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COFFEE BREAK

As goes the U.S. Armed Forces, so goes Hawaii's economy. In this issue we report on how the Islands' fortunes remain in lockstep with the military, with scores of construction projects valued in the hundreds of millions of dollars either underway or soon to begin.

And as part of our effort to convey our appreciation to the military's impact on all things Hawaii (and, for that matter, all of the Pacific region), this issue also includes an interview with Korey Mullins of Contrack Watts, a former Marine engineer who spearheaded attempts to rebuild buildings—and lives—in Iraq and Afghanistan.

Also, be sure to read columnist Don Chapman's tale of courage shown by a civilian technician at Pearl Harbor on the morning of Dec. 7, 1941.

Another key topic this month focuses on the state's ailing infrastructure. Leading Hawaii builders are urging state leaders to make a greater investment into improving roads, harbors, airports, sewers, bridges and more.

High-tech changes in trucks, according to our report, could result in electrified business for Hawaii's trucking industry.

And we take a look at the state's concrete industry which stands to gain greatly from a busy year of "infrastructure repair and civil projects." 🏠

A hui hou,

david@tradepublishing.com



USACE Pacific Ocean Division Commander Col. Thomas J. Tickner (fourth from right, green vest) reviews renovations at Schofield Barracks' historic Bldg. 449, Quad D, in October 2017. PHOTO COURTESY DINO W. BUCHANAN, USCAE-HONOLULU DISTRICT

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INDUSTRY HAWAII**

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*A salute to the military and its contribution to Hawaii's construction industry.
Design by Davin Iyamatsu*



COMING IN JUNE

Building Industry Hawaii presents its annual **Hawaii's Top Roofers** feature, with rankings and profiles of the Islands' top roofing contractors. We also offer an update on **Roofing Trends** as well as taking a look Inside **AIA Honolulu**. And you'll find a special section: the **Hawaii Lumber Products Association (HLP) Resource Guide**.

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MAY 2**The Society of American Military Engineers (SAME) 2018 Pacific Industry Forum**

The 2018 SAME annual forum by U.S. Armed Forces construction specialists promotes engagement with builders from Hawaii's public architecture, engineering, environmental and construction industries. Forum topic is "ICS/SCADA Government/Industry Challenges" with presentations by U.S. PACOM, the U.S. Air Force, NAVFAC Pacific, Booz Allen, DWC Construction Consultants and Advisors, Marine Corps Base Hawaii, County of Maui, Honolulu City & County Department of Design and Construction and the U.S. Army Corps of Engineers.

7:30 a.m.-4:45 p.m. Ala Moana Hotel – Hibiscus Ballroom and Garden Lanai. For more info, go to SAME - <https://www.same.org/Industry-Government-Engagement>. No registration at the door.

MAY 6-12**North American Occupational Safety and Health (NAOSH) Week**

The American Society of Safety Engineers (ASSE) Hawaii Chapter sponsors NAOSH Week to promote safety at Hawaii's workplaces in 2018, which encourages safety activities like employer-initiated standdowns to heighten recognition of workplace hazards and self-protection training sessions for employees. Many employers invite experts to assist in training, and promote safety with other events such as poster contests.

Go to <http://naosh.org/english/> for more info.

MAY 7-11**Primavera P6 Professional Training**

Oracle Primavera P6 Fundamentals (May 7-9), Oracle Primavera P6 Advanced (May 10-11). The General Contractors Association of Hawaii (GCA of Hawaii) and event partner PMOLink, a technology company,

present two training seminars in Primavera project management software. Various credits available.

8 a.m.-4 p.m. (both seminars). GCA Conference Room, 1065 Ahua St. Register at pmolink.com or contact Geoff at training@pmolink.com or (985) 674-5968. Fee: \$1,750 per seminar; \$1,395 per seminar for GCA members.

MAY 8**All Hazards Emergency Planning Seminar for Business**

The Building Industry Association of Hawaii (BIA-Hawaii) and the International Safety and Health Specialists present comprehensive crisis management training for major public and private sector entities, including communities, schools, and local, state and federal agencies.

8 a.m.-4 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register at Safety1Hawaii.com. For more info, contact Dennis Terpin, (630) 699-7171 or Ua446@aol.com. Fee: \$179.

MAY 10**YAF Hard Hat Tour**

The American Institute of Architects Honolulu Chapter (AIA Honolulu) Young Architect Forum hosts a tour of a current jobsite. YAF Honolulu welcomes professionals that are nearly licensed, newly licensed and out to 10 years of licensure.

5-7 p.m. Location TBA. Contact yaf.aia.honolulu@gmail.com for more info.

MAY 11**HIOSH Silica Compliance and Safety Updates**

BIA-Hawaii and Hawaii Occupational Safety and Health (HIOSH) experts present updates on silica standard compliance. Topics include the 29 CFR 1926.1153 new Crystalline Silica Rules, new OSHA 2019 penalties and more.

8-10 a.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. To register and for more info, go to biahawaii.org or contact Barbara Nishikawa at

bln@biahawaii.org. Fee: BIA members \$20; nonmembers \$30.

MAY 12, 26**AIA Architectural Walking Tour of Honolulu**

On every second and fourth Saturday of the month, AIA Honolulu hosts walking tours of Honolulu's architectural landmarks. Tour groups must be 4-12 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 by May 11 (for May 12); March 25 (for March 26). For more info: call 628-7243 or go to aiahonolulu.org. Fee: \$15 per person.

MAY 17**AIA General Membership Meeting**

"What Makes Good Design Part 1: FAIA" is the topic at this month's AIA Honolulu General Membership Meeting.

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

MAY 17**NAWIC General Membership Meeting**

The National Association of Women in Construction hosts its monthly dinner and membership meeting. Kanoe Pauhau, manager of house operations for Ronald McDonald House, is featured speaker.

5:30 p.m. (networking); 6 p.m. (dinner and meeting). Gytaku-Pearl City, 98-1226 Kaahumanu St. For more info, contact Lenie Malapit at EMalapit@sshinc.com. Dinner fee \$35.

MAY 21-24**OSHA 5400-Instructor Training OH&S Standards for the Maritime Industry**

BIA-Hawaii and UC-San Diego's OSHA Training Institute present OSHA's 10- and 30-hour Outreach Training Program providing

qualifications for safety trainers in the maritime industry. Academic/industry prerequisites. Various credits available. No online class enrollment.

8 a.m.-4 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. For more info, go to biahawaii.org or osha.ucsd.edu. To register, call UCSD's OSHA Training Institute at (800) 358-9206. Fee: \$795. No refunds after May 7.

MAY 23; JUNE 6

Leadership (PMDP Module 5)

GCA of Hawaii and the Associated General Contractors of America present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly-hired and team-based project managers. "Leadership" shows how to lead as well as manage, motivational and negotiation techniques, teambuilding and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. Register by May 11 at gca@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495.

MAY 24

BIA-Hawaii Networking Night: Admor HVAC

Network with your peers, enjoy light refreshments and see the latest products and services at one of Hawaii's leading HVAC vendors.

5:30-7:30 p.m. Admor HVAC Products Inc., 815 Waiakamilo Road. To register and for more info, go to biahawaii.org.

MAY 25

Advanced Blueprint Reading - Civil

GCA of Hawaii's class is designed for those who understand basic blueprint reading and title blocks, lines and symbols.

8 a.m.-Noon. GCA Conference Room, 1065 Ahua St. Limited seating. Register at gcahawaii.org by May 18. Fee: GCA members \$250; nonmembers \$400.



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MAY 31**ARE Review: Project Planning and Design**

This AIA Honolulu ARE exam prep session reviews the fourth division of ARE 5.0 to assist those on the path to licensure. Various credits available. Snacks and drinks provided.

5-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. Advance online registration and payment required at aiahonolulu.org. For more info, contact Todd Hassler at toddh@pva.com. Fee: ARE Study Club Membership for all 6 sessions is \$80 for AIA members; \$160 for nonmembers.

JUNE 1**2018 Apprentice Graduation Ceremony**

Apprentices graduating from the Associated Builders and Contractors Hawaii Chapter (ABC Hawaii) construction programs will receive their certifications and celebrate their achievements in ABC Hawaii's 2018 Apprentice Graduation Ceremony. No fee for graduating and current apprentices and apprentice instructors.

5:30-9 p.m. Piilani Ballroom, Dole Cannery, 735 Iwilei Road. Registration and payment required by May 24. Call 845-4887 or go to abchawaii.org for information and registration form. Fee: \$60 per person; \$550 to sponsor a graduate's table of 10. Additional sponsorships available.

JUNE 2, 9; JULY 14, 21**Contract Documents (STP Unit 4)**

GCA of Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors. Unit 4 features two noted Honolulu attorneys who explain contracts, liens, bonds and insurance; scope changes and ADR; construction field documentation and more. Certificate available after completing course.

7:30 a.m.-noon (June 2); 7:30 a.m.-12:30 p.m. (June 9); 7:30 a.m.-Noon (July 14); 7:30 a.m.-1 p.m. (July 21). GCA Conference Room, 1065 Ahua St. Limited seating. RSVP by May 23 at info@gcahawaii.org or

**JULY 31
Early Bird Deadline: 2018
Pacific Building Trade Expo**

The 2018 Pacific Building Trade Expo kicks off on Nov. 14. Exhibitors have until July 31 to nab early bird rates at Hawaii's premier exposition for contractors, builders, engineers, architects and other AEC professionals.



Vendors at the 2017 Pacific Building Trade Expo
PHOTO COURTESY AIA HONOLULU

The Expo showcases more than 250 local and national vendors, presents free accredited seminars, provides valuable networking opportunities, and is co-produced by the Honolulu chapters of the American Institute of Architects and the Construction Specifications Institute, along with presenting sponsor HonBlue Inc.

Register at pacificbuildingtradeexpo.com. For more info and exhibit space, contact Barbie at barbie@pacificbuildingtradeexpo.com. Free admission for AEC industry professionals and contractors.

gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395.

JUNE 8-9**3rd Annual Construction Industry of Maui Home Show**

This popular CIM event showcases products and services from leading builders, remodelers, building material suppliers, financial institutions, and home and landscape specialists. Vendor registration deadline is May 25.

4-8 p.m. (June 8); 9 a.m.-4 p.m. (June 9). War Memorial Gymnasium, 700 Halia Nakoa St., Wailuku. Go to mauiconstruction.org or contact Brad Wells at (808) 280-0772 or constructionindustryofmaui@gmail.com for registration and more info.

JUNE 12-14**Construction Quality Management (CQM)**

Offered through BIA-Hawaii. This U.S. Army Corps of Engineers (USACE) three-day class for credentialed CQ managers is limited to four attendees per company per course. Certificate issued after completing course; valid for five years.

1-4 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more info, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$95; nonmembers \$125. \$62.50 through available ETF funding.

JUNE 14

YAF Pau Hana: Bowling With Bosses

YAF Honolulu invites staff and employers to team up and strike some pins at Aiea Bowl. YAF Honolulu welcomes professionals that are nearly licensed, newly licensed and out to 10 years of licensure.

5:30-7 p.m. Aiea Bowl, Aiea Shopping Center, 99-115 Aiea Heights Dr., Aiea. Contact yaf.aia.honolulu@gmail.com for more info.

JUNE 15, 22

Risk Management (PMDP Module 4)

GCA of Hawaii and the Associated General Contractors of America present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly-hired and team-based project managers. "Risk Management" covers insurance, sureties and bonding; warranties and liability periods; risk allocation and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. Register by June 1 at gca@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495.

JULY 16-19

Stormwater Quality & Safety Classes & Workshops

These City & County of Honolulu workshops present the new Water Quality Rules and best practices for keeping your project in compliance and on schedule. Builders are encouraged to provide input prior to the event. Sponsorships available.

8 a.m.-4 p.m. (daily; schedule subject to change). Neal S. Blaisdell Center, 777 Ward Ave. Go to <https://sites.google.com/view/cchworkshop> for more info, to RSVP and provide input.

JANUARY 2019

240 Electrical EJ Compliance Program

Electrical workers who complete ABC Hawaii's 240-hour academic

course that complies with HRS section 448E-5(b) can then be licensed by the Board of Electricians and Plumbers as a journey worker electrician to perform electrical work. To register, applicants must have credible and documented work experience of a minimum of 8,000 hours and a minimum of four years full-time or

its equivalent in the trade under the supervision of a journey worker or supervision electrician.

Classes meet evenings, twice weekly, for one calendar year beginning in January. Contact Ken at 845-4887 for additional information and for an application that is sent out in September and is due on Dec. 1.

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An Untold Tale of Courage

Burnett family bug business rises from Pearl Harbor ashes



I've been writing and reading about the attack on Pearl Harbor for decades, and am always amazed when a new story comes to light for the first time, like unexploded WWII ordnance found in a field. Who would have thought that more than 76 years after that Day of Infamy I'd come across one of those never-before-published stories in talking with the owner of a local pest control company?

The teller is **Randy Burnett** of Burnett's Termite & Pest Control. By way of introduction, among the many services Randy offers is pre-construction ground treatment for termites, and he's worked with some of Hawaii's biggest builders: DR Horton, Nordic PCL, HK Construction, Alakea Construction. He's also been active working on military bases, primarily with Lendlease, including at Schofield Barracks on new home construction.

"We also worked with them up at Tripler when they built a new subdivision called Rainbow Village above the hospital, and did a bunch of houses at Red Hill and also Hickam," Randy says.

"They hire my company before they pour the concrete slab to 'termite' the site. Other than the excavators, we're first ones on the site. Architects and engineers usually request that treatment."

Not all do.

"A lot of people are trying to save

costs," he says. "But if they have termites, we'll have to drill through the concrete slab down to the dirt and put in chemicals, and that can be expensive."

The company was founded by his father **Joseph** directly because of his pre-war employment at Pearl Harbor.

"He was a technician in the laboratory at Pearl Harbor," Randy says. "The military used to have control over the use of pesticides in Hawaii. They had a restriction on the usage of chemicals on the island. If you had any kind of termite or 'cock-a-roach' issue, the government would go out and look at it—my dad, actually. He would go under the flagship of Pearl Harbor, back in the 1930s. He did

that a few years, then the war came.

... Later on, they decided to have private entities take over the use of pesticides. My dad started his business in 1942.

"In those days, my dad used to moonlight on Sundays with Union Oil—on Nimitz there was a refinery right across from the (Dole) cannery. His job was to go in early and fill up all the gas trucks, so on Monday morning when the drivers come, they can just jump in the truck and go distribute gas wherever they had to on the island."

On the fateful Sunday morning of Dec. 7, 1941, more than likely chewing on the cigar that was

"If you had any kind of termite or 'cock-a-roach' issue, the government would go out and look at it—my dad, actually. He would go under the flagship of Pearl Harbor, back in the 1930s."



Randy Burnett with daughter Aysia



Randy Burnett celebrates graduation from the police academy with parents Joseph and Hilda and his son Joey.

perpetually unlit in his mouth, Joseph Burnett was on the job at Union Oil when he noticed something odd.

“As my father told it to me, usually the government doesn’t fly planes on Sundays, but my dad noticed all these planes and he wondered why they’re flying on Sunday. He didn’t think nothing of it, and continued his work. Then the phone rang. It was a guy who said he was a commander at Pearl Harbor, and he told my dad, ‘We need all your trucks filled with gas to come to Pearl Harbor right away.’ My dad, thinking it was his friends playing a practical joke, hung up the phone. Five minutes later, the manager of Union Oil called my dad and said, ‘Joe, did you just hang up on the commander of Pearl Harbor?’ He said, ‘Oh, I thought those guys was fooling around.’ His boss said, ‘Don’t you know there’s a war going on? They’re bombing Pearl Harbor!’ My dad said, ‘I was wondering why all those planes were flying around.’

“He ended up not getting scoldings. The trucks were mostly all filled, now he had to go to the on-call list to find drivers, call them and get them to come get their trucks on a Sunday

and head out to Pearl Harbor. Everything worked out.”

Can you imagine driving a truck full of highly flammable liquid toward Pearl Harbor, where smoke still poured from the wreckage of multiple ships, and not understanding yet everything that was happening, or if another wave of bombers might be coming? Courage came in many forms that day.

Randy’s plan was to not follow his father’s path into bug hunting—Joseph was known as Dr. Bug, for the stethoscope he always wore around his neck.

“He was very serious about the industry,” Randy says. But that said, “my dad always had a joke in his pocket.”

He had a long list of customers, including “some famous people” Randy prefers not to name. Joseph was so highly regarded, he was the guy to whom Iolani Palace officials turned when it needed saving from termites.

Proud as he was of his dad, Randy wanted to be a cop. After graduating from Saint Louis, he went to Chaminade to study law enforcement and play on the university’s first basketball team under legendary coach **Jimmy Wong**. He was recruited during a chance meeting at Kahala Mall with a young athletic director named **Mike Vasconcellos**. (**Merv Lopes** came along in season three.)

In the summer before his senior season, Randy joined the Air National Guard as a police officer. After graduating, he applied to both Maui and Honolulu police departments. Maui called first, and he worked there from 1982 to 1989, until HPD called.

“So one day after I moved back, my dad approached me after my brother **Skip** said he wasn’t interested in running the company,” Randy recalls. “My dad was getting older, but I had a full-time career as a police officer and didn’t really want to get involved in the termite industry.”

He hesitated for another reason: “I was afraid I couldn’t uphold his name.”



RAVENOUS TERMITES—When a termite gets hungry, he dines on wood and if it's koa wood, such as that found in Iolani palace, so much the better. Shown above is some of the damage on the second-floor of the palace where termites have whittled away at the news supporting a banister around the staircase well. Note also the extensive damage at the lower right of picture. Joseph Burnett, hired by the Public works department, attacks the termites with wood. (Advertiser photo.)

Termites Gnaw Way Through Palace Halls

There are termites in the territorial legislature. Or rather, there are termites in the legislature.

Joseph Burnett's work to rid Iolani Palace of termites was featured in an article in *The Honolulu Advertiser*.

But he agreed to “give it a shot” and became certified, even studied entomology at the University of Hawaii, reading endless “bug books,” and took over the business in the early '90s.

“I was doing this as well as being a police officer,” Randy says. “See, the company was self-run. We had people working, so I put in some hours when I wasn’t working my police job, and today we’re still in business.”

He retired from the department in 2012. Police work, Randy says, “was really good to me. I did everything, worked with kids, with criminal elements, worked narcotics, patrol. I had a great career.”

Just as he is having in the bug biz. But while longtime customers say he has upheld his dad’s good name, there’s one thing on which he knows he’ll never match his dad. “One time we went to check out a house, my dad walks in and hits me, ‘Look at my arm’—the hairs were all standing up. ‘There’s termites in this house.’ OK, Dad, sure. But there were! It happened on another job, too. That’s how my dad was.

“No, that never happened to me. I didn’t get that gene.” 🏠

Have a good story about a good person in Hawaii’s building industry? Please mail me at don@tradepublishing.com.



Randy Burnett on the job

March Roars for Contractors

For the third consecutive month, record contracts awarded by government agencies during March hit a 10-year high.

March awards valued at \$143,950,241 rose nearly 400 percent from \$36,005,152 during March 2017.

At the end of the first quarter, agency contracts exceeded the half-billion-dollar threshold, totaling \$532,443,488 and doubling the volume of \$235,676,439 during the corresponding period last year.

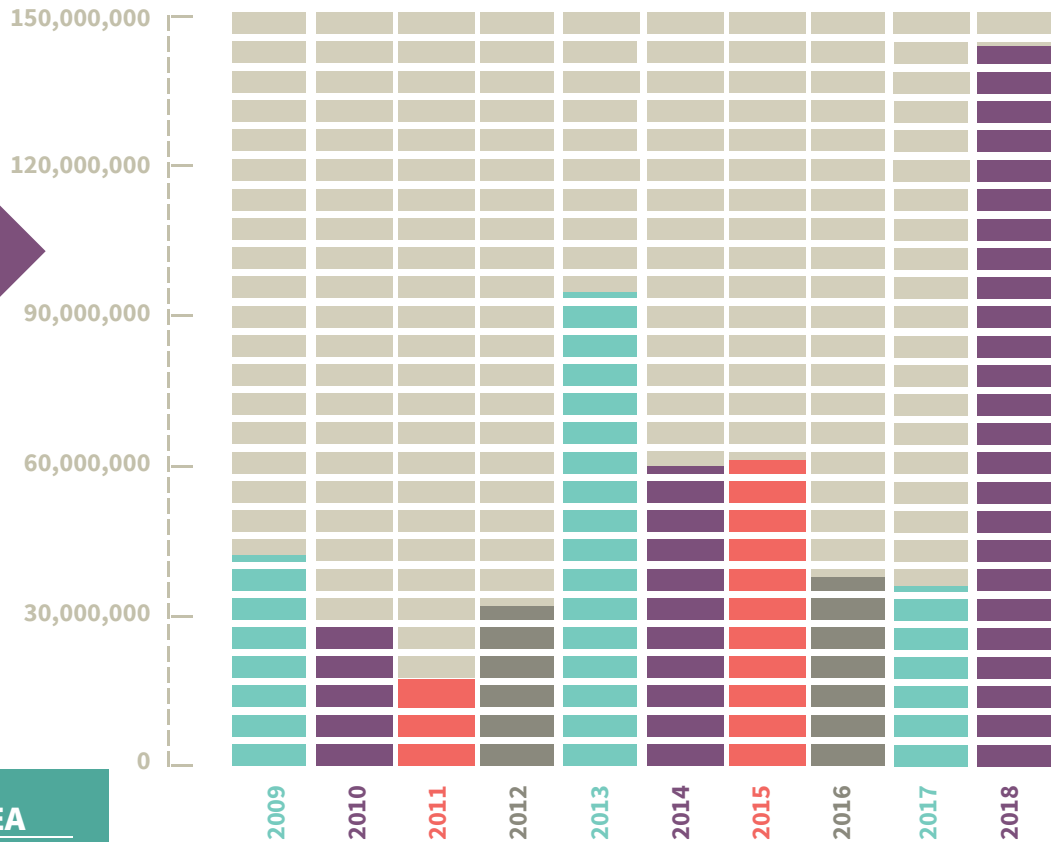
Most of the new March awards involve projects on Oahu valued at \$133,795,553. The Department of Education issued contracts worth \$77,639,028, while the Department of Transportation awards are valued at \$45,486,848.

Nan Inc. won the biggest prize—a

\$59,809,024 project for the new East Kapolei Middle School. The next largest award went to Robert's Tours & Transportation Inc., a \$36,559,243 contract for maintenance and management of the Intra-Airport Passenger Transportation System at Daniel K. Inouye International Airport.

MARCH MADNESS

2009.....	\$42,300,000
2010.....	\$27,334,924
2011.....	\$17,352,191
2012.....	\$32,147,104
2013.....	\$94,858,546
2014.....	\$60,080,593
2015.....	\$62,835,099
2016.....	\$37,889,047
2017.....	\$36,005,152
2018.....	\$143,950,241



AWARDS BY AREA

Oahu	\$133,795,553
Kauai	5,810,547
Maui	2,937,300
Hawaii	1,406,841
Total.....	\$143,950,241

AWARDS BY AGENCY

DOE.....	\$77,639,028
DOT	45,486,848
UH.....	13,902,602
DAGS.....	3,481,760
DLNR.....	2,984,584
DOD	245,544
HCDCH	209,875
Total.....	\$143,950,241

MARCH'S TOP 10 CONTRACTORS

1. Nan Inc. (2) \$63,769,100
2. Robert's Tours & Transportation Inc. (1) 36,559,243
3. Close Construction Inc. (1) 6,466,436
4. Ralph S. Inouye Co. Ltd. (2) 5,226,645
5. Road Builders Corp. (1) 4,850,130
6. Certified Construction Inc. (5) 3,255,182
7. Economy Plumbing & Air Conditioning (1) 2,843,949
8. GP Roadway Solutions Inc. (1) 2,232,300
9. Summit Construction Inc. (1) 2,214,888
10. Contech Engineering Inc. (1) 2,159,951

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

Oahu

Nan Inc.	\$59,809,024
East Kapolei Middle School, New Middle School	
Robert's Tours & Transportation Inc.	36,559,243
Operation, Maintenance and Management of the Intra-Airport Passenger Transportation System at Daniel K. Inouye International Airport	
Close Construction Inc.	6,466,436
Waianae High School, Connection of Buildings SP and T	
Road Builders Corp.	4,850,130
Pavement Repair at Various Locations	
Nan Inc.	3,960,076
6929 Naio Interior Renovation and Building Reroof, Kapiolani Community College, University of Hawaii	
Economy Plumbing & Air Conditioning	2,843,949
Kapolei High School, Building L, Replace AC Equipment	
Ralph S. Inouye Co. Ltd.	2,771,645
Galbraith Reservoirs, Wahiawa	
Ralph S. Inouye Co. Ltd.	2,455,000
6928 Ohia Renovate Cafeteria and 6930 & 6928 Ohia Replace Kitchen Flooring, Kapiolani CC, UH	
Summit Construction Inc.	2,214,888
Hale Kanahoahoa, Replace AC System and Reroof	
Contech Engineering Inc.	2,159,951
Sinclair Library Ground Floor Renovation, Phase 2, UH-Manoa	
BCP Construction of Hawaii Inc.	1,862,393
Iroquois Point Elementary School, Miscellaneous Repair & Maintenance FY16	
HBM Acquisitions LLC	1,309,000
Kapolei Middle School, Building D, Replace AC Equipment	

Certified Construction Inc.	1,105,582
5988 Imiloa Reroof Building, Windward Community College, UH	
Isemoto Contracting Co. Ltd.	776,613
College Hall, AC Improvements	
All Maintenance & Repair	687,000
Aiea Intermediate School, Miscellaneous R&M FY14	
StarCom Builders Inc.	601,000
Windward Community College, 5990 Hale Akoakoa, Repair Gutter, Downspouts, Fascia Phase 2, UH	
MJ Construction Co.	520,000
Wheeler Middle School, Miscellaneous R&M FY16	
T. Iida Contracting Ltd.	505,588
Kanoelani Elementary School, Portable Classroom	
CC Engineering & Construction Inc.	496,000
August Ahrens Elementary School, Miscellaneous R&M FY16	
Certified Construction Inc.	481,000
Waipahu High School, Miscellaneous R&M FY17	
Certified Construction Inc.	260,000
Waipahu Elementary School, Miscellaneous R&M FY17	
Ted's Wiring Service Ltd.	258,608
Office of Curriculum Instruction and Student Support, Replace Fire Alarm System	
Island Wide AC Service LLC	245,544
Replace Chiller at Building 1784 Kalaeloa	
Henry's Equipment Rental & Sales Inc.	209,875
620 Coral St. Demolition	
Tory's Roofing & Waterproofing Inc.	154,900
Sunset Beach Elementary School, Miscellaneous R&M FY16	
Certified Construction Inc.	141,728
Nutridge, New Roofing, Tantalus	
Prometheus Construction	90,380
Embankment Stabilization, Honolulu Community College, UH	

Maui

GP Roadway Solutions Inc.	2,232,300
Guardrail Repairs and Maintenance at Various Locations	
F&H Construction	705,000
2226 Nursing Renovate Interior, Maui College, UH	

Hawaii

Isemoto Contracting Co. Ltd.	605,030
Waiakea High School, Miscellaneous R&M FY14	
Stan's Contracting Inc.	517,300
Hilo Union Elementary School, Miscellaneous R&M FY13	
Site Engineering Inc.	213,300
Kalaniahoale Elementary and Intermediate School, Building D, Repair Damaged Support/Walls, South Hilo	
Hoomaka Contracting LLC	71,211
Wailoa Small Boat Harbor, Fender Removal, Hilo	

Kauai

Shioi Construction Inc.	2,049,000
Cultural Culinary Instructional Facility, Kauai Community College, UH	
Grace Pacific LLC	1,753,380
Kuhio Highway Resurfacing, Koolau Road (South) to Papaa Road, Kawaihau	
Certified Construction Inc.	1,266,872
Lihue Public Library Reroof	
Shioi Construction Inc. dba Creative Partition Systems	649,500
Waimea High School, Miscellaneous R&M FY17	
Maui Kupuno Builders LLC dba Manu Builders LLC	91,795
Pavement Repair at Various Locations	

LOW BIDS

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

Oahu

Kiewit Infrastructure West Co.	\$41,850,192
Dowsett Highlands Relief Sewer, Pali Highway	
Hako Plumbing Inc.	24,315,400
HNL Restroom Improvements, OST Phase 1 at Daniel K. Inouye International Airport	
MEI Corp	8,802,449
Palolo Sewer Relief, 9th Avenue and 10th Avenue	
Contech Engineering Inc.	2,159,951
Sinclair Library Ground Floor Renovation, Phase 2, UH-Manoa	
HBM Acquisitions LLC	733,880
Various Schools, Windward District Package 01, Gems AC Efficientc Replacement	
Pacific Isles Equipment Rentals	700,000
Metcalf Street Retaining Wall, UH-Manoa	
BCP Construction of Hawaii Inc.	476,656
Various Schools Statewide, Gems AC Efficiency Replacement, Roosevelt Complex Package 02	
DYC Electrical Services	358,000
Kaimuki High School, Auditorium Lighting Retrofit	

EBJ Construction Inc.	186,500
Honolulu District Baseyard, Construct Covered Storage	
Prometheus Construction	96,480
Embankment Stabilization, Honolulu Community College, UH	
Commercial Roofing & Waterproofing HI Inc.	28,650
Jarrett Middle School, Bldgs. A, B, C, Replace Gutters and Downspouts	
Pacific Isles Equipment Rentals Inc.	28,300
Kahuku High School Campus, Replace Perimeter Chain Link Fence	
Pacific Equipment Rental Inc.	20,200
Kaaawa Elementary School Campus, Replace Perimeter Chain Link Fence	
CMT Hawaii	16,000
Haula Elementary School Campus, Replace Perimeter Chain Link Fence and Gate	
CDF Engineering	14,500
Pearl Ridge Elementary School, Bldg. G, Storage Repairs	
Peterson Bros. Construction Inc.	13,691
Pearl Ridge Elementary School, Bldg. G, Drainage Improvements	

Standard Plumbing	10,775
Kalakaua Middle School, Bldg. F, Install Floor Sinks	

Maui

Oahu Plumbing & Sheetmetal Ltd.	845,605
Kaunakakai Civic Center, State Office Building, Phase 2, Replace Condensing and Air Handling Units, Molokai	

Hawaii

Stan's Contracting Inc.	487,300
Hawaii Community Correctional Center, Office Spaces and Bathroom Repairs and Improvements, Hilo	

Kauai

Island Construction & Demolition	1,339,819
Drain, Roadway and Pedestrian Walkway Improvements, Pier 1 and 2, Nawiliwili Harbor	
Tom's Backhoe & Excavation Inc.	194,600
Pavement Crack Seal at Various Locations	

Throttle Up!

From new hangars and housing to RIMPAC next month, Hawaii's partnerships with the military continue to pay off

BY BRETT ALEXANDER-ESTES

In May, a new \$46 million F-22 Fighter facility at Joint Base Pearl Harbor-Hickam is slated for award. On June 27, F-22s will again figure in another economic boon to the Islands when the world's largest maritime exercise drops anchor in Hawaii.

The 2018 Rim of the Pacific (RIMPAC) exercise "fosters cooperative relationships, which helps decrease tension and enhances regional stability," says Vice Admiral John D. Alexander, commander of the U.S. 3rd Fleet. RIMPAC, Alexander says, "helps us collectively respond to any emergent crises, such as searching for a missing airliner or providing humanitarian aid during natural disasters that occur frequently in this region."

Hawaii's historic partnership with the U.S. Armed Forces will likewise be enhanced by a surge of RIMPAC visitors.

"Millions of dollars are spent on hotel

rooms, ground transportation, food, fuel and a host of supplies to accommodate the approximately 25,000 personnel, dozens of surface ships, hundreds of aircraft and five submarines from 26 invited nations," says David Carey, chairman of the Chamber of Commerce Hawaii's Military Affairs Council. "RIMPAC is a major contributor to our local economy."

In this fiscal year, Hawaii also stands to benefit from the current federal budget that effectively ends sequestration and increases DOD spending by about \$165 billion.

Inbound Projects

"There are a number of military construction (MILCON) projects slated for the upcoming fiscal years that will have significant impact on Hawaii and to American interests in the Indo-Asia-Pacific region," says U.S. Sen. Mazie Hirono, a ranking member of the Senate Armed Service's



Vice Admiral John D. Alexander



David Carey



An F-22 Raptor from the Hawaiian Raptors banks after midair refueling during Rim of the Pacific 2016.
PHOTO COURTESY U.S. AIR FORCE/TECH. SGT. AARON OELRICH



Wheeler Army Airfield's \$69.7 million Combat Aviation Brigade Phase 2 project, completed by Nan Inc. PHOTO COURTESY DINO W. BUCHANAN, USCAE-HONOLULU DISTRICT



New MCBH MV-22 barracks under construction PHOTO COURTESY MARINES OFFICIAL WEBSITE

Seapower Subcommittee.

“The recently-passed omnibus appropriations bill approved \$258 million worth of military construction in Hawaii—including funding for a command and control facility at Fort Shafter, an Air Force training center at Joint Base Pearl Harbor-Hickam and landing pads for



Sen. Mazie Hirono

MV-22 Ospreys at Kaneohe Bay.”

Hirono, who states she is “focused on securing authorization for hundreds of millions more dollars for MILCON in 2019,” says Hawaii and the Pearl Harbor Naval Shipyard are also “likely to benefit from the Navy’s public shipyard optimization plan calling for a \$21 billion investment to modernize the country’s four public shipyards over the next 20 years.”

Jay Manzano, 2018 president of the General Contractors Association of Hawaii and president of Unlimited

Construction Services Inc., says benefits from Hawaii’s MILCON projects go far.

“A vast majority of military construction contracts are awarded to small business firms,” Manzano says.

Carey says Military Affairs Council stats confirm that in 2016, “more than 1,000 small businesses entered into nearly 2,000 contracts worth more than \$1 billion overall.”



Jay Manzano

U.S. Army Garrison-Hawaii

The U.S. Army Corps of Engineers’ new MCAF F-22 Fighter Alert Facility project at JBPHH will include a shelter, parking apron and taxiway for 13 F-22 aircraft. Meanwhile, USACE is overseeing the construction of the U.S. Army Pacific Mission Command Facility at Fort Shafter.

Watts Constructors LLC is in the final stages of the facility’s \$64 million Phase 2. In January, Hensel Phelps Inc. broke ground on Phase 3, valued at \$284 million.

The three-year project “will consolidate USARPAC’s command and control and supporting operations

from multiple World War II-era buildings and temporary trailers into one state-of-the-art, 21st-century, multi-building command center campus,” says Rob Myer, project manager.



Rob Myer

Hensel Phelps is building the facility’s largest and final piece.

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Hotel Pier at JBPHH is the first of several piers that will be dredged to its original design depth. PHOTO COURTESY SHANNON HANEY/NAVFAC HAWAII PUBLIC AFFAIRS

This includes three buildings of approximately 250,000 square feet, a courtyard, a motor court, an electrical substation and landscaping. Phase 3, says Myers, is “creating opportunities for local businesses, both

large and small, as well as individual trade persons within the construction industry.”

Nearby on Fort Shafter, LendLease Hawaii-Island Palm Communities LLC will soon begin sweeping residential

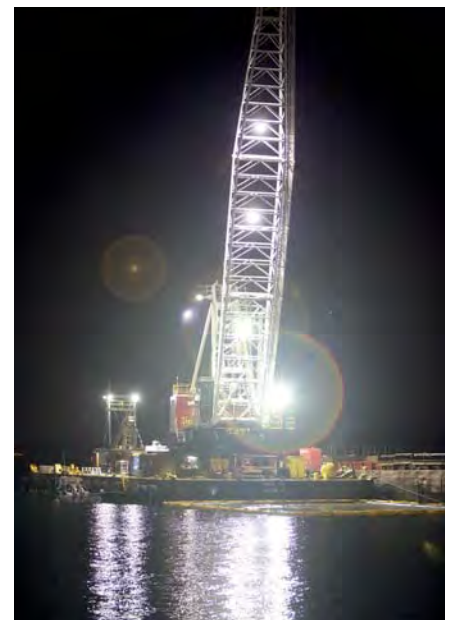
upgrades. Gov. David Ige credits LendLease and other military builders for expanding Island housing.

“The investments made by the military in housing and support facilities really help take the pressure off of public facilities in general,” he says.

Jerry Schmitz, senior vice president and general manager at Lendlease



Gov. David Ige



Overnight dredging along JBPHH's piers minimizes impact on normal base and pier operations. PHOTO COURTESY U.S. NAVY/NAVFAC HAWAII PUBLIC AFFAIRS

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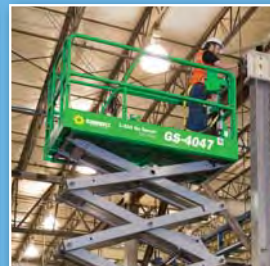
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DOD Communities, says “this summer, we’ll work with the building trades to launch a major renovation project” on three Hawaii bases.

At Fort Shafter’s Palm Circle, LendLease will renovate 15 National Historic Landmark homes constructed in the early 20th century. An additional 44 single-family homes also will be renovated.

Schofield’s tree-lined neighborhoods are also getting a



The USACE recently completed renovations to Palm Circle’s historic Bldg. 112 at Fort Shafter.

PHOTO COURTESY DINO W. BUCHANAN, USCAE-HONOLULU DISTRICT

makeover with LendLease’s renovation of 96 “Woodies”—historic homes built between 1916 and 1920. LendLease will install new kitchens and bathrooms, split HVAC systems, new carports and roofs. Also in the works: demolition of 488 Schofield homes and the construction of a new 40,000-square-foot general management/leasing office and a new community center.



Jerry Schmitz

North of Schofield, LendLease will also begin converting 250 apartment units into 125 town homes at Helemano Military Reservation this summer.

After the jobsites close, LendLease will still be there. “Our military partnerships provide stable employment for 500-plus people who manage our property operations on Oahu, and opportunities extend well beyond our team,” says Schmitz. “More than \$30 million in service contracts

Sign Up!

Pearl Harbor Naval Shipyard

“Since January of 2018, the Navy has made over 150 job offers for various positions on-the-spot at local job fairs,” says James Neuman, U.S. Navy spokesman.



The U.S. Navy made over 150 job offers on-the-spot for various positions at local job fairs in 2018.

PHOTO COURTESY U.S. NAVY

Currently, PHNS job needs vary, “but there are often openings for public safety positions like firefighters, security guards, security assistants and dispatchers as well as social workers and work and family life specialists. Periodically, financial management analysts, IT specialists and typically non-appropriated fund (NAF) positions in child care and lodging facilities, and food and beverage (become available).

“We expect the demand for jobs to continue.”

Apply online for federal jobs at www.usajobs.gov/ or go to www.facebook.com/NavyRegionHawaii/ for Navy Region job fair announcements.

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are awarded annually to businesses supporting our property operations.”

At Schofield Barracks, Hensel Phelps is slated to break ground later this year on the approximately \$75 million Behavioral Health/Dental Clinic, slated for LEED Silver and scheduled for a May 2020 wrap.

Construction of the three-story, 76,000-square-foot facility includes utilities, site improvements and a new electrical substation with a switchgear building. Swinerton Builders is expected to complete the clinic’s \$26.9 million, five-story parking structure in July.

“This summer, we’ll work with the building trades to launch a major renovation project.”
—Jerry Schmitz

The USACE has also contracted for the renovation of various other historic buildings at Schofield Barracks and Fort Shafter, including the setting for “From Here to Eternity,” an iconic WWII film.

NAVFAC

At Marine Corps Base Hawaii, Hawaiian Dredging Construction Co. Inc. is contracted for the \$60.7 million Regimental Consolidated Communications/Electronic Facility.

Marine Corps Base Hawaii is also preparing for the arrival of MV-22 Osprey squadrons with three major projects:

- A new \$57 million barracks that will house more than 300 personnel and is slated to open next year.
- P907 MV-22 Parking Apron and Infrastructure, a \$77 million Hensel Phelps project encompassing a 71,074-square-foot aircraft apron and adjacent maintenance hangar. The project is aiming for LEED Silver and is expected to wrap in June.
- LHD Pad Conversion, MV-22 Landing Pads, valued at more than \$25 million and slated to be awarded between July and September.

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Elsewhere on base, Caddell-Nan JV is building a new medical/dental facility slated to open in 2019. Contract Watts Inc. is likewise busy with the \$44 million renovation of historic Hangar 101, set for an April 2019 wrap. Watts is restoring the hangar's vintage features and installing a low-rise bay with administrative and shop

spaces. Watts-Healy Tibbitts A JV is currently dredging the harbor bottom alongside various piers at Joint Base Pearl Harbor-Hickam. The approximately \$6 million project is deepening the harbor for the safe passage of ships and submarines and increased harbor traffic during RIMPAC 2018.

On Guam, Watts Constructors LLC is busy as prime contractor and JV partner on four major projects, including NAVFAC Pacific Waterfront Headquarters Building at Apra Harbor, launched in January and valued at approximately \$18 million. Up for award later this year: two major NAVFAC projects at Kauai's

NAVFAC Hawaii Projects

\$1M to more than \$25M • FY18: 1st - 4th Quarter • FY19: 1st Quarter

Project Title	Location	Estimated Award Date	Estimated Contract Amount
6 Projects - FY18, 1st Quarter			
Paint and Reroof Building 667, Subase Gymnasium, JBPHH, Oahu, Hawaii	JBPHH (all)	1st QTR (Oct - Dec 2017) (all)	\$1M - \$5M
Repair HVAC System and Fire Sprinklers, 1854H			\$1M - \$5M
Repair Utility Tunnel at Bravo 13 & 14			\$1M - \$5M
Replace Cleats Drydocks No. 1-4.			\$1M - \$5M
Install Energy Efficient AC System in Building 86, Ford Island, Oahu, Hawaii			\$1M - \$5M
Energy - JBPHH Smart Grid DDC and Retro-Commissioning			\$10M - \$25M
15 Projects FY18, 2nd Quarter			
Paint the Exterior of Lockwood Hall, Building 662, SUBASE, JBPHH, Hawaii	JBPHH	2nd QTR (Jan - Mar 2018) (all)	\$1M - \$5M (all)
Puuloa Rifle Alpha & Bravo Range Ricochet Wall Repair, Marine Corps Base Hawaii, Puuloa, Oahu, Hawaii	MCBH		
Repair Battery Shop Roof	JBPHH		
Replace Sewage Pump Station (SPS) MP-018, McGrew Point, Pearl Harbor, JBPHH, Oahu, HI	JBPHH		
Energy - Replace HVAC at Building 1496, 1497 and 1498	JBPHH		
Demo Exchange Section, B4 Camp Smith	MCBH		
Airfield Perimeter Fenceline	JBPHH		
Replace Elevators 50 & 51 at B1 Camp Smith	MCBH		
PACOM Building 701 (Utilities Bldg) Refurbish 3 Chillers	JBPHH		
Energy - Replace Chiller Unit at West Loch Building 440	JBPHH		
Energy - Facility Improvements Building 2131H, 2133H, 2140H, 2141H	JBPHH		
Reseal Exterior, Bldg. 214A	JBPHH		
Energy - Replace HVAC at Lualualei Buildings 1A, 2B and 27	JBPHH		
Repair Nohili Culvert	PMRF		
Group 24 W 2 Thru 5 Magazines West Loch Roof Repair	JBPHH		
11 Projects FY18, 3rd Quarter			
Energy - Replace Air-Cooled Chiller at Building 888	JBPHH	3rd QTR (Apr - Jun 2018) (all)	\$1M - \$5M
Energy - Replace Chiller and Lighting at Building 1514	JBPHH		\$1M - \$5M
Energy - Data Center Consolidation at Building 167 5th Floor	JBPHH		\$1M - \$5M
Repair UH Building 1493	JBPHH		\$1M - \$5M
Kamokala Road Structural Repairs and AC Overlay	PMRF		\$1M - \$5M

BLDG 551 Fuel Lab Renovation, PMRF	PMRF		\$1M - \$5M
Repair UH Building 2, Wahiawa Annex, JBPHH	JBPHH		\$5M - \$10M
Dry Dock 2 Repair Floor And Various Tunnels	JBPHH		\$5M - \$10M
Repair Building, B404B	JBPHH		\$5M - \$10M
Repair Building, B406B	JBPHH		\$5M - \$10M
Dry Dock 1 Caisson Overhaul	JBPHH		\$10M - \$25M
10 Projects FY18, 4th Quarter			
Energy - MARPEA 278 Lighting and HVAC	JBPHH	4th QTR (Jul - Sep 2018) (all)	\$1M - \$5M
P-917 Utility Monitoring and Control System (ECIP)	MCBH		\$1M - \$5M
Remove Abandoned Electrical Red Hill	JBPHH		\$1M - \$5M
Replace Pumps in Underground Pumphouse	JBPHH		\$10M - \$25M
Repair HQ PACAF B1102, Phase 7	JBPHH		\$10M - \$25M
Structural Shop Consolidation, B155	JBPHH		\$10M - \$25M
Repair 1461 Bulkhead/Quaywall w/relieving platform	JBPHH		\$10M - \$25M
LHD PAD Conversions MV-22 Landing Pads	MCBH		Over \$25M
Upgrade Power Plant & Electrical Dist Sys	PMRF		Over \$25M
PMRF Power Grid Consolidation	PMRF		Over \$25M
1 Project FY19, 1st Quarter			
UEM Interconnect STA C To Hickam	JBPHH	1st QTR (Oct - Dec 2018)	\$5M - \$10M
** DISCLAIMER**			
Naval Facilities Engineering Command (NAVFAC) is pleased to announce the forecast of expected contract opportunities for October 2017 to December 2018. This forecast strives to make the best contractual solutions available to meet the full range of the Capital Improvement Business Line and clients needs. This document is for planning and informational purposes only and may not be all-inclusive.			

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Pacific Missile Range Facility, both conservatively estimated at more than \$25 million.

Funding the Future

According to a recent report in the *Honolulu Star-Advertiser*, in 2015 Hawaii ranked third nationwide in annual per-capita defense spending at \$5,865 per person.

“The shipyard anticipates ... 800 to 1,000 more employees over the next four years.”
—David Carey

“From an economic standpoint, with approximately \$2 billion spent on defense contracts in the Islands each year, as well as personnel and day-to-day operational expenses, the defense industry continues to be



A USACE area engineer reports on renovations to Schofield Barracks' historic Quad D, Building 449, featured in the 1953 film, "From Here to Eternity." PHOTO COURTESY DINO W. BUCHANAN, USCAE-HONOLULU DISTRICT

Hawaii's second largest economic driver at approximately \$7.8 billion annually," says the Chamber of Commerce's Carey. "As we look to the future, there are priority initiatives that would bring increased investment

to Hawaii.”

The U.S. Missile Defense Agency, in consultation with the U.S. Pacific Command, “is moving forward to place a homeland radar in Hawaii as a further measure of protection against

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At Fort Shafter's Palm Circle, 15 National Historic Landmark homes will be renovated by LendLease.

PHOTO COURTESY MARK I. BROWN, LENDLEASE

those who would like to do us harm,” Carey says. “More than \$120 million was included in the recently enacted 2018 Omnibus funding measure to begin the study, planning and review process.”

Carey also cites the Virginia-class submarines that will soon homeport at Pearl Harbor Naval Shipyard and expand the workload of Hawaii’s largest industrial employer. “The

“MILCON is a critical signal that Hawaii remains important to a national security strategy.”
—Sherry Menor-McNamara

shipyard anticipates significant construction upgrades, as well as 800 to 1,000 more employees over the next four years,” he says.

MILCON may also be a shield against emerging threats in the Pacific Rim.

“While many will point to military construction being important for a strong building industry and job creation for the construction trades, MILCON is a critical signal



Sherry Menor-McNamara

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that Hawaii remains important to a national security strategy in the Indo-Asia-Pacific Region,” says Sherry Menor-McNamara, president and CEO of Chamber of Commerce Hawaii.

“Continued MILCON investment in the state means that Hawaii remains relevant and important to the operational mission of the U.S. military,” she says. “MILCON is a message to our community that the military

values the partnership we have with them in the state, and a message to regional partners that they are committed to the region’s security.” 🏠

U.S. Army Corps of Engineers

Honolulu District • 2018 Projects (> \$1 M)

Project	Location	Estimated Cost	Advertise Date
2018 Military Construction (MILCON) Projects			
MCAF F-22 Fighter Alert Hangar	JBPHH	\$30-50 M	Advertised
MMCA Modify Company Operations Facility, Bldg. 1405	Schofield Barracks	\$1-5 M	June 2018
ECIP Install 325KW PV & Storage	American Samoa	\$1-5 M	Aug. 2018
MCD AT/FP Improvements	Kunia	\$1-5 M	Aug. 2018
MCA Operational Readiness Training Complex (Blocks A & B)	Pohakuloa Training Area	\$10-30 M	Nov. 2018
AFH Replace Family Housing 26 Units	Kwajalein	\$20-40 M	TBD
2018 O&M (Repair) Construction Projects Various Military Customers, State of Hawaii			
Repair Electrical, Telecom & Drainage Systems	Pohakuloa Training Area	\$10-30 M	May 2018
Renovate Bldg. 2091	Schofield Barracks	\$10-20 M	June 2018
Renovate Bldg. 128	Fort Shafter	\$10-20 M	June 2018
Replace Water System SCADA	Various	\$5-10 M	June 2018
Repair Access Road	Mt. Kaala AFS	\$5-10 M	Aug. 2018
Improve Lyman Road Drainage	Schofield Barracks	\$1-5 M	June 2018
Chlorination System & External Stairs at Water Tank	Schofield Barracks	\$1-5 M	June 2018
Repair Intersection Kalia Road	Fort DeRussy	\$1-5 M	June 2018
Repair Airfield Electrical Vault, Bldg. 131	Wheeler AAF	\$1-5 M	May 2018
<i>(This is based on best information available at this time. Projects will not proceed until authorized and appropriated. Acquisition strategies for all projects is not yet determined. Some projects may be set aside for Small Business or maybe utilize existing Multiple Award Task Order Contracts.)</i>			
Richardson Theater Catwalk System, Bldg. 500	Fort Shafter	\$1-5 M	May 2018
Repair High Mast Lighting, Hale Koa Hotel	Fort DeRussy	\$1-5 M	TBD
2018 O&M (Repair) Construction Projects US Army Garrison - Kwajalein Atoll, Republic of Marshall Islands			
Repair Fire Protection Systems, Various Buildings	Kwajalein (all)	\$5-10 M	TBD (all)
Repair ASTs and POL Pipelines		\$5-10 M	
Repair Bldg 502 Mess Hall		\$20-40 M	
Repair Power Plant, Generator No. 2		\$1-5 M	
Modernize SCADA Controls, Power Plant		\$1-5 M	
2018 Civil Works / International & Inter-Agency Support Projects			
Nawiliwili Harbor Maintenance Dredging	Kauai	\$1-5 M	TBD
Honolulu Harbor Maintenance Dredging	Oahu	\$10-20 M	Sept. 2018
Hawaii Water Management	Oahu	\$5-10 M	Oct. 2018
<i>(This is based on best information available at this time. Projects will not proceed until authorized and appropriated. Acquisition strategies for all projects is not yet determined. Some projects may be set aside for Small Business or maybe utilize existing Multiple Award Task Order Contracts.)</i>			
2018 Environmental / Formerly Used Defense Sites (FUDS)			
Waikoloa Maneuvering Area M	Hawaii	\$5-10 M	June 2018
Waikoloa Maneuvering Area D	Hawaii	\$3-6 M	June 2018

H-2B Visas Approved for 654 Workers on Guam

Ruling paves way for \$200M defense project at AAFB

BY MAR-VIC CAGURANGAN

The U.S. Citizenship and Immigration Service has approved PHC Corp.'s H-2B visa petitions for a total of 654 workers, paving the way for a \$200 million construction project at Andersen Air Force Base (AAFB).

PHC Corp., a subcontractor for Core Tech International's construction of two hangars at AAFB, became the first local employer to receive USCIS approval of H-2B visa petitions since 2016 after the federal government froze the issuance of alien workers' visas for Guam.

The approvals came in batches. The first 162 positions—approved in the last week of March—include carpenters, construction equipment mechanics, electricians, plumbers and welders. The second batch, approved a week later, includes 171 positions for cement masons, heavy equipment operators and ironworkers. In late April another 321 visa petitions were approved.

The USCIS greenlighted PHC's petitions based on a provision in the 2018 National Defense Authorization Act (NDAA), which opens up to 4,000 slots for H-2B foreign workers each year for projects related to the military buildup on Guam. The H-2B program allows U.S. employers to bring foreign nationals to fill temporary nonagricultural jobs.

"If these approvals continue, then we have a good indication that the legislative relief granted for H-2B applications through the 2018 NDAA is working and will start the engine moving for much-needed construction work which helps drive our economy," Greg Massey, administrator for the Guam Department of Labor's Alien Labor Processing Certificate Division, said in a statement.



A \$200 million project to build two hangars is planned at Andersen Air Force Base.

Rear Adm. Soshana Chatfield, commander of Joint Region Marianas (JRM), says the \$8 billion military buildup on Guam, which has encountered multiple delays, is on track to begin by 2024. Japan has turned over its \$2.8 billion share of the relocation cost, according to Kazuhiro Watanabe, vice chairman of the Japan Society of Defense Facility Engineers during the Guam Industry Forum in March.

The 2018 NDAA appropriates \$354 million for military construction on Guam for this year. JRM expects \$375 million worth of projects to be approved next year. 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.

While he welcomes the approval of PHC petitions, Gov. Eddie Calvo said he is "anxiously awaiting the response to the applications for projects outside the fence."

The NDAA authorization for skilled workers visa does not apply to civilian projects.

The current labor pool on Guam, Calvo says, is not sufficient to perform an estimated \$5.5 billion worth of civilian

construction work in the next five years.

Guam previously was exempted from the annual 66,000 H-2B visa quota nationwide in consideration of the military buildup due to the island's scarce labor pool. Historically, local contractors hired skilled workers from the Philippines and China.

Since the visa clampdown, local labor officials say there are currently less than 100 H-2B workers left on Guam—down from more than 1,400 two years ago. Some developers have halted their projects after sending home hundreds of foreign workers whose visas were not renewed and having failed to secure visas for new workers.

"We do have other petitions sent to USCIS that are for school, infrastructure projects and we hope those petitions pass muster," Calvo says.

For example, Ace Builders is awaiting federal response to its request to bring 500 skilled laborers to build iLearn Charter School, the Guam Waterworks Authority's wastewater upgrade in Umatac-Merizo village and Core Tech's Summer Tower luxury condominium and Summer Town apartments. 🏠

Building Amid the Bullets

Mullins brings to Contrack Watts leadership skills he learned as a Marine in Iraq and Afghanistan

BY DON CHAPMAN

The tattoo Korey Mullins wears on his left bicep says everything you need to know about the difference between civilian and military construction.

“I was a combat engineer in the Marine Corps,” says Mullins, who today is a senior project manager with Contrack Watts in Honolulu. “In the Marine Corps, it’s a little different from Navy engineering and others in that we run the gamut, from demolition to land mine warfare to construction. What you’re focused on just depends which station you’re at.

“I was a platoon commander in the Battle of Fallujah. Lost several men, several men hurt. I wear a tattoo on my arm that is in memory of those fallen brothers.”

He blinks fast, pauses a moment to catch his breath.



But difficult as that tour of duty was for him, he jumped at the opportunity to go back.

“As soon as I got home there was an opening at the U.S. Embassy in Baghdad for what they called the Projects and Contracting Office, where we were rebuilding things,” Mullins says. “A lot of the infrastructure had been damaged, so we were upgrading the infrastructure to allow the people to function, whether it was the oil industry, water, security and justice, whatever it was.

“And I had just come out—four weeks before we were bombing things, we were fighting. And I got an opportunity to go back and help rebuild everything.

“The reason I say it was an opportunity, after two years of being there, it was an opportunity to see the good that came. When I left Iraq, everything was negative to me—I had lost men. It was a very emotional time. But being



PHOTO BY NATHALIE WALKER

able to go back, I could see we could rebuild things.

“I had a project to put power back into Fallujah. We had projects to build infrastructure. We built fire training academies, we built police academies, we renovated thousands of schools. The overall program for rebuilding Iraq was immense. We built railroads. I had a project called the First Responder Program, where we set up the 911 for Iraq, connecting all these cities together, so if something happened they could communicate with first responders.

“It was still dangerous, people were still getting killed and hurt, but I was actually getting to see some of the good that came from all of the sacrifices. So for me as a person, all the negativity I had for those years, now I was able to get over some of it. I could see why we had to do some of the things we did. I could see a lot of positives from it.

“Since then a lot has happened in Iraq, but for me, that helped me mentally and emotionally get over it, or at least deal with and understand. ... It was a healing process for me.”

Trying the Private Sector

After 15 years in the Marines, having risen to the rank of captain, and as much as he loved being a Leatherneck, Mullins left to join Amex Foster Wheeler.

“Somebody I worked with recruited me out, a retired captain in the Navy

“When I left Iraq, everything was negative to me—I had lost men.

It was a very emotional time. But being able to go back, I could see we could rebuild things. I had a project to put power back into Fallujah.”

who’d been a Congressional appointee to run the Iraqi reconstruction,” Mullins says. “He recruited me for several years until I finally said OK, I give up. I was with that firm almost nine years, and I’ve only been out 10 years.”

His projects for Amex Foster Wheeler—a company that employs more than 40,000 people in 55 countries—included two stints in Afghanistan.

“I went there when their Afghanistan program was really small, and then ended up building it and running it for several years,” he says.

His final job with AFW was building an Aegis Ashore missile defense site in Poland. It came about in an unexpected way.

“I was in the West Bank looking at new opportunities,” Mullins says, “and a guy who had worked with me was the project manager in Poland, and said ‘hey, I need help, come look at it, see what we need.’ So another friend of mine who was VP of engineering, he was in Tel Aviv with me. I said we’re not going home, we’re going to Poland. So we went to Poland, and after a week or so I said

Taking Pride in Your Work

“That’s what I like about construction, it’s tangible,” Mullins says. “You can drive by and see it and have that sense of accomplishment.

“There’s a sense of accomplishment in a lot of things, but you can’t drive by it, it’s not a physical thing and in your face. My son laughs when we go back to my home town (Nacogdoches, Texas), and in a town of 35,000, 20 percent of the buildings I’ve either built or renovated through my grandfather. So we go by, and he says, ‘I know, Dad, I know, y’all built that office building.

I know, Dad, you renovated that church.’ My fiancé went back with us for the first time a couple of years ago, and I started, and my son said, ‘Oh, no, let me give you the tour—Dad built this, Dad built that.’

“But we all do it, right? We go by the building and take pride in having some part of it. Who can take the most pride? The tile layer contributed just as much as the project manager.

“That’s part of the reason people get into this work.”



Korey Mullins with his mother and brother when he was commissioned as a lieutenant in the Marines.

What Makes a Good PM

“The best thing I’ve ever heard, a saying I heard from a retired Navy captain: ‘There’s nothing as good, or as bad, as it seems at first.’ Right? Think about that,” says Mullins.

“A lot of times there are a lot of people coming at you. So a PM has to think laterally. You have to be able to see what you’re coming up on. There may be a way to go around it. To use a military term, you’re so in a knife fight you can’t see that if you just side-step there’s a clear path. For me, take that in, try to calm the group down, slow the group down so you can make the right decision. And again, things are not always as bad as they seem. Now, a lot of times they’re not as good either, so make sure the team isn’t focused on what a great job we just did, but on what’s coming around the corner.

“So being able to take everything in, slow them down, process everything and then make a very

quick decision is one thing. And then being able to see laterally.

“A lot of times, depending on our experience or the role we have, we build these constraints around ourselves. And they’re kind of imaginary. If you have a problem that’s in that constraint, as a PM you have to get rid of those constraints, say that’s not a constraint, we can make this work. Tell me what the problem is and let me see is that really keeping us from doing what we need to do.

“A lot of times the best thing is turning over the decision-making, being patient enough to have people who are coming up the line making the decision even if you may not always agree, but letting them learn on the way up, so that three months from now, a year from now, he or she has it and you don’t need to be involved.

“But you need to control the motion of the team.”

this is really bad. Luckily, I had a line into the people who could make things happen, and I said this is how we’re going to recover this thing. They said great, sounds like a great idea, we know just the guy to lead it. I said great, where is he, I’ll go spend some time with him. They said you know him well. I said how well? They said really well. I ended up in Poland.

“That was my most challenging project. I was manager of project delivery. It was very complicated. I had 1,200 folks on the ground. When you build a project, and there’s a nuclear launch, and you’re shooting it down out of the air ... and there were crazy timelines, we hadn’t done what we needed to do, so we were behind.

“And it was very high-profile—the first pictures of us raising steel went to Congress. Two Congressional delegations came, one from the Senate, one from the House, while I was there. There was a

three-star general who was in charge of missile defense, and I would meet with him monthly. In the in-between weeks, I would meet with five flag officers. There was a lot of scrutiny.”

Life-changing Decision

The boy from the Nacogdoches, Texas, was—and remains—a long way from his hometown, yet retains what might be called “small-town values,” not to mention the remnants of a gentle East Texas accent. It was also there he learned the construction business from his grandfather.

“I worked for him about two years out of high school. Commercial construction, we were smaller scale; a big project for us would be a couple million dollars,” Mullins says. “Then, like most guys, I hit 20 and needed to make my own mark in the world, so enlisted, abruptly almost. That was 1994.

“It was the one decision I can



Korey Mullins and son, Korey II, a senior at Mililani High School

pinpoint that has shaped my life up to now. Best decision I ever made. It set me up for success in multiple ways, as far as maturity, leadership and all the intangibles you need to be successful. I learned all those at a very young age. I had a strong background from my grandparents and others, but the Marine Corps really set those for life.

“I made it to staff sergeant, E-6, and got selected for a program to become an officer. They sent me back to Texas A&M.”

Mullins graduated with a degree in construction science and was commissioned.

“My first couple years was a lot of improvised construction, bridging and things like that,” he says. “It wasn’t until I got commissioned and was in Iraq and Afghanistan that I got into program management on larger-scale construction projects, for DOD.”

Mullins, who played football in high school, got into rugby in the Marines and played at A&M. Today he does CrossFit. He is the single father of a son, Korey Mullins II, or K2, a senior at Mililani High School. Mullins is engaged to Morgan Aagesen, whom he met in Afghanistan.

“She worked for the same firm I did—works here, in fact, applied information technology,” he says. “We had some programs where we inventoried all the facilities, looking at the construction site and then after they’re constructed, how do you maintain them, especially in a culture where

Construction, Military Similarities

“The military is a great way to be successful no matter what you want to do. It’s a great way to learn leadership and responsibility, and I think those are two of the key things you need to be successful in construction,” Mullins says.

“A lot of times in the military we have a seemingly impossible task, but hey, we’ve got to do this. Well, sometimes in construction you wake up in the morning and say, ‘It’s almost impossible to get this thing done.’ You have a similar struggle. In the military and in construction, the successful project depends on a lot of people. And what you learn in the military is to get a group of people to accept, and own, a single purpose. We’ve got

to accomplish this mission. It’s the same in construction, you can only be successful if your whole group says OK, this is what we have to do, so let’s all do our own little part to get it done.

“I guess a lot of jobs are like that, but a lot of jobs are not. In a lot of professions you can be successful based on your sole efforts. In the military and in construction, you cannot.

“I haven’t done a lick of physical labor on a building in a long time, yet those buildings are there, because all these other people accept their roles and take on the responsibility and work together to accomplish our common goal.”



there is no such thing as maintenance? When you’re living in a culture where day to day you’re worrying about surviving, you don’t spend a lot of time thinking, in 10 years how am I going to maintain this building? That was a challenging part of the work we did, and she was a part of that. She’s an assistant project manager here.”

Always a Marine

Mullins joined Contrack Watts last fall. The Virginia-based company, which absorbed the company formerly headed by Denny Watts of Honolulu, also has offices in Egypt, Bahrain, Abu Dhabi, Kabul, Qatar and Kuwait, as well as Guam and Japan.

His current project is Hanger 101 at Marine Corps Base Hawaii. He took over the \$44 million project in October. “It’s a renovation and upgrade,” Mullins says.

Work is complicated because the hanger is a national historic landmark. Renovations include refurbishment of selected historical features. The low-rise aircraft hangar will provide a hangar bay and administrative and shop spaces for the Marine Light Attack Helicopter squadron. The project includes a bridge crane with hoist in each hangar bay, three passenger/freight elevators and upgrading all systems.

Working on the base has allowed

Mullins to catch up with Col. Richard Alvarez, commander of the MV-22 Osprey squadron (Contrack Watts also built the MV-22 facility).

“It’s funny because he’s a really good friend of mine,” Mullins says. “He took over the command on Friday (April 6). He’s a colonel now. That’s pretty neat because we were in college and enlisted together.”

Mullins has learned another difference between civilian and military construction:

“The main thing in the military is we don’t talk about cost. We don’t think about the millions and millions of dollars we have available. If I’m building a runway in the Marine Corps, I don’t think about things like fuel costs, it was all about scheduling, getting it done. We learned the process of construction, we learned how to control and manage construction. But the cost side was not a factor. But sometimes in the commercial sector, that’s the driving force, profitability, how are we doing on costs? The only reason we can offer the intangible benefits is by being profitable enough to be here. That was something I had to figure out early on.”

Much as he enjoys civilian life—and not dodging bullets on a job site—he does admit: “I only miss the Marine Corps twice a day, when I’m awake and when I’m asleep. Other

than that, I don’t miss it at all.”

As the saying goes, there’s really no such thing as an ex-Marine. 🏠

Benefits of a Diverse Workforce

“I love having very diversified teams,” Mullins says. “Right now I have a young Indian guy, and a guy from Louisiana, then a local superintendent, I have a Californian. I like that diversity of thought. If we all have the same background, we’re probably all going to have the same answer, right? In Afghanistan it was amazing, because of the team I had. I had people from the U.K., I had a 72-year-old lady, a young SoCal lady.

“A challenge would come, and there were times we had time to talk about it, and I’d throw it out there, and just the ideas they’d have. They’d come up with solutions I’d never even thought about.

“You learn to trust in your team.”

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Concrete is Watts Constructors' dominant building material at Honolulu's new Daniel K. Inouye International Airport CONRAC.
PHOTO COURTESY STATE OF HAWAII DOT - AIRPORTS DIVISION



Concrete Advances

Technical improvements combined with planned infrastructure fixes point toward a bright future for Hawaii's concrete industry

BY BRETT ALEXANDER-ESTES

So far, says Kirk Hashimoto, executive director at the Cement & Concrete Products Industry (CCPI), demand for Hawaii's concrete products and services in 2018 is "in a slight lull. There's been very slight growth in the past year, but there hasn't been a huge tapering, either."

Still, there are positive signs for the industry. Paul Kane, president of Aloha



Kirk Hashimoto

Marketing, says demand for concrete will increase with "infrastructure repair and civil projects being key to helping the industry."

Kane notes that demand for concrete in the private sector is not as high as in 2015 when Kakaako projects were going strong.



Paul Kane

HC&D LLC, which supplies concrete for Honolulu's rail project, agrees. Says

Kaipolani Chang, sales supervisor at the company: "As anticipated, the industry appears to be slowing, which is consistent with market forecast reports."

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Kaipolani Chang

Infrastructure repair is already paying off on the Big Island, where Hawaii Precast is “busy. We are working with various construction companies with upgrades at Pohakuloa Training Area,” says Samuel Taguma, the company’s president. “We are also finishing the Queen Kaahumanu Widening Improvement.”

And when it comes to Hawaii’s big-ticket projects, there’s no substitute for the gray heavy stuff. Honolulu’s Daniel K. Inouye International Airport CONRAC, for example, is nearly 2 million square feet—almost all of it concrete.

“Infrastructure repair and civil projects (are) key to helping the industry.”

—Paul Kane

“The new Consolidated Rental Car Facility at the Daniel K. Inouye International Airport is a five-story, 1.8 million-square-foot, cast-in-place concrete structure,” says Daniel Terry, senior superintendent on the



Daniel Terry

Watts Constructor LLC project. The CONRAC, valued at \$300 million, is scheduled to be complete on Dec. 5 2020, and is aiming for LEED Silver.

“Concrete is not only strong and durable, it is also fireproof, climate-proof and disaster-proof, proving a resilient material for weather extremes,” Terry says.

Add “innovative” to the list, says Hashimoto. “Within the last 10 years I’ve seen many advances on many, many different fronts for concrete.”

Precast pavings, Hashimoto says, are a “very innovative way to deal

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with the inability to shut down existing travelways and still rehab them. In Southern California, they apply it very well—probably for five or six years now.

“There are many tools out there now to help make your concrete quality better, whether it be advanced chemicals that you can use in the concrete to prevent corrosion and

help with shrinkage in cement, and programs that give more information, feedback, and allow better record-keeping, better decision-making, and getting a better quality concrete into the structure.”

Firm Foundations

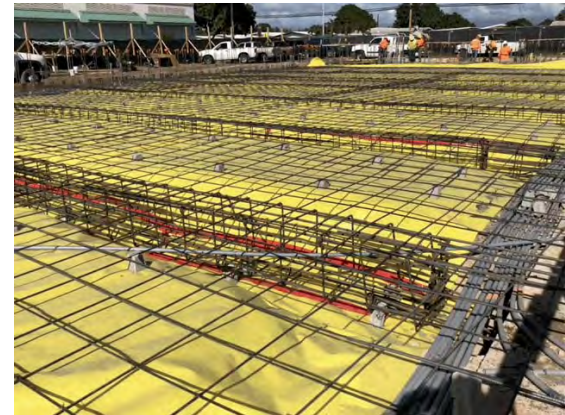
For Hawaii, some of concrete’s most useful innovations are

in new additives and structural reinforcements.

“Concrete admixtures are always evolving and found to be very beneficial when used appropriately,” says Chang.

On the Big Island, Hawaii Precast’s Taguma recommends Admix “that can be added to the concrete mix to make the product waterproof and self-heal.”

Vapor Lock, a line of ready-to-use concrete additives available at OK Hardware, keeps cement slab moisture emissions and shrinkage in line with national standards, says Kimo Scott, the company’s president. Currently, Vapor Lock is being used at large Hawaii projects including Punahou School’s new classroom complex,



GatorBar rods in a recent foundation
PHOTO COURTESY ALOHA MARKETING MFR REPS LLC

Waianae’s new Longs/CVS store and Konawaiena Middle School on the Big Island. In addition to blocking Hawaii’s high humidity that usually compromises slab and wall integrity, Scott says another Vapor Lock benefit is its 10-year, \$10 million warranty against moisture intrusion and damage.

Another advance in concrete construction is GatorBar, “a basalt fiber rebar composite that is made from ... basalt fibers which are pultruded through high-strength epoxy in a proprietary manufacturing process,” says Kane.

GatorBar, Kane says, is twice as strong as steel and is seven times lighter, and “will never corrode since there is nothing metallic or ferrous” in the rods. This, he says, makes GatorBar rods ideal for concrete spall



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repair, an ongoing concern in all Isle concrete structures. In addition, Kane notes, “cost per ton on steel is going up, making GatorBar very competitive.” The City & County of Honolulu recently approved the limited use of GatorBar on some city projects.

In 2018, Kane predicts, “GatorBar sales will continue to grow in Hawaii, and GatorBar should be available in Guam later this year.” In the near future, he says, GatorBar rods will also have larger sizes along with premade grids.

Flexible Fibers

While most local suppliers take a measured approach to new concrete products and procedures, Hashimoto says that in general, “Hawaii is new-technology friendly.

“We have made use of fiber technology to add toughness and durability to structures in Hawaii,” Hashimoto says of the minute filaments added to concrete. “There are many different materials they make



Lightweight GatorBar rods en route to a jobsite
PHOTO COURTESY ALOHA MARKETING MFR REPS LLC



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fibers out of now, from steel to glass to different kinds of plastic, hybrid-type materials.

“If you take two blocks of concrete, one that has nothing in it, and a block that has a typical seven-pound dosage (of fibers) in it, and you were to give a guy a jackhammer and say, ‘demolish these two blocks’ ... one (block) takes 30 seconds to destroy and the other one takes four minutes. That’s the kind of toughness you get.”

“There are many tools out there now to help make your concrete quality better.”

—Kirk Hashimoto

Moreover, when cracks do form on fiber-strengthened material, Hashimoto says, “it still tends to hold it tight, instead of just breaking apart. They even have concrete that is flexible, that can bend. And that takes advantage of high-fiber content.”

New Codes

As Hawaii infrastructure projects ramp up, concrete will likely continue to be a dominant jobsite choice.

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



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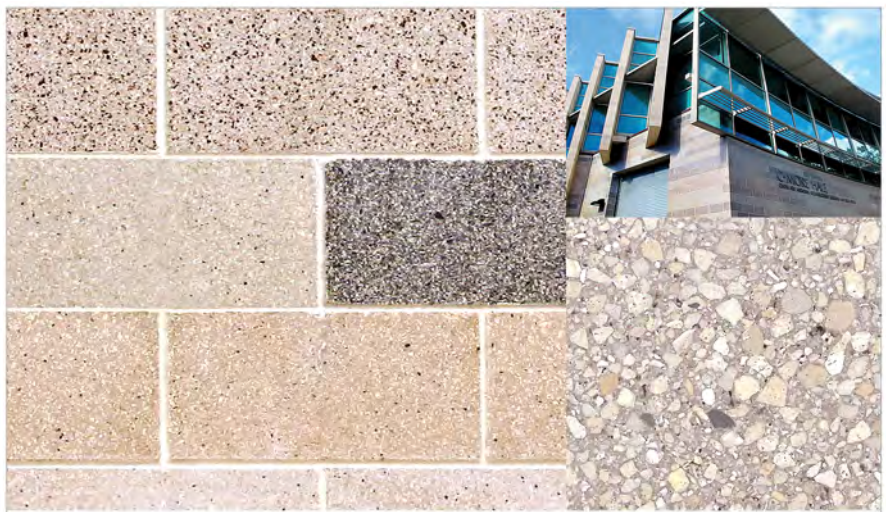
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The state's choice of concrete for HNL's CONRAC, says Terry, probably took into account its positive thermal properties, longevity, versatility, and low maintenance.

But as concrete increases its project value, many of Hawaii's concrete workers will likewise need to upgrade their skills.

Hashimoto says the state's new 2012 structural building code, currently in the preliminary stages of review, will require that Hawaii's concrete workers be certified in Adhesive Anchor installation, a concrete roof and ceiling training program developed by the American Concrete Institute and currently offered by CCPI.

Hashimoto says CCPI's Adhesive Anchor Installer program "takes the contractor or the individual installer through the entire process of drilling the holes, cleaning it out, putting the anchor adhesive in, and then installing the anchor, making sure that they understand each step of the



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procedure—so that if something strays from that standard procedure, they know they should be asking perhaps the designer or the material manufacturer or whoever is responsible additional questions.

“Concrete admixtures are always evolving and found to be very beneficial when used appropriately.”
—Kaipolani Chang

“I believe it’s a very good program.” This certification will probably be in high demand as well: Hashimoto says “overall, the industry is still in a



Installing a recent Vapor Lock 20/20 foundation
PHOTO COURTESY OK HARDWARE & CONSTRUCTION SUPPLY INC.

pretty good upswing,” and predicts that in the near future, “there are a couple of state projects that will probably be a big boost, particularly in the three transportation areas—harbors, highways and airports.”

Hawaii Precast isn’t waiting. “I think the Big Island has not peaked yet, with the Queen Kaahumanu Highway Phase

2 to finish up,” says Taguma. “There is still a lot more work to improve infrastructure with Kalanianaʻole Avenue reconstruction and utility work for various Big Island schools.”

Kane, too, is optimistic: “I believe and feel that the industry remains strong and will be for a few more years.” 🏠



Honolulu’s new Daniel K. Inouye International Airport CONRAC is nearly 2 million square feet—most of it concrete.
PHOTO COURTESY WATTS CONSTRUCTORS LLC



Gauging the Cost of a Crumbling INFRASTRUCTURE

Mapunapuna, shown here during a king tide, is one of many areas threatened by rising sea levels. PHOTO COURTESY IILILANI MEDIA

Hawaii's ability to compete stymied by insufficient investments and improvements

BY BRANDON BOSWORTH

Upgrading aging infrastructure and keeping pace with new construction are key to Hawaii's future, says Jay Manzano, president of the General Contractors Association of Hawaii.

"Two major issues with Hawaii's infrastructure are acquiring the resources to maintain Hawaii's old and aging infrastructure and keeping up with planning, financing and constructing new infrastructure needs to accommodate the growth that Hawaii is experiencing," says Manzano, who in addition to his duties at GCA of Hawaii also is president of Unlimited Construction Services Inc.

"Hawaii's infrastructure is a vital service that the people of the state of

Hawaii count on every day," he adds. "It covers a broad list of topics, some of which include roads and bridges, water/waste-water, aviation, harbors, electricity and public transportation."



Evan Fujimoto

Hawaii), warns that failing to prioritize investment and improvements in Hawaii's infrastructure, "will restrict growth, perpetuate the housing crisis and lead to further deterioration of what we already have in place in terms of the quality of our built environment, quality of life."

"Lacking any robust manufacturing base, Hawaii competes nationally and globally more for things like tourism dollars, military spending and foreign investment. Tourists, military planners and investors may have different priorities, but they all choose to come to Hawaii or invest here based on similar quantitative and qualitative measurements and sentiments."

Other leaders in Hawaii's construction industry agree.

Dean Uchida, Strategic Services Group senior project manager at SSFM International Inc. and 2018 BIA-Hawaii president, says "it remains to be seen how much longer our 'uniqueness' as a world-class tourist destination can overcome the deplorable conditions of our infrastructure.



Dean Uchida

"Our airport, the first thing that visitors are exposed to, pales in comparison to other tourist destinations. Our roads are not only in poor condition but lack the capacity to move traffic at a reasonable pace during peak flow periods. The commute times for visitors to travel on our roadways are getting longer and longer."



Ather Dar

Adds Ather Dar, president of Hawaii Engineering Group, "in comparison to many Mainland states, Hawaii's infrastructure is lacking, especially when it comes to transportation.

Construction for the Honolulu rail transit project in progress in Waipahu along Farrington Highway near Fort Weaver Road
PHOTO COURTESY HART



Honolulu isn't as developed as other major cities. There are not enough roads and not enough mass transit. Until the rail is built, the only mass transit is the bus. And we don't even know if the rail will be effective; intelligent people

have different opinions."

Tim Goshi, structural engineer and project manager at KAI Hawaii Inc., also sees infrastructure problems as contributing to the housing crisis.



Tim Goshi

"With the onslaught of new housing units being built within the urban core and out in west Oahu in Hoopili and Koa Ridge, improvements to our sewers need to be addressed," Goshi says.

"Even within the realm of the ADU (accessory dwelling unit) wave, I have heard that sewer capacity is one of the obstacles that homeowners face when pursuing an ADU. The governor's goal of 10,000 new units might be out of reach if sewer capacities are not addressed."

Facing Challenges

"All the talk of transit-oriented development (TOD) rings hollow to the people who are essential to building new housing—planners, architects, engineers, developers, financiers—because, without basic utilities and infrastructure (water, wastewater, storm drains, roadways, etc.), nothing can be built in significant quantities to meet demand," Fujimoto says.

"Voices screaming, 'build it and they will come,' can be heard from every piece of non-arable land within urban growth boundaries and from every obsolete and under-utilized property that is begging for redevelopment, but nobody seems to be listening.

"The public needs to demand more accountability from state and county governments to take bold steps to resolve this crisis and it starts with prioritizing infrastructure investment," Fujimoto adds.

The state faces some specific infrastructure challenges.

"Probably the biggest need is to continue improving our roads," says Goshi. He points to the 2017 American

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HDOT's \$2.7 billion renovation project at Daniel K. Inouye International Airport continues.
PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

“Bridging the gap of our current infrastructure needs and what is earmarked by our state government is key.”

—Tim Goshi

Society of Civil Engineers (ASCE) Infrastructure Report Card for Hawaii which reports that over 4,000 miles of public roads are in poor condition, which costs drivers annually an average of \$700.

“Potholes seem endless and streets that flood have become commonplace,” Goshi says. “Combining these

concerns with a rail project that will not be operational for several more years, it becomes quite apparent how deficient we are. Bridging the gap of our current infrastructure needs and what is earmarked by our state government is key.”

In 2016, the state Department of Transportation filled more than

36,000 potholes on Oahu alone at a cost of more than \$350,000. Additionally, Honolulu has paid more than \$2.5 million to settle pothole-related claims and lawsuits.

It's difficult to say how much the steel and aluminum tariffs recently put in place by the Trump administration will impact local infrastructure projects. According to the Brookings Institute's analysis of Census Bureau



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data, Hawaii's share of foreign steel and aluminum imports was \$2,774,835 in 2017, says Fujimoto.

"With a relatively small amount of foreign steel and aluminum imports, the overall economic impact to the construction industry will not be significant," he says. "U.S. steel and

aluminum producers should be able to meet demand if tariffs on foreign steel increase prices."

"In some areas there could be an impact," Dar says. "Steel pipes are used in water lines, though there are alternatives. There isn't that much steel used in infrastructure."

Goshi, however, says "we are already seeing the effect of tariffs with some of our local suppliers saying that they can't meet production schedules due to lack of raw material. This will ultimately have an effect on construction schedules and budgets and may force the owner or developer to choose

Infrastructure Projects

Several large projects to improve Hawaii infrastructure are either underway or soon to begin. Here is a sample of some of the biggest projects:

HIGHWAYS

OAHU

PROJECTS UNDERWAY:

- H-1: Addition and Modification of Freeway Access, Makakilo to Palailai IC (Kapolei Interchange Complex), Phase 2; \$ 52.5 million. GC: Goodfellow Bros. Inc. Est. wrap: July 2018.
- Likelike Highway Resurfacing, School Street To Emmeline Place; \$13.9 million. GC: Jas. W. Glover Ltd. Est. wrap: April 2018.
- Pali Highway Resurfacing, Waokanaka Street to Kamehameha Highway, and Pali Highway Lighting Replacement, Vineyard Boulevard to Kamehameha Highway (Phase I); \$67.4 million. GC: Goodfellow Bros. Inc. Est. wrap: July 2019.

NEW PROJECTS:

- Fort Weaver Road Resurfacing, Interstate Route H-1 to Keoneula Blvd.; \$10 million to \$15 million. Scheduled advertising: May 2019.
- Moanalua Freeway, Highway Lighting Improvements, Halawa Heights Off-Ramp to Middle Street Overpass; more than \$15 million. Bid opened October 2017.
- H-1: Guardrail and Shoulder Improvements, Kapiolani Interchange to Ainakoa Avenue; \$10 million to \$15 million. Scheduled advertising: October 2018.
- Pali Highway Resurfacing, Vineyard Boulevard to Waokanaka Street (Phase 2); more than \$15 million. Scheduled advertising: June 2018.

AIRPORTS

OAHU: Daniel K. Inouye Honolulu International Airport

PROJECTS UNDERWAY:

- New Consolidated Rental Car Facility (ConRAC); \$329.5 million; HDOT (CFC). GC: Watts Constructors LLC. Mechanical: Dorvin D.Leis Co. Inc. Est. wrap (full operation): Summer 2021.
- IIT Mauka Extension; \$227 million. GC: Hensel Phelps Construction Co. Est. wrap: end of 2019.
- Roadway /Terminal Signage Improvements; \$23 million. GC: Global Specialty Contractors Inc. Est. wrap: 2019.

NEW PROJECTS:

- Widen Taxilanes G & L – Phase II; \$50 million. Est. start: November, 2020. Est. wrap (construction completed): 2022.

MAUI: Kahului Airport

PROJECTS UNDERWAY:

- OGG ConRAC; \$331 million; HDOT (CFC). GC: Hawaiian Dredging Construction Co. Inc. Mechanical: Dorvin D.Leis Co. Inc. Est. wrap: Fall 2018 (ConRAC); early 2019 (Tram); Spring 2019 (Tenant Improvements).

NEW PROJECTS:

- Holdrooms A and B Improvements; \$40 million. Construction Schedule: Negotiating design contract; Advertising in 2020. Est. wrap (construction completed): 2021
- Apron and Lease Lots; \$64 million. Construction Schedule: Negotiating design contract; advertising in 2020. Est. wrap (construction completed): 2020

HAWAII ISLAND: Kona International Airport

PROJECTS UNDERWAY:

- KOA Terminal Modernization, Phase 1; \$75.4 million. GC: Nan Inc. Est. wrap: March 2019.

NEW PROJECTS:

- Pacific Region Aircraft Rescue Firefighting (ARFF) and All-Hazards Emergency Services Training and Research Center; \$30 million. Est. start: November 2018. Est. wrap: 2020.

KAUAI: Lihue Airport

NEW PROJECTS:

- Runway 3-21 and Taxiway B Rehabilitation; \$10 million. Est. start: March 2018. Est. wrap: September 2018.

HARBORS

OAHU: Honolulu Harbor

PROJECTS UNDERWAY:

- Kapalama Container Terminal Yard; \$165 million. GC: Kiewit Infrastructure West Co. Est. wrap: July 2020.

NEW PROJECTS:

- Kapalama Container Terminal, Wharf & Dredging; \$250 million. Est. bid opening/start: June 2018. Est. wrap: June 2022.
- Keehi Industrial Lots Improvements, Phase III; \$16 million. Est. bid opening/start: June 2018. Est. wrap: June 2019.

MAUI: Kahului Harbor

- Infrastructure Improvements at Pier 1 Op Area and Ala Luina Street, Phase 2; \$15.25 million. Est. start: September 2018. Est. wrap: September 2019.

one building material over another.”

“Restrains on free trade will have consequences for the construction industry in Hawaii because all of the materials used have to be imported from outside the state,” Uchida says. “Tariffs on raw materials used to manufacture parts for equipment used in construction will also increase costs to local companies. All of these costs get passed on to the consumers and taxpayers as project costs escalate.”



Damaged shoulder area in Kaaawa
PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

Unseen Threat

A more serious threat to Hawaii infrastructure comes from rising sea levels. Organizations such as the Intergovernmental Panel on Climate Change and the National Climate Assessment project sea levels to rise as much as three feet to four feet by 2100. According to the Hawaii Climate Change Mitigation and Adaptation Commission, a three-foot rise in sea levels would result in 6,500 structures near the shoreline being damaged or destroyed.

The loss of houses and apartment buildings would result in over 20,000 displaced residents in need of new homes, the commission reports. The value of projected flooded structures, combined with the land value of the 25,800 acres projected to be flooded, amounts to over \$19 billion. In addition, 38 miles of major roads would be chronically flooded across the state.

Utilities, such as water, wastewater and electrical systems that run parallel and underneath roadways would be at risk. At least eight ground level rail stations are at risk of flooding by 2050 under current sea level rise



Work on Pensacola Street in Honolulu. Tim Goshi says one of Hawaii’s “biggest needs is to continue improving our roads.”



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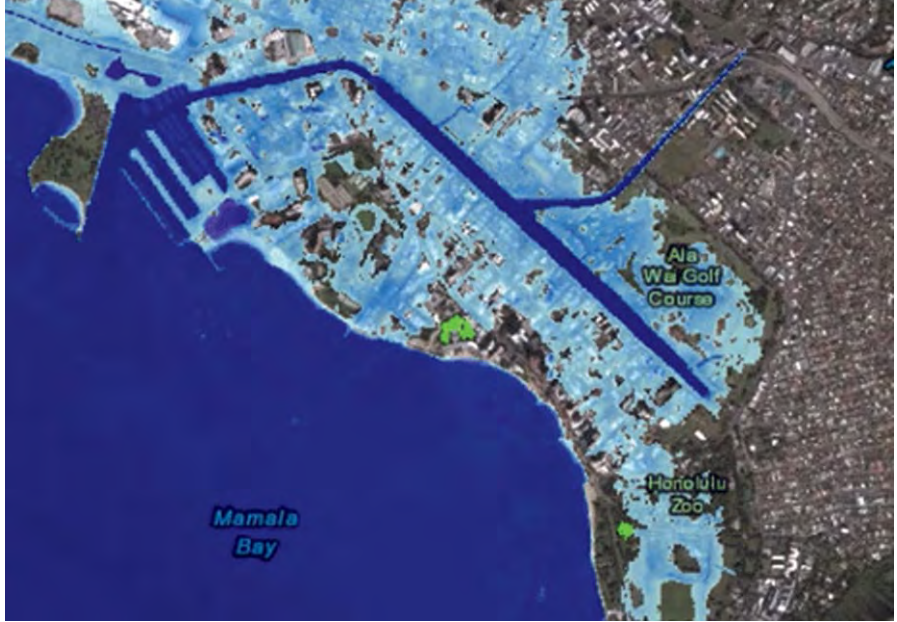
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inundation models according to officials with the Honolulu Authority for Rapid Transportation.

“With rising sea levels, the need for shoreline remediation to protect our highways and homes has reached an all-time high,” says Goshi. “Rising sea levels also means that more septic tanks are leaching and contaminating our waters, construction in areas like Waikiki is much more difficult, especially during king tides.”

The state appears to be paying attention to the problem. “One area where the state has invested time and resources is assessing the impact of sea level rise in Hawaii,” Uchida says. “As an island state, it is something that needs to be addressed. There needs to



A sea level rise of 3 to 4 feet would put much of Waikiki underwater. PHOTO COURTESY NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

“It remains to be seen how much longer our ‘uniqueness’ as a world-class tourist destination can overcome the deplorable conditions of our infrastructure.”
—Dean Uchida

be better coordination among the agencies involved with assessing sea level rise and what needs to be done collectively, including input from the private sector.

“For example, the state Department of Transportation recently stated that it would take approximately \$15 billion to protect Hawaii’s highways from climate change. Our firm, SSFM International Inc., completed the Oahu Metropolitan Planning Organization (OMPO), Transportation Asset Climate Change Risk Assessment, and we are presently working on a report on ‘Managed Retreat’ for the state Office of Planning. The results from all of these efforts needs to be consolidated and an action plan needs to be developed.”

Hawaii’s infrastructure problems may be serious, but they aren’t

insurmountable.

“We believe the state, counties and the Board of Water Supply has done a good job at identifying Hawaii’s infrastructure needs and issues,” Manzano says. “The limiting factor is acquiring the resources to fund these projects.”

“There has been work done on the freeways for widening in both directions and that is a step in the right direction,” Goshi says. “Work on the rail is moving along and our roads around the state continue to be repaved—but not at a pace that some might hope for.”

For Island infrastructure to be improved, Uchida says, “there needs to be better coordination among agencies involved in the planning and construction of infrastructure in Hawaii. For example, as the rail project is being planned and constructed, there should be a parallel process of planning for and investing in sufficient infrastructure capacity to support the planned growth at each of the transit stations.

“Infrastructure capacity should be installed well in advance of the rail project’s completion date to allow for the development of projects to support the planned density at the stations.

“Similarly,” Uchida adds, “there needs to be better coordination between the state and county on providing for new roads in areas planned for growth on the Neighbor Islands. Counties are responsible for identifying areas of future growth and need the regional infrastructure to connect existing highways to the new growth areas.” 🏠



Hawaii Department of Transportation crews repair a barrier on H-1. PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION



Road to the Future

Hawaii truckers stand to benefit from better technology

BY BRANDON BOSWORTH

New technologies are making their mark in the trucking industry, with Hawaii looming as the perfect market for a new breed of truck.

“Electric trucks are definitely coming, probably within four to seven years,” says Mark Yragui, principal at International Trucks of Hawaii. “Tesla, Hino and VW are all working on them. Hawaii is very well-suited for electric vehicles (EVs).”



Mark Yragui

He adds there “are already hybrids and lots of vehicles powered by natural gas” in wide use throughout the industry.

Company president and general manager Michael Lindo, also at International Trucks, says EVs play a role in the state’s efforts to achieve 100 percent clean energy by 2045.

“The 2045 goal is a good high-focus goal,” he says. “It will impact the trucking industry quite a bit over the years. The move from fossil fuels to electric vehicles will mean companies will have to change their fleets and update their facilities. There is a lot of uncertainty.”



Michael Lindo

Yragui also sees self-driving trucks coming in the near future, though he says they “are not so compelling from a Hawaii point of view. It might be OK for a Kona-to-Hilo run. The state will have to look at it.”

“The introduction of smart trucks and autonomous driving trucks is something to be watched closely in the industry,” says Wilfred “Junior” Robello, vice president and terminal manager at Dependable Hawaiian Express Inc. “With the expectations

that the driver shortage situation will only get worse, it will be interesting to see how these technological advances impact the industry and how we find the perfect balance between man and machine. While we see autonomous driving trucks being utilized in the continental United States, particularly on long haul runs, we do not see it making a big impact on the Hawaii trucking industry anytime in the near future.”



Wilfred “Junior” Robello

Other technological advances are here and already benefiting the industry.

“The biggest thing we see is telematics,” says Yragui. “Cell phones are hooked up to trucks to transmit data to homebase. It allows for vehicle diagnostics and better customer service. Trucks are a high-capital

Aloha Trucking’s Ivan Silva says “new construction projects on the horizon” will keep the company busy through 2018.
PHOTO COURTESY ALOHA TRUCKING INC.

investment so companies want to take care of them.”

For example, Mack Trucks offers GuardDog Connect, which comes standard on every Mack model equipped with a Mack engine. GuardDog Connect provides proactive monitoring and repair planning, enabling real-time diagnosis of issues, scheduling of repairs and confirmation that needed parts are in stock and ready to install.

Telematics also contribute to safer driving. “Integrated telematics give companies a code for the truck that goes into a computer,” says Lindo. “Sudden braking or high-speed driving can be reported to the company to help them focus on safety.”

New technology requires more skilled support staff. “In the trucking industry it’s very important to keep trucks in good working condition,” says Yragui. “Lots of truck companies either have their own technicians, go to independent shops or to dealers.

“Having skilled truck service techs is very important with all the advances in technology, but not many people are entering the profession. We spent a lot of time and money on training techs. It’s a \$70,000 career. It’s hard



work and not as ‘sexy’ as working at Apple or Google. You have to like it.”

New technology and the specter of self-driving trucks aside, one thing hasn’t changed for the trucking industry: the need for drivers.

“The biggest challenge ahead to the industry will be finding good competent drivers,” Robello says. “Through the years, increased regulations have depleted the availability of quality drivers not only in Hawaii, but nationwide. It will take a concerted effort from everyone in the industry to pull together and come up with proactive solutions that will help amend some of the regulations that are not compatible

with the way business is conducted in the Hawaii trucking industry.”

Robello says there are ways companies can go about finding the right drivers.

“Recruitment from an early age, upward mobility within a company and employee retention will play a big part in the trucking industry,” he says. “Companies that can successfully implement these ideas and create a culture of family, appreciation, ownership, personal and professional growth will find long-term success.”

He adds that “the current proposal in Congress to reduce the current driving age for a commercial vehicle

Trends for Trucks

According to trucks.com, there are five major technological trends that will impact the commercial vehicle industry.

1. Telematics and Internet of Things

- Using embedded sensors to monitor equipment usage in the field through real-time performance information, as well as manufacturing and assembly processes at the OEM plants.
- Constant communication between equipment, origin and destination locations, allowing precise access to information about asset usage, maintenance records, condition and delivery metrics.
- Upgrade from simple location tracking to detailed information such as fluid levels, temperatures, operating pressures and dynamic loads.

2. Data Analytics

- Predictive analytics and visualization to enable real-time review of vehicle performance, condition, uptime and maintenance.

- Better asset utilization, deployment and the ability to use real-time data analytics to actively manage vehicle performance across the duty cycle.
- Expanded use of Electronic Logging Device data and capability.

3. Traffic Modeling and Connectivity

- Real-time vehicle traffic sensing and optimization based on patterns and special events.
- Automated traffic pattern analysis and use of what-if scenario models.
- Machine-to-machine communication technology to enable platooning to improve productivity and safety.

4. Autonomy

- Reduces cost of fuel and total cost of ownership for fleet operators.
- Enhances driver lifestyle and raises productivity, while addressing many

safety concerns and reducing insurance premiums.

- Likely first step is active safety systems, platooning as well as some Level 3 autonomous capabilities, as defined by SAE International. Fully automated driving—Level 5—will come later.

5. Electrification

- Electric and hybrid powertrains increase fuel economy and efficiency, providing the stimulus for improving the industry image.
- Europe is starting to shift away from diesel to electric because of a series of high-profile emissions cheating scandals, so technology development should accelerate.
- Battery cost per kilowatt is decreasing faster than forecast, and China is making a big play in electric vehicles.



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Truck Sales Pick Up Momentum

Pickup trucks remain the vehicle of choice for many Americans, especially contractors.

According to trucks.com, auto-makers sold 2.8 million full- and mid-size pickup trucks in 2017, a 4.8 percent increase over the prior year. Pickup trucks now account for 16.4 percent of U.S. auto sales. That's up from 15.3 percent in 2016.

Nissan North America Inc. more than doubled sales of its Titan line of full-size trucks. Sales of the Nissan pickups surged ahead this year, with both Frontier and Titan posting roughly 50 percent year-on-year increases over last January's figures.

"Nissan vans and trucks withstand the daily pounding that commercial vehicles must endure," says Peter Hirsch, commercial sales manager at Tony Nissan in Waipio. "With heavy-duty frames and suspensions the vehicles are durable and versatile, built for contractors,



2018 Nissan Titan

installers, delivery companies."

Hirsch says his clients laud Nissan's innovative technologies and smart design: roomy cargo bays, comfortable seating and other state-of-the-art features. "Everyone should come out and drive one, everything you touch has a quality feel."

In 2017, Ford Motor Co. sold nearly 900,000 F-Series full-size pickup trucks. For 2018, the F-Series started the new year with its best January sales since 2004. General Motors Co. sold about 950,000 pickups of all sizes, including its Chevrolet Silverado and Colorado as well as GMC's Sierra and Canyon. GM has a broader range of pickups than other manufacturers,

with Chevrolet and GMC being the only brands to offer midsize, full-size and heavy-duty pickups.

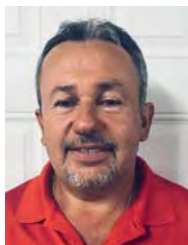
Honda Motor Co. sold nearly 35,000 Ridgeline midsize pickups. That pushed the brand past the GMC Canyon for fourth place in the segment.

Toyota dominated the midsize segment as sales of its Tacoma pickup grew more than 3 percent to nearly 200,000.

Tacomas remain not only the best-selling truck in Hawaii, but the best-selling vehicle overall. It has held this position since 2003. According to Popular Mechanics, Tacomas sell eight times faster in Hawaii than on the Mainland.

from 21 to 18 years of age will hopefully expand the driver pool and at the same time create new career opportunities for that age group."

"The qualities we look for in a driver," says Ivan Silva, president of Aloha Trucking, "include but are not limited to a clean driver's history record, knowledge of how their truck operates and how to operate the truck. They also need a sense of responsibility:



Ivan Silva

adhering to safety requirements when driving, handling commodity/goods with care, being able to drive in all conditions and respond accordingly, work independently, excellent communication skills with customers, management and their co-workers,

timeliness of arrival and departure for our customers, among many others."

Lindo stresses the need to make sure drivers receive extensive safety training.

"We need a higher level of training and continual training," he says.

"Many safety programs have strong starts and diminish over time. People get complacent doing the same thing every day over time. There needs to be a continuous and strong focus on safety. Something as simple as a



International Trucks of Hawaii recently broke ground on a new facility that will double its capacity. PHOTO COURTESY INTERNATIONAL TRUCKS OF HAWAII

weekly tip helps maintain a safety mindset.”

Could a greater focus on training and safety prevented the March accident that damaged the Middle Street overpass and snarled traffic for hours?

“I’m not aware of the details of that specific accident to be able to comment on how it can be avoided,” Silva says. “However, accidents are just that: accidents. They can happen at any moment and companies don’t normally plan these things out. Nonetheless, trucking companies have a responsibility to properly train their employees before they can drive on their own. Basic training should include one-on-one performance evaluations on the road, proper accident prevention protocol, pre- and post-trip inspection of their trucks, making sure the driver is qualified to do the job and operate the truck, etc.”

Recently passed tax reforms may prove to be beneficial for the industry. “Tax reform increased the maximum amount a taxpayer could deduct under Section 179 for property,” Silva says. “The reform extends and modifies bonus depreciation to allow businesses to immediately deduct 100 percent of eligible property. This is great news for companies that decide to invest profits back into their own business by



GuardDog Connect telematics comes standard on every Mack truck equipped with a Mack engine. PHOTO COURTESY MACK TRUCKS

upgrading their equipment and saving taxes at the same time.”

Despite the difficulties such as finding qualified drivers, the Hawaii trucking industry is thriving. The future looks bright enough that International Trucks of Hawaii recently broke ground on a larger facility.

“To build anything in Hawaii is a huge investment,” Yragui says. “Honolulu Builders is the general contractor. Our current space has 18,000 square feet, but we share half of it. At the new facility our capacity will

double.”

“It looks like the rest of 2018 will be a busy year,” says Silva. “There are new construction projects on the horizon and we are hoping to be awarded new contracts so we may continue to service the island of Oahu for years to come.”

He adds that “it’s a very competitive” market “due to the number of trucking companies on the island. It seems easy to enter the trucking industry; however, it takes a lot of time, work and money to keep the trucks legally working on the road.” 🏠



A rig from Aloha Trucking transports a military vehicle. PHOTO COURTESY ALOHA TRUCKING INC.

G70's Overton to Chair OEDB Board

Jeffrey Overton, principal at architect and design firm G70, has been named chairman of the Oahu Economic Development Board's 2018 board of directors.

The OEDB is a private nonprofit organization, founded in 1984, which convenes leaders in business, education and government to foster long-term prosperity in Hawaii.

"The OEDB has played a significant role to bring new economic opportunities to Hawaii, including a recent \$55 million federal New Markets Tax Credit allocation to develop projects that support business growth for economically disadvantaged areas," says Overton. "We will continue to pursue opportunities that promote prosperity within our community; specifically, local initiatives focused on talent retention and workforce development, attracting high-value businesses to Hawaii, and moving the state toward energy and food independence."

Other officers include Vice Chairman **Tyler Tokioka**, vice president of external affairs at Island Insurance Co.; Treasurer **Nelson Lau**, office managing partner at KPMG; and Secretary **David Tumilowicz**, vice president of public relations, communications and brand management at Kaiser Permanente.



Carnate Joins Armstrong Builders

Gretchen

Carnate has joined Armstrong Builders LLC as a project engineer, and will be responsible for quality control, material procurement and overall project coordination.

Previously she served as a project engineer for HK Construction and Su-Mo Builders Inc. and was a CAD Technician at Draftechi LLC and a project coordinator with Pacific Architects Inc.

Born in the Philippines and raised in Hawaii, she attended Honolulu



OEDB officers, from left, David Tumilowicz, Jeffrey Overton, CEO Pono Shim, Tyler Tokioka and Nelson Lau.

Community College.

Volner Named GM at HC&D

Rick W. Volner Jr. has joined HC&D LLC, a premier supplier of concrete and aggregate products in Hawaii since 1908, as general manager of its Maui operations.



Rick W. Volner Jr.

Volner's career spans 20 years in leadership positions at Hawaiian Commercial & Sugar Co. (HC&S) and Alexander & Baldwin (A&B). Volner, who born and raised on Maui, received his bachelor's in mechanical engineering from the University of Hawaii at Manoa.

Simeon Named Director of Hawaii County DPW

Allan G. Simeon, who has been serving as acting director of the Department of Public Works for the County of Hawaii since October 2017,

has been confirmed as director by the County Council.

Simeon previously was the DPW's deputy director. He joined the county as a civil engineer in 1997.



Allan Simeon

Merrick H.

Nishimoto will take over as deputy director. Nishimoto, who has been with the county since 2007, previously served as a civil engineer at the West Hawaii office.

The DPW is comprised of six divisions—administration, automotive, building, engineering, highway maintenance and traffic—that administers regulatory and code enforcements.

Designer Joins Peter Vincent Architects

Chris E.C. Masicampo has joined Peter Vincent Architects as a project designer.

Masicampo, who earned his

...continued on page 62



The Hunt Heroes Foundation board in February donated more than \$20,000 to wear blue: run to remember.
PHOTO COURTESY HUNT HEROES FOUNDATION

Hunt Launches Heroes Foundation

The Hunt Heroes Foundation was recently established by Hunt Military Communities Mgmt. LLC, a subsidiary of Hunt Companies Inc., to support military personnel and their families who live in communities managed by Hunt nationwide, including Hunt's Ohana Military Communities in Hawaii.

The nonprofit HHF encourages military community stability and development by funding projects in health, education and housing, as well as providing overall community

support.

"With frequent deployments, long temporary duty stations, and other challenges facing our military families, this new organization will help ensure that we can support our residents and communities throughout a variety of outlets," says John Ehle, president of HHF.

HHF also partners with the non-profit organization wear blue: run to remember which is active in Hawaii. On Memorial Day, May 28, HHF is sponsoring a wear blue: run to

remember 5k walk-bike-run race on Ford Island.

During a Circle of Remembrance at the start of the event, says Gregory Rapp, vice president of Hunt Military Communities, participants call out the names of fallen service members. Participants then complete the course in honor of the fallen.

Currently, Ohana Military Communities in Hawaii include 22 Navy communities and 12 Marine Corps communities, which together house more than 20,000 residents.

G70 Opens New Headquarters

G70, a leading Hawaii design firm, has opened its new headquarters in the Bank of Hawaii building at 111 South King Street in downtown Honolulu.

The new 15,000-square-foot office showcases the firm's stated commitment to people, the environment and nature with collaborative, or "hoteling," workspaces interspersed with common areas, a two-story suspended glass sculpture, a café and a dedicated space for company parties, group yoga and personal retreats.

G70's new headquarters occupy half of the ground floor on the Fort Street Mall side of the building, the building's mezzanine and half of the second floor in the bank's adjacent tower.

G70's headquarters were formerly at 925 Bethel St.



Light sculpture and ground floor at G70's new King Street headquarters
PHOTO COURTESY G70

DDL Wins 2018 Safety Excellence Award

Kahului-based Dorvin D. Leis Co. Inc. (DDL) was chosen by the Associated General Contractors of America as one of the top three companies in its division in the 2018 AGC-Willis Towers Watson Construction Safety Excellence Awards.

The AGC oversees the annual awards which recognize contractors for having the nation's best construction safety and wellness plan in 2017.

DDL placed third in the Specialty Division (\$600,000 to \$1 million) behind Dynalectric San Diego and ShoffnerKalthoff MES Inc. of Knoxville, Tenn.

As part of its contest entry, DDL submitted essays on elements of its safety program including company management commitment, active

employee participation, safety training, work site hazard identification and control and safety program innovation. In 2017, DDL reported 875,000 hours worked by approximately 500 employees, with 98 percent of self-performed work and an incident rate of 3.88.

The 2018 winners, announced in March, are selected by a panel of five independent safety professionals within the government, corporate and insurance industries. Final judging for the awards program took place during the contractor association's annual convention in New Orleans.

Rosendin Electric of San Jose was selected as this year's Grand Prize honoree by the AGC-Willis Towers Watson panel, which awarded a total of 58 firms in seven divisions.

Attending the safety awards presentation are, from left, 2017 AGC President Art Daniel, Dorvin D. Leis Co. Safety Director Sheraden Eber, event speaker Lt. Gen. Russel L. Honore (Ret.) and Willis Towers Watson Executive Vice President William Noonan.



Isemoto Begins Park Project for DLNR

Isemoto Contracting Co. Ltd. in March began an improvement project at Kekaha Kai State Park in Kona for the Department of Land and Natural Resources.

Isemoto's work at the Maninowali (Kua Bay) section of Kekaha Kai State Park on the Island of Hawaii is expected to be completed by July. The scope of the \$226,347 project includes the addition of a new beach access stairway, two outdoor rinsing showers, a concrete bench, picnic tables and repairs and upgrades to the existing restroom facility.

The park remains open during the construction.

Hawaii Works Upgrades Park Irrigation

Hawaii Works Inc. began work in April on a \$1.26 million irrigation upgrade for the Aina Moana (Magic Island) portion of Ala Moana Regional Park.

The project is scheduled to be completed by next spring and is part of a \$3.28 million irrigation system for all of Ala Moana Regional Park. The effort also is part of Mayor Kirk Caldwell's 9-Point Community Action Plan to bring immediate improvements.

The upgrade involves installing the same irrigation setup, the Rainbird Maxicon system, to the 43-acre Aina Moana portion of the park. The system is designed to provide a more effective way of watering the park with remote controls that connect the park's entire irrigation system. The previous irrigation consisted of separate systems that had not been serviced for decades, according to the city.

Chang Installed as SMCA President

Kyong Tae Chang was installed as president of the Sheet Metal Contractors Association (SMCA) of Hawaii at its 49th installation banquet at the Halekulani Hotel on April 14.

Chang, president of Preferred Mechanical LLC, was installed as its Board President.

Over 170 sheet metal contractors and their families, employees and guests attended the installation event. Chang, president of Preferred Mechanical, and the other installed officers will serve a two-year term.

Cheryl Shimizu of Master Sheet Metal Inc. was installed as vice president. David Parke of Dorvin D. Leis, Co. Inc. is secretary; the treasurer and immediate past president is Robert Fujikawa of Continental Mechanical of the Pacific. Directors are Brian Sen of Oahu Plumbing & Sheet Metal, Glenn Saito of Commercial Sheet Metal and Ryan Ando of Alakai Mechanical Corp.

The banquet follows the recent announcement that SMCA incorporated with the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA), and will



The SMCA board of directors, from left, Robert Fujikawa, Continental Mechanical of the Pacific; Glenn Saito, Commercial Sheet Metal; Cheryl Shimizu, Master Sheet Metal; Kyong Tae Chang, Preferred Mechanical; David Parke, Dorvin D. Leis Co.; Ryan Ando, Alakai Mechanical; Brian Sen, Oahu Plumbing and Sheet Metal.

serve as their official Hawaii chapter, to be known as SMACNA Hawaii. SMACNA is an international trade

association representing 3,500 contractor firms specializing in the sheet metal and HVAC industries.

ASSE to Unveil New Name, Logo

The American Society of Safety Engineers, which has a chapter in Hawaii, plans to announce its new name, the American Society of Safety Professionals, at the Safety 2018 convention on June 3-6 in San Antonio, Texas.

The global association for occupational safety and health professionals also plans to launch a new ASSP logo and website at the convention. The changes come after polling ASSE members nationwide.

Mary Sullivan, president of the ASSE Hawaii chapter, says the new name "better represents who our membership is. Safety began more as an engineering concept, to design

more effective tools and equipment, but it is so much broader than that now.

"Safety professionals look at the complete hierarchy of controls: elimination, substitution, engineering controls, administrative controls and personal protective equipment (PPE)," adds Sullivan, area safety manager at

Penhall Co. and Concrete Coring Co. of Hawaii. "We are involved throughout our companies in changing how people view safety; the days of the safety cop are long gone. We want people to work safely when no one is looking. This involves a fundamental behavioral shift, which takes time."



AMERICAN SOCIETY OF
SAFETY PROFESSIONALS



Official Grand Opening

Although Simpson Strong-Tie Co. opened its new warehouse in the Campbell Industrial Park in Kapolei in January, it held its official grand opening and blessing on April 12. The ceremony was attended by Simpson Strong-Tie staff and guests including, from left, Kahu Kordell Kekoa, Robert Nye, Jeff Benson, Gage Borum, Tim Waite, Andre El-Khoury, President Roger Dankel, Vice President Dave Simpkins, Will Becker, Joel Frenzel and John Mason.

Honolulu Ranks No. 1 in World Sanitation

Honolulu is ranked No. 1 globally in sanitation, according to a recent report by Mercer, an international consulting firm. Mercer based the ranking on “analyses (of) cities’ waste removal and sewage infrastructure, levels of infectious disease, air pollution, water availability and quality.”

After Honolulu, the next top-ranking cities are Ottawa, Canada; Helsinki, Finland; Minneapolis, Minnesota; and Auckland, New Zealand.



Lori Kahikina

City & County of Honolulu Department of Environmental Services Director

Lori Kahikina says the “entire department is extremely honored to have contributed to this distinction, and we are very proud of our staff that deal with both solid waste and wastewater.



GRAPHIC COURTESY CITY & COUNTY OF HONOLULU/MERCER

However, we need to remain vigilant and continue to maintain a high level of public service, while also striving to improve and becoming more efficient.”

Honolulu is also ranked No. 36

by Mercer in overall quality of living worldwide, and No. 3 among all U.S. cities.

Mercer evaluates living conditions in more than 450 cities worldwide.

Short Throw Press Tool

Designed for one-handed use, the M18 Short Throw Press Tool by Milwaukee Tool presses 40 percent faster than competing devices. It features spring-loaded jaws to grip the ring for precise alignment to the fitting, while Auto Cycle ensures a full press. The M18 comes with three PEX Crimp Jaws in half-, three-quarter- and one-inch sizes, along with two M18 REDLITHIUM 2.0 battery packs, a multi-voltage charger and a carrying case.

www.milwaukeetool.com



PTO Driven Air Compressor

The DTM70-H by VMAC is a direct-transmission mounted PTO driven air compressor with hydraulics. It provides truck and fleet owners with continuous duty compressed air and hydraulic power to run cranes or other equipment. An underdeck PTO driven system means the DTM70-H has zero footprint on the truck deck, creating more space for storing tools and equipment in the back of the truck.

The system is designed for the Ford F250 to F550 Super Duty 6.7L Power Stroke diesel 4x2 and 4x4 work truck with TorqShift Automatic Transmission.

www.vmacair.com



Excavator Attachment

Kinshofer's NOX-Tiltrotator Series attachments universal joint offers 360-degree continuous rotation and features an elliptical piston for use in tight areas such as road construction.

The tool has only two greasing points and hydraulics are integrated into the solid cast housing. Due to the closed system, the risks of damages are reduced and the tilting force is constant. An optional electric swivel is available with integrated sensors for 2D/3D excavating systems. Kinshofer also offers a gripper, which mounts to the tiltrotator to easily grasp and position posts, tubes, rods, pallets, rocks and sewer covers.

www.kinshofer.com



Dust Suppression Spray Kit

The new dust suppression spray kit by Atlas Copco can be attached to the company's handheld breakers, rivet busters or chipping hammers to aid in compliance with the Occupational Safety and Health Administration (OSHA) final silica rule. Use of the dust suppression spray kit minimizes workers' exposure to harmful silica dust through a continuous spray of water at the point of impact, flushing the dust before it becomes airborne. The kit is equipped with a nozzle that can cover an 80-degree cone around the tool at 40 psi of pressure. It connects to a garden hose and can dispense six gallons of water per hour.

www.atlascopco.com



master's in architecture from Harvard Graduate School of Design, was project architect at The Miller Hull Partnership in Seattle following positions with Safdie Architects in Boston and UN Studio/van Berkel & Bos in Amsterdam. His notable designs include an award-winning collaboration with Alda Capi and Nephew-LA in the MOBILiTY international design competition for a hybrid transportation station.



Chris E.C. Masicampo

Masicampo was visiting assistant professor at Washington State University School of Design + Construction. He has also served as a guest critic at numerous architecture programs including Harvard Graduate School of Design, Boston Architectural College, Washington State University and the University of Idaho.

Three executives at King & Neel Inc., a Honolulu insurance and bonding agency, have taken new leadership positions.

King & Neel Promotes Three

Jason Kott is King & Neel's new president. Kott's 20 years of experience include claims, special investigations (SIU), underwriting, sales and marketing, management, construction and development



Jason Kott

insurance, and technical positions for insurers, agencies and brokerages throughout the Mainland and Hawaii. As president, Kott will continue to work closely with King & Neel clients and will be responsible for overall management at the 50-year-old agency.

Wesley Uemoto is the agency's new vice chairman.

Uemoto served as agency president over the past 12 years, and has more than 30 years with the company. Uemoto will continue to work with agency clients and will be active in industry matters.

John Bustard is the agency's new vice chairman. Bustard, who has been with the company since 1976, will take an active role as vice chairman and continue to develop bond programs for agency customers. He currently serves as the National Association of Surety Bond Producers (NASBP) second vice president, and will become NASBP president in 2020.

6 Join Bowers + Kubota

Bowers + Kubota, a Hawaii architectural and engineering firm specializing in project design and development and construction and program management, has hired six new building specialists.

Ken Duty joins as project inspector



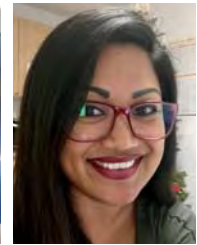
Wesley Uemoto



John Bustard



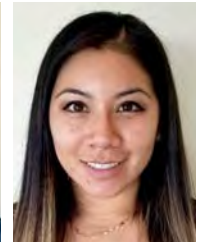
Ken Duty



Cynthia Lewis



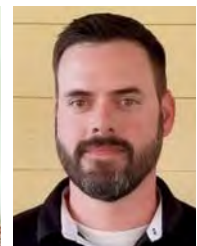
Daron Yim



Yuriko Vargas



Jesse Francisco



Bill Renz

at the Lihue Fuel Tank project.

Cynthia Lewis joins as project administrator at Honolulu airport projects.

Daron Yim joins as project architect on military and state Department of Education projects.

Yuriko Vargas joins as accountant.

Jesse Francisco joins as Designer 1 on state DOE projects.

Bill Renz joins as construction manager on the Lihue Airport Runway project.

Niche magazine media: "More trusted, inspiring and motivating than other media among young adults."

—Simmons Research, Multi-Media Engagement Study, Spring 2016

BUILDING
INDUSTRY HAWAII

BUILDING
Management **HAWAII**



See more photos from the GCA's 2018 Build Hawaii Awards on page 64.

Attending the GCA's Build Hawaii Awards are, from left, Josh Stinson, The MacNaughton Group; Erin Kirihara, Rider Levett Bucknall; Annie Choi, P3 Management LLC; Masato Tochika, Benjamin Woo Architects; Brent Kawahara, Kenna Yamane, Russell Young, Miles Ikeda, Michael Young and Shanell Chung from Albert C. Kobayashi Inc.; Kyle Pang, P3 Management LLC; and Jay Manzano, 2018 GCA president and president of Unlimited Construction Services Inc.

PHOTO COURTESY GCA OF HAWAII

ACK Wins GCA's Build Hawaii Grand Award Park Lane Ala Moana project claims top 2018 honor

Albert C. Kobayashi Inc.'s Park Lane Ala Moana project claimed the Grand Award at the General Contractors Association's 2018 Build Hawaii Awards which honor outstanding construction jobs across the Islands.

ACK's luxury condo project won in the GCA's Design-Build/Design-Assist Construction (more than \$10M) category.

The GCA honored 20 projects with Awards of Excellence at the gala on April 21 at the Hilton Hawaiian Village. Hawaiian Dredging Construction Co. landed six Excellence Awards, and Hensel Phelps and Kiewit Infrastructure West Co. each won three.

The GCA also honored 16 projects with Merit recognition.

The Excellence Award winners, by category, include:

Design-Build/Design-Assist Construction (more than \$10M):

Albert C. Kobayashi Inc., Park Lane Ala Moana.

Subcontractor (\$250K-\$1M):

American Electric Inc., KIUC Kapaia 17MW DC + 52MWH Tesla BESS.

Residential (less than \$25M):

Goodfellow Bros. Inc., Maniniowali Phase III Sitework.

Specialty Construction (\$3M-\$5M):

Goodfellow Bros. Inc., Kihei Bikeway Phase 2.

Specialty Construction (more than \$5M):

Hawaii Harbors Constructors JV, Pier 4 Inter-Island Cargo Terminal, Hilo Harbor.

Highway Construction (more than \$25M):

Hawaiian Dredging Construction Co. Inc., H-1 PM Contraflow Lane Phase 2 and Pearl City and Waimalu Viaduct Improvements, Phase 1.

Industrial:

Hawaiian Dredging Construction Co. Inc., Kapolei Business Park Wastewater Pump Station.

Renovation/Remodeling (less than \$25M):

Hawaiian Dredging Construction Co. Inc., The Hawaiian Dredging Building.

Specialty Construction (\$1M-\$3M):

Hawaiian Dredging Construction Co. Inc., HNL NDWP Widen Taxilane G & L Phase I at Honolulu International.

Building Construction (\$10-\$25M):

Hawaiian Dredging Construction Co., Adventist Health Castle Medical Office Building.

Building Construction (more than \$25M):

Hawaiian Dredging Construction Co., The Westin Nanea Ocean Villas.

Federal Construction:

Healy Tibbitts Builders Inc., Design-Build Repair Quaywalls S14A,

S16A, S18A and Building 797, SUBASE, JBPHH.

Subcontractor (more than \$1M):

Healy Tibbitts Builders Inc., South King Student Housing Drilled Shaft Foundation.

Design-Build/Design-Assist Construction (less than \$10M):

Hensel Phelps, UH Pacific Ocean Science & Technology Laboratory Restoration.

Renovation/Remodeling (more than \$25M):

Hensel Phelps, Four Seasons Resort Maui at Wailea Guest Room and Public Area Renovations.

Building Construction (\$1M-\$10M):

Hensel Phelps, Oceanwide Resort - Office Build-Out.

Environmental Construction:

Civil-Mechanical Contractor, Lanai Wastewater Reclamation Facility - Liner Replacement.

Highway Construction (\$1M-\$10M):

Kiewit Infrastructure West Co., Halona Street Bridge.

Municipal and Utilities Construction:

Kiewit Infrastructure West Co., Central Maui Landfill Gas Collection and Control System Improvements.

Residential (more than \$25M):

Lendlease (U.S.) Public Partnerships, Santa Fe Army Housing @ Island Palm Communities.

2018 GCA Build Hawaii Awards

The General Contractors Association of Hawaii recognized outstanding construction projects at its 2018 Build Hawaii Awards gala on April 21 at the Hilton Hawaiian Village's Tapa Ballroom



Heath Farleigh, John Bloom, Becky Hayasaka, Lari Bloom, Chad Bloom, Stephan Loubser



Johnny Higa, Ruth Ushijima and Art Ushijima



Alyssa Bagood, Eleu Bagood, Emi Inouye, Mike Inouye



Aaron Lane, John Bloom, Doug Allen



Mariano Ponsiano, Nick Poland, Zoey Malaluan, Jeffrey Sardinha, Ron Mitchell



Russell Bisquera, Wilson Liang, Kenji Lunsford, Bryce Montalbo



Mathew Lee, Jacqueline Rush Lee, Geoffrey Lewis, Melissa Lewis



Shaun Kaulukukui, Nathan Papini, Doug Johnstone, Brian Niitani



Dorothy Cooper, Robert Kuhlmann, Annie Kuhlmann



Tina Makoff, John Makoff, JoAnn Inamasu



Todd Hadley, Megan Hadley, Brady Edwards, Karen Edwards, Will Summerhays, Karen Summerhays, Tyler Dillon, Lory Dillon



Carl Seyfer, Lu Seyfer, Al Linton, Kathleen Linton, Sal LaCagnina



Eric Hashizume, Patrick Palmer, Neri Blas, Daniel Nakagawa

10 Ways to Bullet-proof Your Company Against Failure



For the past nine years, the U.S. economy has experienced strong growth during a prolonged bull market. For many, it has been profitable times. For some contractors, a sense of smugness may begin to develop whereby they believe business failure cannot happen to their company. Nothing could be further from the truth.

Contractors must always be careful as just one or two bad jobs can turn a profitable company into a bankrupt company. Statistics reveal that 50 percent of contractors go out of business within the first five years of start-up. For the mature companies, banks and bonding companies often state they are more concerned regarding contractor financial health during booming economies than in depressed economies. The reason being, contractors tend to take bigger risks in good times.

As a vigilant contractor, here are 10 common pitfalls to avoid in order to remain profitable:

1. Growing too fast. While the old adage of “grow or die” is true, slow steady growth of 10 percent to 15 percent per year is best. Always remember, growth requires cash. For starters, consider the amount of retention and the increase in accounts receivables (days waiting to be paid) that will be required.

When planning revenue growth, be sure to prepare a best, worst and most likely budget to project cash flow in the coming year. Remember, it’s not what you make, it is what you keep that counts.

2. Seeking work in a new area. There is an advantage to being a local contractor. When you build work in your backyard, you have a much higher probability of being successful. Consider some of the many challenges when going to a new venue, such as available labor, permitting and inspection challenges, per diem for hometown employees, etc.

Move slowly and only take smaller jobs to start when entering a new geographical location.

3. Contracting for larger jobs. The skill set to build a \$10 million job is different than the skill set to build a \$20 million job. One needs to be cautious with such a large increase in contract size as it is easy for an owner to be drawn into day-to-day problems and lose focus on running the business.

Gradual escalation in contract size with appropriate expansion in talented personnel to manage the work is the best approach.

4. Seeking work outside your area of expertise. Be safe and “do what you do best.” Like all professions, it’s best to decide which area is most profitable and focus on that work with laser vision.

You would not go to a heart surgeon to have brain surgery, so why would you try to contract for all trades?

5. High employee turnover. Analyze employee turnover. If it is unusually high, it is time to examine why employees are leaving the company. Are you paying within industry norms, does the company regularly have drama, does the organization provide opportunities for employee growth?

When a key employee leaves, institutional knowledge is lost and the hidden cost of finding and training new talent can be substantial.

6. Inadequate capitalization. Constantly monitor working capital and capitalization. Be attentive and methodically plan distributions out of the company.

When in doubt, seek input from your banker and bonding company before a distribution to ensure continued success.

7. Poor estimating and job cost monitoring. Estimating is both an art and science. Strive to have qualities and estimates be extremely accurate. Develop a policy to complete bids one week prior to the due date.

Review with your team to ensure accuracy and ways to responsibly reduce costs.

8. Inferior accounting system. Most

contractors begin by purchasing an off-the-shelf accounting package without much thought to the importance of a highly refined accounting system.

As the company grows, these off-the-shelf packages are not adequate to provide reliable forecasting, certified payroll, trust fund payments and job cost information which are needed for success.

9. Buying unrelated business items. Stay away from buying unrelated big-ticket cost items. Do you really need a boat or airplane to run your construction business? These items, and ones similar to them, are red flags on financial statements.

If you have them, consider forming a separate legal entity to hold title.

10. Failure to develop outside professional partners. Think of your company as a wheel with spokes with the owner at the center. The employees are the spokes holding the wheel together and outside professionals, who are your indirect business partners, are the wheel which move the company forward. These include a banker, a bond and insurance agent, a lawyer, an accountant and perhaps others.

While some owners may view these professional costs as high, always consider that you are paying, in most instances, for many years of experience.

Occasionally, successful contractors experience anxiety as they have been through good and bad times and realize that a bad time could be just around the next corner. Now is the time to plan properly to avoid the pitfalls and remain prosperous. 🏠

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 or 478-2564.

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