

# BUILDING INDUSTRY HAWAII

JULY 2018/\$4.95

HAWAII'S  
**TOP25**  
CONTRACTORS

**2018**

*Gerry Majkut  
President, HDCC*

**PROFILE:  
GERRY MAJKUT**

**Women  
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## COFFEE BREAK

Some general contractors saw a slowdown in 2017 while many others enjoyed revenue increases. All in all, business last year wasn't as strong as in 2016, but only by a small margin, according to *Building Industry Hawaii's* annual Hawaii's Top 25 Contractors survey.

Since 1987, this magazine has polled the Islands' builders and put together our Top 25 list of GCs, which is based on those contractors who chose to participate in the survey. In this issue, you will find a list of leading builders who stayed busy in 2017 and, once again, note that Hawaiian Dredging Construction Co. Inc. sits atop the rankings.

Our coverage includes such tidbits as a listing of top employers, where the GCs call home and Noteworthy Contenders—leading contractors who just missed making it into the Top 25. We hope you enjoy reading about these industry leaders.

Also inside, we offer two exclusive interviews by Contributing Editor Don Chapman: one with Hawaiian Dredging CEO Gerry Majkut and another with former Olympic soccer star Tasha Kai, now a budding residential builder.

And meet some of the women who are building Hawaii. Assistant Editor Brett Alexander-Estes goes behind the scenes with leading women in the industry, from project managers to developers and entrepreneurs.

Along with a look at the latest developments in construction technology, we also provide an update on the status of new legislation and codes that affect builders.

And finally, a tip of the hat to Goodfellow Bros., which has taken the lead in helping Hawaii Island dig out from Kilauea's lava. Be sure to read Associate Editor Brandon Bosworth's report. 🏠

A hui hou,

*David PT*

david@tradepublishing.com

Goodfellow Bros. clears a lava-covered road at Hawaii Volcanoes National Park



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# CONTENTS

JULY 2018 VOL. 61 NUMBER 07

**BUILDING**  
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## Features

- 18 Building Hawaii: Don Chapman**  
Soccer Olympian Natasha Kai builds a new career in the construction field
- 20 Agency Awards Top \$1B**  
\$400M rail utilities relocation contract boosts YTD total
- 24 Between Rock and a Hard Place**  
Goodfellow Bros. crews work to clear a lava-covered Big Island road
- 26 It's Tech Time on Kapiolani**  
Gerry Majkut steers Hawaiian Dredging into the future of artificial intelligence and virtual reality
- 30 Memory Lane Runs Through It**  
Hawaiian Dredging preserves the historic structure that was once home to Honolulu's daily newspapers
- 34 Hawaii's Top 25 Contractors**  
Hawaiian Dredging remains No. 1
- 88 New Girls on the Block**  
Savvy women with top-notch skills lead major 2018 projects
- 90 NAWIC Initiatives**  
"Opportunities are endless," says Annie Kuhlman, president of the Hawaii Chapter
- 94 Housing Doors Open**  
Legislation to fund TOD, affordable construction advances
- 100 Skyrocketing Technology on Jobsites**  
New construction tools boost efficiency, safety
- 108 Slow Pay Adds \$40B to Costs**  
Study: 88 percent wait over 30 days for payment
- 114 Best Practices: Garrett Sullivan**  
10 tips for working smarter

## News Beat

- 104** Kiewit to Build UHWO Media Facility
- 104** Schofield Generating Station Powers Up
- 105** Maui Kupono Repaving West Oahu Streets
- 105** Allied Pacific Lands \$8M Task Order Award
- 105** Philpotts Launches New Logo, Website
- 106** Royal, Hawaiian Dredging Finish Kalaeloa Boulevard
- 106** Avalon Warehouse to Break Ground Soon
- 107** BASE No. 2 Among Best Places to Work
- 107** Hawaiian Dredging Tops Off Kapiolani Residence

## Departments

- 10** Coffee Break: David Putnam
- 14** Datebook
- 20** Contracts Awarded
- 22** Low Bids
- 109** New Products
- 110** News Makers
- 112** Faces: BIA-Hawaii

### On the cover

Gerry Majkut of Hawaiian Dredging Construction Co. Inc.

Photo by Greg Yamamoto

Design by Ursula Silva and Davin Iyamatsu



## COMING IN AUGUST

*Building Industry Hawaii* offers an update on **Commercial Reconstruction & Renovation** as well as what's happening in **Hi-Tech Building Design**. We see what's new in **Doors, Floors & Windows** and catch up on the latest on **Big Island Construction**.



# An Unprotected Trench **IS AN EARLY GRAVE**

Extraordinary efforts to rescue two men in this trench collapse saved one man's life but one 20-year-old man died.

OSHA

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SHIELD trench walls with trench boxes

Trench-related fatalities continue trending up. NUCA, OSHA, and NAXSA have teamed up for its 3rd annual Trench Safety Stand Down to educate workers and reverse this trend.

### **WHO SHOULD PARTICIPATE**

Any construction company that engages in trenching operations, plumbers, military unions, associations, educational institutions, safety professionals, and safety equipment manufacturers.

### **HOW COMPANIES CAN PARTICIPATE**

- Plan a toolbox talk or other safety activity
- Take a break and talk about trench safety
- Provide training for all workers

### **RECOGNITION**

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TSSD details, as well as Toolbox Talks, fact sheets, and other stand down materials can be found at [nuca.com/tssd](http://nuca.com/tssd).



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

**JULY 10, 12, 14, 17, 19**

### **40-Hour Safety Hazard Awareness Training for Contractors**

Offered through the Building Industry Association of Hawaii (BIA-Hawaii). Designed specifically for the Site Safety & Health Officer (SSHO), this course provides the training for additional required certification as stated in the NAVFAC UFGS 1.6.1.1.1. Industry and academic prerequisites required. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). CTC-Pacific, 94-487 Akoko St., Waipahu. Online registration at [biahawaii.org](http://biahawaii.org), or contact Barbara Nishikawa at [BLN@biahawaii.org](mailto:BLN@biahawaii.org) or 629-7505. Fee: BIA-Hawaii members \$450; nonmembers \$575; \$287.50 with available ETF funding.

**JULY 11**

### **Congressional Candidate Forum**

At this forum sponsored by

BIA-Hawaii and the American Institute of Architects Honolulu Chapter (AIA-Honolulu), six candidates present their plans for supporting Hawaii's building industry if elected to the U.S. Congress. Includes dinner buffet and no-host cocktails.

5:30-8 p.m. Pomaikai Ballroom, 735 Iwilei Rd. Register via email with Gladys Marrone at [GQM@biahawaii.org](mailto:GQM@biahawaii.org). Fee: Sponsor members \$50; non-sponsor members and walk-ins \$60.

**JULY 14, 28; AUGUST 11**

### **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. RSVP with payment in advance at [contact@aiahonolulu.org](mailto:contact@aiahonolulu.org)

by July 13 (for July 14), July 27 (for July 28) and Aug. 10 (for Aug. 11). For more information, call 628-7243 or go to [aiahonolulu.org](http://aiahonolulu.org). Fee: \$15 per person.

**JULY 17-19**

### **Stormwater Quality & Safety Classes & Workshops**

These City & County of Honolulu workshops present the new Water Quality Rules and best management 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 information, to RSVP and provide input. Register online at <https://sites.google.com/view/cchworkshop/event-registration/general-audience?authuser=0>.

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## JULY 18

### First-Aid/CPR/AED Certification Class

The Associated Builders and Contractors of Hawaii (ABC Hawaii) presents first aid, CPR and AED (automated external defibrillator) training and certification.

8 a.m.-1:45 p.m. ABC Hawaii Training Room 201A, 1375 Dillingham Blvd. Contact Renee Rosehill at 845-4887 to register by July 11. Fee: ABC members \$125; nonmembers \$150.

## JULY 19

### NAWIC General Membership Meeting

The National Association of Women in Construction's monthly dinner and membership meeting features "Women's Wellness" as a forum topic. Get to know other women in the industry, build partnerships and increase your knowledge.

5:30 p.m. (networking); 6 p.m. (dinner and meeting). Pearl Country Club, 98-535 Kaonohi St., Aiea. For more information, go to [navic114@yahoo.com](mailto:navic114@yahoo.com) or [Honolulu-nawic.org](http://Honolulu-nawic.org). Dinner fee \$35.

## JULY 23-26

### OSHA 501-Trainer Course OS&H for General Industry

BIA-Hawaii and UC-San Diego's OSHA Training Institute present four-day OS&H training. Students become authorized 10- and 30-hour Outreach Programs trainers after successfully completing course. Industry or academic credentials required. Laptop recommended. Various credits available.

8 a.m.-4 p.m (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. To register, call 800-358-9206. For more information, go to [biahawaii.org](http://biahawaii.org) and [osha.ucsd.edu](http://osha.ucsd.edu). Fee: \$765. No refunds after July 9.

## JULY 14, 21

### Contract Documents (STP Unit 4)

The General Contractors Association of Hawaii (GCA of Hawaii) presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors. Honolulu attorney Scott I. Batterman explains contracts, construction law, field documentation and more.



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7:30 a.m.-5 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. Register with payment by June 29 via [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org), or call 833-1681. Fee: GCA of Hawaii members \$295; non-members \$395. No refunds after June 29. Replacements accepted.

### JULY 20

#### First Aid/CPR Class

GCA of Hawaii presents First Aid/CPR training.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. For more information, to download registration form and to remit payment, go to [gcahawaii.org](http://gcahawaii.org). Attendees will be confirmed via email. Fee: GCA of Hawaii members \$85; nonmembers \$120.

### JULY 27, 28; AUGUST 3, 4, 11

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

Designed specifically for contractors, this GCA of Hawaii 40-hour course provides the additional certification for a Site Safety & Health Officer (SSHO) as stated in the NAVFAC UFGS 1.6.1.1.1, and covers the major revisions to the EM385-1-1. Industry and/or academic prerequisites. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Register by July 20 at [gcahawaii.org](http://gcahawaii.org). Fee: GCA members \$500; nonmembers \$750. No refunds after July 20. Replacements accepted.

### 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 (same as last year's) at this premier exposition for Hawaii's contractors, builders, engineers, architects and other AEC professionals.

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](http://pacificbuildingtradeexpo.com). For more information and exhibit space, contact Barbie at [barbie@pacificbuildingtradeexpo.com](mailto:barbie@pacificbuildingtradeexpo.com). Free admission for AEC industry professionals and contractors.

#### AUGUST 8

##### **Safety Manager/Coordinator Training (CSIP)**

BIA-Hawaii's Construction Safety & Injury Prevention (CSIP) Program is ideal for workers, safety staff and owners as well as those supervisors and/or project leaders (e.g., a Collateral Duty Safety Officer) who are responsible for a company's safety program. Includes hazard identification, injury prevention, OSHA inspections and more.

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

#### AUGUST 10-12

##### **Big Summer Home Building & Remodeling Show**

BIA-Hawaii's Big Summer Home Building & Remodeling Show presents more than 100 licensed contractors and suppliers plus the latest products and services to the nearly 10,000 consumers who attend each year.

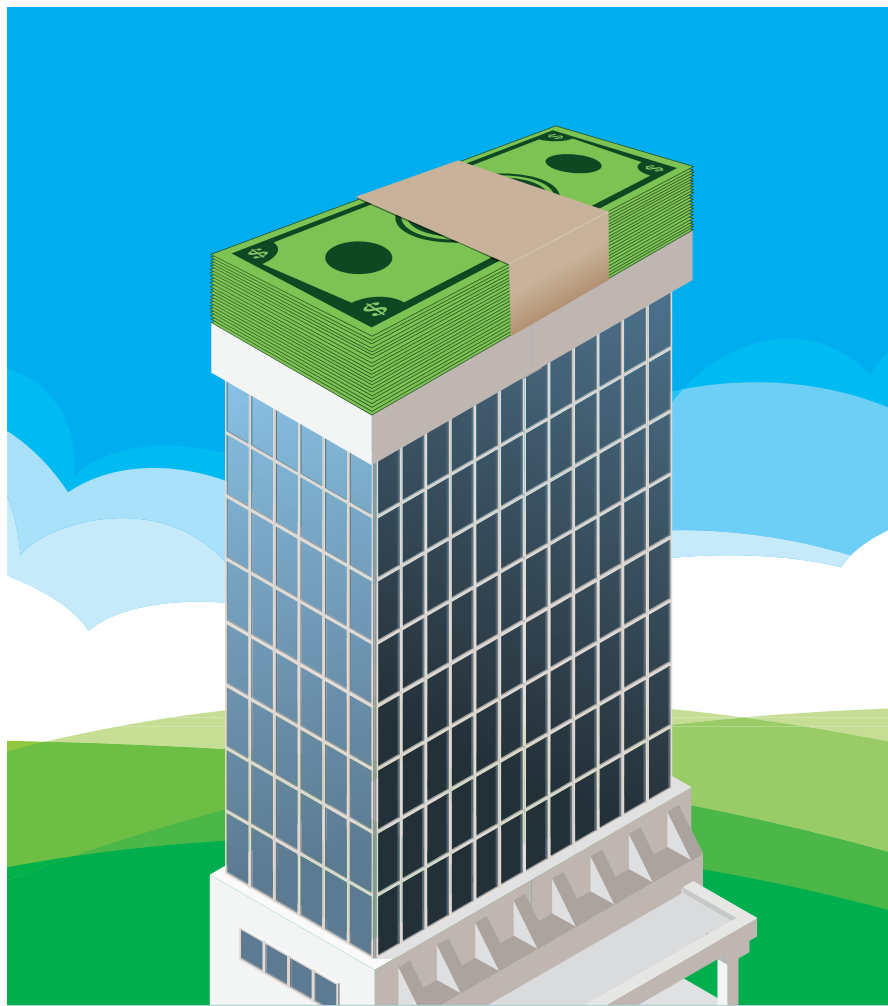
5-9 p.m. (Aug. 10); 9:30 a.m.-8:30 p.m. (Aug. 11); 9:30 a.m.-3:30 p.m. (August 12). Blaisdell Exhibition Hall, 777 Ward Ave. For more ticket information and prices, go to [biahawaii.org/SummerHBRS](http://biahawaii.org/SummerHBRS).

#### AUGUST 13-15

##### **OSHA 502-Update for Construction Industry Outreach Trainers**

BIA-Hawaii and UC-San Diego's OSHA Training Institute present the Outreach Program's update and recertification training that is required every four years. Industry or academic credentials required. Laptop recommended. Various credits available.

8 a.m.-4:30 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. To register, call 800-358-9206. For more information, go to [biahawaii.org](http://biahawaii.org) and [osha.ucsd.edu](http://osha.ucsd.edu). Fee: \$525. No refunds after July 30.



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# Olympian Builds New Career

At 35, soccer star Tasha Kai turns her passion toward building ‘beautiful’ Hawaii homes



**W**hat happens when a childhood dream comes true and you accomplish everything you ever hoped and worked for? What do you do after that? For **Natasha Kai**, that dream was to win an Olympic gold medal, which she accomplished at the 2008 Beijing Games, and then continued to play professionally until two years ago.

“There was no Plan B,” she says. “Soccer was my life.”

But today, she’s setting a new goal: To be the best carpenter she can be.

“When I do something I love, I do it 100 percent,” says **Tasha**, as she prefers to be called. “Now it’s carpentry. I’m trying. Every day I learn something new. I’m even going back to school.” Next up, a course in blueprints and math.

The Kahuku native and current Makakilo resident had plenty to learn when she started her union apprenticeship six months ago.

“I didn’t know anything, didn’t even know how to read a tape measure,” she says with a hearty laugh.

To put her new career into proper perspective, Tasha is the most accomplished soccer player to come from Hawaii. At the University of Hawaii she was named Western Athletic Conference player of the year for all three of her seasons in Manoa before turning pro. A prolific goal scorer, she starred for the U.S. U-21 team, then was called up to the U.S. National Women’s Team in time for the 2007 World Cup, where the U.S. finished third. A year later in China, her

header in overtime beat Canada in the Olympic quarterfinals, and days later she would have a gold medal placed around her neck as the “Star-Spangled Banner” played, fulfilling the goal she first expressed at age 5. She played professionally in the U.S. through the 2016 season before retiring because of injuries.

“I had double ankle reconstruction surgery—I broke both ankles two years ago,” the Hawaii Sports Hall of Fame inductee says matter-of-factly. “Three shoulders, a knee, both

“When I do something I love, I do it 100 percent. Now it’s carpentry. I’m trying. Every day I learn something new. I’m even going back to school.”



Natasha Kai with Sky Blue FC of the National Women’s Soccer League in 2016  
PHOTO COURTESY SKY BLUE FC





10-year-old Tasha Kai



Tasha Kai was an All-WAC player at the University of Hawaii

# KAI'S SOCCER CAREER

## COLLEGE

2002-05 UH Rainbow Wahine

## NATIONAL TEAM

2004-06 United States U-21

2006-09 United States

## WOMEN'S WORLD CUP

2007 United States

## SUMMER OLYMPICS

2008 United States

## PROFESSIONAL

2009-10 Sky Blue FC

2011 Philadelphia Independence

2016-17 Sky Blue FC



ankles—my body is shot.”

Still, at 35, she looks fit enough to play.

“In a few years maybe I’ll play in a Sunday league, but I still have that competitive fire in me,” she says. “I don’t really know how to play for fun yet. Once I can tell myself everything is for fun, then I can play, but right now I don’t think I can play just for fun.”

So her soccer these days is limited to “training about 20 kids, six days a week. I thought after I hung up my cleats I wanted to step away from the soccer world, period, but I can’t, it’s been my life forever. So for right now I’ll just train kids and watch them progress, and maybe one day they’ll follow in my footsteps.”

Those keiki include children of Kai Ho’ohuli, a carpenters union representative who helped steer her into the trade.

Tasha, meanwhile, is following in the boot steps of union carpenters who have gone before.

“I’m doing siding right now, for JDH out at Ewa Gentry,” she says. “As soon as the house gets framed we do the whole outside of the house.”

She sees similarities between competitive sports and carpentry.

“Everything I do, I compare it to soccer—OK, I have to stretch, for this one I have to bend with my knees.

“We have teams as well, every crew is three to four people, and we have four days to finish a house, so we’re busting (*okole*)—putting up siding, doing the trim, putting in windows, going up on the roof.”

Tasha brings to carpentry the same team-first attitude with which she played.

“That was my job, to score goals—if I didn’t score, I felt like I let my team down,” she says. “I played soccer because I love the sport. That was my passion. I didn’t care about the fame, the spotlight—that was never my thing. I like scoring goals, I like winning, but I don’t like talking to the cameras. Humility is one of the most important things you can have.”

She admits she’s facing a huge learning curve.

“My first month was hell. This is a tough trade, but it’s rewarding. I’m the only girl in my whole company, but they treat me like one of the guys. It’s kind of cool. Like if they want to talk (trash) to me, I’ll talk (trash) right back.”

And she’s learned one of the best things about working in construction.

“It’s rewarding seeing a pile of dirt become a beautiful home,” Tasha says. “Homes we finished a few months ago, people are living in. I like seeing people excited about their new home. We’re helping to build Hawaii and

make it a better place, providing homes for people.

“Every day I drive to work, I see a house, and I think, that’s so cool, I helped build that house and now a family is living there. It’s very rewarding, seeing how my hard work makes a family happy.”

Her hard work seems to please Tasha as well:

“Life is good. I enjoy the work and I enjoy my co-corkers. ... I plan on doing this for a while.” 🏠

.....  
Have a good story about a good person in Hawaii’s building industry? Please mail me at [don@tradepublishing.com](mailto:don@tradepublishing.com).



# Awards Top \$1B with Rail Contract

Government contracts during May rocketed past the \$1 billion threshold, thanks to the city's \$400 million rail construction project awarded to Nan Inc.

After the first five months of 2018, agency awards totaled \$1,029,673,550, nearly tripling the \$366,286,261 reported during the same period last year.

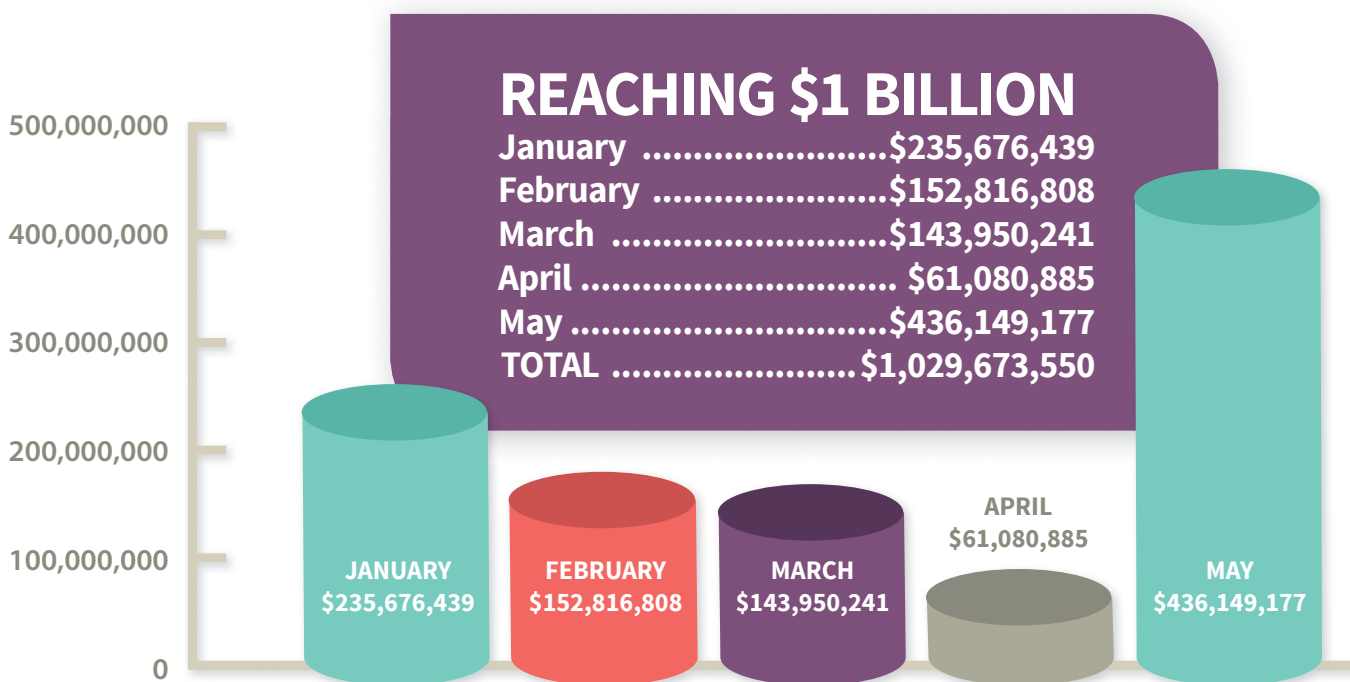
Agency contracts during the

month were \$436,149,177, eclipsing \$128,966,310 awarded last May. Other major projects during May were awarded by the University of Hawaii (\$20,570,940) and the Department of Education (\$10,328,496).

Hawaiian Dredging Construction Co. Inc. won a contract valued at \$7,222,511 to renovate the kitchen at Maui College in Kahului. Another \$6,400,821 renovation project at

the Da Native Hawaiian Center for Excellence at Leeward Community College was awarded to Nan Inc.

The Honolulu Authority for Rapid Transportation (HART) selected Nan to oversee the utilities relocation construction at the City Center segment of the rail project in an indefinite delivery and indefinite quantity contract. Nan recently completed similar work on the Airport section.



## AWARDS BY AGENCY

HART	\$400,000,000
UH	20,570,940
DOE	10,328,496
DAGS	4,330,264
DPWHI	468,943
BWS	249,500
DOD	120,058
DOT	34,976
HAWLIBRARY	46,000
<b>Total</b>	<b>\$436,149,177</b>

## MAY'S TOP 10 CONTRACTORS

1. Nan Inc. (2)	\$406,400,821
2. Hawaiian Dredging Construction Co. Inc. (1)	7,222,511
3. MJ Construction Co. (3)	2,597,908
4. Isemoto Contracting Co. Ltd. (2)	2,528,370
5. Economy Plumbing & Sheetmetal Inc. (3)	2,226,151
6. Henry's Equipment Rental & Sales Inc. (2)	1,934,800
7. Titan Industries LLC (2)	1,868,983
8. BCP Construction of Hawaii Inc. (2)	1,440,190
9. Oahu Plumbing & Sheetmetal Ltd. (1)	1,340,712
10. HBM Acquisitions LLC dba Hawaiian Building Maintenance (1)	1,257,320

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



## Oahu

**Nan Inc. .... \$400,000,000**  
Honolulu Rail Transit Project, City Center Utilities Relocation Construction Contract, Indefinite Delivery/Indefinite Quantity Contract

**Nan Inc. .... 6,400,821**  
7881 Da Native Hawaiian Center for Excellence, Partial Renovation of Building Da and New Dance Audition, Leeward Community College, University of Hawaii

**Henry's Equipment Rental & Sales Inc. .... 1,860,000**  
ATTC Phase 1, Parking Lot 1C Improvements, Honolulu Community College

**MJ Construction Co. .... 1,512,527**  
Various Schools Statewide, Gems AC Efficiency Replacement, Kauluwela ES, Lanakila ES, Likelike ES and Royal ES, Package 12, McKinley Complex

**Oahu Plumbing & Sheetmetal ..... 1,340,712**  
7880 GT Building, Replace AC, Leeward Community College

**HBM Acquisitions LLC dba Hawaiian Building Maintenance ..... 1,257,320**  
Various Schools Statewide, Gems AC Efficiency Replacement, Kaahumanu ES, Kaiulani ES and McKinley HS, Package 09

**Economy Plumbing & Sheetmetal .... 1,053,000**  
Various Schools, Gems AC Efficiency Replacement, Kalani and Kaimuki Complex, Package 16

**CC Engineering & Construction Inc. .... 988,000**  
Various Schools Statewide, Gems AC Efficiency Replacement, Kalihi Schools, Package 15

**57 Engineering Inc. .... 975,969**  
Aiea Intermediate School, Building B and Band Room Expansion

**BCP Construction of Hawaii Inc. .... 963,534**  
Department of Defense, Fort Ruger, Buildings 306 and 306a, Hurricane Hardening

**Titan Industries LLC ..... 956,813**  
Various Schools Statewide, Gems AC Efficiency Replacement, Farrington HS, Fern ES and Kapalama ES, Package 14 (Farrington Complex)

**Titan Industries LLC ..... 912,170**  
Various Schools Statewide, Gems AC Efficiency Replacement, Moanalua, Radford and Aiea Complexes, Package 13

**Economy Plumbing & Sheetmetal Inc. 865,314**  
Hamilton Library Phase 1, Mechanical Room Waterproofing, UH-Manoa

**MJ Construction Co. .... 564,061**  
Various Schools Statewide, Gems AC Efficiency Replacement, Pearl City Complex, Package 18

**MJ Construction Co. .... 521,320**  
Various Schools Statewide, Gems AC Efficiency Replacement, Kaimuki Complex, Package 10

**Greenpath Technologies Inc. .... 500,000**  
Marine Center Photovoltaic System Addition

**BCP Construction of Hawaii Inc. .... 476,656**  
Various Schools Statewide, Gems AC Efficiency Replacement, Roosevelt Complex, Package 02

**Castaway Construction & Restoration LLC ..... 431,142**  
Lihikai Elementary School, Miscellaneous R&M FY16

**Economy Plumbing & Sheetmetal Inc. .... 307,837**  
Oahu Community Correctional Center, Hot Water Systems Replacement

**Commercial Electric Inc. .... 285,900**  
Oahu Community Correctional Center, Electrical Infrastructure Systems Repairs

**Road Builders Corp. .... 160,720**  
Momi Elementary School, Miscellaneous R&M FY16

**Carrier Corp. .... 154,712**  
Hamilton Library, Phase 1 & 2, VFD for Chiller

**Molina Engineering Ltd. .... 120,058**  
Repair Exterior Stairs and Railings at Fort Ruger B306A, Department of Defense

**Henry's Equipment Rental & Sales Inc. .... 74,800**  
Wilson Elementary School, Pedestrian Walkway

### AWARDS BY AREA

Oahu ..... \$422,779,384  
Maui ..... 9,155,504  
Hawaii ..... 3,570,789  
Kauai ..... 643,500  
Total ..... \$436,149,177



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## CONTRACTS AWARDED

**D&C Plumbing Inc.** ..... 49,998  
Waipahu High School, Tennis Court, Reroute Irrigation Line

**Kawika's Painting & Waterproofing Inc.** ..... 46,000  
Aina Haina Public Library, Exterior Repairs and Painting

## Maui

**Hawaiian Dredging Construction Co. Inc.** ..... 7,222,511  
2232 Piliua Renovate Kitchen, UH Maui College, Kahului

**Viking Construction Inc.** ..... 732,993  
Maui Community Correctional Center, Dormitory 3 Renovations, Wailuku

**F&H Construction** ..... 665,000  
Wailuku Health Center, Building Improvements

**F&H Construction** ..... 535,000  
Maui Community Correctional Center, Recreation Yard Security Fencing Replacement, Wailuku

## Hawaii

**Isemoto Contracting Co. Ltd.** ..... 2,226,870  
Temporary Office Portable for Manono Campus

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

**Stan's Contracting Inc.** ..... 352,700  
Kulani Correctional Facility, Dormitories Heating Systems Replacement, Hilo

**Isemoto Contracting Co. Ltd.** ..... 301,500  
North Kohala Baseyard Fueling System Improvements, Hilo

**Blackhawk Security** ..... 167,443  
Department of Public Works Baseyards, New Security Systems, Various Districts of Hawaii Island

**Qualified Plumbing LLC** ..... 34,976  
Repair Water Meters at Pier 1, Hilo Harbor

## Kauai

**Jas. W. Glover Ltd.** ..... 394,000  
Kapaa High School, Resurface Playcourt

**Valley Well Drilling** ..... 249,500  
Hanamaulu Well #1 and #2 Abandonment

## LOW BIDS

The companies below submitted the low bids in April 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

**Hawaiian Dredging Construction Co. Inc.** ..... \$ 37,651,000  
Sand Island Wastewater Treatment Plant, Sidestream Wastewater Treatment Plant

**Road Builders Corp.** ..... 5,880,388  
Rehabilitation of Streets, Phase 15E

**Grace Pacific LLC** ..... 4,950,993  
Rehabilitation of Localized Streets, Phase 14C, Maunalani Heights

**Paul's Electrical Contracting LLC** ..... 4,047,700  
Punanan Wells System Improvements

**Haron Construction Inc.** ..... 3,545,981  
Rehabilitation of Streets, Unit 65A, Reconstruction of Various Concrete Roadways

**Paul's Electrical Contracting** ..... 3,189,777  
Oahu Community Correctional Center, Emergency Generator Systems Replacement and Related Improvements

**Contech Engineering Inc.** ..... 3,156,750  
Beretania Engineering Building, Window Repairs

**Integrated Construction Inc.** ..... 2,987,770  
Manoa Estates Water System Improvements

**Paul's Electrical Contracting LLC** ..... 2,957,700  
Kahuku Wells Unit No. 3

**S&M Sakamoto Inc.** ..... 2,559,400  
Niu Valley School, Four Classroom for World Language

**Index Builders Inc.** ..... 2,469,600  
Liliha Public Library, Miscellaneous Repairs and Improvements

**Civil-Mechanical Contractor** ..... 2,370,472  
Pearl City Wells II System Improvements

**Elite Pacific Construction Inc.** ..... 2,078,000  
Puu Ualakaa State Park (Round Top), Radio Communication Facility Improvements

**MEI Corp.** ..... 1,925,500  
Kalaeha Building 29, Parking Photovoltaic System, Site Improvements and Miscellaneous Exterior and Interior Improvements, Department of Defense, Hawaii Army National Guard

**MEI Corp.** ..... 1,734,926  
Mililani Mauka Elementary School, Gems AC Efficiency Replacement, Package 6

**HBM Acquisitions LLC** ..... 1,670,000  
Mililani Mauka Elementary School, Building A, Replace AC

**StarCom Builders Inc.** ..... 1,140,750  
Diamond Health Center, Building and Site Improvements

**International Construction Inc.** ..... 1,008,678  
Aliiimoku Hale, Building Improvements, Phase 2

**StarCom Builders Inc.** ..... 962,000  
Kalauao Wells Electrical and Mute Building Modifications

**Hawaii Works Inc.** ..... 927,253  
Royal Hawaiian Band, Headquarters Improvements

**Paradigm Construction LLC** ..... 849,000  
Waimano Ridge, Replace Windows at Hale Complex Buildings D and F and Other Improvements

**Prometheus Construction** ..... 749,650  
Diamond Head Crater, Repair Various Tunnel Shotcrete Finishes

**Ke Nui Construction LLC** ..... 705,350  
Rehabilitation of Koali Road Bridge, Bridge No. 219

**Integrated Construction Inc.** ..... 687,770  
Security Fencing at Maakua Well and Kapunahala 272 Reservoir

**A's Mechanical & Builders Inc.** ..... 622,235  
Sand Island Wastewater Treatment Plant, Building 1, Replace Package AC Units

**StarCom Builders Inc.** ..... 565,500  
Hahaione Elementary School, Miscellaneous R&M FY13

**Brian's Contracting Inc.** ..... 550,000  
Kalanimoku Building Parking Lot G, Install Parking Lot Security Gates and Related Improvements

**StarCom Builders Inc.** ..... 539,000  
14th-floor Renovation at Fasi Municipal Building

**Henry's Equipment Rental & Sales Inc.** ..... 536,000  
Ted Makalena Golf Course, National Pollutant Discharge Elimination System Improvements

**Construction Engineers LLC** ..... 518,979  
Heavy Equipment at Daniel K. Inouye International Airport

**Road Builders Corp.** ..... 506,000  
Police Training Academy, Miscellaneous Pavement Improvements, Phase II

**HSI Mechanical Inc.** ..... 383,543  
Makalapa Elementary School, Building A, Replace AC Ducts

**Power Constructors LLC** ..... 350,725  
Waiawa Correctional Facility, Security Lighting

**Power Constructors LLC** ..... 350,725  
Webling Elementary School, Electrical Upgrade

**Ted's Wiring Service Ltd.** ..... 348,437  
Kahuku Police Station, Upgrade of Security Cameras

**Ryan Michael Corp.** ..... 277,541  
Sinclair Library, Ground Floor, Phase 2, Construct Work Stations, UH-Manoa

**Betsill Bros.** ..... 252,620  
Lihikai Elementary School, Miscellaneous R&M FY16

**United General Contracting Inc.** ..... 221,518  
Salt Lake Elementary School, Restroom Near Portable 6

**Amethyst Builders LLC** ..... 199,998  
August Ahrens Elementary School, Building A & B, Renovate Restrooms

**Brian's Contracting Inc.** ..... 195,000  
King Intermediate School, Bldg. C, Repair Restroom Plumbing and Ceiling

**Brian's Contracting Inc.** ..... 193,000  
Aina Haina Public Library, Renovate Public Restrooms for ADA Compliance

**Bora Inc.** ..... 191,052  
Halawa Vector Control Facility, Bldg. B, Room 108 Renovations

**Molina Engineering Ltd.** ..... 172,723  
Pupukea Beach Park, Comfort Station Roof Improvements, Three Tables

**Commercial Shelving Inc.** ..... 171,032  
Repair Roll-Up Doors at Pier 10 and Baseyard, Honolulu Harbor

**Mocon Corp.** ..... 139,400  
Waikiki Drain Outfall Improvements, Poni Moi Drain Outfall

**Kaikor Construction Assoc. Inc.** ..... 135,755  
Repair Fenders and Bollards at Pier 38, Honolulu Harbor

**Road Builders Corp.** ..... 124,085  
Pavement Repairs at Piers 19, 24 and 32, Honolulu Harbor

**Kawika's Painting & Waterproofing Inc.** ..... 114,000  
Honouliuli WWTP, Exterior Coating of Selected Structures 2018

**Pacific Recreation Co. LLC** ..... 96,900  
August Ahrens Elementary School, Area 01 Basketball Court Improvements

**Coconut Wireless Construction** ..... 95,000  
Security Fencing Improvements for Waihee Tunnel

**Commercial Electric Inc.** ..... 77,300  
Aina Koa Booster No. 4 Transformer Replacement

**AL&C Mechanical & AC Corp.** ..... 47,900  
Mililani Waena Elementary School, Bldg. D, AC

**United General Contracting Inc.** ..... 40,468  
Crestview Community Park, Recreation Center Improvements

**Molina Engineering Ltd.** ..... 25,222  
Puohala Elementary School, Remove Asbestos Containing Materials and Repaint

**Miller's Paving LLC** ..... 24,800



## LOW BIDS

Leilehua High School, Resurface Gym Driveway, Phase 2

**Paradise Roofing Corp.**..... 23,500

Leihoku Elementary School, Administration Building, Remove Skylights and Cap Openings

**Society Contracting LLC**..... 19,500

Benjamin Parker Elementary School, H-34 Replace Floor Tiles

**Society Contracting LLC**..... 16,000

Kapolei High School, Building J-204, Install VCTY Floor Tiles

**Kone Inc.** ..... 10,640

Maintenance of Elevator, Ellison Onizuka Kona International Airport at Keahole, Hawaii

## Maui

**MEI Corp.** ..... 2,499,440

Molokai Public Library, Meeting Room Addition, Kaunakakai, Molokai

**Grace Pacific LLC** ..... 1,148,777

Waipai Bridge Repairs

**Norrie Construction**..... 979,762

Wailea Alanui Drainline Repair at Sta. 50 + 35

**Kawika's Painting & Waterproofing Inc.**..... 948,000

Wailuku State Office Building, Exterior Repairs

**Paul's Electrical Contracting LLC** ..... 727,000

Upgrade Runway Lighting and Baseyard at Kalaupapa Airport, Molokai

**Central Construction Inc.** ..... 625,980

Maui Community Correctional Center, Dormitories 1 and 2 Renovations, Wailuku

**Betsill Bros.** ..... 577,703

Kamalii Elementary School, Building A, Replace AC, Kihei

**Betsill Bros.** ..... 80,668

Puunene School, Building C Demolish

## Hawaii

**Isemoto Contracting Co. Ltd.**..... 4,165,305

West Wing Renovation, Hawaii Community College, Honokaa

**Isemoto Contracting Co. Ltd.**..... 3,773,183

Hawaii Community Correctional Center, Security Electronics and Hardware Replacement, Hilo

**Heartwood Pacific LLC** ..... 2,217,286

Kohala Elementary School, Architectural Barrier Removal Project

**Isemoto Contracting Co. Ltd.**..... 1,734,787

Installation of Washrack at Hilo International Airport

**Stan's Contracting Inc.**..... 358,700

Palamani Campus Improvements, Building 503 Alterations, Hawaii Community College, Kailua-Kona

**Isemoto Contracting Co. Ltd.**..... 228,630

Kealakehe Elementary School, Additional Parking, Kona

**Sanborn Gen. Contracting**..... 189,000

Install Wheel Stops at Storage Yard, Hilo Harbor

## Kauai

**Earthworks Pacific Inc.**..... 3,289,157

Kapaia Cane Haul Road 18-Inch Main, Lihue-Kapaa Water System

**Earthworks Pacific Inc.**..... 1,119,000

Salt Pond Beach Park, Effluent Disposal System, Hanapepe

**Alaea Corp.** ..... 764,358

Islandwide Bus Stop Improvements, Phase IV, Lihue

**Shioi Construction Inc.** ..... 235,951

Various Repairs at the Kaiakaa and Lihue Fire Stations

**Hawthorne Pacific Corp.**..... 115,300

Sewage Pump Station Emergency Generators for the County of Kauai

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# Between Rock and a Hard Place

Materials used by Goodfellow to re-open roads closed by lava years ago include peanut butter

BY BRANDON BOSWORTH

Crews from Goodfellow Bros. know if you're going to be clearing lava rock from Hawaii Volcanoes National Park, you'll need bulldozers, a well-trained crew ... and peanut butter.

"We had to put peanut butter on our vehicles to make sure we weren't carrying any little fire ants," says Ed Brown, vice president of operations - Hawaii at Goodfellow Bros.



Ed Brown

The peanut butter, he says, lures the invasive insects out of places they might be hiding. This precaution is specifically recommended by the Hawaii Cooperative Studies Unit at the University of Hawaii at Hilo.

Brown says there were other requirements for working in the ecologically sensitive area as well. "We had to fumigate and pressure-wash our equipment."

Goodfellow Bros. was called in to reopen a portion of Chain of Craters Road, which has been closed by lava flows for 41 of the past 53 years.

"We take this really seriously," Brown says. "As soon as we got the call we dropped everything else we're doing."

The 0.7-mile-wide section of cleared road will serve as a possible evacuation route for those in the Kalapana area should Highway 130 be overrun by lava from the ongoing Kilauea volcano eruption.

Equipment used included Caterpillar D9 and D10 bulldozers and a 20-ton roller.

To ensure worker safety, company president Chad Goodfellow cites two important precautions: "Heat mapping allows us to check older flows to make sure there is no molten lava under the surface. We also test the lava's density to see if there are any air pockets that equipment or people could fall through."



Chad Goodfellow

Goodfellow Bros. has experience with this sort of work, Brown says. "We've been on the Big Island for more than 20 years. Most of our work deals with lava. I've been working with lava my whole career," he says.

This is not the first time Goodfellow Bros. has cleared a path on Chain of Craters Road. In 2014, it re-cut a seven-mile section to allow for evacuations if lava threatened Pahoa. That route was covered in lava in 2016 and 2017.

As Kilauea continues to erupt, the state has asked Goodfellow Bros. to leave equipment in place and be prepared for additional work, which is fine by Chad Goodfellow.

"The bottom line is we take pride in being called in during emergency situations on all islands," he says. "To rise to the occasion makes us extremely proud." 🏠







Crews from Goodfellow Bros. clear lava from Chain of Craters Road at Hawaii Volcanoes National Park.  
PHOTO COURTESY NATIONAL PARK SERVICE







# IT'S TECH TIME ON KAPIOLANI

Eyes wide open, Gerry Majkut steers Hawaiian Dredging into the future of artificial intelligence and virtual reality

BY DON CHAPMAN

PHOTOS BY ANJJ LEE

**W**alter F. Dillingham founded Hawaiian Dredging in 1902, passed away in 1963 at age 88 and today would likely recognize much about the company that for years has been Hawaii's biggest builder.

The virtual reality goggles ... maybe not so much.

Gerry Majkut, president since 2014, put a pair of the goggles on me during a tour of Hawaiian Dredging

Construction Co. Inc.'s old-new building at South Street and Kapiolani Boulevard. It was my first VR experience, and it's an understatement to say I was blown away to see how architects and engineers can design/build a virtual building, including moving around building blocks and what seems like an X-ray view of plumbing features hidden behind walls and ceilings.

"This," he says, "is the future."

Majkut (it's a Czech name, pronounced my-kun, like NBA legend George Mikan) spends a lot of time thinking about the future. From here

he can see a time not so far away when artificial intelligence will play an essential role in designing buildings, wharfs, roads and bridges, all the things Hawaiian Dredging does.

"Even the smartest human can't compute at the speed AI can," he says. He expects Hawaiian Dredging to be at the forefront.

In short, futuristic technology can

Gerry Majkut, left, with BIM detailer Aprille Tolentino (center) and BIM manager Chris Baze





make construction more efficient.

And the pursuit of efficiency has been Majkut's Holy Grail since graduating with an economics degree from Clarion University of Pennsylvania, with an emphasis on "efficiencies, optimization, the most efficient way to do things." He then earned an MBA from Jackson State, emphasis on marketing, and shortly before joining Hawaiian Dredging went to MIT to earn an executive certificate in strategy and innovation.

**The pursuit of efficiency has been Majkut's Holy Grail since graduating with an economics degree from Clarion University of Pennsylvania.**

That's not the usual path to lead a general contracting company, but the Pittsburgh native also earned his hammer-swinging bona fides.

"I was out in the field during college summers working heavy construction," he says. "Then when I graduated from college, I was in scheduling, resource optimization. I looked at the most efficient way to build things. The company I was with also had me working in the field, so I looked at the most efficient way to do things."

Mostly he worked on industrial and commercial projects.

"I was a project engineer, project superintendent, worked my way up to project manager, so I ran projects. The challenge of a project really excited me. You're given a certain timeframe to build something that is going to be there for a long time, you're always going to be able to drive past it and say we built this," Majkut says.



Chris Baze, Hawaiian Dredging's Building Information Modeling (BIM) manager, and CEO Gerry Majkut

"I absolutely love the teamwork that's involved in a building project. When I was a project manager, getting everybody ready to work, understanding what the goals and objectives are—that's a lot of fun. This is a team sport. And then you have to schedule, make a budget.

"So you look at each project, it's kind of like running a small company. You have X-amount of dollars, a schedule you have to meet, client satisfaction, you want a safe job, which is the most important thing."

With construction deaths making local headlines recently, this is a serious issue.

"We really focus on our safety program," Majkut says. "We work to create a strong safety culture. When

people join our company, I talk with them, and the first thing I talk about is safety and how important it is to us as a company—it's the most important thing.

"The second thing I talk to them about is quality, and how important it is to our customers, having the quality they want in a project. Repeat customers are huge for us. Even if it's a public-bid job, relatively low dollars, we want them to say how great it is that Dredging is the contractor on this.

"And then I talk about innovation. Things are changing rapidly today. You have to be a very innovative company moving forward. Change used to happen slowly, now it's almost exponential. We have to be looking at new ideas, new processes. ... There's



tremendous opportunity in our business for technology.”

Thus VR, AI and who-knows-what next.

While he has his eye on the future, Majkut also has a rearview mirror, and it's gilded.

“This company has such a great legacy, and it's our responsibility to continue that legacy, not just me but every employee,” he says. “I wish I could go back and personally thank everyone who worked here in the past who made this company what it is. Today, we're building on that legacy going forward, and it's up to all of us to live up to what was accomplished in the past. ... With the rich history Dredging has as a company, it's just a tremendous honor to be working here.”

The company's past includes many iconic buildings and projects: dredging the entrance to Pearl Harbor, dredging the Ala Wai Canal, building much of Honolulu's waterfront, the Honolulu Museum of Art, the downtown post office, the original Ala Moana Center, luxury hotels across the Islands, the University of Hawaii medical school, the H-3 freeway and much more.

Current projects include a \$300 million-plus car rental facility at the Maui airport, a \$70 million communications building and six-story parking structure at Marine Corps Base Hawaii and three rail stations and pedestrian bridges on Farrington Highway (West Loch, Waipahu, Leeward Community College).

And for the near future?

“Without being specific,” Majkut says, “I think there's going to be a lot of good opportunities for us. If the economy hangs in there, I think we'll see more.

“I'd like to see more housing like we did here (twin-tower 801 South Street). They sold out really quickly, there's a demand for that kind of unit. It's an interesting time because we need more housing, there's a demand for it, so I think it will happen. Not as strong as the past few years, but hopefully we'll be able to solve some of the housing problem.”

Hawaiian Dredging is known for big projects, but is not limited to that, Majkut says.



From left: Marc Laury, Lillian Laury, Marie Laury, Connor Laury, Angela Majkut, Cheryl Majkut, Gerry Majkut and Joe Majkut at the American Heart Association Heart Walk

“We pride ourselves on our diversity, so being a full-service GC, we do small projects. ... What we really stress is, whether it's a big project or a small project, it's a very important project to the owner and it's a very important project to us,” he says.

“I want people to understand we also do smaller jobs. We just did some interior work at Don Quixote (Kaheka). We're doing some work that's part of the Doris Duke estate. Doing repair work on water works on Maui. We did some road work on Ala Moana Boulevard.”

Overseeing five different divisions within the company, including 300 salaried workers and more than 600 tradesmen, would seem a daunting task, but Majkut says, “my job is relatively easy because of the great people we have working for Hawaiian Dredging. What makes it so special

is our employees. From a leadership standpoint, the people we have working for us make the difference.”

Majkut came to Hawaii in 1999 when he was with Dick Corp., tasked with integrating two companies when Dick bought Fletcher Pacific, which became dck Pacific.

“I was very fortunate,” he says. “Coming to Hawaii is one of the best things to ever happen to me.”

Away from the office, Majkut likes to be “outdoors.” He's a runner and avid surfer, though admits having “an aversion to golf.” He and wife Cheryl, a substitute teacher, are parents of three grown children. He's a believer in personal and corporate philanthropy, and has served as honorary chair of both the American Heart Association Heart Walk and Easter Seals March for Babies. 🏠





# Memory Lane Runs Through An Exceptional Renovation

Hawaiian Dredging preserves the historic structure that was once home to Honolulu's daily newspapers

BY DON CHAPMAN  
PHOTOS BY ANJJ LEE

It had been 25 years since I last walked up the spiraling red staircase at what I knew as the News Building, later the Advertiser Building. Having spent my first 13 years in Hawaii working there as a daily columnist for the old *Honolulu Advertiser*, I was curious to see what Hawaiian Dredging had done to a place that once housed two daily newspapers, the Associated Press Honolulu bureau, KGU radio station and

Thurston Twigg-Smith's Contemporary Art Museum gallery, not to mention a credit union serving employees and a rooftop cafeteria.

So much good journalism happened there, so many scoops gathered, so many people's stories told, so many deadlines met, by so many people who cared deeply about their work and what would greet readers in the morning and the impact it might have on their lives. I'll always be

proud of those associations and that phase of my life.

So, as long as I was interviewing Hawaiian Dredging President Gerry Majkut, I hoped to see what's become of the place. A busy man, he graciously played tour guide.

For obvious starters, the name on the front of the building has changed:

Hawaiian Dredging Construction Company.

"My wife says it might take a generation for people to get accustomed

to not calling it the Advertiser Building," Majkut says.

She may be right, but change it inevitably will.

I wondered why Hawaiian Dredging was willing to move its headquarters into a building that is nearly 90 years old and subject to various historic preservation mandates:

"We're the builders of 801 A and B (adjacent South Street condo towers) for Downtown Capital, which owned this property as well.



We did a lot of thinking and evaluating what to do ... and decided to buy it and make it our headquarters. And with this being a building that was built in 1929, there's so much history, and so much history with Hawaiian Dredging. So let's take this building and renovate it, but make sure that's the right thing to do.

## **“It recently got LEED Gold (certification), proving you can take a 1929 building and make it environmentally friendly.”**

“It's worked out really well. It recently got LEED Gold (certification), proving you can take a 1929 building and make it environmentally friendly. We worked with HCDA on items they wanted preserved. The craftsmanship is fantastic. I'm proud that we were able to make it what it is today and preserve the history. It's a reflection, we think, on our company.”

Outside, above the red terra cotta steps, are two black light poles that once had a black eagle atop each. Somehow, one got knocked off and lost.

“We looked at ways to have another one cast,” Majkut says, “and ended up making two with a 3D printer,” the original preserved.

One of the great new features is the long table in the main conference room, just to the right of the front doors in an area that had served as the newspaper's classified ad counter. Made of polished concrete embedded with pebbles of a variety of hues, the table is classy and perfect for a

company that pours a lot of concrete. It was created by Dredging craftsmen and weighs 5,000 pounds.

A beautiful new touch on the right side of the grand lobby is a mural that details a photographic timeline of Hawaiian Dredging projects, and then above that a montage of some of the biggest ones.

“It was presented to us by a client, Marshall Hung and his wife Yuko. The artist was Momi Cazimero. They gave that to us as a gift that represents the history of Hawaiian Dredging,” Majkut says. “I thought that was a very nice thing to do.”

One feature HDCA wanted preserved was the

old walk-in vault. Today it looks unchanged from yesterday, but instead of cash and vital papers it houses the building's electrical plant.

HDCA also wanted to preserve some of the old pillars, and they have been, including those in what had been the *Advertiser* newsroom, now broken up into office spaces.

But gone are the windows through which former city editor Sandy Zalberg was known to throw wadded-up stories he thought not ready for print out onto South Street.

From paper projectiles to hi-tech flight, one corner of the IT office houses drones.

“We fly a lot of drones,” Majkut says.

Fans of “Hawaii Five-0” may recall the show was based here for a couple of seasons, and Majkut made sure two of their “offices” were preserved, with a framed photo of the cast.

I was especially curious to see what became of the second-floor space that had been my office, and anticipation grew as we climbed those graceful red stairs. At the top, it was nice to see the old stained-glass windows preserved, the alcove before it transformed into a small, glass-walled conference room.

In my day, *Advertiser* offices were to the left of the stairs, *Star-Bulletin* to the right. I never once went right.

Inside the *Advertiser* doors, now gone, my office was the first one on the left. New walls reconfigured the space somewhat, but what had been my office is now another small conference room, where six people worked over notebooks, both electric and paper.

“We believe in collaboration,” Majkut says of the conference rooms.

I like what they've done with the place.





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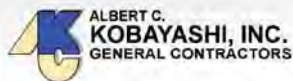
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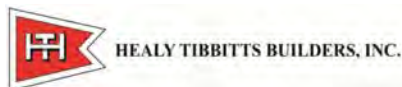
HAWAII'S  
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CONTRACTORS  
**2018**

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# HAWAII'S TOP 25 CONTRACTORS 2018

## Poised for the 'Next Boom'

**Hawaiian Dredging tops annual survey of Islands' builders for 13th year in a row**

BY DAVID PUTNAM

The Islands' leading contractors report that the construction "market has tapered back since 2016," with the combined revenues of Hawaii's Top 25 Contractors and Noteworthy Contenders, according to *Building Industry Hawaii's* annual survey, down 19 percent.

According to those companies responding to the survey, total revenue was nearly \$3.4 billion in 2017—down from \$4.2 billion the previous year—with only 13 of the Top 25 GCs reporting gains.

Despite what some perceive to be a slowdown in 2017, however, industry leaders are seeing positive signs for contractors, as well as looming problems in financing new builds.

In its June forecast, UHERO, the Economic Research Organization at the University of Hawaii, states: "Construction on Oahu has bounced back from last year's lull, but industry jobs on the Neighbor Islands remain well below their previous bubble-driven peak. The pace of homebuilding statewide remains well short of levels needed to satisfy

household formation. Anemic income growth and rising interest rates will further erode affordability and make it more costly for developers to finance new projects."

Glen Kaneshige, president of Nordic PCL Construction Inc., says the downturn was not as bad as some had forecast.

"This most recent boom cycle in construction is a bit unusual since the pullback has not been as steep as we have seen in past cycles," he says. "The most recent boom was sectorial in Kakaako and Waikiki and fueled by the construction of luxury high-rise condominiums and large retail developments.

"The market has tapered back since 2016 and the work appears to be rotating to hospitality, especially on the Neighbor Islands, military construction and new subdivisions."

For the 13th consecutive year, Hawaiian Dredging Construction Co. Inc. ranks No. 1 among the Top 25, though its reported revenues of \$589 million were \$106 million less than in 2016.

Other top GCs also report declines

last year, including Nordic PCL, which did \$206.7 million worth of business in 2017, less than half its \$436.9 million in 2016 receipts. The decrease dropped Nordic PCL four places, to No. 6, in this year's rankings. Swinerton Builders also saw its revenue cut in half. Ranked No. 7 last year with \$240 million in receipts, Swinerton falls to No. 9 with \$120 million in 2017.

It also was a year of successes. Royal Contracting Co. Ltd. leaped from No. 20 to No. 11 as its

### REVENUES BY TOP 25

Year	Billions
2017.....	\$3.4
2016 .....	4.2
2015 .....	3.8
2014 .....	2.9
2013 .....	2.5
2012.....	2.4
2011.....	2.6
2010.....	2.5



# HAWAII'S TOP 25 CONTRACTORS

2018 rankings, with last year's rankings in parenthesis and reported revenues for the past two years.

	2017	2016
1. Hawaiian Dredging Construction Co. Inc. (1)	\$589.0	\$695.0
2. Albert C. Kobayashi Inc. (3)	355.4	414.0
3. Nan Inc. (6)	302.9	302.5
4. Layton Construction Co. LLC (8)	254.0	221.8
5. Hensel Phelps (5)	214.0	340.0
6. Nordic PCL (2)	206.7	436.9
7. Dorvin D. Leis Co. Inc. (9)	150.9	144.0
8. Watts Constructors (12)	129.6	92.6
9. Swinerton Builders (7)	120.0	240.0
10. Unlimited Construction Services Inc. (14)	117.0	88.7
11. Royal Contracting Co. Ltd. (20)	102.2	61.8
12. Wasa Electrical Services Inc. (10)	100.8	92.9
13. Group Builders Inc. (11)	82.1	92.8
14. Alakai Mechanical Corp. (15)	81.1	88.6
15. Isemoto Contracting Co. Ltd. (16)	74.7	83.4
16. Ralph S. Inouye Co. Ltd. (18)	66.9	66.4
17. Shioi Construction Inc. (17)	66.0	68.7
18. Arita Poulson General Contracting LLC (NC)	60.9	25.0
19. Allied Builders System (13)	60.5	92.4
20. Coastal Construction Co. Inc. (19)	57.5	61.9
21. F&H Construction (21)	54.9	50.3
22. Healy Tibbitts Builders Inc. (24)	40.9	27.1
23. S&M Sakamoto Inc. (23)	28.8	27.5
24. Paradigm Construction LLC (25)	25.6	25.1
25. Honolulu Builders LLC (22)	24.8	31.8

## Noteworthy Contender

Constructors Hawaii Inc.	20.0	17.6
--------------------------	------	------

*Rankings rely on 2017 Hawaii-based revenue as reported by those companies that responded to our requests for information.*

*NC: Noteworthy Contender*

revenues rose from \$61.8 million to \$102.2 million. Arita Poulson General Contracting LLC, listed as a Noteworthy Contender last year, saw its business increase from \$25 million to \$60.9 million and climbs to No. 18.

Others also report solid growth in 2017, with 15 of the GCs reporting more than 100 employees on their payrolls in 2017.

Notably absent from the rankings is industry leader Kiewit, which declined to participate in this year's survey. Kiewit, which built the initial phases of Oahu's rail system, ranked No. 4 last year with Hawaii-based revenue of \$366 million. According to its corporate website, Kiewit is one of North America's largest construction and engineering companies with 2017 revenue of \$8.7 billion and 22,000 employees.

Kaneshige says he's "optimistic about the future of Hawaii's construction industry, especially with the opportunities that transit-oriented development will create around the rail stations combined with the demand for affordable housing.

"Developers are planning on taking

advantage of TOD zoning along the Kapiolani corridor, and we expect high-rise construction there to be part of the next boom."

*Brett Alexander-Estes, Brandon Bosworth and Chelse Takahashi contributed to the 2018 Hawaii's Top 25 Contractors.*



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## TOP 25 CONTENTS

PROFILES	PAGE
Alakai Mechanical Corp.	62
Albert C. Kobayashi Inc.	38
Allied Builders System	72
Arita Poulson General Contracting LLC	70
Coastal Construction Co. Inc.	74
Constructors Hawaii Inc.	84
Dorvin D. Leis Co. Inc.	48
F&H Construction	76
Group Builders Inc.	60
Hawaiian Dredging Construction Co. Inc.	36
Healy Tibbitts Builders Inc.	78
Hensel Phelps	44
Honolulu Builders LLC	82
Isemoto Contracting Co. Ltd.	64
Layton Construction Co. LLC	42
Nan Inc.	40
Nordic PCL Construction Inc.	46
Paradigm Construction LLC	81
Ralph S. Inouye Co. Ltd.	66
Royal Contracting Co. Ltd.	56
S&M Sakamoto Inc.	80
Shioi Construction Inc.	68
Swinerton Builders	52
Unlimited Construction Services Inc.	54
Wasa Electrical Services Inc.	58
Watts Constructors	50

## EDITORIAL HIGHLIGHTS

Competitive Marketplace	49
Past Rankings	53
Top Employers	75
Websites	77
Oldest Companies	79
Mahalo	85





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# HAWAII'S TOP25 CONTRACTORS

# #1

## HAWAIIAN DREDGING CONSTRUCTION CO. INC.

PARENT COMPANY: Kajima International Inc.; Atlanta, Ga. | CONSTRUCTION  
SPECIALTY: General contracting | YEARS IN HAWAII: 116 | EMPLOYEES IN HAWAII: 963  
PUBLIC WORK SECTOR: 44 percent | WORK SUBCONTRACTED: 66 percent

After posting revenue of more than \$600 million in each of the past two years, Hawaiian Dredging Construction Co. Inc. reports revenues of \$589 million last year and for the 13th year in a row ranks No. 1 in *Building Industry Hawaii's* annual Hawaii's Top 25 Contractors survey.

Despite the 15 percent drop in gross sales, "overall, 2017 was another very successful year for Hawaiian Dredging," says Gerry Majkut, company president.

Hawaiian Dredging had record receipts of \$695 million in 2016 and reported revenues of \$662 million in 2015.

Hawaiian Dredging, which has five divisions—building, commercial, heavy, waterfront and foundations, and power and industrial—is the state's largest employer among contractors, with 963 on staff last year.

In 2017, the 116-year-old company faced special challenges on a drainage repair project on Ala Moana Boulevard, Majkut says.

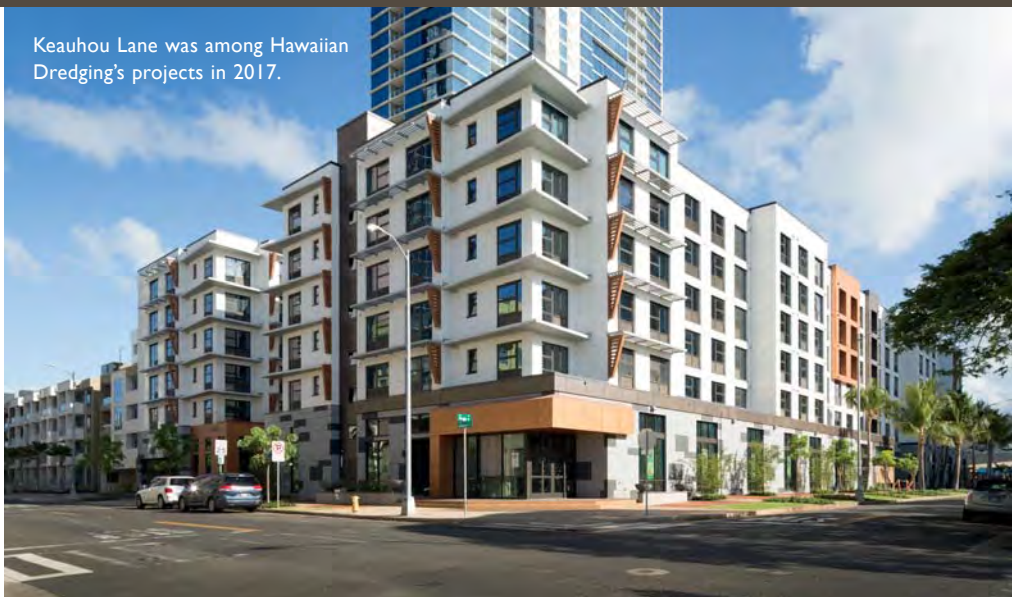
"The project scope was to repair the box culvert under Ala Moana Boulevard in a very short time period," he says. "Hawaiian Dredging's Heavy Division developed a detailed schedule, with night and evening work along with special materials to minimize disruptions in traffic and complete the work before the holiday season."

Other Hawaiian Dredging projects that wrapped in 2017 include the Adventist Health Castle Medical Office Building, Keauhou Place, Keauhou Lane, The Westin Nanea Ocean Villas, the Kapolei Business Park Wastewater Pump Station, widening taxilanes



Gerry Majkut

Keauhou Lane was among Hawaiian Dredging's projects in 2017.



G & L Phase 1 at Daniel K. Inouye International Airport, the Manuwai Canal drilled shaft foundation, the H-1 PM contraflow lane Phase 2 and Pearl City and Waimalu viaduct improvements, Phase 1.

The company also completed work in November on the Hawaiian Dredging Building, its new headquarters—and the former site of the *Honolulu Advertiser*—on Kapiolani Boulevard.

Hawaiian Dredging recently topped off the 45-story Kapiolani Residence for developer SamKoo Pacific LLC. Other ongoing projects include the Waikiki Beachside Hotel and the Sheraton Kauai Resort Garden Unit wing conversion.

"Business in 2018 has been good," says Majkut, adding that "the future of Hawaii's construction industry is at an interesting point.

"I believe our market can continue at a moderate level with continued efforts to improve infrastructure and regulations that support development. We, of course, need the overall economy to remain strong, as that is typically one of the driving factors for our market.

"As we have seen, the overall world market is much more an influence today than in the past."



Hawaiian Dredging completed work on the Adventist Health Castle Medical Office Building in 2017.

## BY THE NUMBERS

Hawaiian Dredging Construction Co. Inc. has topped the annual rankings for 13 consecutive years. Here's a look at how the company has fared this decade:

Year	Millions
2017	\$589
2016	\$695
2015	\$662
2014	\$546
2013	\$425
2012	\$230
2011	\$355
2010	\$432



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# HAWAII'S TOP25 CONTRACTORS

## #2

# ALBERT C. KOBAYASHI INC.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 55  
EMPLOYEES IN HAWAII: 188 | PUBLIC WORK SECTOR: 0  
WORK SUBCONTRACTED: 70 percent



Park Lane Ala Moana



Anaha at Ward Village



ACK plans on completing work on Hale Mahana apartments this summer.

Albert C. Kobayashi Inc. has been steadily making its way up the annual Hawaii's Top 25 Contractors rankings. The company spent two years at No. 4 before inching up to No. 3 last year.

This year finds ACK in the No. 2 spot.



Russell Young

An Employee Stock Ownership Plan (ESOP) company, ACK brought in \$355,430,000 last year, a drop of more than \$58 million from 2016.

Last year, ACK completed work on Anaha Tower and the Park Lane Ala Moana projects. Russell Young, ACK president and CEO, described Park Lane as a "high-end high-rise which was built horizontally" and says it was "one of the most challenging buildings to complete."

ACK is currently finishing up work on Hale Mahana, a high-rise apartment near University of Hawaii-Manoa specifically designed for college students. "One of the bigger problems we had on this project was the existing ground conditions," Young says. "The underground carsts made it a unique challenge. Carsts are underground caves which exist in these areas. They are similar to lava tubes." Despite these difficulties, he says "Hale Mahana is scheduled to be completed and turned over to the owners by the

end of July. The students are scheduled to move into these units prior to the start of school at the university in August."

Other ongoing projects for ACK include Phase 2 of Ritz-Carlton Waikiki.

With many major projects either completed or nearing completion, ACK has cut its staff from 350 to 188. "A lot of the work on larger projects require a lot of manpower," Young says. "Because we self-perform a lot of the work—such as the concrete work,

finish work and punch list work—to turn over the building, most of our work was done in the first half of the project. We had to decrease our manpower when this was done until our next project got started."

While Young says ACK has new projects starting up in the near future, he does see a slowdown on the horizon. "Hawaii's construction industry will decrease," he says, "but as long as the interest rates stay low, there is still a lot of work needed to be done in Hawaii."



Work continues on Phase 2 of Ritz-Carlton Waikiki





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HAWAII'S  
**TOP25**  
CONTRACTORS

#3

# NAN INC.

CONSTRUCTION SPECIALTY: General Contracting | YEARS IN HAWAII: 28  
EMPLOYEES IN HAWAII: 697 | PUBLIC WORK SECTOR: 76 percent  
WORK SUBCONTRACTED: 54 percent



HART's Pearl Highlands Station is one of three awarded to Nan in 2015.



Nan's top projects in 2017 included Alohilani Resort Waikiki Beach.

In 2017, Nan Inc.'s Hawaii-based revenue inched up incrementally—to \$302.93 million from \$302.56 million the prior year, representing a gain of less than one percent. But given the lull in 2017 construction, this was enough to push Nan into the No. 3 spot among Hawaii's Top 25 Contractors.



Ryan Nakaima

Perhaps a more telling indicator of Nan's increasing strength is its successful expansion into new sectors while keeping its traditional base intact.

In 2017, Nan's clients included the Honolulu Authority for Rapid Transportation (HART), Hawaii's Department of Transportation (HDOT), and the U.S. Armed Forces—the usual strong suits for the 28-year-old company. But in 2017 Nan also completed the Alohilani Resort Waikiki Beach, a

multimillion-dollar renovation that may set the bar for luxury upgrades in Waikiki.

"When venturing into other market sectors, much of our success has been attributed to maintaining our upheld fundamentals of customer happiness (as opposed to just customer satisfaction) by always striving to provide above and beyond service, being flexible, and having a solution-oriented attitude toward the customer's goals and challenges," says Ryan Nakaima, vice president at Nan Inc.

Nakaima says these fundamentals apply to all the firm's projects, and will be in force as Nan begins construction on HART's \$400 million contract for utility relocation along the 4.1-mile stretch from the Middle Street rail station to Ala Moana Center. "We are looking forward to commencing with the newly-acquired HART City Center Utilities Relocation Contract," says Nakaima.

Nan will also be busy with Phase 1 of the Kona International Airport

Terminal Modernization Program, valued at \$77.3 million and set to wrap in May 2019. That's in addition to the ongoing construction of three HART stations at Pearl Highlands, Pearlridge Center and Aloha Stadium, valued at \$116 million.

Nan's impressive project lineup is matched by its stellar 2017 safety record. "Our Renovation of Quad B, Buildings 156, 157 and 158 at Schofield Barracks received a Safety Award Certificate with over 400,000 man hours without an accident," Nakaima says, noting that the project also achieved LEED Silver certification. "Our Flood Mitigation Structures project at Fort Shafter also received an Award for Safety Excellence," he notes.

With the firm firing on all cylinders, Nan's 2018 forecast is upbeat. "We are definitely seeing positive predictors going forward for the construction industry," Nakaima says. "And we will be here to happily service those needs."





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# HAWAII'S TOP25 CONTRACTORS

## #4

## LAYTON CONSTRUCTION COMPANY LLC

**PARENT COMPANY:** Layton Construction Company LLC; Sandy, Utah  
**CONSTRUCTION SPECIALTY:** Hospitality, healthcare, multi-family residential, retail  
**YEARS IN HAWAII:** 13 | **EMPLOYEES IN HAWAII:** 70 | **PUBLIC WORK SECTOR:** 2 percent  
**WORK SUBCONTRACTED:** 95 percent

**S**hooting up four spots from No. 8 to No. 4, Layton Construction Co. LLC saw revenues increase by more than \$33 million in 2017. Last year, the Utah-based contractor took in \$254 million versus \$221.8 million in 2016.

Projects completed in 2017 include Koloa Landing at Poipu Beach, The Point at Poipu, Kainani Villas and Embassy Suites by Hilton Oahu Kapolei. 2017 also saw Layton honored for its work on the Kapiolani Medical Center Diamond Head Tower. The project received both the General Contractors Association of Hawaii's 2017 Build Hawaii Grand Award and the NAIOP Kukulu Hale Non-profit Project of the Year award.

Layton is taking on a greater number of public sector projects. "Layton has a rich tradition of building in the public sector," says Tyler Dillon, executive vice president.



Tyler Dillon

"We've built everything from local schools to office buildings and recreation centers to sewer treatment facilities. It's rewarding to complete projects for our public sector partners and we work hard to give them the very best product at a budget that's watched so closely by their constituents."

Dillon adds that Layton is currently building the Kapaa Elementary School library and the University of Hawaii Life Sciences Building, and is "looking forward to working with the County of Kauai on the upcoming Adolescent Treatment and Healing Center."

2017 saw Layton working on several Kauai-based hospitality projects. "Working on neighbor islands

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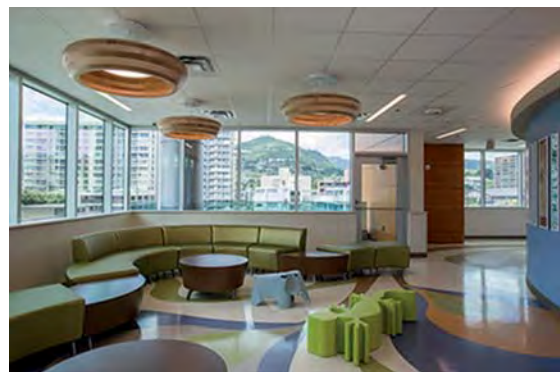
Artist's rendering of the University of Hawaii Life Sciences building  
 RENDERING COURTESY G70

presents unique challenges, including limited trade resources and additional logistical challenges, such as equipment availability and supply procurement," Dillon says. "Our focus has been to develop strong local relationships, because we've learned that these relationships make a difference in getting the job done."

Looking ahead, Will Summerhays, executive vice president, sees potential for growth in some sectors and a slowing down in others. "We're seeing growth in hospitality rebranding and renovation, along with popularity in multi-family housing, and we expect that growth to continue through 2018 and 2019," he says.



Will Summerhays

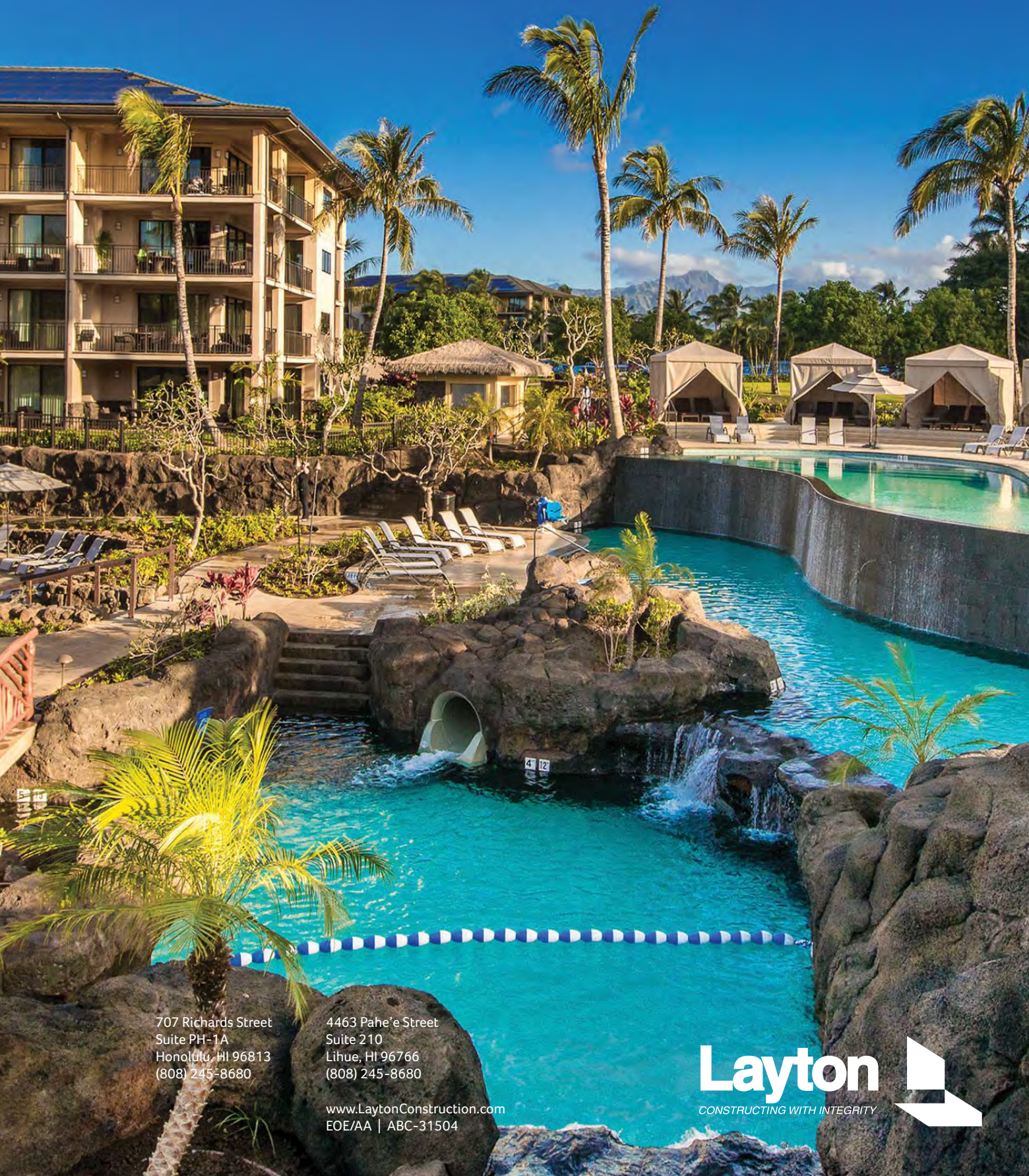


Interior areas in the award-winning Diamond Head Tower at Kapiolani Medical Center for Women and Children

"We also expect further growth in the Kapolei area. As developers become more familiar with transit-oriented development (TOD), we could also see more projects along the rail line. We see office building development slowing as it seems to have reached its peak."



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# HAWAII'S TOP25 CONTRACTORS

## #5

# HENSEL PHELPS CONSTRUCTION CO.

PARENT COMPANY: Hensel Phelps; Greeley, Colo. | CONSTRUCTION SPECIALTY:  
General contractor | YEARS IN HAWAII: 26 | PUBLIC WORKS SECTOR: 40 percent  
WORK SUBCONTRACTED: 80 percent

The Islands' building industry "plateaued" in 2017, says Hensel Phelps Construction Co.'s Pacific district manager as the company reports a 37 percent decline in business to \$214 million.

The drop follows a record year for the Colorado-based builder's Hawaii office. In 2016, Hensel Phelps' revenue soared from \$190 million to \$340 million, a 78 percent increase, as the company claimed its first Top 5 appearance among Hawaii's Top 25 Contractors. But feeling the effects of a lull in the Islands' construction industry in 2017, Hensel Phelps remains No. 5 in this year's annual rankings.

Thomas J. Diersbock, vice president and Pacific district manager, points to a lull in Hawaii's construction industry throughout 2017.

"Business in 2017 for work already under construction was stable, with resources readily available for most of the year," he says. "The market obviously plateaued in 2017, and showed signs of temporary slowing due to the lack of new projects starting. The delay of projects to the market was likely due to available resources or the realization of certain saturated markets."

"2017 seemed to be a year of everyone catching their breath and getting refocused on projects originally intended to have been procured in 2016 with a 2017 start. However, the projects did come out and we had a great procurement year."

Among the contracts Hensel Phelps landed in 2017 were the Hawaii State Hospital New Patient Facility, set to wrap in December 2020, and the U.S.



Thomas Diersbock

Army Pacific (USARPAC) Command and Control Phase 3, scheduled for completion in November 2021.

Projects Hensel Phelps completed in 2017 include the Hilton Grand Islander, the Four Seasons Resort Maui at Wailea, the Oceanwide Resort Office Buildout, the University of Hawaii POST Lab Restoration and the P-320 Submarine Production Facility at Pearl Harbor Naval Shipyard and Industrial Maintenance Facility.

The company's ongoing work includes the Waianae Wastewater Treatment Plant (WWTP), which was scheduled to wrap in June; the MV-22 Hangar at Marine Corps Base Hawaii and the Kailua WWTP, both of which are expected to wrap in August; the Daniel K. Inouye International Airport HNL Gate 6 Commuter Relocation, set for a September finish; and the Kaneohe Tunnel Influent Facility and the Red Hill Fire Suppression Upgrade, which are scheduled to be completed in October.

Hensel Phelps also has begun work on long-term jobs such as the Tripler Army Medical Center Clinic renovations (October 2019), the Tripler Army Medical Center Building 40

repair and renewal project (March 2019), the Schofield Behavioral Health & Dental Clinic (May 2020), the P-102 Harmon Power Upgrade – Guam (September 2019), the Daniel K. Inouye International Airport HNL NDWP ITT Mauka Terminal Extension project (December 2020) and the Kaiser Permanente Hawaii Regional Capital Projects Program (2023).

Diersbock says the market has already begun to improve.

"Hawaii's construction industry continues to be strong with no obvious short-term negative indicators. All market sectors seem to be active without any large demand in any one sector," he says.

"Although one might expect this long construction run to start showing signs of hitting its cyclical end, we haven't seen it yet. There are still solid mega-projects slated for the near term, and all markets seem to still have a reasonable level of need."

Another positive sign, he says, is Hawaii's workforce. "Although material costs have increased for one reason or another, labor continues to be stable."



Hensel Phelps' projects include the MV-22 Hangar at Marine Corps Base Hawaii, which is expected to wrap in August.



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# HAWAII'S TOP25 CONTRACTORS

## #6

# NORDIC PCL CONSTRUCTION INC.

PARENT COMPANY: PCL Construction Services Inc.; Denver, Colo.

CONSTRUCTION SPECIALTY: Hospitality, education, healthcare, commercial office and retail | YEARS IN HAWAII: 80 | EMPLOYEES IN HAWAII: 272

PUBLIC WORK SECTOR: 5 percent | WORK SUBCONTRACTED: 80 percent

After soaring above the \$430 million mark for the past two years, Nordic PCL Construction Inc. reports a 52 percent decrease in revenues to \$206.7 million in 2017.

As Nordic PCL's revenue fell nearer to 2014 levels (of \$193 million), the company that has been doing business in the Islands for 80 years drops four spots among Hawaii's Top 25 Contractors to No. 6.

"We saw our revenues pull back in 2017 from the boom that we believe

peaked sometime in early 2016," says Glen Kaneshige, Nordic PCL president.

The contractor reported revenues of \$436 million in 2016 and climbed to No. 2 in last

Glen Kaneshige

year's survey. In 2015, it did more than \$433 million worth of business.

"2017 was still a very busy year," Kaneshige says, "but more manageable than 2016. We saw activity begin to pick up again on the Neighbor Islands."

He says 2018 "will be relatively flat due to the workload."

Nordic PCL completed major projects in 2017, and began work on several others. The company finished work on the 174-unit tower residence Waiea, the Kapiolani Medical Center for Women and Children's Emergency Department and the Mitsuwa Marketplace.

Jobs that Nordic PCL got underway in 2017 include Ke Kilohana, which has an expected completion date of April 2019; the American Savings Bank Campus building at the corner of North Beretania and Aala (November); Iolani School campus



Nordic PCL expects to complete work on the American Savings Bank Campus in November.

expansion (October); Punahou School Grades 2-5 Neighborhood Phase 1B (March 2019); the warehouse and distribution facility for TCG Palii Vista (December); and the NAVFAC Hawaii Car Care Center (April 2019).

Kaneshige says the American Savings Bank building "has been a challenge to erect since it is the tallest structural load-bearing precast building in Hawaii with access for erection only from the *makai* side of the building. The heavier precast picks were in the range of 30 tons, and our jobsite team had to figure out the optimum way to 'stack the blocks' in sections so that the heavier precast pieces on the *mauka* side of the structure could be set.

"Our project team spent the time planning and modeling the precast picks to avoid getting trapped in a giant Rubik's Cube, where the wrong turn could block them from setting the heavy precast pieces."

Noting the company's decline in revenues, Kaneshige remains optimistic.

"The pullback in our work volume that began in 2017 continued into early 2018, but we see things leveling off for the rest of this year," he says. "There are still a lot of projects in the



Nordic PCL began work last year on Ke Kilohana.

pipeline on Oahu, and the Neighbor Islands are recovering, especially on Maui and the Kona side of the Big Island."

His forecast includes more agency, residential and military projects.

"Being an election year, we expect to see more projects being put out by the state agencies," he says. "We are optimistic that the market retraction will be mild on this down cycle, which has not been typical in the Islands. Military work appears to be ramping back up with the saber-rattling that has been occurring with North Korea, and subdivision work is back with Hoopili and Koa Ridge starting."

He adds that "the Atlantis development in Ko Olina will absorb a good chunk of the workforce on Oahu once it goes."





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Photos: Top | American Savings Bank, Bottom Left | Kapiolani Emergency Room, Bottom Middle | Ke Kiloohana, Bottom Right | Symphony Tower



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HAWAII'S  
**TOP25**  
CONTRACTORS

**#7**

# DORVIN D. LEIS CO. INC.

PARENT COMPANY: Aikane Pacific Corp.; Kahului, Maui | CONSTRUCTION SPECIALTY: Mechanical contractor | YEARS IN HAWAII: 51 | EMPLOYEES IN HAWAII: 620  
PUBLIC WORK SECTOR: 30 percent | WORK SUBCONTRACTED: 5 percent



Dorvin D. Leis Co. continues work on the Consolidated Rent-A-Car facilities at Kahului Airport.

With a healthy increase in revenues, Dorvin D. Leis Co. Inc. moves to No. 7 among Hawaii's Top 25 Contractors, two notches up from last year. The Kahului, Maui-based mechanical contractor posts revenue of \$150,963,000 in 2017, up from \$144,025,000 the previous year.

In addition to increasing revenue by more than \$6.9 million over its 2016 receipts, the company added 140 workers to its roster in 2017 and now employs 620 people. The reason for the increase in hiring is simple, according to Stephen T. Leis, company



Stephen Leis

president and CEO.

"We've been busy throughout Hawaii and have more work on Guam," he says. "Volume is up between 5 and 7 percent. We have a greater number of jobs and a greater diversity of work."

Projects completed by DDL in 2017 include Puunene Shopping Center, Marriott Residences, Koloa Landing Resort and Kamakana Villages.

Despite the difficulties posed by the heavy rainfall that hit Kauai earlier this year, the company expects to complete work on the Timbers Resort at Hokuala this summer.

"Anytime there are heavy rains and especially flooding it impacts performance negatively," Leis says. While there was no real delay in construction, Leis says the rains made the

Timbers project "a bigger challenge."

Other ongoing projects include the Consolidated Rent-A-Car (ConRAC) facilities at Daniel K. Inouye International Airport and Kahului Airport as well as the Hilton Waikoloa Ocean Tower timeshare conversion.

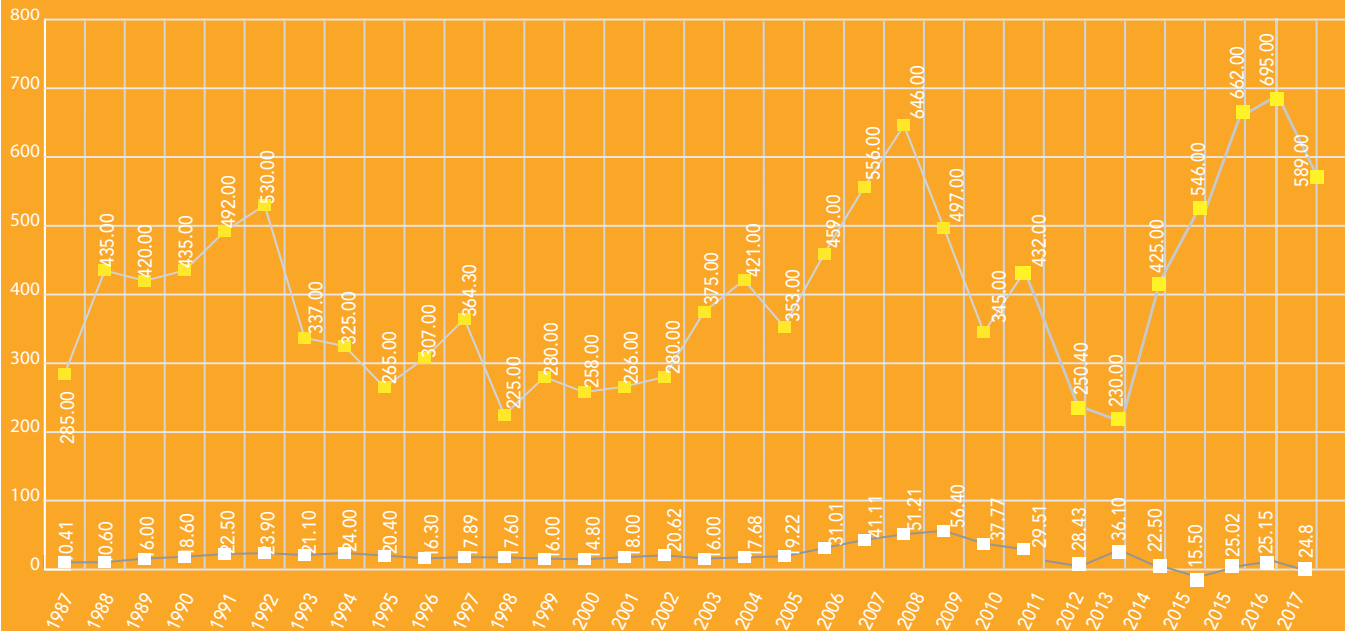
Will the growth DDL experienced in 2017 continue in the foreseeable future?

"Overall, the industry remains healthy but is experiencing margin-and-cost squeeze resulting from an aggressive hard-bid market, material escalations and a bit of uncertainty," Leis says. "However, as we look toward 2019 we are cautiously optimistic as there are many projects positioned to start. At DDL we will be working off a sizable backlog this year that will drive revenues up by 10 percent."



# Competitive Marketplace

Landing a berth in the inaugural Top 25 Contractors rankings in 1987 meant that a company's Hawaii-based revenue needed to be at least \$10.41 million. The highest revenue reported that year was \$285 million. Here are the highs and lows over the years:



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# HAWAII'S TOP25 CONTRACTORS

## #8

# WATTS CONSTRUCTORS LLC

**PARENT COMPANY:** Contrack Watts Inc., McLean, Va. | **CONSTRUCTION SPECIALTY:** Design-build, building structures, marine/waterfront, historic renovations | **YEARS IN HAWAII:** 14 | **EMPLOYEES IN HAWAII:** 238 | **PUBLIC WORK SECTOR:** 100 percent | **WORK SUBCONTRACTED:** 30 percent

**W**atts Constructors LLC continued its growth in the Hawaii construction market with 2017 revenues of \$129.6 million, an increase of almost 40 percent over the previous year.

Watts Constructors, since 2013 a subsidiary of Virginia-based Contrack Watts Inc., jumped four spots to No. 8 among Hawaii's Top 25 Contractors this year.

Watts anticipates a "continued favorable outlook for our markets," says Gennaro

Di Nola, general manager of the company that was launched in 1993 in the San Francisco Bay area. Watts has been doing business in Hawaii for 14 years and handles a major portion of the Islands' military work.



Gennaro Di Nola

Anchoring the firm's list of current projects is the Consolidated Rental Car (ConRAC) facility at Daniel K. Inouye International Airport in Honolulu. The \$330 million job got underway last year and is scheduled for completion in December 2020.

Watts Constructors reports the completion of the Army Aviation Support Facility in 2017, and is on track to finish work on the Joint Traffic Management Center in Honolulu in September and the Fort Shafter Command & Control Facility in November.

Other ongoing projects for the company are the P-863 Aircraft Maintenance Hangar upgrades at Marine Corps Base Hawaii, set to wrap in April 2019, and as a subcontractor on the Traction Electrification Project Subcontract for the Honolulu



The Consolidated Rental Car (ConRAC) facility at Daniel K. Inouye International Airport

Authority for Rapid Transportation (HART) in December 2022.

Watts Constructors also wrapped a couple of projects on Guam last year: the P-566 Emergent Repair Facility Expansion at COMNAV Marianas, Polaris Point, and the FY14 MCON

P-518, X-Ray Wharf Improvements, Berth 1, at Naval Base Guam. It is also involved in two other jobs at Naval Base Guam: the Sanitary Sewer System Recapitalization and the Waterfront Headquarters Building at Apra Harbor.



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HAWAII'S  
**TOP25**  
CONTRACTORS

**#9**

# SWINERTON BUILDERS

CONSTRUCTION SPECIALTY: Hospitality, retail, education, healthcare, multifamily, office, industrial | YEARS IN HAWAII: 15 | EMPLOYEES IN HAWAII: 101  
PUBLIC WORK SECTOR: 30 percent | WORK SUBCONTRACTED: 80 percent



The Laylow was among the projects completed by Swinerton Builders last year.

After three consecutive years ranked No. 7 on the annual Hawaii's Top 25 Contractors list, Swinerton Builders fell to No. 9 as its 2017 revenues plunged to \$120 million—half of what it reported the previous year.

Looking back at a year described by some builders as a lull period, however, Swinerton Vice President and Division Manager George Ehara, the 2015 president of the General Contractors Association of Hawaii, remains upbeat

and says the future for the Islands' construction industry looks "positive."

Swinerton, which is based in San Francisco, has been doing business in Hawaii for 15 years. Founded in 1888, it employed 101 people in Hawaii last year and performed 30 percent of its work in the public sector. The company, which subcontracted 80 percent of its jobs in 2017, specializes in hospitality, retail, education, multifamily residential, industrial, office and industrial building.

Projects that Swinerton completed last year include the Medline Warehouse, The Laylow, The Street at International Market Place and Duke's Lane Market & Eatery.

Swinerton has several ongoing projects, including the Solomon Elementary School, Hale Kewalo, Nohona Hale and the James Campbell High School new classroom building. Its long-term projects include the Allied Health and Administrative Building at the University of Hawaii West Oahu campus.



# Past Top 25 Contractors Lists

## RANKING

## REVENUE IN MILLIONS

2016 (Figures reported in 2017 by the 2016 Top 25 listees.)

1. Hawaiian Dredging Construction Co. Inc.	\$695.0
2. Nordic PCL	436.9
3. Albert C. Kobayashi Inc.	414.0
4. Kiewit	366.0
5. Hensel Phelps	340.0
6. Nan Inc.	302.5
7. Swinerton Builders	240.0
8. Layton Construction Co. LLC	221.8
9. Dorvin D. Leis Co. Inc.	144.0
10. Wasa Electrical Services Inc.	92.9
11. Group Builders Inc.	92.8
12. Watts Constructors	92.6
13. Allied Builders System	92.4
14. Unlimited Construction Services Inc.	88.7
15. Alakai Mechanical Corp.	88.6
16. Isemoto Contracting Co. Ltd.	83.4
17. Shioi Construction Inc.	68.7
18. Ralph S. Inouye Co. Ltd.	66.4
19. Coastal Construction Co. Inc.	61.9
20. Royal Contracting Co. Ltd.	61.8
21. F&H Construction	50.3
22. Honolulu Builders LLC	31.8
23. S&M Sakamoto Inc.	27.5
24. Healy Tibbitts Builders Inc.	27.1
25. Paradigm Construction LLC	25.1

## RANKING

## REVENUE IN MILLIONS

2015 (Figures reported in 2016 by the 2015 Top 25 listees.)

1. Hawaiian Dredging Construction Co. Inc.	\$662.0
2. Nordic PCL	433.0
3. Kiewit Corp.	399.5
4. Albert C. Kobayashi Inc.	367.0
5. dck pacific construction LLC	239.2
6. Nan Inc.	197.5
7. Swinerton Builders	195.0
8. Hensel Phelps Construction Co.	190.1
9. Layton Construction Co.	167.1
10. Dorvin D. Leis Co.	137.0
11. Watts Constructors LLC	87.0
12. Isemoto Contracting Co.	83.1
13. Coastal Construction	81.9
14. Allied Builders System	75.4
15. Moss Construction	72.0
16. Wasa Electrical Services	65.0
17. Shioi Construction Inc.	60.0
18. Royal Contracting	50.7
19. Group Builders	50.1
20. (tie) Arita Poulson General Contracting LLC	37.0
(tie) Ralph S. Inouye Co.	37.0
22. F&H Construction	33.9
23. S&M Sakamoto Inc.	27.4
24. Honolulu Builders	26.0
25. Paradigm Construction	25.0

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# HAWAII'S TOP25 CONTRACTORS

## #10

## UNLIMITED CONSTRUCTION SERVICES INC.

**PARENT COMPANY:** Unlimited Construction Services Inc. | **CONSTRUCTION SPECIALTY:** General construction | **YEARS IN HAWAII:** 27 | **EMPLOYEES IN HAWAII:** 96 | **PUBLIC WORK SECTOR:** 10-15 percent | **WORK SUBCONTRACTED:** 70 percent

Unlimited Construction Services Inc. claims the No. 10 ranking among Hawaii's Top 25 Contractors with revenues of \$117 million in 2017.

"It has been one of our busiest years," says Jay Manzano, Unlimited's president. "We became busier when we expanded to Maui and the Big Island."

The *kaimaaina* company, founded in 1990, did nearly 32 percent more business in 2017 than in the previous year when it ranked No. 14.

Indeed, Unlimited has experienced

major growth in each of the past three years, having tallied \$88.7 million in 2016—a 134 percent increase over 2015's \$37.9 million.



Jay Manzano

Looking ahead, Manzano sees more work for contractors.

"We see a steady stream of projects being built in all sectors, like the past couple of years. We do see a decrease in the high-rise work," he says.

Among the projects Unlimited completed last year was the Waipahu Tower rehabilitation. Manzano says the work brought several challenges.

"One of the challenges was the unknowns we faced for each unit, as we had no idea what the condition of these apartment units would be when turned over to us," he says. "Some units were in immaculate condition, while other units needed countless additional hours to get them in suitable living condition."

"To go hand-in-hand with this challenge, was the quick, 15-day turnaround of each unit, which included the move-in and -out of tenants, and an abatement period where no one could be working within the affected area until air monitoring clearances



Kamakana Villages Family and Senior Rental Housing on the Big Island

were given."

Manzano notes that the projects came with "several redesigns during construction to deal with. The two most notable were the ADA units and the community center redesign. All four ADA units had to be redesigned as original drawings showed demolition of walls that turned out to be structural in nature.

"These walls could not be taken down; therefore, we had to demo other walls and move tubs and toilets to make the new design work."

The community center redesign involved changing the wall layout.

"As a result," Manzano says, "the structural posts and beams needed to be moved from their current locations, and additional supports needed to be added to the design."

The redesign of the center also included new layout for the HVAC unit and supporting ductwork and the addition of light fixtures and conduits for future security system/cameras.

"While the design changes added scopes of work to our contract," Manzano says, "we were able to

complete these changes without affecting the turnover dates originally set forth."

Jobs also completed by Unlimited last year include two affordable housing projects on the Big Island: the Kamakana Villages Family Rental Housing and the Kamakana Villages Senior Rental Housing.

Other finished jobs were the Kukuiula Lot H, 22, 47, Parcel FF; Hales at Kaimani Lot 17 and 18; and the Greencore residence.

Ongoing projects scheduled to wrap this year include HGV Waikoloa Village Ocean Tower Conversion Phase A (September), Kukui Tower window emergency repairs (October) and Moanalua Hillside Apartments Phase 1 (December).

Other current jobs with 2019 completion dates include MCC, Chlorination Facilities, Koloa Wells 16A & 16B site and building improvements (March); Ola Ka Ilima Artspace Lofts (April); Keahumoa Place Phase 1 (July), Phase 2 (August) and Phase 3 (October); and Waialele Ridge condos (December).



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» Ka Makana Ali'i Consolidated Theatres – Kapolei, Oahu



» Kukui'ula Lot H – Koloa, Kauai



» Lihue Baseyard Improvements Dept. of Water – Lihue, Kauai



» Kamakana Village Senior Rental Housing – Keahuolu, Big Island



» Kukui'ula Lot 17 – Koloa, Kauai

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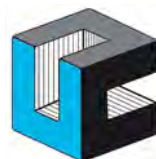
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# HAWAII'S TOP25 CONTRACTORS

## #11

# ROYAL CONTRACTING CO. LTD.

CONSTRUCTION SPECIALTY: General contractors, heavy equipment | YEARS IN HAWAII: 57 | EMPLOYEES IN HAWAII: 150 | PUBLIC WORK SECTOR: 20 percent | WORK SUBCONTRACTED: 26 percent

**B**usiness for Royal Contracting Co. Ltd. was booming in 2017 as the 61-year-old company reports a 65 percent increase in revenues to \$102.2 million and jumps nine places higher in the annual listing of Hawaii's Top 25 Contractors.

The surge in revenue from \$61.8 million in 2016 lifts Royal Contracting into the No. 11 spot in this year's survey. Last year, Royal ranked No. 20.

Company spokesperson Loke Leong says 2017 was a "very busy and challenging year in responding to demands by D.R. Horton and HART."

Royal's workload ranges from

grading to utility service both above and below ground. It reports that 20 percent of its jobs are in the public sector. The company also expanded its workforce to 150 employees, up from 120 the previous year.

The firm has been doing business in Hawaii for 57 years under the guidance of Edwin S. Hulihee, who now serves as chairman and is a former president of the General Contractors Association of Hawaii. David C. Hulihee serves as company president and also is a past president of the GCA. Leonard Leong is vice president and also is a Honolulu Police Commissioner.

Projects Royal completed in 2017 include the H2R2 Ramp, Hoopili Lot

4 and Hoakalei mass grading. The firm's ongoing jobs include Hoopili Phase 3 (Lots 5, 6 and 7) and the Dole Plantation Roadway, which offered challenges for the crew, Leong says.

"Construction on public highways is always challenging but improving tie in to a popular tourist attraction at Dole Plantation only makes it more interesting," Leong says.

Leong is optimistic for the current year and beyond, noting the industry likely will see a "swing from urban Honolulu development to West Oahu single- and multi-family."

Adds Leong: "2018 has been busy, and with the recent advertisement for bid, 2018 should be a better year for small- and mid-size contractors."

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# HAWAII'S TOP25 CONTRACTORS

## #12

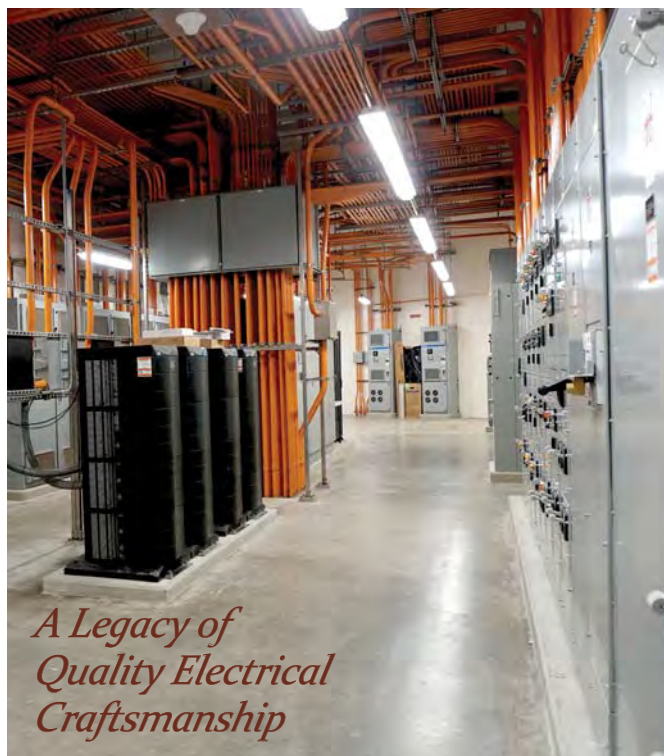
## WASA ELECTRICAL SERVICES INC.

PARENT COMPANY: Kinden Corp.; Osaka, Japan | CONSTRUCTION SPECIALTY: Electrical contractor | YEARS IN HAWAII: 68 | EMPLOYEES IN HAWAII: 320 | PUBLIC WORK SECTOR: 15 percent | WORK SUBCONTRACTED: 10 percent

“A successful year,” is how Ronald Yee, president of Wasa Electrical Services Inc., sums up 2017. Wasa posted \$100.8 million in 2017 receipts, a gain of 8.5 percent over the \$92.9 million reported in 2016. However, the Hawaii electrical contracting company, a subsidiary of Japan-based Kinden Corp., moves down two notches to No. 12 among Hawaii’s Top 25 Contractors this year.



Wasa Electrical’s top 2017 projects included Nanea Ocean Resort Villas Lot 3 in Kaanapali.



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Yee says that in 2017, the firm’s completion of the Nanea Ocean Resort Villas Lot 3 project was “unique as it incorporated all the features of Phases 1 and 2, plus all the new technology advancements in lighting, power and telecommunications.”

Wasa’s work on the 23-acre Starwood resort in Kaanapali was a sustained endeavor, says Yee: “Wasa was blessed to be chosen during the project’s inception to perform not only the construction work but also the design.” This required continuous collaboration during Phases 1 and 2 with Starwood and Hawaiian Dredging Construction Co. Inc., the project’s general contractor. Yee says design and construction were thus a team effort, and made the expansive project “so much easier, especially when you work with great partners.”

Wasa also celebrated another milestone in 2017—completing Anaha, The Howard Hughes Corporation’s \$400 million luxury residential tower in Kakaako. Wasa was “able to complete our projects on time with our ‘core’ personnel, and not rely on overtime or outside help from ‘travelers’ as in the past,” Yee says. “This has increased our productivity rate per man-hour.”

Ongoing projects in 2018 include Ritz-Carlton Phase 2, Moanalua Hillside Apartments and the Kailua Wastewater Treatment facility.

Yee sees Wasa’s 2018 prospects as essentially “flat”—but not for lack of work. “Most of our large projects are scheduled to start in the 4th quarter of 2018,” he says. “So 2019-2020 could see some growth.”



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# HAWAII'S TOP25 CONTRACTORS

## #13

# GROUP BUILDERS INC.

CONSTRUCTION SPECIALTY: Drywall, acoustic, insulation, plastering, fireproofing, carpentry, cabinetry | YEARS IN HAWAII: 38 | EMPLOYEES IN HAWAII: 266  
PUBLIC WORK SECTOR: NA | WORK SUBCONTRACTED: 0.5 percent

Though revenues in 2017 fell to \$82.1 million for Group Builders Inc., more than 11 percent off its volume of work the previous year, company President Anacleto “Lito” Alcantra notes that overall, “business in 2017 was good. We have met our goals, although we still could have done better.



Lito Alcantra

“There is always room for improvement as long as we continue to learn along the way,” he adds as the Honolulu firm lands in the

No. 13 spot among Hawaii’s Top 25 Contractors this year, two notches below its ranking the previous year.

For nearly four decades, Group Builders has been one of the top employers among Hawaii’s general contractors. Last year, the company reports 266 workers on its payroll—down from 437 in 2016.

“2017 was a very challenging year,” Alcantra says. “Not only did we have a huge volume of projects, but the projects themselves tested the best of our abilities in terms of keeping up with construction schedules, budget and high-quality standards while working with specified new materials.

“Although there were budget constraints, I’m proud to say that even if we streamlined, we did not compromise the reputable quality of our work and we have finished all projects with flying colors. For this, I am very grateful to the project teams who made all this excellence possible, and continue to stand by us through thick and thin.”

Projects completed by the company in 2017 include drywall and carpentry at Park Lane Ala Moana, Anaha



Group Builders completed its work on the Ritz Carlton last year.



The Kapiolani Residence is among Group Builders’ ongoing projects.

tower, Keauhou and the Ritz Tower 2.

Ongoing jobs for Group Builders include Aeo Ward Village, the Kapiolani Residence and the ConRAC Maui.

Looking ahead, Alcantra remains positive. “So far, we are on track and are meeting our goals for 2018,” he says. “However, we expect this year to be a slower period, especially toward the last quarter of 2018 and the beginning of 2019.

“We are still optimistic by filling the gaps in project schedules. This means we have short- and fast-track jobs that require high efficiency, productivity, time management and

manpower distribution. This also means requiring the multitask support from our streamlined team departments in processing the necessary documents, updating training certifications, material requisitions and planning effective logistics, overall operations and systems management.

“Hopefully,” he adds, “the construction project schedules pick up toward the middle of next year or before the end of 2019. It may be conservative to describe at this point, but after the slow period, the industry will be busier or better because there are other projects still coming up, just that the schedules are delayed.”



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Lito Alcantra  
President

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## WHOLE FOODS MARKET-WARD VILLAGE



## RITZ CARLTON PHASE 2



PHOTOS COURTESY OF ROY BALANTAC, RODEL LARAGAN & MARJORETTE PUMARAS, PROJECT ENGINEERS



HAWAII'S  
**TOP25**  
CONTRACTORS

**#14**

# ALAKAI MECHANICAL CORP.

PARENT COMPANY: Taisei Oncho Co. Ltd.; Japan | CONSTRUCTION SPECIALTY: Full-service mechanical contractor | YEARS IN HAWAII: 43 | EMPLOYEES IN HAWAII: 270  
PUBLIC WORK SECTOR: 13 Percent | WORK SUBCONTRACTED: 19 percent



**A**lakai Mechanical Corp., which reports a \$7.5 million drop in revenues in 2017 over the previous year, moves up to No. 14 among Hawaii's Top 25 Contractors.

The company, which has been doing business in Hawaii for 43 years, had revenues of \$81.1 million in 2017. Alakai Mechanical was No. 15 in last year's survey as 2016 proved to be one of its best years with receipts of \$88.6 million. In 2015, it did jobs worth more than \$55 million.

"Business activity continues to be very strong following robust activity from 2016," says Ralph Inouye, the company president.

Looking ahead, he says the Islands' construction industry may experience a "decline in revenues and new jobs."

Alakai Mechanical completed several projects in 2017, including Ward Villages Block K and Park Lane Ala Moana. Its ongoing jobs include Ward Villages Block M and Sheraton Waikiki.

Founded in 1974, Alakai



Alakai Mechanical's projects in 2017 included Park Lane Ala Moana.

Mechanical employs 270 people locally. The company specializes in air conditioning, sheet metal duct fabrication, plumbing, commercial kitchen and design-build. Taisei Oncho Hawaii Inc., the parent of Alakai

Mechanical, also has offices in China, the Philippines, Guam and India.

Inouye says that he saw a "considerable slowdown in 2018, but 2019 seems like business will pick up."



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HAWAII'S  
**TOP25**  
CONTRACTORS

**#15**

# ISEMOTO CONTRACTING CO. LTD.

CONSTRUCTION SPECIALTY: Heavy sitework, commercial buildings, roads, utilities  
YEARS IN HAWAII: 92 | EMPLOYEES IN HAWAII: 193 | PUBLIC WORK SECTOR: 73 percent | WORK SUBCONTRACTED: 42 percent

In 2017, Isemoto Contracting held steady among Hawaii's Top Contractors and moves up to the No. 15 spot despite a 10.4 percent drop in revenue, to \$74.7 million from \$83.4 million in 2016.

The 92-year-old Hawaii Island firm has a busy schedule of ongoing projects including the University of Hawaii-Hilo Daniel K. Inouye College of Pharmacy's new administration and research center, valued at approximately \$31.3 million. The project reportedly includes one main

two-story 45,000-square-foot building that consolidates existing modular research facilities, a student affairs office, a lecture hall and faculty offices.

Isemoto, with its successful history of heavy sitework and transportation projects on the Big Island, is skilled in constructing roads and buildings strong enough to withstand bedrock disruptions like those created by Kilauea's current activity. In a recent letter, Carolyn Ma, dean of the Daniel K. Inouye College of Pharmacy, says the school's "facilities and buildings were constructed with (Kilauea's seismic activity) in mind, and have not experienced any structural damage."

The new DKICP center is currently scheduled for a mid-2019 wrap.

Isemoto's other ongoing projects include the Konawaena Middle School PE/Locker Shower Building and the Hilo Adult Day Care Center, both targeted for completion late this year.

Isemoto forecasts a "stable" outlook for Hawaii's building industry through 2018, perhaps bolstered by the public sector's focus on campus and roadway improvements. Isemoto's achievements in these areas include a 2017 wrap on the Waimea Middle School STEAM (Science-Technology-Engineering-Arts/Aina-Math) Building and the Natural Energy Lab Airport Connector Road in Kailua-Kona.

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HAWAII'S  
**TOP25**  
CONTRACTORS  
**#16**

**RALPH S.  
INOUE  
CO. LTD.**

**CONSTRUCTION SPECIALTY:** New buildings, renovations, design-assist | **YEARS IN HAWAII:** 56 | **EMPLOYEES IN HAWAII:** 64 | **PUBLIC WORK SECTOR:** 70 percent | **WORK SUBCONTRACTED:** 70 percent

Like other top Hawaii contractors in 2017, Ralph S. Inouye Co. Ltd. (RSI) saw a revenue gain of less than one percent last year, to \$66,957,000 up from \$66,452,000 in 2016. The design-build firm also moves up from No. 18 to No. 16 on this year's Top 25 roster.

Nevertheless, "volume in 2017 was the highest in the company's 55-year history," says Michael S. Inouye, vice president of RSI. "Successfully building relationships with both new and old owners" was key to RSI's achievement, he says.

"The completion of both the Waianae Coast Comprehensive Health Center and Pacific Buddhist Academy projects gave us opportunities to build lasting relationships with those new owners," says Inouye.

Other 2017 projects such as the Princess Kamamalu Building renovation in downtown Honolulu and the new Farrington High School Athletic Field build on RSI's successful history in the public sector. "Our continued good work with the city and state of Hawaii—DAGS, DOE, DOT and the University of Hawaii—made 2017 record-breaking for us, and we are so very thankful for those long-standing relationships," Inouye says.

According to Inouye, the firm's staff and subs make these beneficial ties possible. "We owe a lot of our successful 2017 to our hardworking project management team and field crews," he says. "Their professionalism, loyalty, and efficiency are instrumental in completing our projects on-time and on-budget, exceeding our customer's expectations."

RSI's staff, in turn, depends on "good, high-performing subcontractors and suppliers," says Inouye, noting that subcontractors handle 70 percent or more of the firm's projects. "They are the ones that really grind it out for us, and go the extra mile to make sure owners are happy," he says. "Whenever we make any 'top 25' list, it's due to all of these subs supporting us."

Despite a slower 2018 industry forecast compared to the prior two years, RSI's upcoming construction schedule is full: the new water facility for Toell Water USA, a new Manoa branch for First Hawaiian Bank and the new administration building for Waianae Elementary School. The firm, Inouye says, is "looking forward to completing notable projects in 2018."

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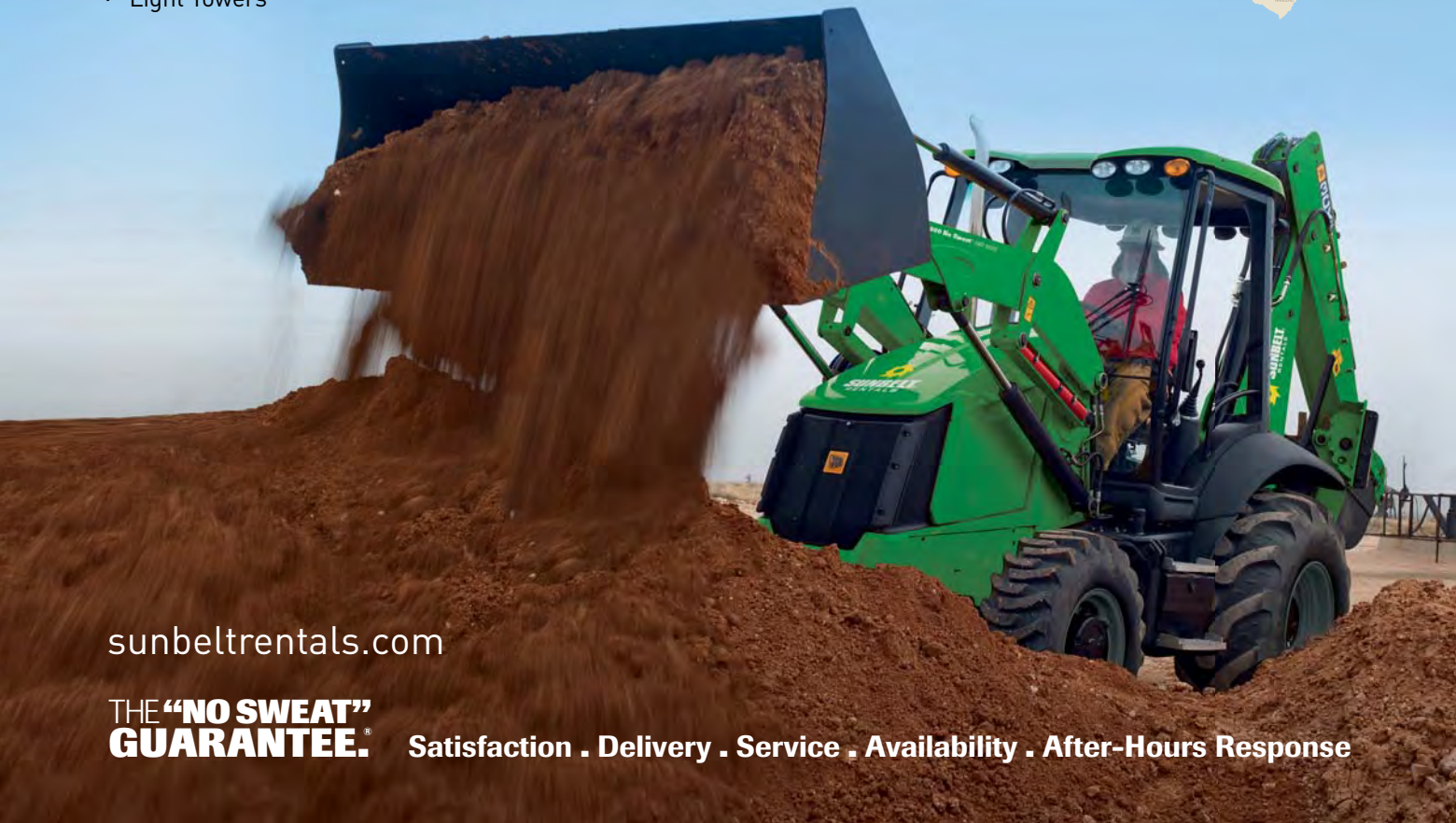


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HAWAII'S  
**TOP25**  
CONTRACTORS

**#17**

# SHIOI CONSTRUCTION INC.

CONSTRUCTION SPECIALTY: Multifamily/affordable, medical, resort, design-build, drywall and plaster | YEARS IN HAWAII: 70 | EMPLOYEES IN HAWAII: 325  
PUBLIC SECTOR WORK: 24 percent | WORK SUBCONTRACTED: 45 percent

**S**hioi Construction Inc., which is celebrating its 70th anniversary this year, reports business was steady in 2017 with \$66 million in revenues.

Though slightly less than the previous year's \$68.7 million, Shioi's revenue earns the No. 17 spot among Hawaii's Top 25 Contractors for the fourth consecutive year.

"2017 continued the strong volume of work, with better



Conrad Murashige



Shioi Construction's projects include the Sheraton Kauai Resort Ocean & Beach Wing renovation.

margins," says Shioi President Conrad Murashige. "2018," he adds, "has been less volume, with delays in starting a few larger projects."

Shioi completed the nearly \$6 million Rice Camp Senior Housing,

Phase 2 project last year, as well as a \$4.4 million air conditioning upgrade at Kapiolani Community College. The Pearl City-based company also wrapped an almost \$2.5 million heat abatement contract at Kekaha Elementary School, Waimea Canyon Middle School and Waimea High School.

Other projects completed last year include the Coconut Market Place Tower, re-roofing at Paanau Village, the Sheraton Kauai Resort Ocean Garden Wing model room and renovation and roofing work at Kapaa High School.

"In December 2017, we were tasked with the completion of several resort and retail projects that required new elevators," Murashige says. "We were able to get expedited inspections to allow occupancy on schedule."

Shioi has numerous ongoing projects, include several that will carry over into 2019 such as the Cultural Culinary Facility, Kauai Community College and the Market at Kilauea, both set to wrap in January.

Its largest ongoing jobs are the \$28 million Koae Workforce Housing and the \$13.1 million Sheraton Kauai Resort Ocean & Beach Wing guest unit. Shioi also continues work on the Kilauea Lighthouse Village, Pili Mai at Poipu, the Maintenance Facility/Oil Water Separator Project for Servco Pacific, repairs and maintenance at Waimea High School and Anaina Hou Phase 3.



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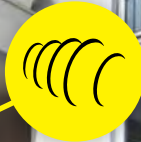
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HAWAII'S  
**TOP25**  
CONTRACTORS

#18

## ARITA POULSON GENERAL CONTRACTING LLC

CONSTRUCTION SPECIALTY: Commercial, light industrial, multifamily  
YEARS IN HAWAII: 32 | EMPLOYEES IN HAWAII: 45 | PUBLIC WORK SECTOR: 70 percent  
WORK SUBCONTRACTED: 75 percent

Citing a nearly 150 percent increase in revenue, Brad Espedal, Arita Poulson project controls director, says “Arita Poulson General Contracting (APGC) had its best year ever in 2017, and we are projecting to maintain that volume through 2018.”



Brad Espedal

In 2017, APGC generated \$60,920,310, boosting 2016 revenues by 144.3 percent and the firm’s 2016

Noteworthy Contender standing to No. 18 among this year’s Top 25 contractors.

A Department of Education heat abatement project at Nanakuli High School, valued at \$7,920,475, and the new BMW dealership in Kahului, valued at \$5,943,234, were APGC’s top projects in 2017.

“We participated in the DOE Phase 1 heat abatement projects, and completed eight contracts worth over \$20 million,” says Espedal, adding that these jobs included 222 of the first 1,000 classrooms put out to bid by the state.



APGC completed the BMW Kahului dealership in 2017.

PHOTO COURTESY R. DAHLQUIST

“The entire concept of utilizing photovoltaic with battery backup as the dedicated power source for split air conditioning on public facilities on such a large scale was unique,” Espedal says. “Creating a team dedicated solely to the heat abatement projects so that we could react to issues as they arose, and taking that information to mitigate similar issues on the other heat abatement projects was key to the projects’ success.”

APGC’s 35 projects last year were located on Oahu, the Big Island, Kauai and Lanai as well as on Maui, the firm’s home base. Smaller 2017 projects range in value from the Kahului Town Center Building Purchase (\$136,831), to the Kula Hospital Plumbing Phase 2 (\$4,029,798). Private sector projects ran the gamut from retail to healthcare.

Espedal says APGC is seeing larger state projects bidding on all islands this year, and “it appears that private sector work is more robust on the outer islands this year when compared to 2017.”

APGC foresees a marginal increase in overall revenue from 2017, Espedal says: “We were fortunate to land work in late 2017 which will support our revenue base through 2018-2019.”

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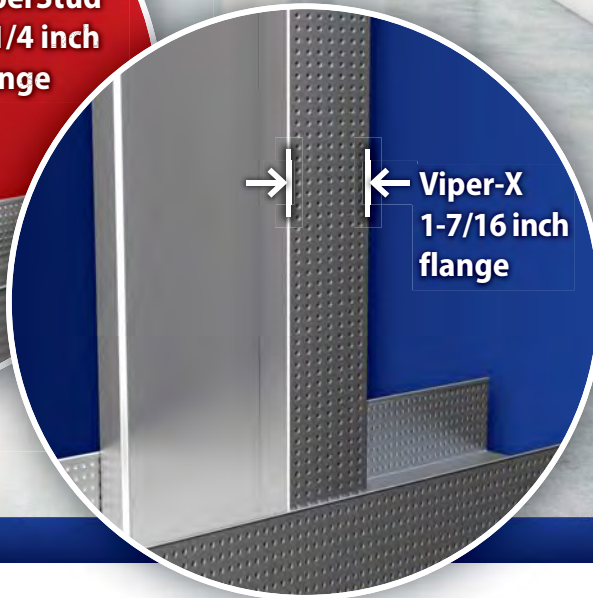
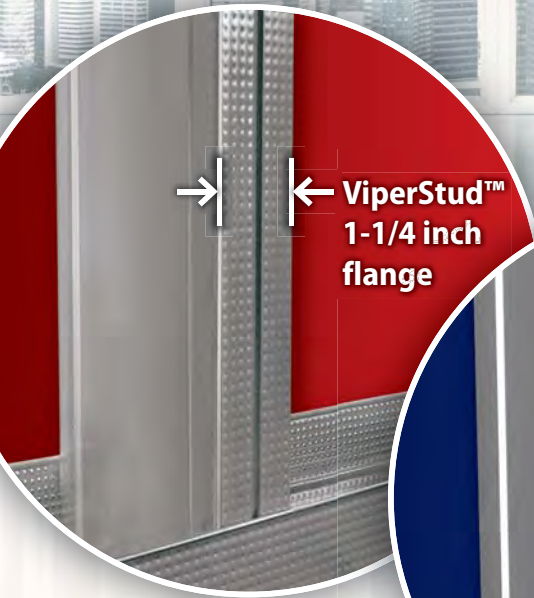


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HAWAII'S  
**TOP25**  
CONTRACTORS  
**#19**

**ALLIED  
BUILDERS  
SYSTEM**

**PARENT COMPANY:** Ram Corp., Honolulu  
**CONSTRUCTION SPECIALTY:** Construction and development | **YEARS IN HAWAII:** 48 | **EMPLOYEES IN HAWAII:** 69 | **PUBLIC WORK SECTOR:** None  
**WORK SUBCONTRACTED:** 79 percent

Allied Builders System began 2017 expecting to ride the momentum from its best year in nearly a half-century of doing business in Hawaii. But ABS hit a major obstacle last year when two major projects were waylaid.

"In 2017, our revenue was impacted by a large project that was cancelled after initial work was started," says ABS President Gary Oda. "And another large project was delayed till 2018. Revenue, therefore, was lower than in the previous year.

"However, we were able to work on several company initiatives, including our office renovations."

With \$60.5 million in revenues last year, ABS lands in the No. 19 spot among Hawaii's Top 25 Contractors.

"Business was steady despite the unforeseen occurrence with the two projects that were to be completed in 2017," Oda says.

Last year, ABS was No. 13 after record receipts of \$92.4 million, and in 2016 the Honolulu company ranked 14th after posting 2015 revenues of \$75.4 million.

Among ABS' major completed projects in 2017 was the Clinical Labs of Hawaii headquarters.

Oda says the project was a renovation of an existing building of more than 80,000 square feet. He says the job "required installation of unique equipment, electrical, gas and plumbing specifications designed for laboratory services.

"Our team worked closely with the client and the suppliers/manufacturers to ensure special requirements for the laboratory were addressed properly proactively.

"Communication and teamwork were the key to successfully completing the project," he adds.

Oda says that so far, "2018 activity has been robust. However, the large projects that we procured in 2018 thus far will commence in 2019.

"Our backlog looks strong and we are cautiously optimistic on future growth as there seems to be many projects slated for the upcoming year. However, contractors are becoming much more aggressive as the large condominium projects have dipped.

"Risk management," Oda says, "will be crucial for contractors during a more competitive environment to avoid losses."



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HAWAII'S  
**TOP25**  
CONTRACTORS

**#20**

**COASTAL  
CONSTRUCTION  
CO. INC.**

**CONSTRUCTION SPECIALTY:** New residential construction, framing and drywall

**YEARS IN HAWAII:** 45 | **EMPLOYEES IN HAWAII:** 190

**PUBLIC WORK SECTOR:** 5 percent | **WORK**

**SUBCONTRACTED:** 20 percent

Coastal Construction Co. Inc. takes the No. 20 spot among Hawaii's Top 25 Contractors. The 45-year-old company reports revenues of \$57.5 million in 2017, a 7 percent decline from the previous year's receipts of \$61.9 million when it was No. 19.

For Coastal, 2017 marks the third consecutive year of decreasing revenue; in 2015, the company had receipts of \$81,950,000 and was ranked No. 13.

Kenneth Sakurai, president of the company founded in 1973, remains positive about this year and beyond.



Kenneth Sakurai

"While volume of single-family residential developments remain at low levels, especially here on Oahu, we remain optimistic given the need for more affordable housing and the planned Koa Ridge development," Sakurai says.

"We are currently working on a 170-unit workforce housing project on Maui for A&B, and will be starting a 93-unit senior rental project on the Big Island for HICDC."

Projects Coastal completed last year include Mohouli, a senior living development, and single-family homes in the Kuapapa and Lei Pauku areas at Hoakalei.

Coastal expected to wrap work at Haakea and Lehua at Hoopili in July. Another ongoing project is the Kamalani development, which is expected to be completed next March.

Coastal also took part in the construction of the Kahauiki Homeless Village for the Aio Foundation built on 11.3 acres between Nimitz Highway, Keehi Lagoon Park and Sand Island. Sakurai noted the project's uniqueness in that the public-private partnership brought together various trades and cultures.

"All the modular units, documentation and consultants were brought in from Japan," he says. "Joining forces and local resources, we overcame language and culture differences."

"It was amazing to see the community come together to make the first phase of this project happen so quickly."



# Top Employers

Hawaii contractors among the Top 25 and Noteworthy Contenders reporting 100 or more employees in 2017 include:

COMPANY	2017	2016	2015
Hawaiian Dredging Construction Co. Inc.	963	995	1,018
Nan Inc.	697	633	531
Dorvin D. Leis Co. Inc.	620	480	477
Shioi Construction Inc.	325	411	414
Wasa Electrical Services Inc.	320	325	325
Nordic PCL Construction Inc.	272	250	310
Alakai Mechanical Corp.	270	305	NA
Group Builders Inc.	266	437	270
Hensel Phelps	260	260	288
Watts Constructors LLC	238	210	153
Isemoto Contracting Co. Ltd.	193	218	219
Coastal Construction Co. Inc.	190	200	300
Albert C. Kobayashi Inc.	188	350	380
Royal Contracting Co. Ltd.	150	120	100
Swinerton Builders	101	180	NA



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HAWAII'S  
**TOP 25**  
CONTRACTORS  
**#21**

**F&H  
CONSTRUCTION**

**PARENT COMPANY:** F&H Construction; Lodi, Calif.  
**CONSTRUCTION SPECIALTY:** Educational facilities  
**YEARS IN HAWAII:** 30 | **EMPLOYEES IN HAWAII:** 30  
**PUBLIC WORK SECTOR:** NA  
**WORK SUBCONTRACTED:** 70 percent

F&H Construction reports a healthy 9 percent increase in business for 2017, with revenues of \$54.9 million to rank No. 21 among this year's Hawaii's Top 25 Contractors.

"Business was up for the year," says Dan Blackburn, corporate manager, "but again several projects that we have contracts on are still on hold, so it could have been a better year."

A year ago, F&H also ranked No. 21 in the annual survey with revenue of \$50.3 million. It ranked 22nd two years ago with 2015 revenues of almost \$34 million.



Dan Blackburn

F&H Construction, which has offices in Wailuku and Lodi, Calif., was founded in 1963 and has been doing business in the Islands for three decades. According to its website, the contractor has completed projects including schools, parking structures, theaters, wineries, food processing plants, power

generation facilities, entertainment and educational venues, transportation facilities, transit centers and sports arenas.

Among the jobs F&H completed was the widely-acclaimed King Kekaulike High School Performing Arts Center. The 413-seat auditorium at the school in Pukalani is part of a 20,490-square-foot building that features an orchestra pit with an orchestra lift, backstage scene shop, make-up, storage, changing and green rooms and state-of-the-art lighting and sound equipment.

Blackburn says the Art Center "was a very challenging project. We had several specialty contractors from the Mainland working on the project, so coordination was key for a timely end to the project."

Jeff Weller served as project manager on the Art Center, with Stacey Helm as project engineer.

Blackburn is optimistic that the industry will get stronger this year.

"2018 appears to be a stronger year, as it appears that some of the projects that we have that have been on hold will finally be starting," he says.



# Contractor Connections

## Websites of Top 25 and Noteworthy Contenders:

Alakai Mechanical Corp.  
[www.alakaimechanical.com](http://www.alakaimechanical.com)

Albert C. Kobayashi Inc.  
[www.ack-inc.com](http://www.ack-inc.com)

Allied Builders System  
[www.abshawaii.com](http://www.abshawaii.com)

Arita Poulson General Contracting LLC  
[www.aritapoulson.com](http://www.aritapoulson.com)

Coastal Construction Co. Inc.  
[www.coasthi.com](http://www.coasthi.com)

Constructors Hawaii Inc.  
[www.constructorshawaii.com](http://www.constructorshawaii.com)

Dorvin D. Leis Co. Inc.  
[www.leisinc.com](http://www.leisinc.com)

F&H Construction  
[www.f-hconst.com](http://www.f-hconst.com)

Group Builders Inc.  
[www.groupbuilders.net](http://www.groupbuilders.net)

Hawaiian Dredging  
Construction Co. Inc.  
[www.hdcc.com](http://www.hdcc.com)

Healy Tibbitts Builders Inc.  
[www.healytibbitts.com](http://www.healytibbitts.com)

Hensel Phelps Construction Co.  
[www.henselphelps.com](http://www.henselphelps.com)

Honolulu Builders LLC  
[www.honolulubuilders.com](http://www.honolulubuilders.com)

Isemoto Contracting Co. Ltd.  
[www.isemotocontracting.com](http://www.isemotocontracting.com)

Layton Construction Co. Inc.  
[www.laytonconstruction.com](http://www.laytonconstruction.com)

Nan Inc.  
[www.nanhawaii.com](http://www.nanhawaii.com)

Nordic PCL Construction Inc.  
[www.nordicpcl.com](http://www.nordicpcl.com)

Paradigm Construction  
[www.paradigmhi.com](http://www.paradigmhi.com)

Ralph S. Inouye Co. Ltd.  
[www.rsinouye.com](http://www.rsinouye.com)

Royal Contracting Co. Ltd.  
[www.royalcontracting.com](http://www.royalcontracting.com)

S&M Sakamoto Inc.  
[www.smsihawaii.com](http://www.smsihawaii.com)

Shioi Construction Inc.  
[www.shioihawaii.com](http://www.shioihawaii.com)

Swinerton Builders  
[www.swinerton.com](http://www.swinerton.com)

Wasa Electrical Services Inc.  
[www.wasahawaii.com](http://www.wasahawaii.com)

Watts Constructors LLC  
[www.wattsconstructors.com](http://www.wattsconstructors.com)

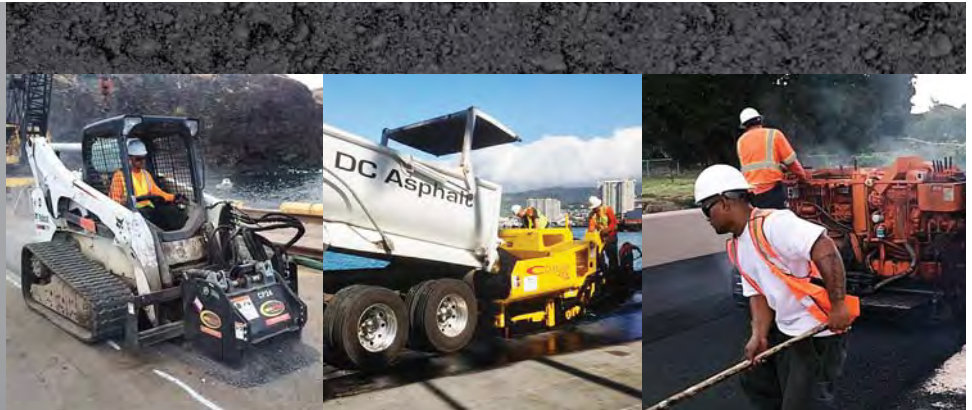
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**PARENT COMPANY:** Weeks Marine Inc.; Cranford, N.J. | **CONSTRUCTION SPECIALTY:** Marine construction, dredging, pipelines, deep foundations including piledriving, drilled shafts and auger cast piles | **YEARS IN HAWAII:** 54 | **EMPLOYEES IN HAWAII:** 90 | **PUBLIC WORK SECTOR:** 80 percent | **WORK SUBCONTRACTED:** 20 percent

Healy Tibbitts Builders Inc. reports revenues of \$40.9 million in 2017—an increase of almost 51 percent over the previous year's \$27.1 million—to rank No. 22 among Hawaii's Top 25 Contractors.

2017 also proved to be the 54-year-old contractor's best year since 2010 when it posted revenue of \$44.7 million, and ranked No. 20.

Healy Tibbitts President Rick Heltzel views 2017 as having both good and not-so-good moments.

"Revenue increased significantly because of strong backlog leading into 2017," Heltzel says. "Unfortunately the bidding volume of work for Healy Tibbitts' specialty waterfront construction was minimal at best, and the backlog leading into 2018 was impacted."

Among the projects Healy Tibbitts completed last year are the Pier 4 Inter-Island Cargo Terminal at Hilo Harbor; repairs to the quay wall on piers S14A, S16A and S18A at Pearl Harbor and Kewalo Basin Harbor improvements.

Another 2017 job for Healy Tibbitts was the \$16 million replacement of a 24-inch underwater waterline crossing from Ford Island to Landing C at Joint Base Pearl Harbor-Hickam for the Navy.

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COMPANY	YEARS	COMPANY	YEARS
Hawaiian Dredging Construction Co. Inc.	116	Allied Builders Systems	48
Isemoto Contracting Co. Ltd.	92	Constructors Hawaii Inc.	46
Nordic PCL Construction LLC	80	Coastal Construction Co. Inc.	45
S&M Sakamoto Inc.	78	Alakai Mechanical Corp.	44
Shioi Construction Inc.	70	Group Builders Inc.	38
Wasa Electrical Services Inc.	68	Arita-Poulson General Contracting LLC	31
Royal Contracting Co. Ltd.	57	F&H Construction	30
Ralph S. Inouye Co. Ltd.	56	Nan Inc.	28
Albert C. Kobayashi, Inc.	55	Unlimited Construction Services Inc.	27
Healy Tibbitts Builders Inc.	54	Hensel Phelps	26
Dorvin D. Leis Co. Inc.	50		

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HAWAII'S  
**TOP25**  
CONTRACTORS

**#23**

**S&M SAKAMOTO  
INC.**

**PARENT COMPANY:** S Group Inc.; Honolulu | **CONSTRUCTION SPECIALTY:** General contractor  
**YEARS IN HAWAII:** 78 | **EMPLOYEES IN HAWAII:** 37 | **PUBLIC WORK SECTOR:** 60 percent | **WORK SUBCONTRACTED:** 70 percent

S&M Sakamoto Inc. remains No. 23 among Hawaii's Top 25 Contractors for the fourth straight year. Revenue, however, was up for 2017. The 78-year-old general contractor posted revenue of \$28,830,093 for 2017, a gain of more than \$1.2 million over 2016's \$27,563,253.

"We were able to hold our own and grow a little in a very competitive industry," says Dale Sakamoto Yoneda, president of S&M Sakamoto. "Taking care of our clients by working as a team is of utmost importance to us."

Projects completed by S&M Sakamoto in 2017 include the Rehabilitation Hospital of the Pacific west wing renovation as well as work on CS Wo Kapolei Gallery, Hosoi Garden Mortuary Family Service Center and Ewa Beach Elementary. Ongoing jobs include projects at Kapalama Hale and Ewa Makai Middle School. A majority of S&M Sakamoto's work is in the public sector, and Yoneda says "Public sector projects should continue to be strong in 2018-2019."

In the private sector, Yoneda says "With the completion of many of the large high rise projects nearing, we anticipate the local commercial construction market will soon slow down."



HAWAII'S  
**TOP25**  
CONTRACTORS  
**#24**

## PARADIGM CONSTRUCTION LLC

### CONSTRUCTION SPECIALTY:

General contractor, heavy civil and building | YEARS IN HAWAII: 13  
EMPLOYEES IN HAWAII: 40  
PUBLIC WORK SECTOR: 40 percent  
WORK SUBCONTRACTED: 35 percent

**P**aradigm Construction LLC, which reports a 2 percent increase in revenues in 2017 to \$25.6 million, takes the No. 24 spot in the annual rankings.

"We were able to maintain our annual volume of work on both heavy civil and building division," says Alex M. Kwon, president of the 13-year-old Waipahu-based company. "However, we noticed a sharp decline in number of projects available to bid on both private and government sectors in 2017."

Projects that Paradigm completed last year include the EBG Area 52 development for Gentry Homes, Puuwai Place near the major Waikale shopping area for Castle & Cooke Homes Hawaii and the softball stadium at the University of Hawaii at Manoa.

Kwon says the UH Wahine stadium renovation posed unique challenges "due to its tight turnover date and long procurement time for critical components of the project."

"Fortunately," he adds, "we were able to successfully meet our deadline by being flexible to work out of sequence, quickly adapting to changes but most importantly to work as a team between all involved parties."

Also in 2017, Paradigm began work on renovation work at 3431 Kuwili St.



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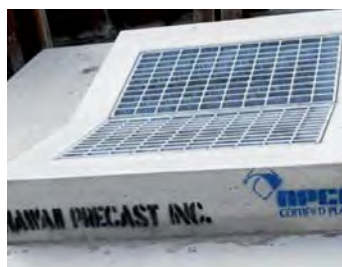
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HAWAII'S  
**TOP25**  
CONTRACTORS

**#25**

# HONOLULU BUILDERS LLC

CONSTRUCTION SPECIALTY: Commercial, design-build, hospitality, residential  
YEARS IN HAWAII: 16 | EMPLOYEES IN HAWAII: N/A | PUBLIC WORK SECTOR: None  
WORK SUBCONTRACTED: 65 percent



**A**lthough business declined 22 percent in 2017 for Honolulu Builders LLC, falling to \$23.8 million from the previous year's revenues of \$31.8 million, the company wraps up the rankings at No. 25.

"2017 was a strange year for Honolulu Builders," says Dan Jordan, Honolulu Builders principal. "We were awarded over \$20 million worth of projects that were planned for starts during the fiscal year but were all pushed back to 2018. This caused quite a downturn in our work volume for 2017.

"Unfortunately that represents a lost opportunity that can't be made up," he adds. "That work is now underway in 2018, but we are unable to expand our work capacity in 2018 due to the very tight labor market."

Honolulu Builders ranked No. 22 last year.

Projects Honolulu Builders completed in 2017 include the Pearl Highlands Food Court, Dean & Deluca at the Royal Hawaiian Shopping Center Waikiki, the Penske building, ABC Supply and Pieology in Kailua.

The company, founded in 2002,

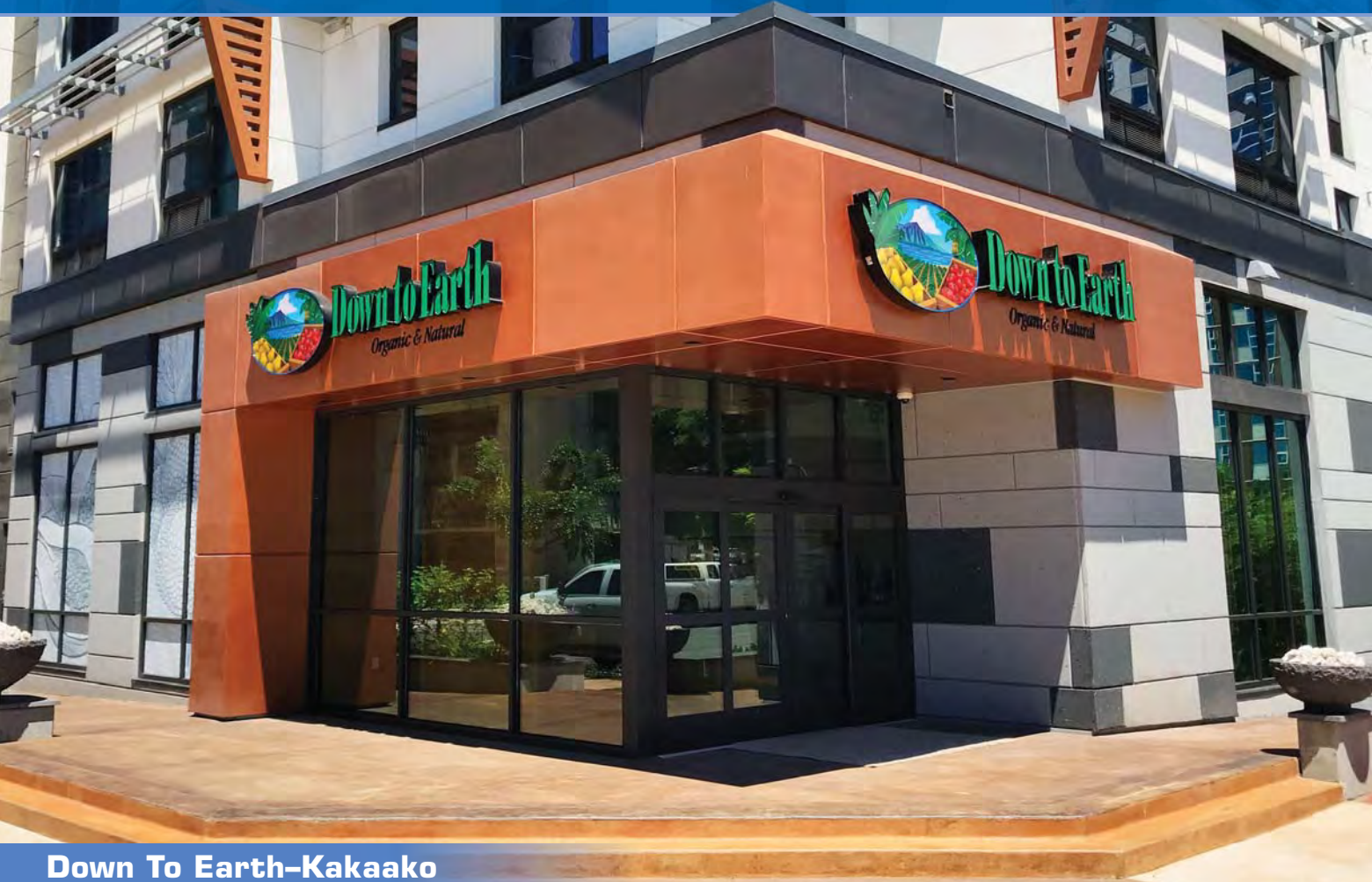
has numerous projects this year, including Down to Earth in Kakaako, which wrapped in April, and Ross at Windward Mall, which has a July completion date. Other ongoing projects include REAL a Gastropub in Kakaako (September), Down to Earth at Pearlridge (November) and Maui Brewing Co. in Kailua (November).

"2018 is off to a solid start with our carryover work from 2017 and additional projects that have come our way this year," Jordan says. "We look for an uptick in our work volume and think there may be momentum into 2019."



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**HONOLULU BUILDERS**



HAWAII'S  
**TOP25**  
CONTRACTORS  
**NC**

# CONSTRUCTORS HAWAII INC.

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While 2016 was a good year, with Constructors Hawaii Inc. posting \$17,602,000 million in revenue, 2017 was even better with \$20,881,000 in revenue.

“Notable projects that we started in 2017 include the new Waimanalo Health Center and Moanalua High School’s Performing Arts Center,” says



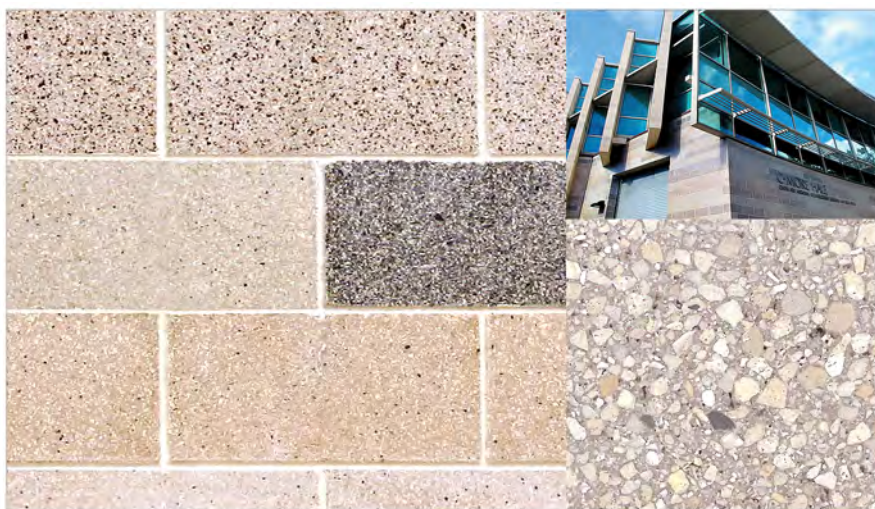
Colin Yoshiyama

company president Colin Yoshiyama. “We also completed the YWCA Laniakea Ewa Wing facade and roof restoration for which we recently received the Historic Hawaii Foundation

Preservation Honor Award.” Other projects concluded in 2017 include a playroom at Kapiolani Medical Center for Women and Children and Straub Hospital’s inpatient pharmacy

Constructors Hawaii Inc. is currently working with Peter Vincent Architects and Hawaii Pacific Health on a design-assist basis for the new kitchen and dining facilities at Kapiolani Medical Center. Construction is set to begin in early 2019.

“Working in hospitals is definitely a challenge and is one of our areas of expertise,” Yoshiyama says. “Infection control and maintaining hospital operations are the two top priorities. These concerns require projects to be phased and limiting certain activities to be performed at night or on the weekends.”



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—Building Industry Hawaii



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# NEW GIRLS ON THE BLOCK

Savvy women with top-notch skills lead major 2018 projects

BY BRETT ALEXANDER-ESTES

**C**ayenne Pe'a doesn't look like a developer. But this local girl who loves designer shoes expects to break ground soon on her first Kakaako tower.

690 Pohukaina, currently in the pre-construction phase, is planned as a two-tower rental complex. One tower will offer 400 units. The other will offer 200 units and a Department of Education elementary school for 1,000 students. Pe'a, along with Jon Wallenstrom, her co-principal at Alaka'i Development, is enthusiastic:

"What drew me to the real estate industry was the idea of having a tangible product to contribute to, that I could point to a building and say,



Cayenne Pe'a

I was part of the team that created that," she says.

When Pe'a finally walks onto her Kakaako jobsite, she probably won't be the only woman there with clout. These days, more women in Hawaii's building industry are crunching numbers, drafting designs, deploying teams and laying foundations. And they're bringing top-notch construction skills with them.

## The Entrepreneurs

Pe'a, like Avalon Development President and CEO Christine Camp,

started out with a leading Island developer. Camp went with Castle & Cooke, Pe'a with Forest City Hawaii.

At Forest City, Pe'a built a record of success: Ohana Military Housing, the Pearl City Peninsula Photovoltaic Solar Farm, the Kapolei Sustainable Energy Park and Kapolei Lofts.

Pe'a, who holds an accounting degree, says Forest City was her real education. "I got to touch all parts of the development life cycle: development, financing, construction, property management, asset management and disposition. I got to see how





Hawaiian Dredging Project Manager Rita Sakamoto led construction of 7000 Hawaii Kai Drive.  
PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO. INC.



each component worked on its own, but also how they worked together.”

Pe’a then moved on, founding Alaka’i Development in 2016 with Wallenstrom, a former president of Forest City Hawaii.

“We are laser-focused on developing rental apartments and will outsource construction,” Pe’a says. Alaka’i will develop the 400-unit tower, she says. The Hawaii Housing

Cayenne Pe’a (front row, second from left) and Forest City colleagues at the Kapolei Sustainable Energy Park blessing ceremony in 2011.  
PHOTO COURTESY FOREST CITY HAWAII







Prince Waikiki, designed by G70's Ma Ry Kim  
PHOTO COURTESY LINNY MORRIS

Finance and Development Corporation will put out an RFP for the second tower, designated LIHTC (low income housing tax credit). Once the complex is up and running, Alaka'i will out-source property management as well. "With about a decade of experience managing nearly 7,000 military housing units, asset management has become a specialty that we do in-house," she says. "We have been very successful with entitlements, rezoning and renewable energy, so those are always on the table, too."

Like Alaka'i Development, Tory's Roofing & Waterproofing provides a spectrum of building services. And there's also a woman—Sandra Tory, general manager of Tory's Roofing—in charge of many of them.

"I wear so many hats, but I'm passionate about each one," Tory says. "I take each role seriously."

Tory, unlike Pe'a, was born into Hawaii's building industry. "My father started this company when he was just 22 years old," she says.

After high school, Tory went off to study business, but soon realized "the best business school available was right in my home. After college,

I worked a few entry-level positions before my dad offered me a job. By the time I came in, my three older brothers were already working for Tory's. I've been here ever since."

The firm's current workload includes the \$1.4 million Kalaeloa Makai residential new-roof project. This year, Tory's Roofing ranked No.

2 in *Building Industry Hawaii's* Top Roofers, due in part to blue-ribbon jobs like the state Capitol Building re-roof.

"What we do is high-profile. It's stressful at times," Tory says, admitting that she thrives under pressure. "I love that we're not doing something small."



The Salvation Army Kroc Center, designed by G70's Katie MacNeil  
PHOTO COURTESY DAVID FRANZEN





Forest City Hawaii's Kapolei Lofts,  
developed in part by Cayenne Pe'a  
PHOTO COURTESY RICH MONTOYA

## The Architects

Katie MacNeil is an architect and principal at G70, a leading Hawaii design firm. MacNeil is project architect on the new \$140 million Hawaii State Hospital project currently underway in Kaneohe. "The market is fantastic right now," she says.



Katie MacNeil

Like Pe'a and Tory, MacNeil has an impressive resumé: Kamehameha Schools' Neighbor Island campuses, The Salvation Army Kroc Center in Kapolei and the 2015 multi-million dollar renovation of the Wailea Marriott Resort & Spa.

Commercial design is a natural for MacNeil, who earned her bachelor's in architecture with a concentration in structural engineering at Notre Dame. "I come from a family of engineers," she says.

Today's collaborative projects offer plenty of opportunities for MacNeil and technically adept designers like her. G70's State Hospital, for example, is "under the umbrella of Hensel Phelps as a design-build leader," MacNeil says of the project's GC. "It's a good-sized team."



Bettina Mehnert

In fact, G70 is looking for new hires right now, she says. Openings are "across the practices. We're hiring in architecture, interior design and civil engineering. We're looking for the best candidates"—male and female.



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Hawaiian Dredging Project Manager Rita Sakamoto led construction of Halekauwila Place. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO. INC.

“Architecture is not a male-dominated field anymore,” notes Bettina Mehnert, president and CEO of AHL, another leading Hawaii design firm. “Women are making progress and are moving, albeit slowly, into top leadership positions.”

With everything “always changing in the building industry,” says MacNeil, new opportunities quickly open up. But to seize them, female designers must “learn something new every day,” she says. “Stay hungry.”

## The Project Managers

For the past 18 years, Rita Sakamoto has been a project manager at Hawaiian Dredging Construction Co. Inc. Sakamoto’s projects include The Hawaiian Dredging Building, 7000 Hawaii Kai and



Rita Sakamoto



Layton Construction Project Manager Jennifer Sakaba and coworkers oversee excavation for UH-Manoa’s Life Sciences Building. PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

Halekauwila Place.

“Leading a project team is a huge stepping stone in the building industry,” she says.

Karen McGoldrick, project manager at Hensel Phelps Construction Co. for the past 11 years, and Jennifer Sakaba, project manager at Layton Construction Co. LLC since 2016, agree.

“Heading a project team is something every construction professional



Karen McGoldrick



The future Mana’olana Place, designed by AHL’s Lisa Rapp  
RENDERING COURTESY AHL





Entrance to Hyatt Centric, designed by G70's Linda Miki

PHOTO COURTESY RIC NOYLE

should aspire to achieve and master," says McGoldrick, whose projects include the Four Seasons Manele Bay and the Four Seasons Wailea renovations. Project management is also "a platform to challenge, encourage and enable growth for the project team," adds Sakaba, who currently heads Layton's UH-Manoa Life Sciences Building project.



Jennifer Sakaba

All three managers pursued advanced technical training in college: Sakamoto a degree in architecture, Goldrick an engineering degree and Sakaba a degree in civil engineering. Like Pe'a, all credit formal education for their start, but say jobsite mentors pushed them forward.

"I didn't realize how valuable mentors are until recently," Sakamoto says. Sakamoto's mentor visited her on the jobsite once or twice a week, and taught her to "look at the bigger picture. Project after project, he was there to challenge me in different ways."

McGoldrick met her first mentors on campus and later during a Hensel Phelps internship. "I believe that mentorship is essential to success," she says. "The exceptional internship program offered by Hensel Phelps while I was in school provided me

## At The Table

These architects and other construction experts are often tapped for Hawaii's top projects. And they're bringing other female specialists along, too.

### AHL

**Bettina Mehnert,**  
President & CEO  
Current Projects:

- Lau Hala Shops
- Pearl Haven Residential Treatment Facility
- Planning the Future for Oahu Community Correctional Center



Bettina Mehnert

**Lisa Rapp,**  
Principal  
Current Projects:

- Mana'olana Place
- Sheraton Maui Resort & Spa Guest Room and Common Area Renovations
- Kona Brewing Company Pub Expansion and Pilot Brewery



Lisa Rapp

*"It is fantastic," says Mehnert, "to see many talented women enter the field of architecture—and construction!—and move up in the profession."*

### G70

**Sheryl Seaman,** Vice Chair  
Past Projects: PBS Hawaii (Principal Interior Designer)

**Ma Ry Kim**  
Past Projects: Prince Waikiki

**Christine Mendes Ruotola**  
Current Projects: Kihei High School (Principal Planner)

**Linda Miki,** Vice Chair  
Past Projects: Hyatt Centric

**Katie MacNeil,**  
Principal  
Past & Current Projects:

- The Salvation Army Kroc Center
- Hawaii State Hospital



Katie MacNeil

*"I am thankful for the tenacious, forerunning females who paved the way for women today to become leaders in our fields," says Miki. "Now we, in turn, can provide ... all women a chance to share their knowledge and expertise to help the building industry thrive."*

### Lawson & Associates



Tracy Lawson

*"I see so many more women in the workplace and in leadership positions today than I did 20 years ago," says Tracy Lawson, president and founder of Lawson & Associates, a professional safety consulting firm working on HART's rail project. "The biggest challenge is making sure you see yourself as a professional, and not ... distracted by whether you're a man or a woman. Be so good they can't ignore you!"*





Hensel Phelps Project Manager Karen McGoldrick at the helm of a recent project.  
PHOTO COURTESY HENSEL PHELPS

with an early opportunity to learn the fundamentals of the industry.”

Sakaba’s industry mentors “take pride and ownership in everything they do, along with seeking positive outcomes in difficult situations.”

As they take stock of their careers and those of other industry women—especially women with families—all three managers say “mindful juggling” is a critical skill.

“As a mom of three young kids, I’m a housekeeper, cook, tutor and a friend,” says Sakamoto. “I look ahead at what’s coming up—and plan, plan, plan.”

It’s the same at work, she says. “I look at what’s coming up in the schedule—this week, a month from now, and think about the end of the project. There are so many moving parts to a project, and I think women can juggle everything better by nature.”

Pe’a and Tory, too, know the drill. “To this day, I find the need to stop and evaluate all the balls I have in the air to make sure they are the right ones,” says Pe’a.

And if a ball drops?

Says Tory: “I’ve learned there are no excuses, only results.” 🏠

## NAWIC Initiatives

“More companies are open to all who have the experiences they are looking for,” says Annie Kuhlman, 2018 president of the National Association of Women in Construction Hawaii Chapter. “Opportunities are endless for women.”



Annie Kuhlman

Over the last five years, NAWIC Hawaii’s 70 members have provided more than \$37,000 to the UH Foundation’s scholarship program benefiting those seeking a career in the construction industry.

This year, NAWIC Hawaii’s top initiatives include scholarship fundraising, Women in Construction (WIC) Week and a women’s support program offered in tandem with the Salvation Army Treatment Center for Women.

### NAWIC Hawaii’s 2018 officers:

Annie Kuhlmann, (CanDo Supply):  
President  
Carolyn Aber, (Road Safety Services  
& Design): Vice-President  
Danielle Ulmann, (King & Neel):  
Treasurer  
Joan Nacino, (Aloha Marine Lines):  
Recording Secretary  
Mayumi Dao, (Mayumi Hara Dao  
Architect, LLC): Corresponding  
Secretary

Leslie Cho, (Hampton Inn & Suites  
Kapolei)  
Jessica Owen, (Johnson Controls  
Inc.)

Kehau Amorin, (Hardware Hawaii):  
President-Elect  
Amy Mijo, (Honolulu Plumbing Co.  
Ltd.): Parliamentary

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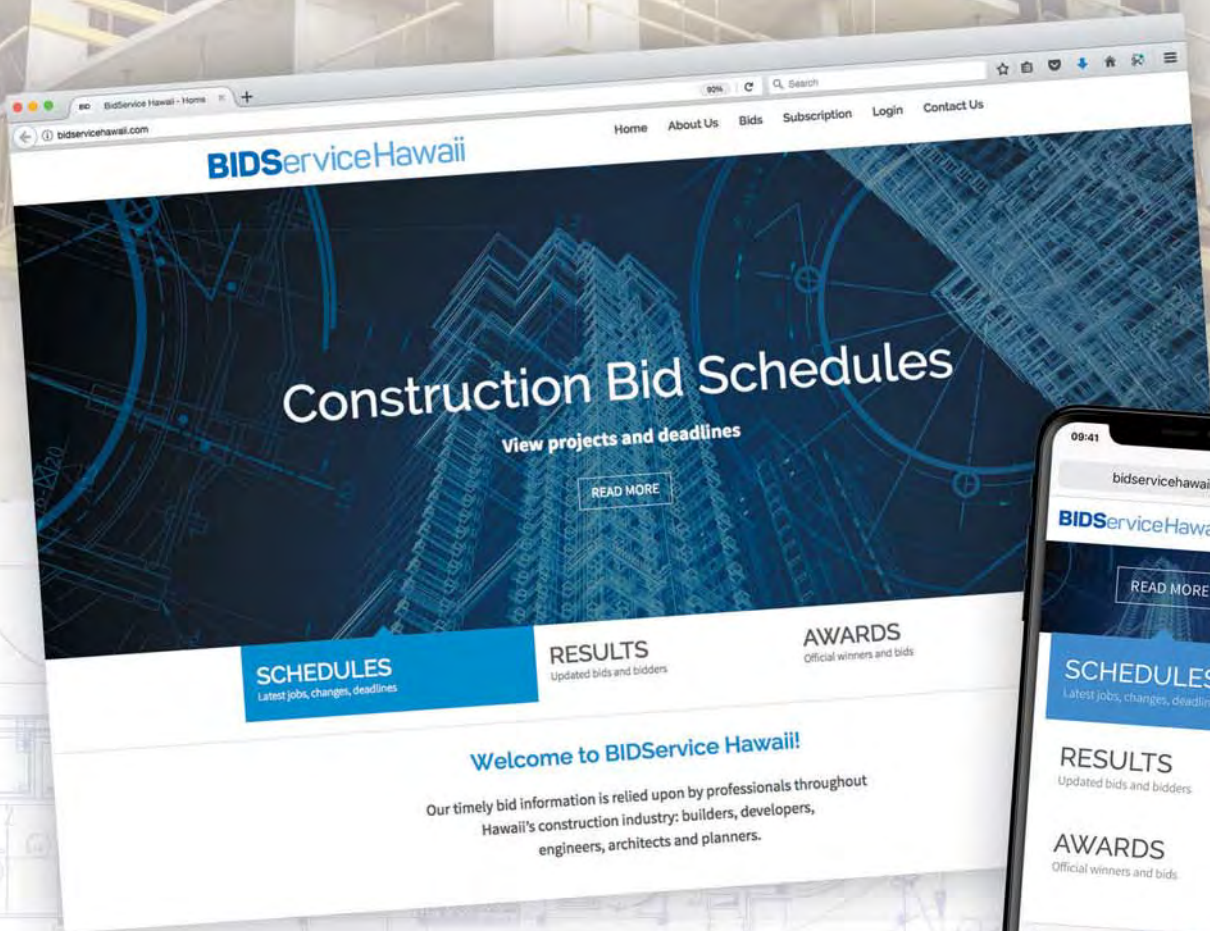
Shereese Kalawa, (Safety Systems  
& Signs Hawaii)

To join NAWIC Hawaii, go to [nawic-honolulu.org](http://nawic-honolulu.org), [www.facebook.com/NAWICHonolulu/](http://www.facebook.com/NAWICHonolulu/), [nawic114@yahoo.com](mailto:nawic114@yahoo.com) or contact Lenie Malapit at [EMalapit@ssshinc.com](mailto:EMalapit@ssshinc.com).



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# Housing Doors Open

Legislation to fund TOD, affordable construction advances

BY BRETT ALEXANDER-ESTES

**W**ith rail funding secured through the short term, Gov. David Ige, the 2018 Legislature and the City & County of Honolulu have enacted major legislation that boosts funding for affordable housing, authorizes new transit-oriented development (TOD) zones and creates more incentives for affordable residential construction.



Gov. David Ige

## Affordable Rentals Win \$200M

Ige in June signed HB 2748, now Act 039, which adds \$200 million to the state's Rental Housing Revolving

Fund and \$10 million to the Dwelling Unit Revolving Fund. "My administration has focused on building housing to meet the pent-up demand," Ige says. "We established a goal of 10,000 new units by 2020, and are well on our way to meeting that goal."

The Rental Housing Revolving Fund, says Sen. Donovan Dela Cruz (Dist. 22: Mililani Mauka through a section of Poamoho) and chair of the Senate Ways and Means Committee,



Sen. Donovan Dela Cruz

"provides equity gap low-interest loans or grants to qualified owners and developers for the development, pre-development, construction, acquisition, or preservation of

affordable rental housing."

The \$200 million slated for this fund, says Rep. Cynthia Thielen (Dist. 50: Kailua, Kaneohe Bay), "will be used to create approximately 1600 rental units for families making 80 percent of the area median income (AMI) or less. ... It also greatly expands the existing GET exemption for construction of affordable rental units for families at or below 140 percent AMI, up to \$30 million per year through 2030."



Rep. Cynthia Thielen

Over the next 12 years, Thielen says, this fund allocates "\$570 million in public money towards building affordable housing units."





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As a bonus, Dela Cruz says, the \$10 million added to the Dwelling Unit Revolving Fund provides for the “interim construction financing of affordable housing projects, including construction of community facilities and necessary infrastructure to support housing development.” And, he says, the expanded GET exemption “will spur the creation of more affordable housing and is expected to result in the construction of 24,000 new affordable rental units.”

## The City Steps Up

Honolulu Mayor Kirk Caldwell says the City Council “recently adopted several bills to implement our administration’s affordable housing strategy.” These bills appear to dovetail nicely with Act 039, the state’s newly enacted affordable renting housing law.

- Ordinance 18-10 (Bill 58, 2017) establishes an island-wide affordable housing requirement on residential development projects with 10 or more for-sale dwelling units. In some cases, the ordinance allows affordable rentals to fill these requirements. It also allows several ways to deliver the affordable units onsite or offsite, and for varying periods of affordability.

- Ordinance 18-1 (Bill 59, 2017) provides exemptions for projects



Mayor Kirk Caldwell signed affordable housing Bill 58 earlier this year.  
PHOTO COURTESY C&C OF HONOLULU

providing affordable dwelling units. Exemptions include real property taxes and waivers for wastewater facility charges, plan review and building permit fees and park dedication requirements. These incentives apply to affordable units under Ordinance 18-10 (Bill 58, 2017), and to all units in qualifying affordable rental projects under Act 039, the new state law.

“The one-time fee incentives are estimated to range from \$35,000 to \$70,000 per unit,” Caldwell says, “depending on unit size, location, and project type.” On average, he says, another \$69,000 per affordable rental

unit in real property taxes may be waived over a 30-year affordability period.

## Public Works Push

“We’ve made strategic decisions to ensure that state spending on major infrastructure projects is increasing at a time when the construction industry is slowing,” says Ige, noting that the state’s transportation and education capital projects totaled \$355 million during the first four months of 2018.

**“The one-time fee incentives are estimated to range from \$35,000 to \$70,000 per unit.”**

**—Mayor Kirk Caldwell**



The Mauka Concourse at the Daniel K. Inouye International Airport broke ground in May.  
PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

“There’s more to come,” Ige says. “In May, we broke ground on a new \$220 million Mauka Concourse at the Daniel K. Inouye International Airport. This modernization project will deliver a beautiful new facility to the residents of our state and the visitors who come to Hawaii from around the world.”

Dela Cruz says HB 2005, as yet unsigned by the governor, “authorizes the University of Hawaii to issue revenue bonds for financing





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the construction and maintenance of qualifying capital improvement projects.” These projects, he says, will likely include faculty and student housing; classroom, laboratory, and office space; student support, research, athletic, and utility facilities; libraries; and parking structures.

## TOD Advances

The City Council, Caldwell says, “also adopted the new transit-oriented development special district ordinance that applies to the entire rail corridor, as well as the first TOD zoning for the areas around the Waipahu and West Loch stations. The new TOD zoning allows mixed-use development, reduces parking requirements, and permits significantly more height and density in return for community benefits.” TOD zoning for the Pearl City-Aiea stations is currently under public review.

**“GCA prides itself as a watchdog.”**

**—Shannon Alivado**

“We are also working with the City Council on legislation to allow more density in apartment-zoned districts, while protecting residential-zoned neighborhoods from large multifamily structures,” says Caldwell. “My team has identified \$1.5 billion in infrastructure needed to support TOD and affordable housing projects. Many of these projects are funded or programmed, but we are also developing an infrastructure finance strategy, and are working with state agencies to identify and finance infrastructure for state lands in TOD areas.”

## Up In the Air

Shannon Alivado, director of government relations for the General Contractors Association of Hawaii, says the GCA supported many 2018 measures that sought to amend Hawaii’s public works sub-contractor listing requirements and



Shannon Alivado

other cumbersome restrictions. But “the bills did not move forward,” she says. “GCA will continue to work toward improving the procurement process, including ways in which to avoid awards to a non-low bidder for technical errors that result in an unnecessary burden to the taxpayers.”

A likely new restriction, Alivado says, is SB 2990, a family-leave

measure now on the governor’s desk. The bill aims to expand employees’ family leave and, if signed, will become effective in September 2019. The GCA, she says, will closely monitor the progress of this bill and other “legislation that may result in additional mandates on the employer to provide benefits and incentives to employees that are covered under

## Update from D.C.

Jay Manzano, 2018 president of the General Contractors Association of Hawaii and president of Unlimited Construction Services, reports GCA advocates in Washington are attempting to resolve many national construction issues:



Jay Manzano

### WORKFORCE

GCA of Hawaii, along with its national association, the Associated General Contractors of America (AGC), is supporting Career and Technical Education (CTE) for the next generation of skilled construction workers through the Perkins Act Reauthorization. The “Strengthening CTE for the 21st Century Act,” H.R. 2353, will help more Americans enter the workforce with the skills necessary to succeed in high-skilled, in-demand careers.

### TARIFFS

Price increases have accelerated for many construction materials like steel and aluminum in the last two years, especially in recent days. AGC Chief Economist, Ken Simonson says contractors will be forced to pass these cost increases along in bid prices. That means “fewer projects get built and contractors that are already working on projects for which they have not bought some materials are at risk of absorbing large losses.”

### ENVIRONMENTAL PERMITTING REFORM

AGC is working on streamlining the federal environmental review and permitting process to reduce inefficiencies that delay projects and increase cost.

### INFRASTRUCTURE INVESTMENT

GCA and AGC have made it a priority to call on Congress to increase funding and approve long-term solutions to maintain and update America’s aging and over-burdened infrastructure. Otherwise, America’s infrastructure funding gap is estimated to reach \$1.4 trillion over the next 10 years.

### 2018 Legislation Update

- The 2018 Water Resources Development Act (WRDA) authorizes billions in funding for U.S. Army Corps of Engineers Civil Works projects including navigation (dredging, locks), flood control (levees), hydropower (dams), recreation (parks) and water supply. The House measure includes \$199 million for a flood control project in the Ala Wai watershed, including the Ala Wai Canal that borders Waikiki. Versions of this bill are being reviewed by Congress.
- In June, the Senate Appropriation Committee approved \$48.57 billion in its 2019 FY funding bill for transportation infrastructure. Versions of this bill are also being reviewed by Congress.



existing law, or already being voluntarily offered.”

Also troublesome, Alivado says, is a November ballot measure to fund public education through a new surcharge on investment real property. Problems with this measure, she says, include allowing the state to alter the counties’ real property taxing authority, no clear definition of “investment real property” and the amount of the surcharge, and how to make sure that the surcharge will be spent just on public education.

The GCA vigilantly responds “to legislation that could impede and discourage smart development in Hawaii, including the public works procurement process and restrictive regulatory requirements,” Alivado says. “GCA prides itself as a watchdog for overzealous legislation that could waste tax dollars and stall projects for our members.”

The Building Industry Association of Hawaii (BIA-Hawaii) was also active during the 2018 session. One bill introduced by the organization would have prohibited new county restrictions on housing developments offered exclusively for sale to buyers earning less than 140 percent of an area’s median income. “Impediments to workforce housing construction are reduced, and supply would be increased,” says Gladys Marrone, CEO of BIA-Hawaii.

“We need more housing at all price points to contribute to a healthy housing market,” she says. “More housing also helps our economy overall, as it often serves as the greatest source of wealth and savings for many families.”



Gladys Marrone

## That’s A Wrap

“One of the most significant things that happened this legislative session is what lawmakers didn’t do,” says Rep. Matthew LoPresti (House District 41: Ewa–Ocean Pointe). “They did not add any more significant red tape to hinder



Matthew LoPresti



Larger aircraft will dock at the future Mauka Concourse at the Daniel K. Inouye International Airport. PHOTO COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

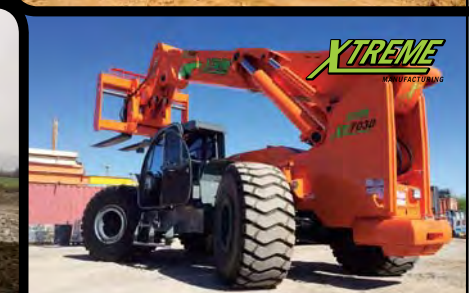
the already burdened building industry.

“What lawmakers did do is support and augment Gov. Ige’s robust capital improvement program budget and increased spending on affordable housing.”

Marrone agrees—but adds a caveat. “We hope,” she says, “that

policy makers will take the next step and make construction more attainable by easing the various barriers that bog down construction and increase its cost: inclusionary zoning, exactions, inadequate infrastructure, and an excessively lengthy permitting process.” 🏠

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# Skyrocketing Technology, On and Above Jobsites

New construction tools boost efficiency, safety

BY BRANDON BOSWORTH

**T**he building industry is the largest and fastest-growing adopter of drone technology, with drone use in construction surging 239 percent in the last year, according to a report by DroneDeploy, a drone software company in San Francisco.

And James Arnold, technology manager at Goodfellow Bros., says the industry has only begun to scratch the surface when it comes to what drones

have to offer. “We don’t really know where drones are going to take us,” he says.



James Arnold

Currently, Arnold says the main use of drones is to ascertain conditions at the worksite. For example, Goodfellow Bros. often works on lava clearing

projects on the Big Island (see story, page 24). To test the state of the lava, Arnold says he “used to have to go out there with a stick.” Now he can use a drone.

“I don’t have to set foot near the lava. I’m in a truck. I create a mission, tell the drone what to do, and remain in total safety,” he says.

Drones play a major role in monitoring jobsites. “You can use drones to get a high-resolution timestop mosaic





photo of the whole site,” Arnold says. “You can instantly zoom in close enough to see inside the back of someone’s truck.”

Drone images can be used to track inventory or get a time-stamped image of current conditions, he adds.

## Views From Above

Ryan Nakaima, vice president of Nan Inc., also recognizes the value of drone technology. “Drones have



Ryan Nakaima

long been an integral part of our new construction projects, as it is an excellent way to track the overall progress from an aerial perspective, while also serving as a tool to aid in site surveying and logistics planning,” he says.

Getting aerial photos used to be a



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big challenge, but Nakaima says that has changed with the adoption of drones.

“In the early days, aerial photo shoots required a large and heavy remote-controlled chopper equipped with a digital camera,” he says. “The flight crew involved a pilot, who would operate the chopper, while

**“What we’re doing now is using 3D paving and milling to design a whole new road over the existing road.”**

**—James Arnold**

monitoring the altitude, property lines, battery life, mid-air obstacles, wind direction, etc.; and a photographer, who would provide navigational direction to the pilot and who also had the ability to pan the camera and zoom in for the perfect shot. The pilot had to be very skilled in navigating through all of the variables while keeping the chopper steady and level, since the aircrafts back then did not have the stabilizes that the drones of today have.



Wearable technology can help keep construction crews safe.

PHOTO COURTESY TRIAX TECHNOLOGIES

“Now, drones have significantly simplified this overall process, which facilitates more frequent and cost-effective shoots.”

High-tech tools are even being used in seemingly low-tech jobs such as road repair. Arnold says 3D paving and milling has revolutionized the process, saving time and money.

“Normally with roads we’d have to rip them up and rebuild them,” he says. “What we’re doing now is using 3D paving and milling to design a whole new road over the existing road. It’s mathematically complicated, but saves time spent in the field immensely. Errors are reduced by design.”

3D technology can be found in

heavy equipment such as bulldozers and excavators as well. Arnold says the machines “have 3D display units that show exactly where they are on the property using satellite imagery.”

## Handy Devices

Not all construction technology is in the sky or hooked up to a bulldozer. Sometimes it is clipped to a worker’s belt.

Wearable devices are making worksites safer and better organized. For example, Spot-r Clip by Triax Technologies automatically connects to the company’s Spot-r network when workers arrive on site, automating time and attendance and providing real-time workforce location by floor

James Arnold from Goodfellow Bros. launches a drone.  
PHOTO COURTESY GOODFELLOW BROS.



More heavy equipment, such as these Cat AP1055D and AP1055E pavers, now comes equipped with 3D paving technology.  
PHOTO COURTESY CATERPILLAR INC.





and zone. The device can also detect falls at the jobsite and sends immediate email, dashboard or text notifications to designated supervisors. This can greatly increase response time.

“On a Gilbane project site in Connecticut, Spot-r’s automatic, location-based notifications improved injury response time by up to 91 percent compared to manual methods of a nearby worker proceeding to

the jobsite trailer to manually alert site medics and return to the injured individual with help,” says Triax Technologies CEO and co-founder Chad Hollingsworth.

Tools such as Spot-r can also provide real-time information about worker and resource location as well as on-site activity.

“By connecting supervisors on-site as well as managers in the back office



Chad Hollingsworth

with what’s happening in the field, contractors can proactively manage their project resources to minimize downtime, boost safety and prevent cost overruns,” says Hollingsworth. “Aggregate Spot-r safety and productivity data can also be used to identify larger behaviors or trends, so steps can be taken to improve processes and build safer and smarter across an organization or project sites.”

New advances in construction technology are no doubt coming. Arnold cites a recent seminar that showed the use of drones to inspect bridges, windmills and solar farms. He also gets potential new products coming through the offices of Goodfellow Bros.

“We do lots of beta testing,” he says. Based on what he sees in the field and in the pipeline, Arnold says, “the whole world is changing.” 🏠



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# Kiewit to Build UHWO Media Facility

Kiewit Building Group and architect firm Next Design have been awarded a \$33,275,000 design-build contract by the University of Hawaii for its new Academy for Creative Media building on the West Oahu campus in Kapolei.

Construction of the 42,000-square-foot facility at UHWO is scheduled to get underway in January, with the work expected to be completed by June 2020.

The structure will include a two-story sound stage and 100-seat screening room. It also will have a Foley stage for sound reproduction, editing suites, sound mixing suites, mill shop to create film sets and equipment cages.



Rendering of the Academy for Creative Media building at UH West Oahu  
RENDERING COURTESY UNIVERSITY OF HAWAII

# Schofield Generating Station Powers Up

American Piping & Boiler Co. (APB) of Kapolei, engineering consultant firm Burns & McDonnell of Honolulu and Wartsila, a global energy system integrator, recently completed work at Hawaiian Electric Co.'s new Schofield Generating Station,

which went online in early June.

Hawaiian Electric and the U.S. Army unveiled Oahu's only inland power plant at a ceremony on May 31. The 50-megawatt (MW) facility, owned and operated by Hawaiian Electric, will run on a combination of

biofuels and conventional fuels and serve all customers on Oahu.

The facility sits on eight acres at Schofield Barracks. In an emergency, it will be able to directly provide power to Schofield Barracks, Wheeler Army Airfield and Field Station Kunia.

APB, founded in 1965, has worked on NAVFAC Hawaii jobs and on such projects as adding the third boiler at the Covanta Energy H-Power plant, the Chevron plant and for Kauai Power Partners (KPP).

Burns & McDonnell, which employs more than 6,100 workers in 40 offices in North America, oversaw the installation of six Wartsila engines. The Martin Bencher Group of Houston was contracted to handle the transport of the engines from Kalaeloa Barbers Point Harbor to Schofield last July.

The Schofield Generating Station is projected to reduce oil use by about 26,000 barrels annually. Hawaiian Electric says its partnership with the Army will save customers \$4.3 million, compared to the cost of building the facility off base.



Hawaiian Electric's new Schofield Generating Station



## Allied Pacific Lands \$8M Task Order Award

Allied Pacific Builders Inc. of Waipahu has landed an \$8,157,000 award for a firm-fixed-price task order for major repairs to Marine Operations Training Support Facility, Building 700, at Marine Corps Training Area Bellows.

The job, to be completed by January 2020, stems from a 2016 award of an indefinite-delivery/indefinite-quantity project under the Naval Facilities Engineering Command Hawaii at Joint Base Pearl Harbor-Hickam.

The work addresses corrections to life safety deficiencies and includes providing a fire suppression system that allows the facility to be used for troop billeting during forward operating base training. It also includes hazardous material remediation, repairs to the sanitary sewer system, spall and crack repairs and infilling of trenches within a building footprint, demolition of abandoned built-in equipment and repairs to floor, wall and ceiling finishes.

APB also will make repairs to piping, replace toilet fixtures and sinks and replace air conditioning and ventilation systems as needed, along with light fixtures, switches, receptacles and wiring.



Oceanfront view of the future Kahala By The Sea  
RENDERING COURTESY A&B PROPERTIES HAWAII

## Philpotts Launches New Logo, Website

Philpotts Interiors, a leading Hawaii interior design firm, in May launched a new logo and website that better reflects “the next generation of leadership within our firm” and conveys “a simple, timeless elegance,” the company said in a statement. The logo was designed by Kingsland Linassi, an award-winning branding agency in the United Kingdom.

Philpotts Interiors’ current projects include Sheraton Waikiki and Kahala By The Sea, Alexander & Baldwin’s condominium residence development along Kahala Avenue. Past projects include Park Lane Ala Moana, Four Seasons Oahu at Ko Olina and the Kapiolani Medical Center for Women and Children Diamond Head Tower.

## Maui Kuponu Builders Repaving West Oahu Streets

Maui Kuponu Builders LLC began a repaving project on 22 streets in the Campbell Industrial Park and Kalaeloa areas of West Oahu in late May.

The project is expected to take up to 270 days. The work includes cold planning; resurfacing and reconstruction of asphalt concrete pavements; adjustment of utility manhole and covers; installation of permanent pavement markings and vehicle loop detectors; reconstruction of existing concrete curb and/or gutters; and installation of concrete curb ramps.

Maui Kuponu Builders also is coordinating traffic, including access to homes by residents, deliveries, trash collection and emergency services. On-street parking on the designated streets is prohibited during working hours.

An advertisement for Lenox Metals featuring a background image of a demolition site with a large excavator and piles of scrap metal. The text is overlaid on the image in white and blue. The top section reads 'YOUR METALS RECYCLING INITIATIVE'. Below that, it states 'Lenox Metals is Hawaii's Go-To Source for Commercial, Industrial Demo Recycling Services'. A green curved banner contains the text 'We Work with: Construction, Electrical, Plumbing &amp; Demolition Contractors Military, Utilities &amp; Solar Industries Hotel Renovations &amp; Maintenance'. The bottom section features logos for BBB Accredited Business, Safety Integrity Reliability, and the Lenox Metals logo, along with the phone number 808-682-5539 and the website LenoxMetals.com with a Facebook icon.

808-682-5539 | [LenoxMetals.com](http://LenoxMetals.com) | [f](https://www.facebook.com/lenoxmetals)

Lenox Metals diverts nearly **150 million pounds** of industrial commercial scrap metals out of Hawaii’s landfill per year.



# Avalon Warehouse to Break Ground Soon



Duane Shimogawa

Hawaii-based Avalon Development will soon break ground on an approximately 9,000-square-foot warehouse in Waipahu.

“The project is scheduled to start construction this summer, with a completion date slated for around the spring of 2019,” says Duane Shimogawa, real estate analyst at Avalon Development Co. LLC.

Shimogawa says the project, near the corner of Waipahu and Leowahine streets, will include infrastructure for up to six separate units, but could also be built for a single user. The finished warehouse will include office/mezzanine spaces and bathrooms for up to six separate units.

The warehouse will reportedly be one of the newest in Waipahu, and is the first development project for Robinson Estates Trust, owner of the project’s 21,000-square-foot site.

Avalon’s previous industrial-zoned developments include the 130-acre Kapolei Business Park and the 54-acre Kapolei Business Park 2.

Most recently, Avalon broke ground on the Kapolei Enterprise Center, a nearly 100,000-square-foot warehouse in Kapolei Business Park 2. The project includes up to six units that will be offered for sale or lease. Ushijima Architects is project designer and Honolulu Builders is general contractor. The project is slated to wrap in about 10 months.

“Avalon’s industrial real estate development focus has been on the fast-growing Kapolei area,” says Shimogawa, adding that Kapolei and its surroundings offer “small and corporate clients the rare opportunity to own fee-simple industrial-zoned land, while also leasing first-generation spaces.”

Shimogawa says Oahu’s industrial real estate market vacancy rate has been hovering below 2 percent, and is “one of the tightest markets of its kind in the United States.”



Front elevation of Avalon Development’s upcoming 9,000-square-foot Waipahu warehouse  
GRAPHIC COURTESY USHIJIMA ARCHITECTS

## Royal, Hawaiian Dredging Finish Kalaeloa Boulevard

Royal Contracting Co. Ltd. and Hawaiian Dredging Construction Co. Inc. in June completed a \$50 million, three-year upgrade to Kalaeloa Boulevard’s road and sewer systems connecting Campbell Industrial Park, Kapolei Business Park and Kalaeloa Harbor.

Royal Contracting upgraded 1.2 miles of Kalaeloa Boulevard from Lauwiliwili Street to Malakole Street. This section now includes six lanes instead of four, with traffic signals at major cross streets.

Hawaiian Dredging built the new Kalaeloa Wastewater Pump Station and sewer transmission system replacing temporary improvements from the early 1990s.

“With hundreds of businesses located in Campbell Industrial Park

and Kalaeloa Harbor being the second most active commercial harbor in the state, improvements to Kalaeloa Boulevard and the area’s sewer system were critical to support the continued growth and success of the Kapolei region,” says Tim Brauer, president and CEO of James Campbell Company, which financed the project. “We are pleased to have partnered with the City and County of Honolulu on this project to provide major infrastructure improvements for the benefit of our community.”

“Mahalo to the James Campbell Company for their vision and continued investment in Kapolei,” says Mayor Kirk Caldwell. “As the fastest-growing region in the state of Hawaii, Kapolei is home to more than 125,000 people and remains the fastest-growing

job center on Oahu. The Kalaeloa Boulevard Improvement project will help ease access to this vital business hub that is home to the state’s largest industrial park, and further positions Kapolei as a major economic engine.”

The projects will soon be turned over and dedicated to the City & County of Honolulu.

The city is one of the primary users of Campbell Industrial Park’s H-Power facility, Corporation Yard and transit contractors. Other area businesses include the state’s only two fuel refineries, numerous construction base yards, Island Ready-Mix Concrete, Island Recycling, Honsador and HPM lumber yards, equipment repair facilities, beverage bottling plants and many other businesses vital to the state’s economy.





Among those at the topping-off event for Kapiolani Residence were SamKoo Corp. CEO Simon Kim (front, second from left), SamKoo Pacific President Timothy Yi (front center) and representatives from Hawaiian Dredging, Design Partners and Rider Levett Bucknall.

# Hawaiian Dredging Tops off Kapiolani Residence

General contractor Hawaiian Dredging Construction Co. Inc. recently topped off Kapiolani Residence, a 45-story condominium at 1631 Kapiolani Blvd. for developer SamKoo Pacific LLC.

The construction partners put their signatures on the last structural beam for the 292-unit building during a celebratory event on May 25. Internal work and individual unit construction are expected to be completed by the end of the year.

The project is a public-private

collaboration between developer SamKoo Pacific and the Hawaii Housing Finance and Development Corporation (HHFDC).

Kapiolani Residence has 484 residential units, with 292 designated as affordable and were sold to qualified Hawaii residents. Affordable unit prices started at \$270,800 with studios and one-, two- and three-bedrooms ranging from 460 to 1,337 square feet.

“I’d like to commend our contractor, Hawaiian Dredging Construction Co., for their hard work getting us to

this point,” says Timothy Yi, president of SamKoo Pacific. “All our partners have been outstanding. HHFDC, Design Partners Inc. and Rider Levett Bucknall have made this a great team.”

The project features commercial space on the ground floor, a parking garage with assigned stalls, electric vehicle charging stations and bicycle storage and a recreational deck on the garage’s ninth floor with an indoor party room, barbeque grills and cabanas.

# BASE Ranks No. 2 Among Best Places to Work

Baldrige & Associates Structural Engineering Inc. (BASE) was recently ranked second in an annual listing of “Best Structural Engineering Firms To Work For” by Zweig Group, a management consulting firm for the architecture and engineering industries.

The listing recognizes firms

based on such criteria as workplace practices, quality of management, employee benefits and employee retention rates.

“To be No. 2 out of thousands of structural engineering firms across North America is truly humbling,” says Steve Baldrige, president of BASE which was founded in Honolulu

in 1995.

BASE also has offices in Chicago, Miami, Guam and Delhi, India. Its Hawaii projects range from the Pearl Harbor Visitors Center to 801 South Street, Keauhou Lane, The Ritz-Carlton Residences Waikiki Beach and Aeo in Ward Village.



Steve Baldrige





# Slow Pay Adds \$40B to Costs

## Study: 88% of subcontractors wait more than 30 days for payment

Construction is a \$1.2 trillion industry and subcontractors are paying nearly \$40 billion in fees to finance projects due to slow pay, according to a recent study.

Late payments from customers also represent an add-on to total project costs of 3.3 percent, according to the 2018 Construction Payments Report by Contract Simply, a company which provides process automation software to mitigate risk in construction loans.

According to the study, 88 percent of contractors wait longer than 30 days for payment and that 46 percent cover the gap with business or personal savings and credit lines, which result in extra financing fees.

Also, more than 80 percent of the contractors surveyed have filed mechanics' liens against a project to ensure they get the money owed to them, incurring unplanned legal expenses.

The study, conducted in partnership with bid procurement platform Building Connected and covering 1,300 U.S. respondents from a variety of trades, shows that late payments to subcontractors prohibit them from meeting their own payroll and invoice payment obligations.

The study also revealed that 70 percent of contractors would be willing to discount their invoices in exchange for payment within 30 days, which would put an estimated \$18 billion back in the pocket of builders, developers and lenders.

Contract Simply offers its top four recommendations to expedite payments:

- Implement digital solutions to track and expedite payments to cut days from invoice processing.
- Offer additional payments options like wires, ACH and push-to-debit.
- Collect lien releases digitally with payments to eliminate friction.
- Automate invoice approval workflows with daily reminders.

In the report, the firm suggested digital invoicing and payment solutions to speed up the payment process, noting that paying promptly also can ensure that developers and general contractors will be able to attract the best subcontractors in a time of labor shortages.



# Balloon Light Cart

Designed for uses such as nighttime construction, Wanco's Balloon Light Cart lights up large areas with diffused light, eliminating glare and making night work safer and easier on the eyes.

Its small size and simple operation translate to portability and quick deployment. A 1,000-watt metal halide light provides 110,000 lumens of illumination.

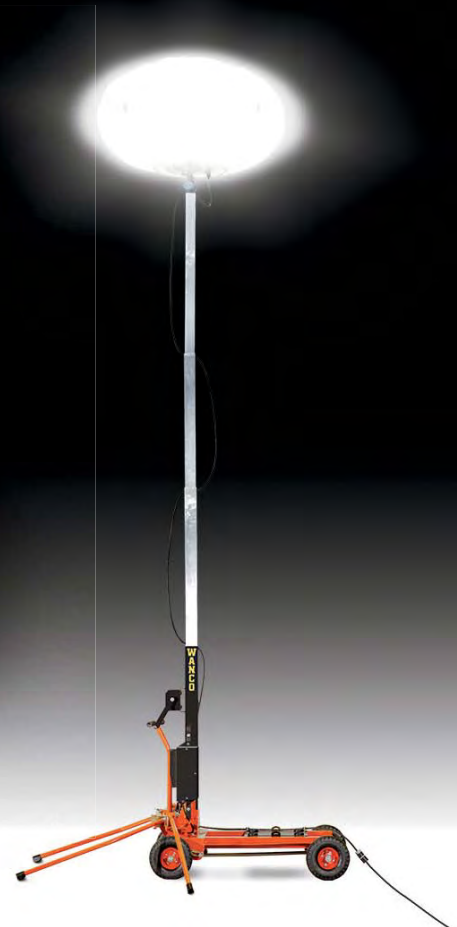
"With a small footprint it makes an ideal solution for construction locations that need lighting," says Bradley Tom, marketing coordinator for GP Roadway Solutions, a local distributor of the Wanco Balloon Light Cart. "Diffused light eliminates glare making night work safer."

Features include a built-in handle, steerable wheels, pneumatic tires and a

hand winch for raising the 16-foot telescoping tower. The light operates at any height and has its own circuit breaker, which also is used for turning the light on and off. With the four outriggers deployed, the heavy-duty steel base and low center of gravity keep the light and mast stable. Foot-operated parking brakes stop the cart from rolling when engaged. Approximate weight is 300 pounds.

The Wanco Balloon Light Cart can use either commercial power or a portable generator attached to the cart. On commercial power, the light cart works outdoors or indoors. A Wanco Inverter Generator can be used to provide portable power and can be removed and used independently.

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



# Skid Loader Attachment

The Mul-T-Rex skid loader attachment is designed for demolition, landscaping, clearing bushes and trees, picking rocks and tearing out concrete. Its "tongue" is made of a half-inch T1 steel spade for digging, cutting and prying the hardest ground, concrete and roots. The standard model is non-rotating and accepts Atlas Copco SB-52 breaker; the deluxe version rotates 90 degrees both ways and accepts a hydraulic chainsaw attachment as well as the breaker. The Mul-T-Rex is controlled by a remote control Fasse ElectroHydraulic valve system. No wires connect to the cab. [www.mul-t-rex.com](http://www.mul-t-rex.com)

# Cordless Planer

The Bosch GH012V-08N 12V Max Planer is the first 12-volt Max planer on the market. About the size of a hand planer and weighing 3.3 pounds, it features a 2.2-inch planing width and a single-pass planing depth of up to 0.08 inches. Powered by a brushless motor, the tool has planing speeds of up to 14,500

rpm. Other features include switchable right or left shavings extraction as well as a collection bag for shavings and a vacuum hose adapter. The cordless planer comes with two Bosch Woodrazor micrograin carbide planer blades, a blade wrench, a shavings diverter, a shavings bag and a vacuum hose adapter. Battery and charger are sold separately.

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





# AIA Honolulu Appoints Youn Executive VP



Jacy Youn

**Jacy L. Youn** has been appointed executive vice president of AIA Honolulu, the local chapter of the American Institute of Architects.

Youn will oversee the strategic direction of AIA Honolulu, its daily operations and the execution of its mission for the organization's more than 800 members.

Previously she served as strategic alliances manager of OpTerra Energy Services and executive director of the Boys & Girls Club of Hawaii's Kauai Branch. She also served as corporate communications manager of Central Pacific Bank and is a former managing editor of *Hawaii Business* magazine.

"Jacy's diverse skillset, coupled with her high leadership caliber, will be a great asset to the organization, and we are excited for her to continue leading AIA Honolulu down a road of successes and providing the very most for our membership," says AIA Honolulu Board President Geoff Lewis.

Youn earned a bachelor's in journalism from the University of Northern Colorado and a Juris Doctor from the University of Hawaii William S. Richardson School of Law.

## Stack Joins ProSPac Holdings

**Rick Stack** was recently named executive vice president of ProSPac Holdings Group, and will oversee the development of Azure Ala Moana, the firm's 429-unit mixed-use tower near

Walmart's Honolulu store.

Stack previously was senior vice president of development at Alexander & Baldwin where he headed up projects such as The Collection in Kakaako.

ProSPac's \$153 million Azure Ala Moana project includes a 41-story condominium tower with 78 affordable rental units and commercial space on the first two floors. The work is expected to begin next year.



Rick Stack

## Ferraro Choi Promotes Takeuchi

Ferraro Choi and Associates Ltd. promoted former intern **Jason**



Jason Takeuchi

**Takeuchi** to architect. Takeuchi will manage sustainable commercial projects at the firm, including Waimanalo Health Center, the Kakaako-Makai Innovation Block and the University of Hawaii Culinary Institute of the Pacific.

Takeuchi has been a member of Ferraro Choi since 2012. Previously he worked at Ki Concepts providing extensive design/technical support with coordination among project managers,

consultants and design teams.

A graduate of the University of Hawaii at Manoa, Takeuchi is active in the local chapter of the American Institute of Architects (AIA) and was one of seven recipients of the AIA's 2018 Associates Award.

## Kaleleiki to Lead Customer Service at Armstrong Builders

Armstrong Builders has named **Lauren Kaleleiki** as customer service technician. She will provide customer service and warranty work for completed projects, communicate with homeowners and coordinate with the trades.



Lauren Kaleleiki

Kaleleiki brings more than 16 years of experience in tenant improvements and residential construction as the owner of Island Rainbow Builders. She completed her journeyworker training at Honolulu Community College.

## G70 Hires Lucero

**Jule Lucero** joined G70 as senior interior designer working on resort, retail, restaurant and corporate projects.

Previously she worked with RIM Architects, Peter Vincent & Associates and Leo A. Daly. Lucero provided interior design for Sheraton Waikiki





Jule Lucero

guest rooms and corridors and the Ala Moana Hotel pool deck areas and lobby. In California, she worked with design firms such as Arthur Gensler Jr. & Associates.

Lucero holds a bachelor's in interior architectural design from Long Beach State University.

## Atlas Insurance Promotes Ferreira, Tanaka

Sandy Ferreira has been promoted to vice president and Sharilyn Tanaka has been promoted to vice president of AOA and personal lines at Atlas

Insurance Agency Inc.

Ferreira will generate new account opportunities for the commercial/benefits department, manage complex projects of significant scope while leveraging all areas of the firm to deliver solutions, develop and coach internal talent, and monitor the external environment for trends



Sandy Ferreira

and best practices while influencing management to institute improvement initiatives.

A resident of Kaneohe, she has had a variety of roles over the past 30 years at Atlas. She earned a degree at St. Petersburg College.

Tanaka joined the Atlas a decade

ago as a personal lines account manager and has held various roles, including unit manager and assistant vice president. Over the past two years, she has been working on the AOA technical side, establishing relationships with property managers and staying actively involved with the local AOA trade associations.



Sharilyn Tanaka

Tanaka, who graduated from the University of Hawaii at Manoa, is a member of the Community Associations Institute (CAI), the Institute of Real Estate Management (IREM Hawaii) and the Community Council of Maui (CCM).

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# BIA Focuses on helping homeless

The Building Industry Association of Hawaii held its General Membership Meeting on June 6 at the Manoa Grand Ballroom. Guest speaker Mel Kaneshige of Aukai Consulting LLC spoke to members and guests on efforts to help Hawaii's homeless.



Brian Mitsunaga, Tracy Camuso, Sonny Lessary, Brian Moore, Alvin Takahashi



Craig Washofsky, Gladys Marrone, Mark Hertel



Judy Engkabo, Dwight Mitsunaga, Courtney Kim



Carah Kadota, Derek Chow, Melody Yim



Barbara Nishikawa, Cathleen Langin, Mary Ah-Wong



Nicolas Dizon, Evan Fujimoto, Brett Byxbee, Timothy Waite





Audie Gerilla, Dean Uchida, Evan Fujimoto



Bob Sugahara, James Sweet, Marshall Hickox, Kyson Curammeng, Paul Vierling



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Laverne and Clifton Crawford, Samantha Haas



John Strandberg, Norman Takeya, Tim Ames, Aladin Ramos





# Curbing Jobsite Waste: 10 Tips for Working Smarter Rather than Harder

Numerous studies indicate construction productivity has barely increased in the past 50 years. This research states that 50 percent of the typical workday is wasted at the jobsite.

Here is how it breaks down:

- Redo work: 2 percent
- Punchlist work: 3 percent
- Accidents: 3 percent
- Waiting on instructions: 6 percent
- Late starts and early quits: 6 percent
- Late or inaccurate information: 5 percent
- Waiting on materials: 14 percent
- Drug use: 2 percent
- Multiple material handling: 6 percent
- Waste or theft: 3 percent

The key to improving productivity is to always strive to work smarter rather than harder. Here are suggested ways to improve in each area:

**1. Redo work:** Redo work will always add additional cost and time to the project and may result in lower morale. It is always cheaper to do it right the first time. Avoiding rework means doing it right the first time. Review your communication and preplanning to minimize rework.

**2. Punchlist work:** Does your company have any type of quality-control procedure in place to reduce or even eliminate the punch list? Oftentimes workmen return to a project to finish just one more item when the CEO has been told the job is 100 percent complete. This situation results in profit fade at the end of a project. The solution is to begin the punchlist on the first day of the job and develop a culture that does not permit “we will come later to fix it.”

**3. Eliminate accidents:** Jobsite accidents will always affect jobsite productivity for the people involved in the accident and everyone else on the jobsite wanting to know what happened. Maintaining a clean work area, providing regular safety training and eliminating safety hazards will always improve productivity.

**4. Waiting on instructions:** Most workers on the jobsite have great pride in their work and will be productive if they are assigned a meaningful work assignment, know how to do the job and have the proper tools, materials and equipment to do the task. However, an issue occurs when the task is completed and they are waiting on the next assignment. The solution is to create an environment whereby the worker “monitors” himself. This environment can be developed with a program which includes the following:

- A line of communication so the worker can easily reach the foreman or superintendent by radio or walkie-talkie.

- The worker understands the bigger plan of the current overarching task in such a way that they would logically know what to do next.
- Providing adequate supervision at the jobsite at all times to reduce idle work time.

**5. Late starts/early quits:** Ensure timesheets are accurate so the early departure or late start time is to the minute or quarter-hour. Ideally, timesheets are prepared daily by the foreman with accurate cost codes reporting and no one is given a pass on arriving late or leaving early.

**6. Late or inaccurate information:** There is no excuse for late timesheets, job-cost reports or estimated costs to complete information. Without correct up-to-date information, it is difficult to correct cost overruns, which are usually related to labor. Accurate and timely information permits course correction to add or trim labor. Make this a zero-tolerance policy and enforce it.

**7. Drug use:** It has been reported that as many as 20 percent of people on a jobsite are using drugs. While it may be difficult to eliminate drugs, companies should test often, randomly and take decisive action to remove employees who test positive.

**8. Multiple material handling:** Pre-plan deliveries to the jobsite to ensure materials are placed in a location where they will be closest to the point they will be used. If it is a tight jobsite, work with the project superintendent well before the material arrives to ensure a close location to the work area can be developed.

**9. Waiting on materials:** Pre-planning materials delivery is essential for both long lead items and day-to-day common materials. When a long lead item is not delivered on time, it often results in work being completed out of sequence, and this affects productivity. Weekly pre-planning of common day-to-day material needs will reduce needless daily trips to the supply house.

**10. Waste and theft:** An effective project with fencing, cameras and signage at the start of the job goes a long way toward stopping theft by outsiders as the job progresses. Needless to say, any employee caught stealing is to be immediately dismissed.

The construction industry is very competitive, with bids being won by a percent or two. To remain competitive, it is essential that your company is more efficient than your competitors. Focusing on improving each one of the above areas will result in higher morale and increased profits. 🏠

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