, President  
91-209 Hanua St.  
Kapolei, HI 96707  
(808) 682-5737  
www.tilecoinc.com  
info@tilecoinc.com

**SALES CONTACT:** Keith Kido,  
Sales Manager  
keith@tilecoinc.com

**PRODUCTS:** Concrete masonry units, Ground face block, Architectural CMU, Tileco Mortarless Block, solar ballast blocks, acoustic block, clay & fire bricks, sack cement, masonry sand, mortar cement, Hohman & Bernard masonry accessories, aggregates, rebar dobies, Keystone Retaining Wall products, concrete garden products, rebar, Gibco MRF, water repellent sealers, Armortec permeable pavers and erosion control products.

## Walker Industries, Ltd. (Maui)

Frederick K. Wong, President  
fwong@walkerprecast.com

Wilfred Cambra Jr., Vice President  
wcambra@walkerprecast.com

### SALES CONTACT:

Michael Villanueva  
mvilla@walkerprecast.com

P.O. Box 1568  
Kahului, HI 96733  
Ph. (808) 877-3430

**PRODUCTS:** Precast concrete products, drain inlets, dry wells, manholes, utility vaults, box culverts, catch basins, valve boxes, septic products, Con/Span arch culverts, Verti-Block and Verti-Crete precast walls. Walker Industries, Ltd. is a certified NPCA plant.

## West Hawaii Concrete (Big Island)

Jason Macy, President  
P.O. Box 1390  
Kailua-Kona, HI 96745  
(808) 331-6042, (808) 441-7607

Robert Cantyne, Quality Control  
Manager  
(808) 960-3316  
Robert.Cantyne@  
westhawaiiconcrete.com

**PRODUCTS:** Ready mix concrete, trucking, concrete masonry units, quarry products, concrete pumping, cut stone pavers and tile and basaltic termite barrier rock.

## HD Supply / White Cap Construction Supply (formerly, Wire Products of Hawaii)

Mike Ginoza, District Manager  
(808) 348-1429  
michaeltginoza@whitecap.net  
www.whitecap.net

Steve Roblee, Honolulu Branch  
Manager  
729 Ahua St.  
Honolulu, HI 96819  
(808) 833-6602

Joyce Taroma, Hilo/Kona Branch  
Manager  
74-5598 Luhia Street #109 & 110  
Kailua-Kona, Hawaii 96840  
(808) 365-5980 Kona

750 Kalaniana'ole Ave.  
Hilo, Hawaii 96720  
(808) 935-1098 Hilo

Ramon Mitra, Maui Branch Manager  
220 Papa Place  
Kahului, Maui, HI 96732  
(808) 873-8310

**PRODUCTS:** Concrete, residential, industrial and commercial, grading and waterproofing construction tools such as reinforcing steel and wire mesh, power fasteners, saw blades, gun nails and screws, drywall and soff-cut concrete saws. The company carries several brands, including Dayton Superior, Universal Building Products, CTS/Rapid Set concrete repair products, Tamms, Sika, ACO Trench Drains, Fortifiber, Stego, Tremco, DeNeef Hydro Active Chemicals, Bosch, DeWalt, Hitachi and Milwaukee, Husqvarna, Diamond Products, Davis Color, Simpson, 3M Products, Firestop Solutions, Omega, Owens Corning, Celtics Ceilings, Chicago Metallic and Fypon.

## Wiss, Janney, Elstner Associates, Inc.

Duane L.N. Lee, Structural Engineer  
1441 Kapiolani Blvd., Suite 1700  
Honolulu, HI 96814  
(808) 591-2728

**SERVICES:** Provide consulting services on the behavior of concrete and masonry elements. Conducts laboratory investigation and testing of concrete and masonry materials. Approved ACI Certification Examiner.

## Yamada & Sons, Inc., dba Con-Agg of Hawaii (Big Island)

Brian Ikawa, General Manager  
P.O. Box 4699  
Hilo, HI 96720  
Ph. (808) 933-8484, Fax (808) 933-8482

### SALES/OPERATIONS CONTACT:

Royden Crivello  
rc@yamadasons.com  
(808) 933-8490

**PRODUCTS:** Ready mix concrete, aggregates, sand, CLSM and hot mix asphalt.



**Wiss, Janney, Elstner Associates, Inc.**



Wiss, Janney, Elstner Associates, Inc. (WJE), is an interdisciplinary firm of architects, structural engineers, and materials scientists that specializes in the investigation, analysis, testing, and design of repairs for historic and contemporary structures.

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# POLLUTION INSURANCE:

## Do You Really Need It?

CPL, PLL policies help contractors pay the price of jobsite pollution

BY BRETT ALEXANDER-ESTES

**A** Hawaii contractor grades a jobsite, but doesn't perform temporary stabilization to keep the earth in place. During a rain-storm, dirt and toxins pour into the ocean. Brown water fouls a nearby beach—a tourist attraction. Beachside merchants sue the contractor, claiming huge losses in revenue. High toxin levels require a cleanup, say the city and state, which also file suit.

The contractor has a general liability insurance policy. Will it protect him?



Dylan Nakano

Probably not, says Dylan Nakano, account executive at Atlas Insurance Agency. "Coverage under general liability policies is

typically for third party bodily injury and property damage. Pollution is an exclusion."

Will the contractor stay in business? His chances are good, says Nakano, if he has a solid contractors pollution liability (CPL) insurance policy.

"A well-designed CPL policy would cover the defense, monetary award or settlement, including loss

of use and revenue, investigation of remediation, and cleanup, removal and monitoring of the beach and waterways," Nakano says.

CPL, he adds, may also cover governmental fines and penalties where allowed by law, subject to a policy's limit of liability.

### Catastrophic Losses

Without CPL, parties in Hawaii projects who are found liable for jobsite pollution might be forced into Chapter 11.

Hawaii's Department of Health in 2017 found the City and County of Honolulu and Southland Mole JV, the Kaneohe Kailua Gravity Sewer Tunnel project owner and contractor, liable for a combined \$700,000 fine following excessive discharge of project effluent.

No Hawaii law prohibits similar fines and penalties from being



Paul Kennedy



Lead paint mitigation on a Mauna Kea telescope requires specialized equipment and allowances for the high altitude.

PHOTO COURTESY ENPRO ENVIRONMENTAL

## Stop Pollution at the Start

### DESIGN/BUILD

Kenton Beal, executive vice president of ENPRO Environmental, says ENPRO services for DB projects generally include:

- Moisture management during construction and commissioning
- HazMat assessments of structures to be demolished or renovated
- Soil and groundwater characterizations
- Indoor air quality, including LEED IAQ testing
- Specifications, work plans and environmental plans

### GROUNDBREAKING

Russell C. Leong, civil engineer at the city's Storm Water Quality Branch, says applying temporary stabilization to keep disturbed earth in place is the first step in Best Management Practices for jobsite pollution control. Go to [honolulu.gov](http://honolulu.gov).

covered by CPL, says Paul Kennedy, vice president and account executive at Risk Solution Partners. But since CPL policy language can vary from carrier to carrier, the insured must verify that their CPL policy covers this specific exposure.

### 10-Year Liability

Project parties are liable for damages arising from construction pollution for 10 years, states Hawaii’s “statute of repose” (Hawaii Revised Statute 657-8). “Developers and contractors can be held accountable for problems a full decade after project completion,” Nakano emphasizes.

### Hidden Hazards

All Hawaii projects combine pollution risks associated with air, water, soil and structures, says Kenton Beal, executive vice president of ENPRO Environmental, a Hawaii environmental consulting firm.



Kenton Beal

“In particular,”

Beal says, “there has recently been more scrutiny to the quality of soils being brought onto, and removed from, construction projects, particularly on Oahu.”

Pre-existing conditions, such as contaminated soil, are called “site pollution,” and occur “at or emanating from the premises—for example,

spills, waste leaching into the earth, pollution from multiple previous uses of a site,” says Nakano.

### Cutting Losses

“Developers and project owners tend to purchase both pollution legal liability (PLL) and CPL,” says Nakano. They purchase PLL “to provide financial support in the event they run into unknown pollutants or higher-than-expected pollutant contents in the earth being excavated.”

They also typically obtain CPL “to provide financial support in the event of a construction defect that leads to mold or water-borne diseases such as *legionella*, both of which are almost always excluded under standard general liability covering development projects.”

Increasingly, banks and other lenders are requiring CPL and PLL, too. “Lenders hold contingent risk in lending money for a project where all matters are disclosed in a deal book such as environmental site assessments (ESAs),” Nakano says.

It’s all about reducing exposure. “Where insurance can help transfer risk to insurers, lenders typically require such coverage to be purchased to avoid hiccups in a project ... so the developer/owner can pay back the debt,” he says.

Contractors on structural fire restoration and reconstruction projects can face special HazMat challenges that may include lead, asbestos, and combustion by-products.

PHOTO COURTESY ENPRO ENVIRONMENTAL

## CPL and PLL: What’s the Difference?

Generally, Contractors Pollution Liability (CPL) policies cover pollution arising from a contractor’s actions and construction events, while Pollution Legal Liability (PLL) policies cover pollution arising at or from the project site.

Contractors Pollution Liability (CPL)	Pollution Legal Liability (PLL)
Covers pollution arising from construction events	Covers an owner’s premises
Protects the insured—usually the GC, and often the owner and/or developer	Protects the property owner
Can protect subcontractors	Usually doesn’t protect the GC



## Shifting Liability

While project owners are almost always covered by their own policies, they usually shift construction pollution liability to their contractors.

“Most—if not all—owners put indemnity language into their contracts that require the GC to hold the owner harmless for ... (any) loss, damage, claim expense ... that can be wholly or partially attributed to the GC,” says Kennedy. “This indemnity would require the GC to assume the liability for a pollution loss on a project caused by the GC or any of the GC’s subcontractors.”

## Covering All Your Risks

A contractor has two ways to protect himself through a purchase of “project-specific CPL insurance,” Kennedy says.

- The project owner or GC purchases a CPL policy for the entire

project that covers all construction parties—including subcontractors.

- The project owner requires the GC and subs to carry CPL coverage for the project. If the GC and subs don’t already have a CPL policy in place, they can purchase coverage on a project-specific basis or an annual CPL policy that would cover all their work, not just the one project.

At a minimum, says Nakano, a contractor’s CPL policy should “cover loss due to bodily injury, property damage, cleanup, transportation, non-owned disposal sites, and not contain any exclusion for mold, mycotoxins, *legionella* or any bacterial disease.” Moreover, he says, contractors should obtain PLL “to cover their premises—operations, offices, warehouses, storage yards—for site pollution.”

And make sure, he adds, that a policy covers Hawaii’s 10-year statute of repose with a 10-year completed operations extension, or “tail.”



Wearing appropriate personal protective equipment is one engineering control that minimizes environmental liability.

PHOTO COURTESY ENPRO ENVIRONMENTAL

## Other Jobsite Pollutants

Besides runoff, project pollutants include noise and airborne dust. Hawaii’s Department of Health levied \$2,600 in penalties for fugitive dust violations between January and November 2017.

And, says Kenton Beal, executive vice president at ENPRO Environmental: “The impacts of the new (OSHA) silica regulations are just beginning to manifest themselves.”

Construction Activity	Pollutants						
	Sediments	Nutrients	Trace Metals	Pesticides	DIL, Grease, Fuels	Other Toxic Chemicals	Miscellaneous Waste
<b>Construction Practices</b>							
Dewatering Operations	X					X	
Paving Operations	X			X	X	X	X
Structure Construction/Painting			X			X	X
<b>Material Management</b>							
Material Delivery and Storage	X	X	X	X	X	X	
Material Use		X	X	X	X	X	
<b>Waste Management</b>							
Solid Waste	X	X					X
Hazardous Waste						X	
Contaminated Spills	X					X	
Concrete Waste							X
Sanitary/Septic Waste							X
<b>Vehicle/Equipment Management</b>							
Vehicle/Equipment Fueling						X	X
Vehicle/Equipment Maintenance						X	X

GRAPHIC COURTESY OF CITY & COUNTY OF HONOLULU

## Expert Advice and Good Deals

Environmental law is always evolving, so “environmental (insurance) policies are complex and non-standard,” Nakano says. “These are not policies a contractor or developer can obtain online, such as personal auto.”

And while many CPL and PLL options are available, “coverages” provided by all these options are not the same. Contractors, say Kennedy and Nakano, should work with an experienced insurance professional to carefully review available policies and ensure that every portion of a job is covered. For example, “like health insurance, pollution policies are usually written to only cover new problems, not pre-existing ones,” says Nakano.

Luckily for contractors, CPL coverage is usually much less expensive than general liability, Nakano says, and the market for pollution insurance has been relatively soft in recent years.

“Excess capacity,” he says, “may create some great opportunities for your broker to negotiate a better deal.”

So with bargain rates, more pollution citations, and increasingly hefty fines, should Hawaii contractors carry pollution liability insurance?

“Absolutely,” says Beal. 🏠

## 2018 BIA-Hawaii Officers

**President:** Dean Uchida, SSFM International

**President-elect:** Marshall Hickox, Homeworks Construction

**Vice President:** Dwight Mitsunaga, DM Pacific

**Secretary:** Chris Cheung, CC Engineering & Construction

**Treasurer:** Brian Moore, Central Pacific Bank

**Special Appointees – Builder:** Greg Thielen, Complete Construction Services Corp.; Mark Kennedy, Haseko Construction

**Special Appointee – Associate:** Craig Washofsky, Servco Home & Appliance Distribution

**Immediate Past President:** Evan Fujimoto, Graham Builders

**2018-2019 Directors – Builder:** Jordan Okimura, Brookfield Homes Hawaii Inc.; Daryl Takamiya, Castle & Cooke Homes Inc.; Paul Silen, Hawaiian Dredging Construction Co. Inc.

**2018 Continuing Directors – Builder:** Jackson Parker, D.R. Horton, Schuler Division; Brenton Liu, Design Trends Construction Inc.; Alan Twu, HK Construction Corp.

**2018-2019 Directors – Associate:** Beau Nobmann, HPM Building Supply; Darcy Endo-Omoto, Hawaiian Electric Co.; Mark Hertel, Inter-Island Solar Supply

**2018 Continuing Directors – Associate:** Karen Berry, Trade Publishing Co.; Sarah Love, Bays Lung Rose & Holma; Gary Okimoto, Honolulu Wood Treating

**National State Representative:** Greg Thielen, Complete Construction Services Corp.

**NAHB 2018 National Board of Directors:** Dean Uchida (Associate), Evan Fujimoto (Builder), Marshall Hickox (Builder), Alan Twu (Builder).

**Alternates:** Brenton Liu (Builder), Dwight Mitsunaga (Builder), Craig Washofsky (Associate)

# Liu, Parker Win BIA Awards

## BIA-Hawaii installs new officers and directors, recognizes leading members for their contributions

PHOTOS COURTESY TRAVIS OKIMOTO

Brenton Liu of Design Trends Construction Inc. received the President's Choice Award from the Building Industry Association of Hawaii, while Jackson Parker of D.R. Horton was named Builder of the Year.

The awards were presented at the BIA-Hawaii's Installation Banquet on Dec. 8 at The Modern.

The group also installed its 2018 officers and directors, including the new president, Dean Uchida of SSFM International. Uchida succeeds Evan

Fujimoto of Graham Builders.

Other award-winners include:

- Anthony Borge of RMA Sales as Supplier of the Year
- Clifton Crawford of C&J Contracting as Specialty Contractor of the Year
- Dan Barnett of Honolulu Wood Treating as Affiliate Member of the Year
- Karen Berry of Trade Publishing Co., Associate of the Year



Builder of the Year award-winner Jackson Parker of D.R. Horton with BIA-Hawaii's Cathleen Langin.



Brenton Liu, right, of Design Trends Construction Inc., who won the President's Choice Award, and BIA-Hawaii 2017 President Evan Fujimoto.

See more photos from the BIA-Hawaii's Installation Banquet on pages 54-57.



2018 President Dean Uchida speaks to the members at the BIA-Hawaii's Installation Banquet on Dec. 8.

Evan Fujimoto of Graham Builders was recognized for his work as 2017 president.



Anthony Borge of RMA Sales was chosen Supplier of the Year.

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# TECH in the TRADES



## GCs look for Building Information Modeling (BIM) and other tech skills in new hires

BY BRETT ALEXANDER-ESTES

Even in Hawaii's tight labor market, a worker who applies for a construction job in 2018 should probably have building systems technology training on their resume.

"BIM and virtual building

technologies have become undeniable assets to design and construction in Hawaii," says Chretien Macutay, associate and project architect at design firm G70.



Chretien Macutay

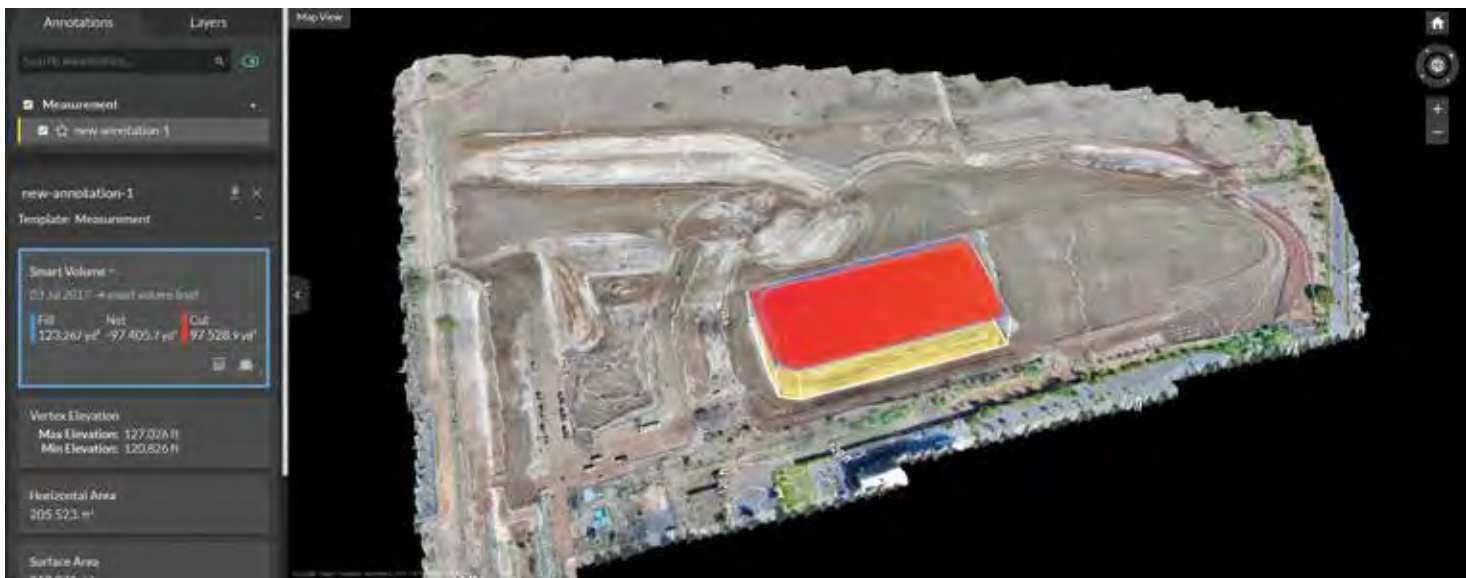
Hawaii GCs expect new hires to have a working knowledge of their given trades, often acquired through Hawaii's labor organizations and community college career programs. But new hires

looking to scale the career ladder often need high-tech skills as well.

"We increasingly see the contractors we work with building their own Revit models of the projects for their own clash detection between trades, material takeoffs and working drawings," says Jason DeMarco, project architect at WRNS Studio, a Hawaii architectural firm with branches in



Jason DeMarco



From top: BIM, AR and other building systems technology are used on most current building projects. IMAGE COURTESY MINA DE LA O/GETTY IMAGES; Drone analysis of building site elevations. PHOTO COURTESY DRONE SERVICES HAWAII



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San Francisco and New York City.

Macutay sees similar trends. “We are finding that GCs and some of the larger subcontractors are often the biggest proponents of implementing these programs,” he says, “to the point where these technologies are already integrated heavily into their workflow.”

**“Quality work requires workers with skills that take years to develop.”**

**—Evan Fujimoto**

Tech is often on-site as soon as ground is broken.

Earthmover operators, for instance, need to know global positioning systems (GPS) and global navigation satellite systems (GNSS). Steve Joseph, vice president of PVT Land Co. Ltd.,



Steve Joseph

says trucks at the Waianae recycling company are also equipped with these systems. “Our haul trucks ... were equipped with GPS and sensors that enable us to track their location,

where they’re dumping, and the weight of what is being dumped,” he says.

Drones, too, are frequently on job-sites at the start. Macutay says G70 projects often use “drone photogrammetry to map existing topography.”

## Cracking the Codes

With the pending adoption of Hawaii’s new energy codes, a worker’s ability to manipulate building systems technology is even more critical.

Howard C. Wiig, energy analyst with the Department of Business, Economic Development &



Howard C. Wiig

Tourism’s energy office and member of the Hawaii State Building Code Council, says that once a county

# Skill Centers

Oahu construction training and apprenticeship programs include:

## ABC Hawaii

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

[Abchawaii.org](http://Abchawaii.org)

## Building Industry Association of Hawaii

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

[www.biahawaii.org](http://www.biahawaii.org)

## General Contractors Association of Hawaii

GCA of Hawaii offers many classes for advanced NAVFAC, USACE, OSHA and HIOSH certification as well as training in other building industry skills.

[www.gcahawaii.org](http://www.gcahawaii.org)

## Hawaii Carpenters Apprenticeship and Training Fund

Offers carpentry and drywall training.

[hircarpenterstraining.com](http://hircarpenterstraining.com)

## Hawaii Electricians Training Fund

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

[Hetf1186.org](http://Hetf1186.org)

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

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

[hawaiiasonsunion.org](http://hawaiiasonsunion.org)

## Hawaii Sheet Metal Workers

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

[hawaiisheetmetal.com](http://hawaiisheetmetal.com)

## Honolulu Community College Apprenticeship Program

Twenty-one apprenticeship programs including 33 different trades.

[honolulu.hawaii.edu/apprenticeship](http://honolulu.hawaii.edu/apprenticeship)

## Pacific Center for Advanced Technology Training

PCATT is a not-for-profit consortium of University of Hawaii Community Colleges offering high-tech training and other services through various programs on Oahu, Maui, Hawaii and Kauai.

[pcatt.org](http://pcatt.org)

## Plumbers & Fitters UA Local Union 675

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## • TOP TRAINING

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



## • NATIONALLY RECOGNIZED APPRENTICESHIP PROGRAM

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



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formally adopts Hawaii's new 2015 International Energy Conservation Code (IECC), architects and engineers are legally obligated to follow it.

“The trades dealing with the building envelope and building equipment will be following plans with the new energy code specifications,” Wigg says. “Code-specific training varies by the trade.”

Wigg and Erik Kolderrup, a San Francisco consultant, will present training sessions for the public and private sectors to Hawaii's counties in Spring 2018.

## Getting Started

Achieving success in a construction career is similar to achieving success in any profession, including medicine and law—all require mastering a precise set of skills.

“Quality work requires workers with skills that take years to develop; it doesn't happen overnight,” says Evan Fujimoto, 2017 president of BIA-Hawaii and president of Graham Builders.

“Finding people who will commit themselves to years of working and learning is becoming harder to do.”

The first step for many aspiring construction workers is either a jobsite hire with advancement potential or enrollment in one of Hawaii's many construction training programs.



Evan Fujimoto

## \$14-\$17/Hour to Start

Hawaii's current labor shortage is prompting more jobsite hires—and some have training built in.

Shani Silva, industrial manager at Altres Inc., a Hawaii employment agency, says “over the past 12 months, many Hawaii (construction) companies are hiring more entry-level employees” and are training them “in the skills they require for the more skilled positions they have.”



Shani Silva

These new hires usually transition “through a number of different jobs and positions,” Silva says. “For example, in the first week a new hire could be doing demolition work at a mall, and be doing trench work for a plumbing company the next.”

For most construction jobs, the pay scale for entry to semi-skilled labor is \$14 to \$17 an hour, she says.

Silva says that if the firm sees promise in the new hire, “the company will invest significant time in training through a variety of ways.” Silva expects this hiring trend to continue for at least the next six months.

## Career Focus

Many job seekers who have already chosen a trade want to start now. Their best bet is the many training programs offered by Hawaii's community colleges, labor organizations and construction centers.

Honolulu Community College, for example, offers classes in carpentry, welding, electrical installation and maintenance, and refrigeration and air conditioning. Training also includes engineering and computer-assisted design technology, such as BIM.

“Over the years, we continuously update the program to meet the needs of the industry.”

—Gladys Marrone

According to HCC's current course catalog, Hawaii carpenters usually complete “a four-year indentured apprenticeship”—a process often followed by Hawaii workers in other trades. These aspiring experts can advance through HCC's Apprenticeship and Journey Worker Training.

HCC's Apprenticeship programs, according to the catalog, provide “related instruction to those on Oahu who are apprenticing in various construction and mechanical trades.” Journey workers may also be able to train, upgrade their skills and obtain job-related certifications through these programs.

HCC's 21 apprenticeships include training for carpenters, masons, electricians, glazers, painters, plumbers and roofers. HCC also offers a training program in conjunction with Pearl Harbor Naval Shipyard.

Hawaii's labor organizations also provide training in their specific trades. The International Brotherhood

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of Electrical Workers (IBEW) Local 1186, for example, offers courses in advanced electrical circuitry at centers in Honolulu and on Maui.

Hawaii's building trade organizations—the Associated Building Contractors, Hawaii Chapter (ABC Hawaii), the Building Industry Association of Hawaii (BIA-Hawaii), and the General Contractors Association of Hawaii (GCA of Hawaii)—all offer specialized construction training.

For example, “BIA-Hawaii’s Pre-Apprenticeship Construction Training program has proved to be successful in preparing individuals for entry-level positions in the construction industry since 2005,” says Gladys Marrone, CEO of BIA-Hawaii. “Over the years, we continuously update the program to meet the needs of the industry.”



Gladys Marrone

Other BIA-Hawaii courses provide

**“I fully expect that we’ll see exponential improvements ... that will be hard for design and construction professionals to ignore.”**

**—Chretien Macutay**

updates on quickly-changing OSHA and HIOSH regulations.

### HCC’s Tech Trainers

Many would-be trade workers can augment their basic training with classes in geographic information system (GIS) and other building systems technologies at HCC’s Pacific Center for Advanced Technology Training.

PCATT 2018 courses include “GIS Skills for Hawaii,” “P6 Fundamentals for Construction Projects” and “AutoCAD 2018 Essentials,” among many other offerings.

### Beyond BIM

Using embedded construction data in BIM models already produces “highly accurate cost estimates,

schedules and prefab components,” says Macutay, who adds that BIM is part of nearly all G70 projects.

“And although it is still in its infancy,” he says, “Augmented Reality (AR) technology is in position to add another layer of intelligence to the design and construction processes.”

Hawaii’s skilled trades, apprentices and new jobsite workers have more than the promise of career advancement to tighten their grip on building technologies.

Says Macutay: “The technology is only getting better, and I fully expect that we’ll see exponential improvements—especially in virtual reality (VR) and AR—that will be hard for design and construction professionals to ignore.” 🏠



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INSIDE NAWIC

# Construction Roles 'Wide Open'

Local chapter's membership increases as more women pursue careers in Hawaii's building industry

BY DAVID PUTNAM

As she settles into her second term as president of the National Association of Women in Construction Honolulu Chapter 114, Annie Kuhlmann is optimistic about the number of women entering Hawaii's building industry and who are joining the local NAWIC group.



Annie Kuhlmann

"The membership is still growing," says Kuhlmann, who also served as president of the chapter in 2012. "Eight years ago we had around 40 members; now it's at 54 and we're still getting more interest from potential members."

In March, Kuhlmann succeeded Fale Esekia of Watts Constructors as Chapter 114 president for 2018. Kehau Amarin, the director of sales at Hardware Hawaii, is the president-elect for 2019.

Although the building sector traditionally has been a male-dominated industry, more women are taking leadership roles. Nationally, 13 percent of construction-related firms last year were women-owned, according to the U.S. Census Bureau. And, from 2007 to 2016, the number of women-owned firms increased from 9 percent to 45 percent. Construction also ranks among the top four industries showing an increase in women-owned firms, up 56 percent.

Kuhlmann says NAWIC offers

important advantages to its members.

"As NAWIC has continued to do for the last 52 years in Hawaii, our main objective is to empower women in the field of their choice in the construction industry," she says. "We offer online educational classes to advance their skills, networking and leadership development."

"You will have sisters in the industry who understand and will step up to support you. Through networking with others, they can offer welcomed information you may have been having a difficult time getting."

Additionally, she says chapter members can "become mentors, if you are new to your field. We notify the membership when there are job openings."

NAWIC began in 1953 as Women in Construction of Fort Worth, Texas. The Hawaii chapter, with the stated mission “to enhance the success of women in the construction industry,” was formed in 1965. The national group provides professional development, education, networking, leadership training and public service for its members.

The 65-year-old Kuhlmann also is Hawaii manager for CanDo Supply LLC, which provides concrete accessories, waterproofing and sealants to many of Honolulu’s major projects. In 2014, CanDo merged with Lowry’s, one of the largest waterproofing suppliers on the West Coast.

Born in Wailuku, Maui, Kuhlmann says her father, an electrician, moved the family to Oahu for a better job when she was 3 years old. In 1969 she graduated from Farrington High School and later attended Honolulu Community College.

Kuhlmann says she landed a job “in the really old days” at the now-defunct Hawaii C&D (coffee and donuts) where Aaron Uno was her mentor. “I felt he, in his own way, taught me about business,” she says.

Her entry into the building industry came in 1974 as a clerk for Burke Concrete Accessories. “I saw the need for more customer service needs for innovative products coming into the market,” she recalls. “Through several changes of ownership, I left Burke as the company president.”

By 2011 she had risen to president of Safety Systems and Signs Hawaii—“still in the industry, but through a different side of it,” she says.

“This industry can be rewarding and exciting. You do meet many people from all facets of this field.”

A grandmother of six, Kuhlmann enjoys playing golf, but “the weather’s got to be nice before I go out,” she says. “The 19th hole, that’s the most fun time,” she adds, referencing meeting and talking story with other players.

**“This industry can be rewarding and exciting.”  
—Annie Kuhlmann**

Looking forward, Kuhlmann says the local NAWIC chapter is lining up guest speakers for its monthly general membership meetings in 2018. NAWIC’s January meeting is scheduled to feature Todd Apo of The Howard Hughes Corporation’s plans for the Kaakako area.

Among the chapter’s plans, Kuhlmann says, “we are looking at new project walk-throughs, workshops on the dangers we should all be aware of, put on by HPD, and to begin educational sessions on our historic buildings in Hawaii, and more.”

Her advice to women looking to enter Hawaii’s construction sector?

“They are choosing a career in a field that is wide open for them,” says Kuhlmann. “We are being accepted at every level of the industry. A fresh new eye, thought and enthusiasm will always be welcomed.” 🏠

## 2018 NAWIC Honolulu Chapter 114 Officers

**President:** Annie Kuhlmann, Hawaii manager, CanDo Supply LLC

**Vice President:** Carolyn Aber, business account executive, Road Safety Services and Design

**Recording Secretary:** Joan Nacino, account manager, Aloha Marine Lines

**Corresponding Secretary:** Mayumi Dao, owner, Mayumi Hara Dao Architect LLC

**Treasurer:** Danielle Ulmann, vice president, King and Neel Inc.

**Director:** Jessica Owen, lead systems specialist, Johnson Controls

**Director:** Shereese Galindo, human resources, Safety Systems and Signs Hawaii

**Director:** Leslie Cho, director of sales, Hampton Inn & Suites Kapolei

**President-elect:** Kehau Amorin, director of sales, Hardware Hawaii

**Parliamentarian:** Amy Mijo, office manager, Honolulu Plumbing Co. Ltd.

**Immediate Past President:** Fale Esekia, project coordinator, Watts Constructors LLC



Annie Kuhlmann, left, accepts the state’s “Women in Construction Week” proclamation on behalf of NAWIC Honolulu Chapter 114 in March from Audrey Hidano, who was representing the governor’s office.

PHOTO COURTESY NAWIC HONOLULU



# Housing Tops 2018 Legislative Issues

## BIA, GCA lobbying efforts to target bills that pave the way toward building more homes

BY DAVID PUTNAM

Advocates of Hawaii's building industry say they are primed to begin their lobbying efforts when the 2018 regular legislative session kicks off on Jan. 17.

A total of 2,918 bills were introduced during the 2017 regular session, with 217 bills signed into law. In 2018, both the Building Industry Association of Hawaii (BIA-Hawaii) and the General Contractors Association of Hawaii (GCA of Hawaii) say housing will be a top issue for 2018.



Dean Uchida

"The BIA's legislative package for the 2018 session focuses on a variety of ways to increase the supply of housing at all price points," says Dean Uchida, BIA-Hawaii 2018 president.

Shannon Alivado, director of government relations for the GCA, says

the organization will push affordable housing initiatives "intended to increase housing inventory to meet the governor's goal of building 22,500 units over the next 10 years.

"Numerous initiatives are being set forth at both the state and county levels and GCA has been actively monitoring and supporting these initiatives," she adds. "GCA continues to work with other stakeholders on making this a priority."



Gladys Quinto Marrone

Gladys Quinto Marone, the CEO and chief lobbyist for BIA-Hawaii, says there's a need to "require the counties to focus on being pro-active in

the production of new housing rather than reacting to individual housing projects by requiring each county to approve 10 percent of the forecasted demand annually in each county."

According to Marrone, that equates to 2,588 new housing starts for Honolulu; 1,961 new housing starts for the County of Hawaii; 1,395 new housing starts for Maui and 529 new housing starts for Kauai. And all of them, she says, need to be accomplished "over the next 10-year period."

Says Alivado: "GCA will continue to educate lawmakers on industry concerns that could curtail or delay projects with the emphasis particularly on controversial issues that make public procurements challenging and wasteful of taxpayer's monies."

### In the BIA's Sights

Uchida says that "government impacts housing development at multiple points," and adds that the BIA will push for legislation on:

- **LAND-USE ENTITLEMENT.**

"Consolidate the county planning and state boundary review process," he says.



# Alivado Picked for Seat on Police Commission

GCA's director of government relations brings strong research 'tools' to high-profile position

BY DAVID PUTNAM

Shannon Alivado's journey has taken her from being a law clerk to two Circuit Court judges to becoming the legislative voice for the General Contractors Association of Hawaii. Now she is on the brink of taking another huge leap.

As early as this month, the 40-year-old mom of three (ages 6, 8 and 10) is on track to join the closely watched Honolulu Police Commission.

"I'm excited for the opportunity," Alivado, director of government relations for the GCA of Hawaii, told *Building Industry Hawaii*. "I know the Police Commission has recently been under the microscope, but it's turning a new leaf under a new chief. There's going to be changes, and I'll see how I can contribute to that and give back to our community."

Alivado, nominated by Mayor Kirk Caldwell in mid-December, awaits the City Council's approval to make the appointment official. That could happen at the council's meeting this month, or possibly in February.

"The mayor asked me and I had to think about it," Alivado says of her nomination, "because it is a big responsibility."

Her background and education, she notes, has provided her with ample

"tools to assess the situation" that a commissioner might face. "My approach is always cooperation- and solution-oriented," she says.

Research Foundation as a research and legal affairs associate. Prior to that she was a law clerk for judges in the First and Second Circuit

know much about construction, I knew regulations and processes," she says. "The GCA interested me because the position had that legal aspect which I really enjoy, and I can help to influence those who are making the laws."

Pending the council's approval, Alivado would become the seventh member of the commission and would replace current Commission Vice Chairwoman Cha Thompson.

"Shannon is an organized and progressive leader who will help the people of the City and County of Honolulu, and I know she will have a tremendous and positive impact on the Police Commission," Caldwell said in announcing her nomination. "Her keen sense of community will be an asset to her colleagues on the panel and I'm glad that she has taken on this volunteer role."

The six current commissioners are Karen Chang, Dick Grimm, Jerry Gibson, Steven Levinson, Max Sword and Loretta Sheehan.

In her spare time, Alivado says she enjoys farming. In 2014 she completed the Farmer Apprentice and GoFarm program at the University of Hawaii. "I am an advocate of agriculture," she says.



"I bring my ability to do a lot of research."

A Sacred Hearts Academy, Oregon State University and William S. Richardson School of Law graduate, Alivado joined the GCA in 2011. Previously she spent three years at the Land Use

courts for three years.

Joining the team at GCA, she says, was an easy transition because of her legal work that involved land use developing. "The economy of Hawaii has much to do with the construction industry, and though I didn't

### • PROVIDE INFRASTRUCTURE.

Says Uchida: “Use HCDA’s redevelopment authority to develop infrastructure to service the state-owned lands along the transit corridor to provide more rental housing.” Marrone agrees, and points to a bill introduced last year that would “allow the HCDA to ... designate TOD (transit-oriented development) Infrastructure Capacity Building Development Districts, to plan and develop infrastructure capacity at each of the transit stations that will support the planned growth and density at each of the transit stations.”

## “Government impacts housing development at multiple points.”

—Dean Uchida

### • PROHIBIT EXACTIONS ON DEVELOPMENT OF WORKFORCE HOUSING.

“Prohibit state and county agencies from imposing exactions, inclusionary zoning requirements or other costly conditions on residential housing projects where 100 percent of the units are priced between 80 percent and 140 percent AMI for their respective county,” he says, “provided the project is in full compliance with all applicable public health and safety building codes and ordinances.”

**• SETTING HOUSING PRODUCTION GOALS.** “Streamline the county planning and state boundary review, prioritize funding of infrastructure for areas identified for growth, set housing production goals for each county and provide for a streamlined Housing Approval Process for counties who fail to meet their targeted goal,” says Uchida.

The BIA-Hawaii is meeting “with the various committee chairs where we think the bills will be heard,” says Uchida, who also is senior project manager at SSFM International. “The bills may morph a little depending on how our discussions go with the committee chairs.

“We’ll also be speaking to other groups and organizations who have similar interests, such as the realtors and the General Contractors Association.”

### The GCA’s Agenda

Alivado says the GCA is following the Environmental Council’s proposal for environmental impact statement rule changes that may affect future construction projects.

The council, she says, “is working with affected agencies and others to request feedback on its working draft language. The process started in July 2017 and has been ongoing. There have been three drafts released for public comment thus far and the council continues to generate interest from various stakeholders and government agencies.

“Areas of particular interest to the GCA,” Alivado adds, “include proposals to establish a ‘shelf life,’ methods of responding to comments posed by interested parties, discretionary permits and

exemptions affecting affordable housing projects, among other concerns.

“GCA recommends stakeholder participation in the process as the council has made great efforts to get public feedback.”

Alivado says the GCA also is reminding contractors of new Hawaii Occupational Safety and Health Division penalties that went into effect on Jan. 1 and, “to mirror federal OSHA penalties,” can increase HIOSH penalties by 50 percent.

“While GCA and other industry stakeholders advocated a more reasonable or graduated increase in fines, the state legislature adopted the federal standard, which will increase penalties by over 50 percent,” Alivado says.

She says serious violation penalties will be increased from \$7,700 to \$12,675 for each violation, and “if the violation is found to be willful or repeated,” the fine can be up to \$126,749 but not less than \$9,054 for each violation.

Other GCA priorities in 2018, Alivado says, “will likely include opposition to unnecessary amendments to contractor licensing laws and monitoring for any legislation that would further complicate Hawaii’s contractor licensing laws, which already recognize

over 100 licensing classifications.

She says the GCA also will “continue to protect the employers’ rights to use medical examinations of injured workers to ensure the injured employees’ progress to recovery is not compromised while controlling costs.”

### Airport and Rail

During last year’s special legislative session, the GCA advocated for Senate Bill 4 to ensure adequate funding for the completion of the rail. The bill passed, although the Honolulu Authority for Rapid Transit (HART) currently is waiting for acceptance from the Federal Transit Authority (FTA) of the proposed financial plan.

“As we move into 2018, GCA remains optimistic that the FTA will accept Honolulu’s financial plan to support Honolulu’s rail transit project,” Alivado says.

Also on the radar, says BIA’s Marrone, is a revised proposal for the creation of an Airport Authority. The measure, to establish an independent airport corporation under the state Department of Transportation, was proposed and shelved in the previous two legislative sessions.

“BIA supports the creation of an Airport Authority,” Uchida says. “We understand that the funds generated by the airport operations are paid by the airlines and tenants at the airport. No state funds or taxes are involved. The Airport Authority would oversee the use of these funds for improvements to the airport.

“The recent problems with the

## “GCA will continue to educate lawmakers on industry concerns that could curtail or delay projects.”

—Shannon Alivado

hangar that Hawaiian Airlines had to take over,” he adds, “illustrates the need to change how the airport improvements are being done.”

The Airport Authority would be comprised of a CEO and a nine-member board, according to reports. The board would include one representative from each of the four counties, a representative of a general aviation interest and four members from such areas as construction, development, financial planning and hospitality and tourism. 🏠



Pasha Hawaii's car/truck carrier M/V *Jean Ann* departs San Diego.

## Pasha Hawaii Fleet Lands CSA Awards

All six of Pasha Hawaii's vessels in the Hawaii/Mainland trade have garnered Certificates of Environmental Achievement by the Chamber of Shipping of America (CSA).

"We are extremely proud of our captains, crew members and operations staff for their ongoing commitment to safety and environmental responsibility at sea and ashore, and we are

honored to be recognized among this list of esteemed vessels and crews," said George W. Pasha IV, president and CEO of Honolulu-based Pasha Hawaii.

Pasha Hawaii's car/truck carrier M/V *Jean Anne* was honored for 12 consecutive years of environmental excellence from her service entry in 2005, and combination container/roll-on/roll-off vessel M/V *Marjorie C*

was awarded for excellence in her first two years of service.

Pasha Hawaii's containerships—*Horizon Enterprise*, *Horizon Pacific*, *Horizon Reliance* and *Horizon Spirit*—were each recognized for two years of environmental excellence, following the acquisition and successful integration of Horizon Lines Inc.'s Hawaii business.

## Hunt Launches Kalaeloa Water Company

Hunt Companies Inc., as part of its redevelopment plans in Kalaeloa, on Nov. 30 completed the purchase of the Navy's water and wastewater system through an affiliate, the Kalaeloa Water Company.

After officially closing Naval Air Station Barbers Point in 1999, the Navy has continued to operate the water and wastewater system. Hunt says Kalaeloa Water Company plans include capital improvements to the system, which

needs repair for greater efficiency.

Upgraded infrastructure is considered key to the redevelopment of Kalaeloa.

"Without millions of dollars in infrastructure upgrades, redevelopment potential throughout Kalaeloa is severely limited, not only for Hunt, but for other landholders as well," said Steve Colón, president of Hunt's development division in Hawaii.

"With these investments, Kalaeloa

is being revitalized as a gathering place, destination and thriving community."

Since acquiring 540 acres of Navy land in 2009, Hunt has invested more than \$32 million in redeveloping its Kalaeloa property, including upgrades to aging roads, power and water infrastructure. Hunt also reports that Kalaeloa's master-planned community has 50 business tenants, creating some 500 jobs in the area.



## BIA Gift Supports the Building Industry

Building Industry Association of Hawaii officers recently received a \$28,100 check from the Takitani Foundation to match funding by its own nonprofit foundation (HBIF) for a scholarship program enabling students to enter the construction industry through

BIA-Hawaii's Green Pre-Apprenticeship Construction Training (PACT) classes.

Attending the presentation are (above, from left) Craig Washofsky, 2016 BIA president; Karen Berry, BIA director; Michael Perry, Takitani board chairman; Gladys Marrone, BIA CEO;

and Dean Uchida, 2018 BIA president.

The nonprofit Takitani Foundation, created to help Hawaii's youth achieve educational and career goals, was endowed by Mamoru and Aiko Takitani, the founders of Hawaiian Host Inc.

## HAPI Photo Contest Winners

An image by Jason Ames of Grace Pacific LLC's work on the track at Farrington High School's new athletic field was selected as the winner of the 2017 Hawaii Asphalt Paving Industry photo contest.

Images by Jennifer Gallego-Nakamoto of another Grace Pacific job, the rehabilitation of streets in Kailua, won Honorable Mention. The winners of the annual HAPI contest were announced in late November.



# Names Chosen for 9 Rail Stations

Place names for the nine stations on the ewa end of the rail system have been recommended to the Honolulu Authority for Rapid Transportation (HART) by its Hawaiian Station Naming Working Group. The names and locations are:

- *Kualakai* (to show the way, stand and lead), Kroc Center
- *Keoneae* (the fine, soft, powdery sand), University of Hawaii – West Oahu
- *Honouliuli* (dark bay), Hoopili
- *Hoaeae* (to make soft, or fine), Waipahu, West Loch
- *Pouhala* (pandanus post), Waipahu Transit Center
- *Halaulani* (heavenly halau, chief's house, name of a star), Leeward Community College
- *Waiawa* (milkfish water), Pearl Highlands
- *Puuloa* (long hill), Pearlridge
- *Halawa* (curve), Aloha Stadium

diverse community knowledge, oral accounts and written history in selecting the names and to restore place names and significant sites in Hawaiian culture.

“These Hawaiian names for our stations help anchor the rail project in

the root culture of our island,” said Andrew Robbins, executive director and CEO of HART. “HART extends a warm mahalo to the members of the working group for their dedication to this effort.”



# Amethyst Builders Upgrades Bathhouse

Waipahu-based Amethyst Builders LLC on Dec. 11 began renovating the bathhouse on the Diamond Head-end of Ala Moana Regional Park, near the L&L concession.

The bathhouse will be closed to the public until the project is completed. The \$668,000 project is expected to finish this summer.

The upgrades are part of Mayor Kirk Caldwell’s 9-Point Community Action Plan calling for improvements to Ala Moana Regional Park, which

in November 2016 included installing surveillance cameras at the Diamond Head bathhouse and a similar facility at the ewa end of the park. After the renovations are completed, the cameras are to be reinstalled on the exterior of the Diamond Head bathhouse.

Planned improvements include the installation of skylights, reroofing, repairing the tile floor, improving ADA compliance within the restrooms, adding security gates and screens and replacing the exterior drinking fountain.



The Diamond Head bathhouse is being renovated by Amethyst Builders Inc.

# Hart Selects P3 Adviser

Ernst & Young Infrastructure Advisors LLC has been selected to conduct a study for the Honolulu Authority for Rapid Transportation on the potential use of a public-private partnership (P3) for the remainder of the rail project.

“HART has an opportunity to bring global best practices to Hawaii by evaluating the potential for a P3 to help address the remaining challenges the project faces as we look to build the last segment in the City Center section,” says Andrew Robbins, executive director and CEO of HART.

HART chose the Ernst & Young team’s proposal from among eight that responded to its request in November for a P3 consultant. According to HART, Ernst & Young proposed subcontractors who will help evaluate the potential for transit-oriented development, and “included a pricing that together was deemed ‘best value.’”

Ernst & Young will conduct a feasibility study, which includes planning an Industry Day for participants interested in a P3 procurement.



Andrew Robbins

## Armstrong Begins Work on Maui Townhomes

Armstrong Development and the Burrard Group broke ground on Dec. 14 on Makalii at Wailea, a nine-acre townhome development on Maui.

Designed by G70, Makalii will feature 68 two- and three-bedroom townhomes. Units are available in four floor plans featuring large lanais and tall ceilings. Two-bedroom, two-bathroom and three-bedroom, three-bathroom options range from 2,207 to 2,535 square feet.

Makalii is scheduled to be complete by the end of 2018, and more than 70 percent of the units have sold to date. Prices start at \$1.2 million.

“This is a significant milestone in the development of Makalii,” said Bob Armstrong. “The demand is there for luxury mid-century modern Hawaiian homes that offer the ultimate in indoor/outdoor living, and we couldn’t be more proud to partner with the Burrard Group and G70 to bring these truly wonderful homes to life.”

The gated community also will include a private Makalii Residents’ Club with a reflective infinity pool, a culinary area and pavilion and state-of-the-art gym with locker rooms and sauna.



Attending the ground-breaking ceremony for Makalii at Wailea are, from left, Peter de Zwager, Burrard Group; Kahu Kimokeo Kapahulehua; Bob Armstrong, Armstrong Development; Wayne Muraoka, Armstrong Development; Stephen Yuen, G70; and Garrett Frakes, Polaris.

## Moss Named ‘Best Workplace’

Moss, a construction company based in Florida with a branch in Honolulu, has been ranked one of 2017’s Best Small & Medium Workplaces by Fortune. Before being considered by the magazine, Moss achieved a 2017 Great Places to Work certification.

In Hawaii, Moss has worked on projects with Hunt Companies Hawaii, and has been named general contractor for the proposed redevelopment of Mayor Wright Homes.

## Loomer Heads HLPAs as 2018 President

Scott Loomer, president of Truss Systems Hawaii Inc., will continue for another term as president of the Hawaii Lumber Products Association.



Scott Loomer

Other 2018 HLPAs officers include:

Vice President: Gary Okimoto,

senior vice president sales & marketing of Honolulu Wood Treating LLC

Treasurer: Robert B. Kayser Jr., vice president and director of construction for Gentry Builders LLC

Secretary: Connie Smales, president of Plywood Hawaii Inc.

Members of the board of directors are:

Other 2018 HLPAs officers include Audrey M. Crimmins, president of Rinell Wood Systems Inc.; Keith Cuthbert, western sales representative for Trus Joist by Weyerhaeuser; Michael K. Fujimoto, president and CEO of HPM Building Supply; John Heideman, GM Hawaii Distribution Center Mendocino Forest Products; Ipo Fukuda, Hawaii account executive for Sause Bros.; and David Miyasaki, architect at Armstrong Design Group.



## Compact Battery

Weighing only 1.3 pounds, Hilti's B22/3.0 compact battery is comparable in application performance to an industrial class battery and can be used with every 22-volt Hilti cordless tool. Featuring the latest in CPC Li-Ion battery technology, the B22/3.0 provides higher charging accuracy for longer run time and intelligently monitors each cell for improved performance. Surrounded in a rubberized, glass-fiber reinforced casing, the B22/3.0 is sealed for protection against dust, humidity and water.

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



## New Trim Adhesives

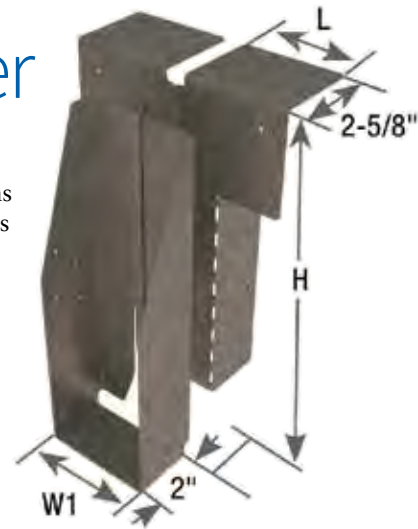
AZEK Building Products has introduced a new line of adhesives and sealants engineered to bond and protect AZEK trim and molding. The system helps prevent trim joints from separating and provides nail and gap filling solutions designed specifically for PVC. The new line includes the Fast Cure solution for core-to-core bonding and cures within five to eight minutes and the Slow Cure solution for surface bonding, assembling larger parts and creating fills and blends. It cures within 20-25 minutes. The slow curing, one-part, urethane-based Fill and Flex solution can be used to seal gaps around windows and doors, as well as expansion/contraction joints in PVC trim boards.

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

## Fire Wall Hanger

MiTek has expanded its FWH (fire wall hanger) series to include the higher load-carrying capacity fire wall hanger for beams and purlins. The FWHBP can transfer loads of over 5,700 pounds into the supporting wall through bearing on the top plates and directly attaching to the stud pack or post below. The new hangers can be installed before drywall is attached, shortening the installation process and allowing a project to be fully framed and weather-tight before drywall arrives.

[www.mitek-us.com](http://www.mitek-us.com)



## Work Boots

Warson Brands introduces three new work boots to its Iron Age Footwear line: the Galvanizer, Troweler and Groundbreaker.

- The Galvanizer series provides top-of-the-foot comfort and protection with Cushguard, an internal metatarsal guard, plus Scuff Tough toe and heel guards. The lace-up versions come with Spark Arrestor fire-retardant laces.
- The Troweler composite-toe waterproof boots are designed to handle mortar and mud. The outsoles feature slip-resistant tread on traditional lugs with extra stabilization features for climbing and balancing on grating.
- The Groundbreaker 6-inch work boot has a traditional external metatarsal guard while the slip-on version features the new Cushguard internal metatarsal guard. Both models feature the Vibram TC4 Alpha high heat rubber outsole, Kevlar stitching and the new Bootbed footbed.

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

# Hastings Joins ABBAE's Honolulu Office

Nicholas Hastings has joined Allana Buick & Bers Inc. as director of construction for ABBAE's Hawaii Division.



Nicholas Hastings

Hastings brings more than 30 years of experience in project development, business development and administration, operations and financial oversight. His hiring follows Allana Buick & Bers' recent approval by the GSA to provide construction management services.

"We are pleased to have Nick join our Hawaii staff," says Associate Principal and Hawaii Operations Manager Joseph Higgins. "Recent trends in our client base have moved toward the services of a construction manager, particularly for major capital improvement projects. Nick's expertise will provide this highly requested level of service to our existing premiere design and construction administration portfolio of services."

Major projects that Hastings has managed include Nike World Headquarters, Walt Disney's Toontown and Hawaii Tokai International College Campus.

## Lewis Heads AIA Honolulu Board

Geoffrey Lewis, principal of Geoffrey Lewis Architect Inc., is incoming president of the American Institute of Architects Honolulu (AIA Honolulu) Chapter's 2018 Board of Directors.



Geoffrey Lewis



Joe Ferraro

Joseph Ferraro of Ferraro Choi And Associates Ltd. is 2018 vice president. Lorena Yamamoto of Roy K. Yamamoto Architect Inc. continues as secretary. Sean Baumes of

WCIT Architecture was elected treasurer.

Lewis, Ferraro, Yamamoto and Baumes will also serve as the four-member Executive Committee.



Sean Baumes

Aki Yoshida of InForm Design Inc. and Todd Hassler of Peter Vincent Architects.

Griffith, Stearns, Toba-Davila, Yoshida and Hassler will join AIA Honolulu 2017-2018 at-large directors Daniel Friedman of the University of Hawaii School of Architecture; Nathan Saint Clare of AHL; Jonathan Sim of RIM Architects and Shane Kitchens of Shane Kitchens Architect.

Henry Schneider IV of J.A. Schmit - Architect was elected associate director, representing AIA Honolulu's emerging architects and design professionals.

Larry Heim, honorary affiliate, of HonBlue Inc., and Deborah Sharkey of Makana Communications will serve as AIA Honolulu's two public directors.

The board serves the interests of the approximately 850 architects, associate members and allied design professionals on Oahu, Hawaii, Kauai and Lanai.

## Becker is Simpson's Hawaii Manager

Will Becker has joined Simpson Strong-Tie's Hawaii branch as the construction fastening company's territory manager.



Lorena Yamamoto

Newly elected 2018 at-large directors include Joanna Griffith of WhiteSpace Architects; Deirdre Stearns of AHL; Jennifer Toba-Davila of Philpotts Interiors;

Previously, Becker was territory manager for Simpson Strong-Tie in San Diego County. Since joining the company in 2008, he has held positions as fastener and dealer-salesman in three other Simpson branches.

Becker holds a bachelor's in business administration from Trinity University in San Antonio, Texas.

## AHL Announces New Associate, Staff

AHL (formerly Architects Hawaii Ltd.) has promoted senior designer



Ina Wong

Ina Wong to associate. Wong, a Harvard Graduate School of Design alumna whose projects include Ka Makana Alii and the Joint Traffic Management

Center, has been with AHL since 2012.

The firm has also hired seven new staff members:

Edward Anastas joins as project architect, and is working on Manaolana Place Hotel and Residence. Previously an associate and chief technology officer with Shubin Donaldson Architects in California, he is skilled in VR and other advanced building technology systems.



Rose Ashe

Rose Ashe joins as junior interior designer, and will be working on Hoola Na Pua's residential treat-

ment facility. Previously, she was an interior designer/space planner at Honolulu's Infinium Interiors.

Lexi Dentino will support planning



Edward Anastas



Will Becker



Lexi Dentino



of the Oahu Community Correctional Center relocation. Previously, she was a drafts person and CAD operator at Architects Pacific Inc. in Honolulu.



Ben Gathright

**Ben Gathright** joins as senior designer, and will be working on Moanalua High School's Performing Arts Center.

Previously, he was director of development and research at Tappe Architects in Boston, concentrating on K-12 education projects.

**Sona Kremitovska** joins as designer

and will be working on Sheraton Maui Resort & Spa. Previously, she designed condominiums and penthouses with



Sona Kremitovska

Hudson Kruse Design in Toronto.

**Jonathan Ramento** joins as job captain, and will support project design and building phases on Kailua's



Jonathan Ramento

Lau Hala Shops and other projects. Previously, he was a project manager at Clifford Planning & Architecture LLC in Honolulu.

**Ryan Yamamoto** joins as project architect, and will be working on the statewide master plan for DAGS-managed office buildings. Previously, he was a Hawaii Department of Education project coordinator, and managed design consultant contracting. 🏠



Ryan Yamamoto

...continued from page 30 .....

etc.," Hayes says. "It will be used on all projects greater than \$150,000 awarded after Dec. 31, 2017. Currently, many architect-engineering firms and contractors in Hawaii are already using this system. However, those who are not will be able to receive training for eCMS online."

Sherry Menor-McNamara, president and CEO of Chamber of Commerce Hawaii, says military construction will continue to be important for Hawaii's economy.

"Due to maritime disputes and nuclear proliferation in the region, investment in the Pacific will be critical to national security," she says. "For the past few years MILCON (military construction) has been stable at approximately \$550 million, thanks to the efforts of Hawaii's congressional delegation. While MILCON has occurred primarily on Oahu historically, the Department of Defense has been investing in strengthening resilience and infrastructure improvements



Sherry Menor-McNamara



Soldiers from the U.S. Army Corps of Engineers work on the Range 5 Trench Construction Project on Marine Corps Base Hawaii. The recently completed live-fire trench warfare system facility will provide increased readiness for land forces across Hawaii.

PHOTO COURTESY U.S. ARMY

on the Pacific Missile Range Facility. This \$70 million investment on Kauai is a great windfall for the Garden Isle.

"This is clear evidence that Hawaii,

not just Oahu, will be a significant location for many years into the future," she says. 🏠



Joy and Dean Uchida, Patty Tamashiro, Dwight Mitsunaga

# BIA Installation Banquet

New officers for 2018 were honored at the Building Industry Association of Hawaii's Installation Banquet on Dec. 8 at The Modern Honolulu.



Mark and Gail Nakao



Kyle and Miki Hamada, Susan and Michael Wada



Kelly and Jackson Parker, Greg Endo



Colton Ching, Darcy Endo-Omoto, Bob Isler, Scott Seu



Curt Kiri, Michael Watanabe, Peter Eldridge



Brenton Liu, Alan and Joy Twu, Anthony Jackson, Liko Fukumoto



Jordan Okimura, Michelle Dufour



Gladys Marrone, Donalyn Dela Cruz



Evan and Ayako Fujimoto, Alicia George, Craig Washofsky



Jami Macy, Debbie Luning, Janet Hobson



Carolyn and Brian Adachi, Lily and Jennifer Shintani, Jason Tang

**FACES - BIA INSTALLATION BANQUET**



Mike Kido, Amy Hirano, Gary Takeuchi, Joann Uchida Takeuchi



Clifford Murakami, Dane Wicker, Donovan Dela Cruz, Brian Mitsunaga



Cathleen Langin, Shawne Mateo



Alicia George, Jackson Parker



Rick Hobson, Ann Marie Ingham, Mike George-Sanchez



Tim and Susan LeBrun, Stacey Miyamoto, Terri and Don Clifford



Gregory Thielen, Brian Adachi, Aaron Uno, Mike Brant



Karen Berry



Gary Okimoto, Sassy Belza, Chris Cheung, Garrett Loo, Daryl Takamiya



Michael Freedman, Debi Streeter, Rachel Watanabe, Brianna Kuzmitch, Michael Watanabe



Carolyn Hyman, Stephanie Silverstein



Nilo Marrona, Karin Holna, Mark Hertel, Scotty Anderson



Sylvio Boucher, Jim Byxbee, Heather and, Marshall Hickox

# Best 10 Resolutions for Success in 2018

BY GARRETT SULLIVAN



It's a new year and, in line with tradition, now is the time to reflect on past year achievements and what could have been done better, as well as goals for the year ahead.

Only 8 percent of New Year's resolutions remain permanent, according to most studies. Sixty-four percent are broken within the first month and 46 percent fade away after six months. To beat these odds, it is imperative they be written down and posted in a place where you will be reminded often. Additionally, to be effective they should be achievable and measurable.

While there are numerous ways a contractor can set goals to improve business, here are 10 recommendations with metrics which, if implemented and followed judiciously, will turn the company into an efficient and well-oiled construction organization.

**I RESOLVE** to embrace and appreciate customers and employees at a higher level. This will be achieved by visiting with or communicating with an existing customer each week to better understand their business. A statistic cited by many is eighty percent of business comes from ten percent of current customers. For employees, vow to MBWA (manage by walking around), meaning visit jobsites more often with the intent of having employee contact.

**I RESOLVE** to seek out millennial customers and embrace their culture by implementing new business practices congruent with the millennial culture. As an owner, I will mentor one or two millennials during the coming year by having breakfast or lunch on a bi-monthly basis to increase my knowledge of how millennials think

and endeavor to implement their suggestions into the company.

**I RESOLVE** to understand changing marketplace demands and will set new goals to increase business opportunities. Pledge to yourself to attend at least two industry forums which address marketplace changes and how contractors are responding to these changes. Recalibrate the company appropriately to respond to the changes.

**I RESOLVE** to know where my company will be in five years as well as my role and those around me. Communicate the plan to all employees both verbally and in writing at the end of every year, with goals for the upcoming year.

**I RESOLVE** to conduct one strategic planning meeting annually (ideally, off-site) with a mid-year meeting to review the progress towards achieving the strategic goals.

**I RESOLVE** to provide quarterly training to everyone with specific focus in order to achieve strategic goals. Emphasize trainings that will achieve strategic goals. Identify who will attend and schedule training.

**I RESOLVE** to improve internal communication regarding company goals and values, status of existing contracts, new jobs bid and employee achievements. Fancy color newsletters are not required, up-to-date information is what is important. A simple one-page memo sent consistently on a monthly basis is sufficient.

**I RESOLVE** to update or implement a

strict change order system and procedure in order to reduce lost profit. Be consistent and at every company/staff meeting make it the second agenda item after safety to be discussed.

**I RESOLVE** to maintain a healthy life and work balance. Start the year by planning vacation time and stick to it. Strive to increase the amount of days away from your company without communication and return to find it running perfectly. This is the way to create a stand-alone company.

**I RESOLVE** to take immediate steps toward achieving my New Year's resolutions and will calendar a weekly appointment and spend two hours each week toward achieving them.

These resolutions may appear as lofty goals for which there is not enough time in the day to implement. If so, consider embracing the strength and courage you have to see that every minute you have the power to act in such a way that will make that minute its very best. You don't need the burden of trying to change an entire year all at once. By focusing on the present, you will discover a refreshingly light way to conquer large and long-term goals.

Practice this attitude on a daily basis and you may reflect back at this time next year and realize this was the pivotal point in the success of your business. 🏠

Garrett Sullivan is president of Sullivan & Associates Inc., a company that helps contractors clarify, simplify and achieve their goals and vision. Contact him at [GSullivan@SullivanHi.com](mailto:GSullivan@SullivanHi.com) or 478-2564.

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