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¹ Source: www.gsa.gov/gpg, GPG Program Summary, GPG-031, Aug. 2017, Variable-Speed Direct-Drive Screw Chiller. The GSA study referenced herein does not constitute a product endorsement, recommendation, or preference by the U.S. Government or any agency thereof, or the Pacific Northwest National Laboratory/Oak Ridge National Laboratory. ² Integrated Part Load Value conditions based on ASHRAE 90.1 2016 minimum requirement on select models. ³ Validated by performance testing. ⁴ 0.299 kW/ton on select models. ⁵ Among electric-driven, water-cooled screw chillers as measured at IPLV conditions reported by the DOE/FEMP Energy-Efficiency Study.

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COFFEE BREAK

For drone users in Hawaii's building industry, experts tell us that new FAA rules will open up more airspace around the Islands' airports and other high-traffic areas where high-tech tools and devices can be operated.

As the economy strengthens, we are seeing more commercial construction around Hawaii as more Mainland businesses—such as Safeway, among others—are lining up locations to renovate, or build from scratch. For an update on the commercial development going on, be sure to read Assistant Editor Brett Alexander-Estes' report in this issue.

Despite the volcanic eruptions on the Big Island, contractors are staying busy and expect more work ahead as property owners who have lost their homes to the lava flow look to rebuild. But builders tell *Building Industry Hawaii* they are dealing with an unexpected eruption-related problem: Heavier vog than usual is causing work stoppages.



The GCA of Hawaii's 2018 Safety Awards banquet at the Honolulu Country Club in June attracted a legion of construction superheroes. The event's theme was "Be a Hero for Safety." For a complete list of winners, see page 52.

The GCA of Hawaii recently presented its 2018 Safety Awards. Look inside for the complete list of winners.

Contributing Editor Don Chapman talks with Alan Hornstein of Lenox Metals in Kalaeloa on how the new tariffs on imported metals is affecting the building industry.

Also in this issue we take a look at new trends and technology in windows, doors and floors. 🏠

A hui hou,

david@tradepublishing.com

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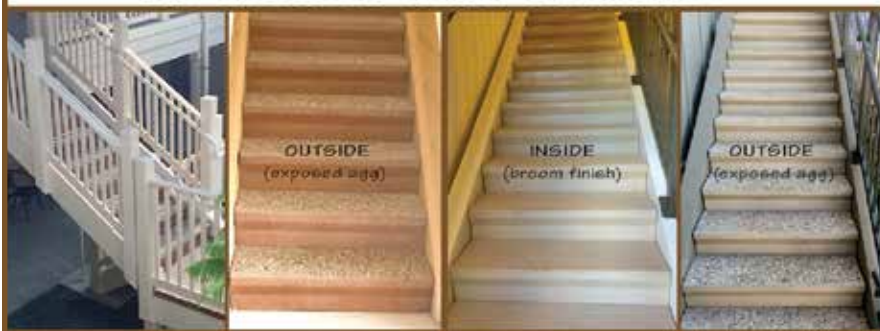
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Goodfellow Bros. clears lava from Craters Road at Hawaii Volcanoes National Park on the Big Island.

PHOTO COURTESY NATIONAL PARK SERVICE



COMING IN SEPTEMBER

Building Industry Hawaii offers an update on **Site Prep** and takes a look at what's new in **Construction Technology**. We also report on the status of **Kauai Construction**, and present a special section on the **Hawaii Steel Alliance**.

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AUGUST 8

Safety Manager/Coordinator Training (CSIP)

This Building Industry Association of Hawaii (BIA-Hawaii) Construction Safety & Injury Prevention (CSIP) Program is ideal for workers, safety staff and owners as well as supervisors and/or project leaders (e.g., a collateral duty safety officer) responsible for a company's safety program. Includes hazard identification, injury prevention, OSHA inspections and more.

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

AUGUST 10, 24; SEPTEMBER 21, 22, 27

OSHA 30 HR for the Construction Industry

Offered by the General Contractors Association of Hawaii (GCA of Hawaii). Presents OSHA safety standards for AEC professionals, safety managers, project leaders and workers. Course content: Introduction to OSHA, OSHA Focus Four Hazards, silica and more. OSHA card issued after completing course.

7:30 a.m.-3 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment by Aug. 3, and for more information: info@gcahawaii.org, gcahawaii.org or 833-1681. Fee: GCA members \$300, nonmembers \$400. No refunds after Aug. 3. Replacements accepted.

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 OSHA 500 and 502 updates 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 and osha.ucsd.edu. Fee: \$525. No refunds after July 30.

AUGUST 14

GCA Hawaii: General Membership Meeting, Construction Update

GCA of Hawaii presents construction updates by the City and County of Honolulu and the state of Hawaii at its general membership meeting. Network with your peers and learn the status and specifics of current and upcoming C&C, DAGS, DOT and UH projects.

5 p.m. (no-host cocktails and table tops); 6 p.m. (dinner); 7 p.m. (program). Pomaikai Ballrooms at Dole Cannery, 735 Iwilei Road. RSVP by Aug. 1. To register and for more

information, go to info@gcahawaii.org, gcahawaii.org or call 833-1681 ext. 12. Fee: GCA members \$60; nonmembers \$90. No refunds for cancellations after July 26. Substitutions available.

AUGUST 16

BIA-Hawaii Networking Night

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

5:30-7:30 p.m. 87zero, Na Lama Kukui, 560 N. Nimitz Hwy. To register and for more info, go to biahawaii.org.

AUGUST 18, 25

Oral and Written Communication (STP Unit 2)

GCA Hawaii presents the Associated

**AUGUST 10-12
BIA-Hawaii 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. Also features free seminars, workshops and keiki activities.

5-9 p.m. (Aug. 10); 9:30 a.m.-8:30 p.m. (Aug. 11); 9:30 a.m.-3:30 p.m. (Aug. 12). Blaisdell Exhibition Hall, 777 Ward Ave. For more information, contact Carolyn Hyman at cah@biahawaii.org or Kristin Jackson at Kristin@jacksonink.net or 428-1625. For ticket information and prices, go to biahawaii.org/SummerHBRS.



General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors. Unit 2 covers effective communication, meetings, persuasion and written records and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after Aug. 3. Substitutions available.

AUGUST 18, 25

Risk Management (PMDP Module 4)

GCA of Hawaii and the Associated General Contractors of America present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly-hired and team-based project managers. "Risk Management"

covers insurance and bonding basics, documentation, project risks, risk allocation and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refund after Aug. 3. Substitutions available.

AUGUST 23

NAWIC General Membership Meeting

The National Association of Women in Construction hosts its monthly dinner and membership meeting. Members can arrange to have new business photos taken for \$15, with a portion of proceeds to go to NAWIC.

5 p.m. Honolulu Country Club, 1690 Ala Puumalu St. For more information, email nawic114@yahoo.com or go to Honolulu-nawic.org. Dinner fee \$35.

AUGUST 27

An Introduction to Building Information-Unit 1

Offered by GCA of Hawaii and the Associated General Contractors of America. Unit 1 covers Building Information Modeling (BIM) basics, practices and terminology, and shows how to use BIM on a project. Certificate available after completing course.

7:30 a.m.-4 p.m. GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$450; nonmembers \$550. No refund after July 27. Substitutions available.

AUGUST 28

BIM Technology-Unit 2 (3rd Edition)

GCA of Hawaii's Unit 2 explains how BIM should be used in different project phases, and how to analyze BIM's cost benefits. Certificate available after completing course.



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7:30 a.m.-4 p.m. GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$450; nonmembers \$550 (per course). No refund after July 27. Substitutions available.

AUGUST 29-SEPTEMBER 5

AGC's Lean Construction Education Program (Units 1-7)

GCA of Hawaii and the Associated General Contractors of America present a new streamlined framework to manage key areas of construction.

All program seminars held at the GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Varying deadlines. Substitutions available.

AUGUST 29

Unit 1: Variation in Production Systems

Covers types of variation, the concept of throughput, variation mitigation techniques and more. 7:30 a.m.-noon. Fee: GCA of Hawaii members \$250; nonmembers \$350. Register by July 27.

Unit 2: Pull In Production

Explains the concept of pull as a means to reliable production workflow. 12:30-4:30 p.m. Fee: GCA of Hawaii members \$250; nonmembers \$350. Register by July 27.

AUGUST 30

Unit 3: Lean Workstructuring

Introduces Last Planner System that streamlines project plans and workflow. 7:30 a.m.-noon. Fee: GCA of

Hawaii members \$250; nonmembers \$350. Register by July 27.

Unit 4: The Last Planner System

Shows how to conduct make-ready and weekly work-planning sessions. 12:30-4:30 p.m. Fee: GCA of Hawaii members \$250; nonmembers \$350. Register by July 27.

AUGUST 31

Unit 5: Lean Supply Chain and Assembly

Explains the concept of lean supply chain and assembly.

7:30 a.m.- 4:30 p.m. Fee: GCA of Hawaii members \$500; nonmembers \$600. Register by July 27.

SEPTEMBER 4

Unit 6: Lean Design And Pre-Construction

Explains the concepts of value-based management, lean design and relational contracting.

7:30 -11:45 a.m. Fee: GCA of Hawaii members \$250; nonmembers \$350. Register by July 23.

SEPTEMBER 5

Unit 7: Problem-Solving Principles and Tools

Introduces multiple problem-solving tools and completes the Program.

Fee: GCA of Hawaii members \$500; nonmembers \$600. Register by July 23.

SEPTEMBER 7

GCA of Hawaii Scholarship Golf Tournament

GCA of Hawaii's inaugural scholarship golf tournament will donate proceeds to support the GCA's Scholarship Program for students enrolled in the College of Engineering at UH-Manoa. Various team matchups; sponsorships available. Awards

reception at Bird of Paradise restaurant will follow play.

10:30 a.m. (registration and lunch); 11:30 a.m. (shotgun start). Hawaii Prince Golf Course, 91-1200 Fort Weaver Road, Ewa Beach. Number of players is limited; first come, first served. Register at gca@gcahawaii.org, gcahawaii.org or call 833-1681 by Aug. 24. Fee: \$200 per person or \$600 per team.

SEPTEMBER 8, 15

Project Administration (PMDP Module 3)

GCA of Hawaii and the Associated General Contractors of America present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly-hired and team-based project managers. "Project Administration" details construction planning and covers building codes, permits, inspections, BIM and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more information, go to info@gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refund after Aug. 24. Substitutions available.

SEPTEMBER 10-12

OSHA 503-Update for General Industry Outreach Trainers

BIA-Hawaii and UC-San Diego's OSHA Training Institute present the Outreach Program's OSHA 501 and 503 updates and recertification training that is required every four years. 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 and osha.ucsd.edu. Fee: \$525. No refunds after August 27.

SEPTEMBER 11-13

Construction Quality Management (CQM)

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Corps of Engineers, Honolulu District and the Naval Facilities Engineering Command, Pacific Division present three-day mandatory USACE and NAVFAC training/certification for appointed contractor quality control system managers (CQCSM). Valid for five years. Two employees per company per course.

Noon-4 p.m. GCA of Hawaii, 1065 Ahua St. To register with payment, go to gcahawaii.org. Fee: GCA members \$95; nonmembers \$125.

SEPTEMBER 12

BIA-Hawaii: General Membership Dinner Meeting

Michael Broderick, president and CEO of YMCA of Honolulu, will present "The Importance of Leaving a Legacy" at BIA-Hawaii's annual membership dinner meeting.

5:30-8 p.m. Manoa Grand Ballroom, 2454 S. Beretania St., 5th Flr. Register at biahawaii.org. To reserve a tabletop, contact Cathleen Langin at cln@biahawaii.org. Fee: BIA-Hawaii, BNI Hawaii and HSBP members \$55; nonmembers \$65.

SEPTEMBER 14, 28

Improving Productivity, Managing Project Costs (STP Unit 5)

GCA Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors. Unit 5 covers construction estimates, managing project and labor costs, working with project partners and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating. To register with payment and more info, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after Aug. 31. Substitutions available.

OCTOBER 9-10

15th Biennial Pacific Rim Safety & Health Conference 2018

More than 75 exhibitors and 40 speakers from across the globe will showcase the latest tools and best practices for construction and

workplace safety in a two-day conference presented by the Hawaii Chapter of the American Society of Safety Professionals. SMS certification and various credits available.

7:30 a.m.-5 p.m. (daily). Sheraton Waikiki Hotel, 2255 Kalakaua Ave., Hawaii Ballroom. For more information, contact Tristan Aldeguer at taldeguer@hdcc.com. To register, go to cvent.com/events/15th-biennial-pacific-rim-safety-health-conference-2018/registration.

NOVEMBER 14

2018 Pacific Trade Expo

The 2018 Expo at the Hawaii Convention Center showcases more than 300 local and national vendors, offers networking opportunities and 27 free seminars, and this year is part of the three-day 2018 Design Symposium. Includes hosted lunch, pau hana cocktail reception and prizes. Accredited seminars and public workshops held on Nov. 14 and 15. Co-produced by the Honolulu chapters of the American Institute of Architects and the Construction Specifications Institute, along with presenting sponsor HonBlue Inc.

Free admission for AEC industry professionals and contractors. Expo badge required for entry. Register at pacificbuildingtradeexpo.com. For more information, contact Barbie at barbie@pacificbuildingtradeexpo.com.

JANUARY 2019

240 Electrical EJ Compliance Program

Electrical workers who complete ABC Hawaii's 240-hour academic course that complies with HRS section 448E-5(b) can then be licensed by the Board of Electricians and Plumbers as a journey worker electrician to perform electrical work. To register, applicants must have credible and documented work experience of a minimum of 8,000 hours and a minimum of four years full-time or its equivalent in the trade under the supervision of a journey worker or supervision electrician.

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



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Hornstein: Metals Tariffs Impact Local Recycling

Owner of Lenox Metals says new tolls on imported materials are complicating the already-complicated international scrap metal trade



“With metals running low, scientists look to space,” read the sci-fi-sounding headline on professor **Richard Brill’s** *Star-Advertiser* column on July 6. It detailed how the two metals most used in construction—iron and aluminum—are running so low on Earth, “the cost of extraction is becoming prohibitive.” As a result, NASA is teaming with for-profit mining companies to identify likely mining targets in space.

Or they could just buzz out to **Alan Hornstein’s** Lenox Metals yard at Kalaeloa, where every day there is a never-ending flow of scrap metal for recycling, ton after ton, usually for sale overseas.

“Our equipment includes 100 roll-off containers, and most are out in the field picking up scrap,” Hornstein says.



Alan Hornstein with unsorted scrap metal at Lenox Metals’ Kalaeloa yard

“Hawaiian Electric has four major base yards, and they probably have 40 or so containers. We pick up an assortment of products every single day. We bring it in and it’s out of here within 48 hours. We got a batch of metal from the Navy the other day. I sold it before we even got it in.”

But new tariffs on imported metals imposed by **President Trump** are complicating the already-complicated international trade in scrap metal, which can be melted down and recast, infinitely.

“It’s a very, very changing marketplace right now,” says Hornstein. “What they (federal government) charge on finished goods coming over here with these tariffs, when we go to sell our scrap materials that are going back to these consuming countries, we are starting to see more discounts, our materials being discounted, or even waived and not accepted as a result of what our president has done.

“They see things entirely different in Washington than we do in the recycling industry. I was just up at our annual convention. China was always there to consume our metal—change of story. But fortunately, other countries have stepped up—India, Malaysia, Indonesia, Vietnam, Taiwan. We also sell to countries in South America. But China consumes more metal than the rest of the world.”

“I can smell copper from 20 yards away.”

As a result of tariff uncertainty, he’s looking at even shorter turnarounds:

“I’ll sell it faster than normal, just to get my margin. Margins don’t change.”

Prices are based on the London Metal Exchange.

“We work off of indices, commodity exchange pricing, which opens in London every morning—11 p.m. here, so the last thing I do before going to bed is look at the opening prices.”

First thing in the morning, he checks for changes. “I wake up every day—there’s a deal out there waiting for me, I just don’t know where ... you have to stay on top of the market every day.”

Hornstein is really a modern-day prospector, always searching for metals.

“I can smell copper from 20 yards away,” he says.

“Lenox has the top clients in the state under contract. Hawaiian Electric is our biggest account. Also, Maui Electric, HELCO on the Big Island, KIUC on Kauai. We have a big contract with the Navy, now joined at the hip with Hickam, to recycle their scrap metal. We have

relationships we're nurturing in the construction industry."

Lenox's relationship with the electric company is unique. "We're contracted with HECO for disaster recovery. We would become an additional yard for them. There are transformers on-site, just in case."

On Oahu, a recent project with Howard Hughes involved retrieving metals when Ward Warehouse was torn down.

Upcoming jobs include "a project with the state prison system, they want to start a formalized recycling program. Eventually, all nine jails will be knocked down and then built back up."

He's not sure yet if that will include recycling prison bars.

"On Maui, we're participating in tearing down the Makena resort. We're collecting metal from that demo right now. There was a lot more value than I expected—you don't know what you really have until you open up the walls. Let's just say it was over-engineered, a lot of high-value material that we will benefit from when we recycle it."

That includes miles of cable.

"Cables are a known quantity," he says. "I can sell it even before we get it—aluminum, steel, copper."

“Here’s what happens in a construction company, and even the biggest can be accused of this: Recycling is the last thing on anyone’s mind.”

A memorable project was clearing spent ordnance from Kahoolawe. "What we collected were fragments of shells that had exploded, shrapnel. We bid on the first two phases and won both of those, but didn't bid on the third, retrieving unexploded ordnance, because I can't sell 'em."

While Lenox works with a number of top builders—"Hawaiian Dredging, Nan Inc., Nordic PCL, Kiewit"—he believes more could be done with demolition-construction projects.

"Here's what happens in a construction company, and even the biggest can be accused of this: Recycling is the last thing on anyone's mind. Some people aren't even thinking about the recycle value, and what could be gained by 100 percent recycling the project. Their timelines are not geared around recycling, they're geared around knock it down and build it back. A lot of times it ends up in the landfill, and landfills are very 'hoo-hoo' about metal.

"What we represent is the project's recycling initiative. Some are LEED-driven, where people are actually tracking metals—we just did the demolition with Nan Inc. at the Kona airport, had to track all the metals. We provide that service arrangement."

Hornstein relishes his work as much as anyone I've ever met.

"I've been in this 44 years, third generation," he says. "I designed and built this recycling yard, modeled on what my uncles I worked for back in Connecticut (Bridgeport) had done. Everything that was there is here. I grew up

in the business, starting from age 12. I grew up running equipment, buying at the scales, negotiating deals, driving a truck. By the time I was 22 I was running my uncle's operation. It's a trade I loved, every day."

He came to Hawaii with General Telephone to run its recycling program. "I took early retirement from the telephone company, went out and consulted, and went right back to the same people I knew, the utility field. They knew me, that's how I built this business. I didn't have any money, no one gave me anything, it's a total startup."

Personally, he has been one of Hawaii's staunchest advocates for children with autism, drawn to the cause by his son **David**, who didn't speak until he was 7. Long, heart-rending story short, thanks to his father's efforts and people such as teachers at Assets School and Castle High, David was just recruited into the master's program at San Francisco's prestigious Academy of Art, with an emphasis in animation and special effects.

Not only is he a fighter, like his own father before him, Hornstein has been a boxer much of his life, which today includes training several times a week at the Honolulu Club with a boxing club he sponsors.

"I love it, love the club atmosphere, we're all from different backgrounds," he says. "It keeps me sane." 🏠

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



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Government Awards Continue to Soar in June

Government agencies awarded contracts worth \$101,131,734 in June, up 20 percent from \$83,668,389 during the same month last year.

Eleven different agencies awarded contracts to 48 companies, including Central Striping Service Inc., which won the largest single job—a \$9,999,999 pavement repair project on the Big Island.

Though the next highest prize

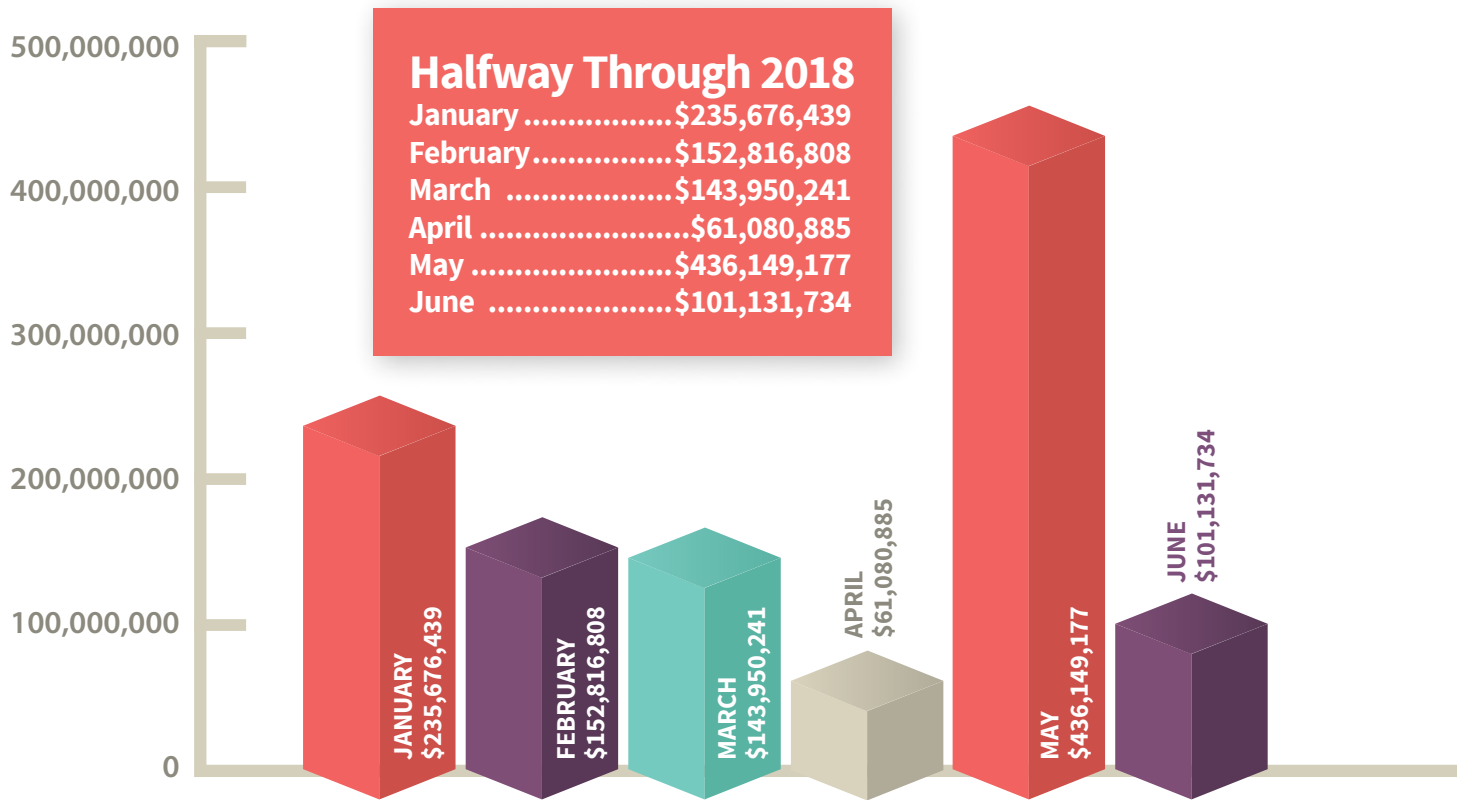
of \$9,787,088 went to Maryl Group Construction Inc. for a classroom at Lahainaluna High School on Maui, most of the contracts during June—worth \$73,160,498—were allocated for projects on Oahu.

The Department of Transportation awarded the most volume—contracts worth \$38,448,864. The Department of Education awarded another \$21,165,929, and the Board

of Water Supply added yet another \$15,210,589.

The contractor landing the most work was Paul’s Electrical Contracting LLC, with three awards totaling \$14,155,400.

After six months of 2018, government awards total \$1,130,805,284, more than doubling approximately \$450 million reported during the first half last year.



DOT	\$38,448,864
DOE	21,165,929
BWS	15,210,589
DAGS	8,908,231
DLNR	4,244,520
DHHL	3,363,932
AGRICUL	2,782,702
UH	2,627,368
HPHA	1,906,086
DOD	1,296,413
HCDA	1,177,100
Total	\$101,131,734

1. Paul’s Electrical Contracting LLC (3)	\$14,155,400
2. Central Striping Service Inc. (1)	9,999,999
3. Maryl Group Construction Inc. (1)	9,787,088
4. RMY Construction Inc. (1)	5,636,367
5. Jas. W. Glover Ltd. (1)	5,066,000
6. Maui Kupono Builders LLC dba Manu Builders (1)	4,573,450
7. Amethyst Builders LLC (1)	3,977,376
8. Ralph S. Inouye Co. Ltd. (2)	3,959,802
9. Paradigm Construction LLC (2)	3,830,558
10. Road Builders Corp. (2)	3,775,625

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

Oahu

Paul's Electrical Contracting LLC	\$9,934,700
Interstate Route H201, Moanalua Freeway Highway Lighting Improvements, Halawa Heights Off-Ramp to Middle Street Overpass	
Maryl Group Construction Inc.	9,787,088
Lahainaluna High School, Classroom Building, Maui	
RMY Construction Inc.	5,636,367
Moiliili Water System Improvements, Part IV	
Jas. W. Glover Ltd.	5,066,000
Pavement Repairs at Various Locations, Island of Hawaii	
Paul's Electrical Contracting LLC	4,047,000
Punanani Wells System Improvements	
Amethyst Builders LLC	3,977,376
Hangar 110 Renovation Phase 5 at Kalaeloa Airport	
E.F. Johnson Co.	3,770,000
ICSD Radio Facility Statewide, Upgrade of Communication Equipment for P-25 Phase II and Trunking, State of Hawaii	
Road Builders Corp.	3,651,540
Pavement Repairs at Various Locations, Island of Oahu	
Contech Engineering Inc.	3,156,750
Beretania Engineering Building, Window Repairs	
Paradigm Construction LLC	2,981,558
Waimanalo Elementary and Intermediate School, Science, Technology and Media Building	
Ralph S. Inouye Co. Ltd.	2,782,702
Galbraith Irrigation System, Bott Well Pump Improvements	
L.T.M. Corp. dba Civil-Mechanical Contractor	2,370,472
Pearl City Wells li System Improvements	

Index Builders Inc.	2,071,590
Various Schools Statewide, GEMS AC Efficiency Replacement, Waianae and Waipahu Complexes, Package 11	
Centric Elevator Corp.	1,906,086
Modernization and Maintenance Services to Five Elevators at Hale Poi HA 2401, Halia Hale HA 2404 and Laiola HA 2402	
Hawaiian Building Maintenance	1,670,000
Mililani Mauka Elementary School, Building A, Replace AC	
Ralph S. Inouye Co. Ltd.	1,177,100
Ala Moana Pump Station, Phase 2, Screen House and 1940 Pump Station	
Brian's Contracting Inc.	1,037,000
Aliiimoku Hale, Upgrade and Modernize Elevators	
CC Engineering & Construction Inc.	967,500
Various Schools, Windward District Package 01, GEMS AC Efficiency Replacement	
Paradigm Construction LLC	849,000
Waimano Ridge, Replace Windows at Hale Complex Buildings D and F and Other Improvements	
Brian's Contracting Inc.	828,000
Keelikolani Building, Upgrade Ewa Side Elevators (2 CABS)	
MJ Construction Co.	596,256
Various Schools Statewide, GEMS AC Efficiency Replacement, Campbell Complex, Package 17	
Ted's Wiring Service Ltd.	462,845
Webbing Elementary School, Electrical Upgrade	
Power Constructors LLC	450,525
Led Light Fixture Retrofit, Building 117, Department of Defense, Hawaii Army National Guard, Kalaeloa	

AWARDS BY AREA

Oahu	\$73,160,498
Hawaii	18,193,029
Kauai	8,093,622
Maua	1,684,585
Total	\$101,131,734

Narito Sheet Metal & Mechanical	439,700
Makalapa Elementary School, Building A, Replace A/C Ducts	
Brian's Contracting Inc.	417,000
Kaneohe Civic Center, Reroof and Other Miscellaneous Work	
Island Construction & Demolition	322,646
Kaneohe Public Library, Repave Parking Lot and Lower Driveway	
Rec and Roll LLC dba NyLawn	242,500
Inbound H3 Joint #4 Replacement, Haiku Valley Viaduct	
Sita Information Networking Computing USA Inc.	224,800
Repair Fence at Kalaeloa Barbers Point Harbor	
United General Contracting Inc.	221,518
Salt Lake Elementary School, Restroom Near Portable 6	
Henry's Equipment Rental & Sales Inc.	198,700
Mililani Uka Elementary School, Bldg. G, Drainage Improvements	
Brian's Contracting Inc.	195,000
King Intermediate School, Bldg. C, Repair Restroom Plumbing and Ceiling	
Stan's Contracting Inc.	183,700
Keaau Elementary School, Replace Gutters	



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CONTRACTS AWARDED

Kaikor Construction Associates Inc.	177,000
Repair Concrete Pavement at Pier 39, Honolulu Harbor	
Paul's Electrical Contracting LLC	173,700
Diamond Head Sewer Lift Station Emergency Generator	
Hawaii Works Inc.	167,524
Nanakuli Channel, Temporary Emergency Concrete Repairs	
IPR Hawaii	163,668
8811 Child Care Playground Equipment Replacement, Honolulu Community College	
Rec and Roll LLC dba NyLawn	129,333
Kahakai Elementary School, Install Playground and Synthetic Turf Safety Surfacing	
Road Builders Corp.	124,085
Pavement Repairs at Piers 19, 24 and 32, Honolulu Harbor	
Integrated Construction Inc.	121,700
Repair Fence at Pier 1, Honolulu Harbor	
The H.E. Johnson Co. Inc.	119,600
Royal Mausoleum Maunaala, Ironwork and Caretaker Cottage Repairs	
Kaikor Construction Associates Inc.	117,600
Bank Stabilization at Pier 51A, Honolulu Harbor	
Site Engineering Inc.	113,900
Management and Research Station, Access Improvements	
Rec and Roll LLC dba NyLawn	97,181
Ala Wai Elementary School, Install Playground and Synthetic Turf Safety Surfacing	
Power Constructors LLC	16,627
RTI B714 Billets Entry and Stairwell Lighting, Hawaii Army National Guard	

Nako Energy	15,561
Wheeler B825, Exterior LED Lighting	

Maui

Oahu Plumbing & Sheetmetal Ltd.	845,605
Kaunakakai Civic Center, State Office Building, Phase 2, Replace Condensing and Air Handling Units, Molokai	
Central Construction Inc.	625,980
Maui Community Correctional Center, Dormitories 1 and 2 Renovations, Wailuku	
Central Construction Inc.	213,000
Pukalani Elementary School Landscaping	

Hawaii

Central Striping Service Inc.	9,999,999
Pavement Marking Repairs and Milled Rumble Strip Installation at Various Locations, Island of Hawaii	
Maui Kupono Builders LLC dba Manu Builders	4,573,450
Pavement Repairs at Various Locations, Island of Hawaii	
Water Resources International Inc.	1,322,500
Kaloko Deep Monitor Well, Kailua-Kona	
Isemoto Contracting Co. Ltd.	707,660
Honokaa High and Intermediate School, New Bathroom Facilities, Hamakua	
Isemoto Contracting Co. Ltd.	640,000
Construction of a Warehouse Building at Pohakuloa Training Area on Hawaii Island, Department of Defense, Hawaii Army National Guard	

Stan's Contracting Inc.	358,700
Palamanui Campus Improvements, Building 503 Alterations, Hawaii Community College, Kailua-Kona	
Able Electric Inc.	174,000
Konawaena High School, Bldg. N, Replace Gym Lighting and Scoreboards	
Stan's Contracting Inc.	172,300
Naalehu Elementary School, Repair and Maintenance Campus Wide	
Water Resources International Inc.	134,420
Keopu 1 Deep Monitor Well Casing Perforation, Kailua-Kona	
Able Electric Inc.	110,000
Kau High School, Walkway Lighting	

Kauai

Kaiwa Construction Inc.	3,196,408
Anahola Farm Lots Water Project, Phase 1, Water Line Replacement, Public Water System No. 432	
Greenpath Technologies Inc.	2,105,000
Design-Build Construction Project: Kauai Community College, Installation of Photovoltaic, Lihue	
Kiewit Infrastructure West Co.	1,468,700
Hanakapiai Stream Bridge Project	
Earthworks Pacific Inc.	896,800
Kokee State Park, Kokee Road Improvements, Phase 2, Waimea	
Close Construction Inc.	238,114
Repair Siding at Pier 2 Shed, Nawiliwili Harbor	
Cushnie Construction Co. Inc.	188,600
Stream Mouth Maintenance at Various Locations	

LOW BIDS

The companies below submitted the low bids in June 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.	\$ 27,395,262
Moanalua High School, Performing Arts Center, Phase 2B	
Road & Highways Builders LLC	25,989,989
Honolulu Rail Transit, Kamehameha Highway Guideway, Kamehameha Highway Resurfacing	
Nan Inc.	23,020,866
Replacement of Parking Structure Pedestrian Bridges at Daniel K. Inouye International Airport	
Nan Inc.	22,757,000
Baggage Handling Systems Improvements, Overseas Terminal Phase 1, Daniel K. Inouye International Airport	
Healy Tibbitts Builders Inc.	18,993,000
Kamehameha Highway Wastewater Pump Station, 36-Inch Force Main Replacement	
T. Iida Contracting Ltd.	13,988,000
Milliani Middle School, Classroom Building	
57 Engineering Inc.	9,837,580
Honowai Elementary School, Eight Classroom Building	
Maryl Group Construction Inc.	9,173,220
Lahainaluna High School, Classroom Building, Maui	
Abhe & Svoboda Inc.	9,024,418
Aloha Stadium, Health and Safety Improvements, Phase 5	
Integrated Construction Inc.	8,079,770
Wahiawa Water System Improvements, Part 1A	
Frank Coluccio Construction Co.	7,997,000
Uluniu Avenue Sewer Reconstruction	
Ralph S. Inouye Co. Ltd.	5,465,000
Noelani Elementary School, Library Building	

Certified Construction Inc.	4,655,500
Hnl Diamond Head Concourse Reroofing at Daniel K. Inouye International Airport	
Road & Highways Builders LLC	4,292,292
Pavement Rehabilitation at Kalaeloa Airport	
MEI Corp.	3,833,100
Waiawa Correctional Facility, New Domestic Water System and Related Improvements	
Paradigm Construction LLC	3,242,300
Aiea High School, Science Facilities Upgrade	
Paradigm Construction LLC	2,981,558
Waimanalo Elementary and Intermediate School, Science, Technology and Media Building	
Brian's Contracting Inc.	2,782,000
Relocate Harbor Police to Former Fire Station at Pier 1B, Honolulu Harbor	
Contech Engineering Inc.	2,375,000
Waimalu Wells I, Site Drainage Improvements	
CC Engineering & Construction Inc.	2,250,800
Ilima Intermediate School, AC for Heat Abatement	
Arita Poulson General Contracting	2,142,510
Aiea Intermediate School Applied Technology Center	
Global Specialty Contractors Inc.	1,981,212
Culvert Remediation at Various Locations on Oahu, Phase 2	
International Roofing & Building Construction	1,866,985
Honolulu Hale, Replace Roofing	
StarCom Builders Inc.	1,758,000
Kahuku High and Intermediate School, Athletic Field, New Restrooms, Replace Bleachers	
Ralph S. Inouye Co. Ltd.	1,677,250

IIT Agricultural Station Expansion at Daniel K. Inouye International Airport	
S&M Sakamoto Inc.	1,482,390
Moore Hall, Various Classroom Renovation, University of Hawaii at Manoa	
Kaikor Construction Associates Inc.	1,426,624
Waimanalo Bay Beach Park, Construction of Multi-Purpose Field	
Pacific Power Electrical Contracting LLC	1,388,698
Maemae Elementary School, Electrical Upgrade	
Brian's Contracting Inc.	1,343,000
Campbell High School, Building O, Replace Biology Science Lab Counters	
T. Iida Contracting Ltd.	1,328,000
Kailua High School, Softball Field Improvements	
Wasa Electrical Services Inc.	1,316,700
Wahiawa District Park, Electrical System Upgrade	
C&C Electrical Contractor Inc.	1,198,700
August Ahrens Elementary School, Electrical Upgrade	
Ted's Wiring Service Ltd.	1,181,848
Dole Middle School, Improvements to Facilities	
Hawaii Works Inc.	1,137,725
Trash Reduction Best Management Practices, Indefinite Delivery/Indefinite Quantity	
Brian's Contracting Inc.	1,111,000
Kaimuki Middle School, Room V-1, Renovate to Science Lab	
HBM Acquisitions LLC	1,092,000
Kaimiloa Elementary School, AC for Heat Abatement	
International Construction Inc.	1,082,222
Kaimuki High School, Miscellaneous R&M FY2014	

Paradigm Construction LLC..... 990,272
Kaneohe and Kahuku Police Stations, National Pollutant Discharge Elimination System Improvements

International Roofing & Building Construction 929,458
Kapolei Middle School, Building A, G and H Reroof

Henry's Equipment Rental & Sales Inc. 886,000
Kapolei Middle School, Parking Lot Improvements

Sapigao Construction 861,689
Various Schools Statewide, Retrofit for Energy Efficiency Project

Brian's Contracting Inc. 807,000
Fasi Municipal Building, 9th and 11th Floors Renovation

Wasa Electrical Services Inc. 792,100
Lunalilo Elementary School, Electrical Upgrade, Phase 2

MEI Corp. 771,669
Miscellaneous Permanent Best Management Practices, Phase 2B

MEI Corp. 734,314
Kalihii Uka Elementary School, Campus Facilities Improvements

Maxum Construction of Hawaii LLC ... 721,340
Ted Makalena Golf Course, Cart Path Realignment, Phase IV

AVN Systems LLC..... 718,019
Washington Middle School, Bldg. C Renovate CR to Recording Studio

StarCom Builders Inc. 676,000
Mauka Lani Elementary School, ADA Improvements

MEI Corp. 674,015
Kaaawa Elementary School, Renovate Administrative Portable

Paradigm Construction LLC 664,689
Kalakaua Middle School, ADA Transition

MJ Construction Co. 659,500
Waiawa Correctional Facility, Roofing Improvements

Brian's Contracting Inc...... 644,150
Repair and Reroofing of Nuuanu 822' Reservoir

Tory's Roofing & Waterproofing Inc. 625,000
Regional Training Institute (RTI) Buildings Roof, Gutter, Downspouts Repair, Painting and Waterproofing, Department of Defense, Hawaii Army National Guard

Sea Engineering Inc. 611,985
Repair Waterline at Pier 29, Honolulu Harbor

Construction Engineers LLC 598,950
Palisades Elementary School, Parking Expansion and Retaining Wall

Hawaii Works Inc. 562,948
Honowai Neighborhood Park, Reconstruction of Potable Water and Irrigation Systems

Integrated Construction Inc. 557,770
Substructure Repairs at Piers 8 and 10, Honolulu Harbor

Ted's Wiring Service Ltd. 530,166
Waimalu Elementary School, Electrical Upgrade

Site Engineering Inc. 465,800
Millilani High School, Parking Lot Improvements

Ralph S. Inouye Co. Ltd. 462,000
Kalihii Elementary School, School Facility Improvements

ELJ Construction 455,715
Waikiki Shell, Backstage Improvements

Integrated Construction Inc...... 447,770
Access Road Repair and Drainage Improvements at Kaluanui Wells

MJ Construction Co. 413,000
Makakilo Elementary School, ADA Transition

StarCom Builders Inc. 381,000
Central Middle School Campus, Repaint Exterior

Kaikor Construction Associates Inc. 354,543
Repair Fender System at Pier 39-1A Honolulu Harbor

Isemoto Contracting Co. Ltd. 333,261
Kahakai Elementary School, Access Road Improvements

Henry's Equipment Rental & Sales..... 331,060
Storm Drainage BMPs for the Waiupe-Kuliouou-Niu Stream Watersheds Nutrient Separating Baffle Box

Certified Construction Inc. 330,830
Women's Community Correctional Center, Roofing Repairs and Improvements

IPR Hawaii 265,157
Manoa Elementary School, Playground Improvements and Upgrades

Ke Nui Construction LLC 245,096
Construction of Playground Concrete Pads at Kalakaua District Park Nad Puu O Hulu Community Park

Peterson Bros. Construction Inc. 219,669
Maemae Elementary School Courtyard, Artificial Turf

Henry's Equipment Rental & Sales..... 198,700
Millilani Uka Elementary School, Bldg. G, Drainage Improvements

Stan's Contracting Inc. 183,700
Keaau Elementary School, Replace Gutters

Paul's Electrical Contracting LLC 173,700
Diamond Head Sewer Lift Station Emergency Generator

IPR Hawaii 163,668
8811 Child Care Playground Equipment Replacement. Honolulu Community College

Site Engineering Inc. 154,000
Kalihii Kai Elementary School, Parking Lot Improvements

Henry's Equipment Rental & Sales..... 139,000
Waiana Neighborhood Community Center, Reconstruction of the Parking Lot

Ke Nui Construction LLC 129,912
Highlands Intermediate School, Courtyard Covering

Henry's Equipment Rental & Sales..... 110,000
Repair Sewerline at Pier 40, Honolulu Harbor

Miller's Paving LLC 58,800
Lihilo Elementary School, Parking Lot Expansion and Improvements

C&C Construction Inc. 33,395
Office of Curriculum, Instruction and Student Support, Renovate Offices

Maui

Nordic PCL Construction Inc. 81,924,140
Kihei High School, New School, Phase 2

Central Construction Inc. 8,279,504
Holdrooms A, B and E Restroom Improvements at Kahului Airport

Hawaiian Dredging Construction Co. Inc. 4,670,000
Hana Highway Improvements, Phase 2C, Huelo to Hana

Nakasato Contracting..... 2,775,000
Maui High School, Weight Training and Wrestling Facilities, Kahului

F&H Construction 2,426,000
Makawao Elementary School, Covered Playcourt

F&H Construction 2,387,000
Construction of New Office, Storage Facility, Kaunakakai Harbor, Molokai

Betsill Bros. 1,546,327
Baldwin High School, Parking Lot Improvements

Castaway Construction & Restoration LLC 1,124,000
Enclosure of Ground Level Spaces at Kahului Airport

Paul's Electrical Contracting LLC 887,700
Generator Replacement, Lanai Airport

Site Engineering Inc. 595,303
Piilani Highway Improvements, Vicinity of Kulanihako Street, Makawao

Hawaii Electrical Solutions 587,683
Maui Community Correctional Center, Fire Alarm System Improvements, Wailuku

HI Built LLC..... 524,175
King Kekaulike High School, Amphitheater Improvements

Maxum Construction of Hawaii LLC 469,690
Kula Elementary School, Install Water Filtration System

HI Built LLC..... 342,563
Duke Malui Ballfield Fencing Improvements, Molokai

Hawaiian Dredging Construction Co. Inc. 276,825
Substructure Repairs at Kaunakakai Harbor, Molokai

Maui Kupuno Builders LLC..... 264,262
Pavement Repairs and Restriping at Kahului Harbor

Sea Engineering Inc. 235,400
Tire Fender Repairs at Kaunamalapa Harbor, Lanai

HI Built LLC..... 154,750
Repair Pavement at Kaunakakai Harbor, Molokai

Paradise Roofing Corp...... 107,600
Lahainaluna High School, Building A Reroof

AST..... 103,011
Basketball Court Improvements at Mokuahu and Kamalii Parks

Hawaii

Nan Inc. 54,602,384
Koa Federal Inspection Services (FIS) Building at Ellison Onizuka Kona International Airport at Keahole, Kailua-Kona

Isemoto Contracting Co. Ltd...... 8,991,413
Hilo Counseling Center and Keawe Health Center Improvements

Isemoto Contracting Co. Ltd...... 5,853,783
Mauna Kea Maintenance Baseyard

Close Construction Inc. 5,684,810
West Ramp Demolition and Lease Lots at Hilo International Airport

BCP Construction of Hawaii Inc. 1,953,420
Hilo High School, Science Facilities Upgrade

BCP Construction of Hawaii Inc...... 1,926,379
Hawaii Community Correctional Center, Hale Nani, Support Services Building, Hilo

BCP Construction of Hawaii Inc...... 812,239
Laupahoehoe Community Public Charter School, Learning Environment Expansion, Kihalani

Jas. W. Glover Ltd...... 780,350
Mountain View Elementary School, Covered Walkways and Drainage Improvements, Hilo

Kaikor Construction Associates Inc. 468,740
Kaleiopuu Elementary School, Buildings C and D, Covered Walkway

Sanborn Gen. Contracting..... 267,000
Repair Carport, Hilo Harbor

Heartwood Pacific LLC 236,881
Pahoa Elementary School, Covered Walkway

Stan's Contracting Inc...... 172,300
Naalehu Elementary School, Repair and Maintenance Campus Wide

Isemoto Contracting Co. Ltd...... 149,100
Waiakea Intermediate School, Building S, Covered Walkway, Hilo

Kauai

Shioi Construction Inc. 2,846,400
Waimea Canyon Middle School, Covered Playcourt

Certified Construction Inc...... 2,773,252
Lihue State Office Building, Reroof 3rd and 4th Floors and Other Miscellaneous Improvements

Shioi Construction Inc. 806,200
Waimea High School, Science Facilities Upgrade

Castaway Construction & Restoration LLC 577,186
Kapaa Middle School, Bldg. H and I, Hardening of Hurricane Shelters

Abhe & Svoboda Inc...... 381,418
Fender Repairs at Piers 1 and 3, Nawiliwili Harbor

Maxum Construction of Hawaii LLC 331,780
Fender and Substructure Repairs at Port Allen

Castaway Construction & Restoration LLC 163,269
Repair Siding at Maintenance Shop, Nawiliwili Harbor

The fishing canoe on display at the Kamehameha Schools Hawaii Campus originally belonged to Dr. George Hi'ilani Mills, an alumnus and medical director at the school from 1953-1988. PHOTOS COURTESY AHL



An Open Book

Isemoto Contracting and AHL turn an old-school library into a collaborative Learning Commons

BY BRETT ALEXANDER-ESTES

Sheltered in a remote Big Island forest, students at the Kamehameha Schools Hawaii Campus still need to excel in today's world. So Kamehameha Schools built a new collaborative guidebook.



“The design for this 21st century learning center required modifying and renovating the original traditional library into a student center to serve the education needs of 21st century students,” says



Terry McFarland



Nathan Kurohara



James Hoapili Jr.



Sara Belczak

Terry McFarland, principal-in-charge and project architect for AHL (formerly Architects Hawaii Ltd.).

Nathan Kurohara, Isemoto Contracting Co. Ltd. project manager, says Isemoto joined forces with AHL when the Kamehameha Schools Hawaii Kekuiapoiwa Learning Center Renovation broke ground in June 2017.

Other partners included Allison Yue, senior program capital manager of Kamehameha Schools (KS) facilities and development support division; James Hoapili Jr., AHL project

manager; Sara Belczak, AHL interior designer; and Rider Levett Bucknall (RLB), the project’s construction manager.

Collaboration also marked the venture. “Through in-depth question-and-answer sessions, the team was able to all come together to successfully complete a fantastic end product,” Hoapili says.

What did the students need?

MCFARLAND: The client’s vision was to provide Kamehameha Schools Hawaii students with a 21st century Learning Commons. The design had to allow for the variety of ways that this collaborative generation learns, socializes and works.

HOAPILI: In addition, the school has curated an impressive collection of Hawaiian artifacts and showcasing them played an integral role to help illustrate Hawaiian culture.

What was the project scope?

MCFARLAND: Redesign an existing 17,365-square-foot high school library ... into a 21st century Learning Commons.

Did the client aid in design?

MCFARLAND: We had several charrettes with the stakeholders to understand their vision and design

a Learning Commons to reflect this vision.

HOAPILI: Together we developed a *mauka to makai* concept, which drove the design that was carried throughout the Learning Commons.

What is the ‘mauka to makai concept’?

MCFARLAND: (We) were inspired by the unique geographical location and history of Hawaii Island, and incorporated the theme of the mountains meeting the ocean.

HOAPILI: These components were ... united by a center *piko* space representing the volcanoes that gave birth to the Hawaiian Islands.

BELCZAK: (We) were inspired by the high ceiling in the middle of the structure, identifying it as the *piko* space, and added interior finishes reminiscent of the cool blues and natural earth tones that surround us.

How did you proceed?

MCFARLAND: The renovation work completely closed down the library. (So) the project was planned to utilize the summer months as part of the schedule (that included) coordination with RLB and the KS facilities development and support division; contractor submittals review; RFI responses and issuing of post-contract documents; permit processing;



The maker’s space and enclosed meeting spaces



Booths in the Learning Commons offer enhanced privacy.



Furniture can be arranged for large groups or sectioned off for more privacy.

demolition and construction observation; OAC meeting attendance; mechanical, electrical and lighting systems; architectural finishes and furniture review.

HOAPILI: Concrete and metal stud construction. Upgrade the air conditioning system. Minor plumbing work at the (new) café. Custom materials, appliances and finishes.

KUROHARA: Any questions or concerns were brought up with RFIs, and/or discussed during our weekly OAC meetings. OAC meetings were run by RLB, and were a key part in scheduling.

MCFARLAND: Isemoto Contracting was extremely proactive in interpreting the contract documents to construct the special design features.

What software did you use?

MCFARLAND: AHL provided Newforma, which allowed the entire project team to share files, process submittals and RFIs.

HOAPILI: Kamehameha Schools' eBuilder was also utilized for owner's management of processes, and to structure contract management and bidding processes.

How did you encourage student collaboration?

BELCZAK: The book collection was downsized for two new classrooms, two small enclosed meeting spaces, a café and a maker's space.

How did you protect the kahili, royal portraits, pohaku kui ai (poi pounders), canoe and koa bowls?

BELCZAK: Special display cases were



The Learning Commons' high ceiling is the *piko* of its Island-themed design.

custom-designed using metal, glass and other moisture- and termite-resistant materials. The canoe was mounted on custom, mobile plexiglass designed to emulate rolling ocean waves.

What was your biggest challenge?

MCFARLAND: Code issues surfaced that required a forensic inspector to verify construction materials. Upon review, construction was able to proceed (and) was coordinated with both the building department and the fire department.

Were your subs part of the team?

KUROHARA: All of the subcontractors did an awesome job with the build of this project.

When the project wrapped in February-March 2018, had Kamehameha Schools' goals been achieved?

KUROHARA: The most enjoyable part is seeing the completed building in use by the clients.

MCFARLAND: Collaborating with Isemoto Contracting was a great experience as they were able to successfully bring the design to fruition. The center achieved the educational goals of Kamehameha Schools while successfully engaging the student end-users.

When the center first opened, the school administrator ... said, "You know the project is a success when the children come into the space for the first time and say, 'This is sick!' " 🏠

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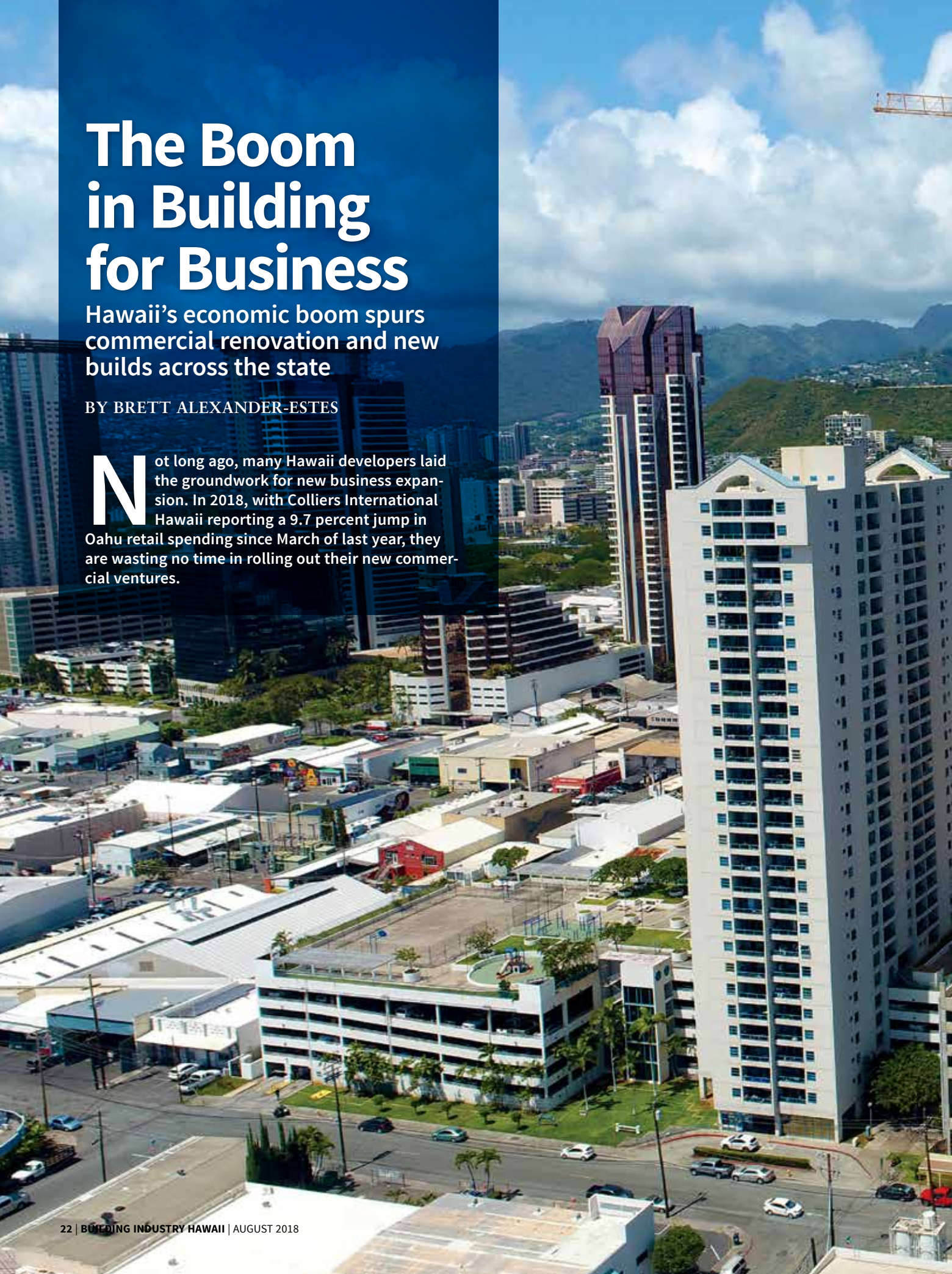


The Boom in Building for Business

Hawaii's economic boom spurs commercial renovation and new builds across the state

BY BRETT ALEXANDER-ESTES

Not long ago, many Hawaii developers laid the groundwork for new business expansion. In 2018, with Colliers International Hawaii reporting a 9.7 percent jump in Oahu retail spending since March of last year, they are wasting no time in rolling out their new commercial ventures.





Ke Kiloana, an HHC residential tower, will feature a 29,000-square-foot Long Drugs at its base.
PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.



Alexander & Baldwin's Lau Hala Shops in Kailua is slated to open this fall. RENDERING COURTESY AHL

"A&B's Lau Hala Shops is the next slated for delivery, as well as The Shops at Koloa on Kauai and Niualu Marketplace in Kailua-Kona," says Mike Hamasu, director of consulting and research at Colliers International Hawaii.



Mike Hamasu

Lau Hala Shops, Alexander & Baldwin's approximately \$21 million redevelopment of a former Macy's store in Kailua, is "expected to open later this fall," says Sheila-Anne



Sheila-Anne Ebert

Ebert, A&B's asset manager for Kailua. "Featured tenants will include Down to Earth; UFC Gym; Goen, a new dining experience from Chef Roy Yamaguchi; and a brewpub from

Maui Brewing Company serving the company's flagship beers and traditional pub fare."

The Shops at Koloa on Kauai started construction on July 5 and is

From Liberty House to Lau Hala

The original Liberty House/ Macy's "was solidly built," says Marc Putman, Armstrong Builders LLC project manager, and "occupied two floors, including a 3,232-square-foot mezzanine."



Marc Putman

Armstrong preserved the original Liberty House brickwork façade while conducting selective demo and reconstruction, including some structural reinforcement, in building the new 58,677-square-foot Shops.

"We removed massive portions of the existing building exterior to create new openings for tenant storefronts, windows and a grand, two-story main entrance," Putman says. Armstrong also replaced all existing MEP systems and removed the escalators. The exterior was then upgraded with covered

overhangs for restaurants as well as outdoor bench seating areas.

- Special finishes included:
- Knotwood Aluminum Exterior Decorative Slats
 - Scranton Eclipse Toilet Partitions w/a Hammered Nickel Finish
 - Lynden Door-Architectural "A" grade walnut wood veneer doors

Putman says he has received "a lot of compliments on the Knotwood Aluminum Exterior Decorative Slats," and is proud of solid wood decorative doors that were pulled from the old mechanical room and refurbished.

But "I'd be remiss if I didn't mention the refurbished 'LH' wrought-iron letters, original to Liberty House and now on display in the new lobby," he says. "A&B did something neat with the new building name—Lau Hala Shops—reusing the initials 'LH.' To me, that name pays perfect homage to the building, old and new."

expected to wrap in mid-2019. The \$65 million project “will be a great synergy of local shops, boutiques, services and restaurants,” says Michael Serpa, principal at Concentric Development Group Inc. and owner/manager of Koloa Village LLC.



Michael Serpa

The Niumalu Marketplace, a \$95 million project by Sentinel Real Estate Group, broke ground in June and is slated to open in early 2020. “We’ve designed the Niumalu Marketplace not only as a first-class shopping center anchored by a Safeway ... but also as a center



Thomas Reiter

Niumalu Marketplace groundbreaking in June with executives from Sentinel Real Estate Group, Blue Vista Capital Management, Liberty Mutual Insurance, AHL (formerly Architects Hawaii), R.M. Towill, E.M. Rivera & Sons, Unlimited Construction, and Griffith Consultants.

PHOTOS COURTESY SENTINEL REAL ESTATE GROUP

for community activities and various events,” says Thomas Reiter, president of Sentinel Real Estate Group.

Other leading 2018 commercial projects include the following renovations and new builds on Oahu and the outer islands.

Ka Makana Alii Phase 2 broke ground in February in west Oahu and expects to open in early- to mid-2019, says Emile Alano, principal-in-charge for Ka Makana Alii Phase II-The Grove, and chief operations officer/vice president at AHL (formerly Architects Hawaii Ltd.). “The Grove’s

tenant mix includes 24 Hour Fitness, Hawaii Pacific Health and Foodland Farms, which will establish a family-friendly space for the community to convene,” Alano says.

The **American Savings Bank Tower** in downtown Honolulu expects to wrap this winter and “promises to be one of the most innovative, collaborative, modern and fun



Glen Kaneshige



The future Niumalu Marketplace is designed to be a gathering place for Kailua-Kona. RENDERING COURTESY AHL/SENTINEL REAL ESTATE GROUP



The American Savings Bank Tower is expected to wrap later this year.
 PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.

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worksites in the state of Hawaii,” says Glen Kaneshige, president of Nordic PCL Construction Inc., the project GC.

Longs Drugs at Ke Kiloana, a new Howard Hughes Corporation residential tower in Kakaako, “will be a 29,000-square-foot retail space in which 5,000 square feet is dedicated to back-of-house operations for Longs,” says Brian Van Deventer, construction manager with Nordic PCL Construction Inc., the project GC.



Brian Van Deventer

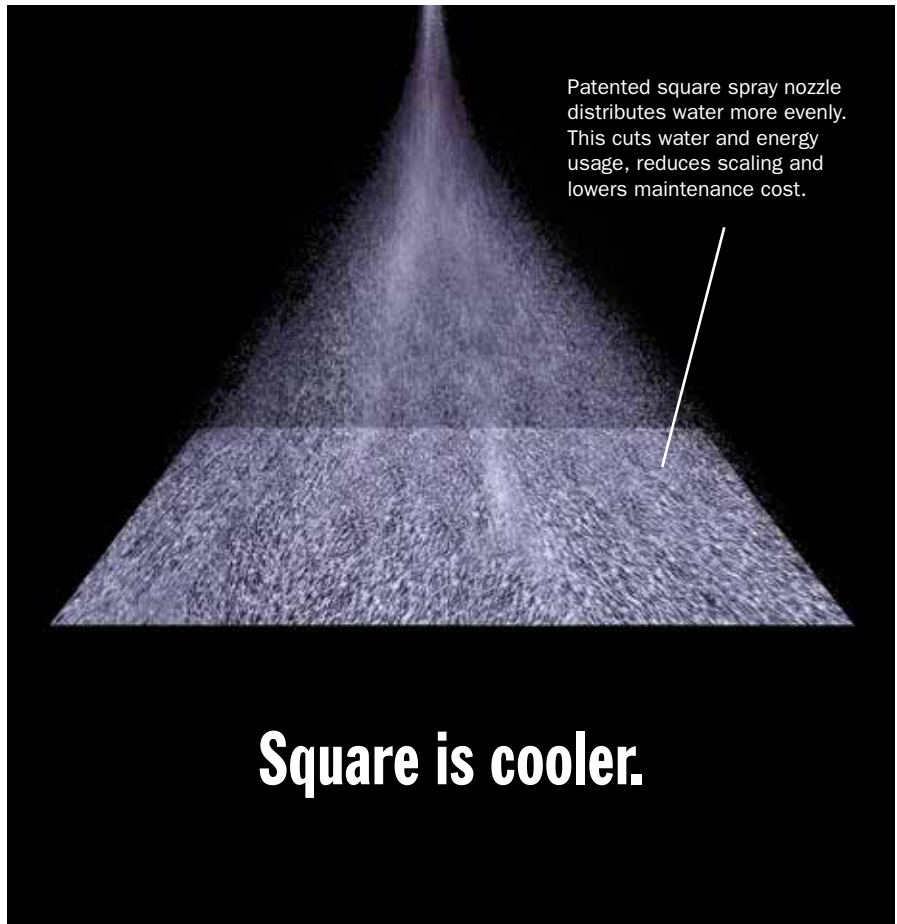
“The ASB Campus is the first office building in Hawaii to feature View Dynamic Glass.”
—Glen Kaneshige

Ward Village Central Plaza, a Kakaako oasis developed by The Howard Hughes Corporation, will open its first section in January 2019 and “will serve as home to a host of community events—including a weekly farmers’ market, yoga, Kona Nui Nights and an outdoor film screening series in partnership with the Hawaii International Film Festival,” says Todd Apo, senior vice president of community development at HHC. Many new shops and restaurants will flank the Plaza, including an entire ground floor of commercial space in HHC’s upcoming Ko’ula residential tower.



Todd Apo

The **Royal Hawaiian Shopping Center** renovations by Swinerton, the project’s GC, included “the new Tiffany & Co. flagship store that recently opened this month,” says



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The Grove, Ka Makana Alii's Phase II, features extensive shading. RENDERING COURTESY AHL

Mark Tacazon, marketing manager at Swinerton. Renovations will continue through 2019, Tacazon says.

The Renovations

Lau Hala Shops “creates a new, inviting focal point for (Kailua’s) vibrant community,” says Ebert. “Kailua is a special place, and it is important to us that we preserve its unique character.”

General contractor Armstrong Builders LLC and design firm AHL began renovation of Kailua Macy’s in March 2017. Originally a Liberty House store built in 1946, the new 58,677-square-foot structure was deemed substantially complete in May, says Marc Putman, Armstrong’s project manager.

At completion, “there were 10 tenant spaces, with four of them occupied,” Putman says of Down to Earth, UFC Gym, Goen and Maui Brewing Company.

“Both restaurants will feature indoor and outdoor seating,” Ebert says. “The community told us they wanted inviting gathering spaces, to celebrate Kailua’s diverse heritage and history, and places that enhance the vitality of the community.”



Mark Tacazon

Swinerton’s Royal Hawaiian Shopping Center project in Waikiki “consisted of various renovations at the Center public spaces that included the skylight, elevators, corridors, and landscape areas,” Tacazon says.

The New Builds

The Shops at Koloa near Poipu will total 47,000 square feet. The Shops will adjoin Concentric Development’s upcoming residential complex offering approximately 62 plantation-style homes. Earthworks Pacific Inc. and Shioi Construction Inc. are currently at work on The Shops, which is expected to wrap in late 2019.

Serpa says Concentric recognizes the “historical and current attraction to Koloa Town, and wants to do something of value for locals and tourists in a special place.”

Niumalu Marketplace is a new 180,000-square-foot shopping center in the heart of Kailua-Kona. The Marketplace’s 13 retail stores, restaurants and entertainment venues will include a 63,000-square-foot Safeway with expanded store offerings and an 18-pump gas station. A gathering pavilion and open spaces will host community events, and will feature sweeping ocean views. Unlimited Construction Services Inc. is GC; EM Rivera & Sons has been grading the 20-acre site.



The future Shops at Koloa near Poipu, now under construction RENDERING COURTESY KOLOA VILLAGE

“We have a long history of development in Hawaii,” says Reiter, citing Sentinel’s 2001-2005 renovation of Oahu’s Turtle Bay Resort. “We completely believe in the potential of the Big Island for growth.”

Ka Makana Alii Phase II, like many new malls, offers space “for multi-purpose and community events,” says Alano. Phase II’s new center court integrates layers of shading and blends with adjoining shaded restaurant patios to create “a comfortable destination for visitors ... Wood-like materials and natural stone are used throughout to provide a warmer, more natural, finish palette.”

Swinerton Builders Inc. is project GC. Alano says the mall is being built “to be sustainable ... without adding a lot to the bottom line.”

American Savings Bank Tower, at

11 stories and 376,000 square feet, “will feature six levels of parking and five levels of open office space,” says Kaneshige. “The building will also feature a fitness center with shower facilities, and lunchroom with outdoor lanai for teammates.”

The ASB Campus “will be the largest ‘occupied’ precast building to be completed in the state of Hawaii,” Kaneshige says. The tower’s cast concrete core has precast plans and topping slabs; precast exterior concrete panels create a mixed curtain wall and window wall system. “The ASB Campus is the first office building in Hawaii to feature View Dynamic Glass, a digitally-connected glass that intelligently tints to control glare and heat to create a more comfortable environment for customers and teammates,” Kaneshige says.

Longs Drugs at Ke Kiloana offers 45,000 square feet of dedicated parking on the tower’s second level. “The structure and design of the retail space provides ample room ... to display products and conduct business, but also has easy access to and from

Planting ‘The Grove’



“Malls are always looking at ways to attract customers ... and (being) an event destination, rather than just a stop for shopping,” says Emile Alano, principal-in-charge for Ka Makana Alii Phase II–The Grove, and chief operations officer/vice president at AHL (formerly Architects Hawaii Ltd.).

Alano says malls now often feature large interactive play areas for keiki and comfortable living room settings for relaxing.

Alano is using many new materials for exterior cladding, including simulated wood, composite aluminum panels and structural glass.

The Gove is shaded with “large green screens,” Alano says. “Living walls have been paired with multiple water features to create a calming ambiance.”

Emile Alano

the dedicated parking, which always provides an added security to patrons to Longs Drugs,” says Van Deventer.

Ward Village Central Plaza is envisioned as the heart of Ward Village. “With Whole Foods and Longs Drugs mere steps away, says Apo, “ ... new retail developments will build on an impressive roster of existing retail and culinary offerings, for a community as well-rounded as it is innovative.”

Looking Ahead

Lately, a host of businesses—Dick’s Sporting Goods, Cole Haan, Uniqlo, among others—have been eyeing new locations in the Islands.

And when the time is right, Hawaii’s commercial developers will be ready. Says Reiter: “We’re actively seeking various new opportunities in Hawaii.” 🏠

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The KK Gravity Sewer Tunnel drilled three miles through Windward Oahu bedrock. PHOTOS COURTESY CITY & COUNTY OF HONOLULU

A Top Flight City Project Underground

A June wrap—right on schedule—is a triumph for the city and project contractors

BY BRETT ALEXANDER-ESTES

Besides drilling a three-mile tunnel through Windward Oahu bedrock at depths that sometimes reached 400 feet, the \$375 million Kaneohe-Kailua Wastewater project has met a federal consent decree and stayed within budget. The project is also a milestone in Hawaii's public works.

"This first-of-its-kind project in the state of Hawaii allows sewage to flow by the use of gravity instead of using energy and being pumped under pressure," said Honolulu Mayor Kirk Caldwell at a June 21 ceremony marking the project's official end.



Mayor Kirk Caldwell

The new City & County of Honolulu sewer system also includes a new pump station, headworks, a generator building, odor control facilities and a tunnel influent facility.

Bowers + Kubota Consulting, a Hawaii construction management and

architectural firm; Southland Mole JV, a Mainland contractor; and Hensel Phelps, one of the largest general contractors in the U.S., built the tunnel and its support facilities.

Bowers + Kubota was contracted as construction manager in 2012 and oversaw all three phases of the project. During Phase 1, Southland Mole bored the tunnel through Kailua's Oneawa Hills. Phase 1 wrapped in 2016, and Hensel Phelps then built Phases II and III at a 50-year-old Kailua wastewater treatment center.

"B+K launched its new drone program during the project and was able to track construction progress using aerial photography," says Dan Keeley, B+K construction manager.

Hensel Phelps also introduced a new technique. The excavation at the Kailua Influential Pump station "was very deep, very

confined and was within the groundwater table, which required a very precise means of shoring," says Rick Crago, HP operations manager. "We used a specialty contractor, Soil Freeze, based in Washington, to provide the engineering and technology to provide shoring for the project in lieu of conventional shoring methods."



Rick Crago

The KK project team's efforts and innovations made the Kaneohe-Kailua Wastewater Conveyance and Treatment Facilities "a world-class sanitation facility that will last for generations," Caldwell said.

"Meeting the consent decree deadline was an outstanding accomplishment for the project team and the whole community," says Keeley. "Completing the project on time and budget seemed infeasible at times, but here we are—we did it!" 🏠



Dan Keeley



The Hawaii Okinawa Plaza was completed in May.

From ‘Vision’ to ‘Fruition’

S&M Sakamoto completes the \$5.2M Hawaii Okinawa Plaza for HUOA

BY DAVID PUTNAM

For more than 15 years, the Hawaii United Okinawa Association worked to bring its “vision” to build a Hawaii Okinawa Plaza. The facility would serve the needs of the HUOA members while offering commercial space to generate financial support.

In late April 2017, general contractor S&M Sakamoto Inc. (SMSI) broke ground on the \$5,268,585 project. In May, SMSI completed work on the 18,932-square-foot commercial complex.

The two-story building, on Ka Uka Boulevard in Waipio, includes 12 tenant bays. The interior “shells”

will be built out by the respective businesses.

“Back in 2002, an auditor of the HUOA warned the organization of an impending deficit as it pertained to its financial ability to fund for the long-term maintenance of the Hawaii Okinawa Center,” says George Tamashiro, a HUOA board member

and past president. “In 2003, HUOA decided that they needed to create an income-producing property for the long-term financial stability of the Hawaii Okinawa Center.”

SMSI, a third-generation company that’s been doing business in Hawaii since 1940, was selected as the GC. Project architects were Maurice

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CONCEPT TO COMPLETION

Yamasato and Justin Matsukawa of YFH Architects Inc. The team also included “a core group of others who spearheaded the project from land acquisition to rezoning to design development through construction,” Tamashiro says.

Tamashiro says the project went smoothly and presented no special

construction challenges—except for getting it started in the first place.

“Since this project was long in the making, it was quite a bumpy road to convince the HUOA membership to proceed with the project,” he says. “It is a large financial undertaking for HUOA that will benefit many generations to come.”

THE PLAZA TEAM

As with most construction projects, it takes a team of professionals to complete and produce a high-quality product. The Hawaii Okinawa Plaza was no exception, says general contractor S&M Sakamoto’s Dale Sakamoto Yoneda, who provided a list of the project team leaders, specialty trades and subcontractors. “All of our subs and suppliers are key contributors,” she says. “We could not have done it without them.”

KEY PLAYERS

HUOA: George Tamashiro, Mark Higa, Chris Shimabukuro, Maurice Yamasato, Jon Itomura, Bob Shiroma, Scott Arakaki, David Arakawa, George Bartels, Alan Chinen, Ford Chinen, Rick Higashiona, Jo Ige, Paul Komeji, Randy Kuba, Karen Kuba-Hori, Brian Maeshiro, Gary Miyashiro, Patrick Miyashiro, Jackson Nakasone, Norman Nakasone, Jane Serikaku, Courtney Takara, Cyrus Tamashiro, Ronald Tomasa, Vince Watabu, Tom Yamamoto and “many other tremendously spirited volunteers.”

YFH Architects Inc.: Maurice Yamasato, Justin Matsukawa

SMSI: Gerard Sakamoto, Dale Sakamoto Yoneda, Ryan Yoneda, Chad Peters, Derek Robello

DESIGN TEAM

- YFH Architects Inc.’s Yamasato and Matsukawa
- Electech Hawaii Inc. (electrical)
- Miyashiro & Associates Inc. (mechanical)
- SSFM International Inc. (civil, structural)

- Aolani Yamasato-Gragas (zoning, landscaping)
- Coffman Engineers Inc.

TRADES AND SUBS

- Sitework: Rons Construction Corp.
- AC Paving: Road Builders
- Fencing: David’s Fencing
- Termite Barrier System/Vegetation Control: Gima Pest Control Inc.
- Landscape & Irrigation: Progressive Landscaping Inc.
- Reinforcing Steel: CMC/Associated Steel Workers Ltd.
- Masonry: Quality General
- Structural Steel: Swanson Steel Erectors Inc.
- Roofing: Tory’s Roofing
- Spray On Fireproofing: Haas Insulation
- Aluminum Storefronts: KKK Aluminum & Glass Inc.
- Metal Framing/Drywall: OP Construction
- Hard Tile: Tilecraft
- Painting: JD Painting & Decorating Inc.
- Elevator: Schindler Elevator Corporation
- Fire Protection: Ekahi Fire Protection LLC
- Plumbing: Honolulu Plumbing Co. Ltd.
- AC & Ventilation/Flashing & Sheet Metal: Air Central Inc.
- Electrical: RMH Electric Co. Inc.
- Suppliers: Hawaiian Cement, Waihona Builders, JBL Hawaii, Contract Specialties, Division X, Tactile/Braille Signs, Safety Systems and Signs

He adds that the Okinawa Prefecture Government “graciously provided and dedicated” funds for the construction. “We had to work to meet certain deadlines/documentation requirements in order for the funds to be released.”

Dale Sakamoto Yoneda, president of S&M Sakamoto, credits a strong collaborative effort by all parties. “Our OAC (owner, architect, contractor) team worked extremely well together, like a big family always pulling together to get the job done,” she says. “It was an honor for S&M Sakamoto Inc. to be a part of this team.”

“Our OAC team worked extremely well together, like a big family always pulling together to get the job done.”

—Dale Sakamoto Yoneda

She says “the background story and hard work to bring the Hawaii Okinawa Plaza to fruition is a true demonstration of the ‘can-do’ spirit. Our entire project team worked collaboratively during construction with all parties, keeping the end goal always at the front of our thoughts. HUAO updated their membership on the progress of the project through articles in their bi-monthly newspaper, the *Uchinanchu*, and via organized site visits for interested members.”

Yamasato points to how the “design of the Hawaii Okinawa Plaza ties into the Okinawa Cultural Center across the street. The building has its own unique identity. However, the overall aesthetic ‘feeling’ of both buildings are very much the same.”

Yoneda says “the HUAO membership’s comments are all so very positive. Everyone is very pleased.” 🏠



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The Volcanic Effect on the Big Island

Building permits soar amid new challenges for contractors

BY BRANDON BOSWORTH

Madame Pele's latest eruption has impacted the Big Island construction industry in some unexpected ways.

"The vog has gotten tremendously bad," says Ed Brown, vice president of operations-Hawaii at Goodfellow Bros. "Our worst vog day a few years ago is our best vog day now."

Queen Kaahumanu Highway improvements are a major Big Island public works project. PHOTO COURTESY GOODFELLOW BROS.

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The hazy mixture of sulfur dioxide gas and particles can put workers at risk. "We have vog monitors on all our Big Island projects," Brown says. "We even have monitors in our dozers. If vog levels become unsafe, we shut right down."



Ed Brown

Brown says there have been a few times when the company had to cease work and send employees home.

He says unfounded fears are also causing some Mainland investors to get cold feet when it comes to financing projects on the Island of Hawaii. Thanks to global media coverage of the eruptions, he says, "they think the Island is covered in lava, that lava is everywhere. That has hurt some of our projects, and we've had one project canceled."

"Our worst vog day a few years ago is our best vog day now."

—Ed Brown

Despite the setbacks, Brown says the overall Big Island construction industry is "conservatively steady." He adds that while Goodfellow does have "quite a few county jobs," he doesn't see a "good outlook" for county work in the future, especially roadwork. "The last mayor launched a big influx of projects and used up a lot of bonds, and now the county is maxed out."

Among Goodfellow's major county projects is the widening of Mamalahoa Highway in Waimea. Five companies submitted bids for the project, and Goodfellow submitted the lowest bid at \$19.6 million. The project is set to be completed by summer 2019.

As for other road projects, Jon Young, executive director of the Hawaii Asphalt Paving Industry (HAPI), says "it is our understanding



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that the Hawaii Department of Transportation's current priority, and the priority for the Federal Highway Administration on the national level, is to improve the conditions of our existing highway system and preserve the facilities that they already have. Due to this system preservation priority, they have deferred all but the most important capacity building projects to concentrate on our pavements, bridges and safety. For example, the final phase of Daniel K. Inouye Highway improvements is being deferred."

HAPI members have several projects currently underway, including Kawaihonihi Street improvements and the new West Hawaii Civic Center Prosecutors Office Building. There's also work stemming from the Kilauea eruptions.

"Several sections of Highway 11 near Volcano National Park that were damaged by daily seismic activity have been paved," Young says. "There will likely be more work to be done as the earthquakes continue. In addition, consultants have been assisting the HDOT Hawaii District office on an

emergency procurement contract to evaluate the cracking due to the earthquakes and eruptions that have been occurring on the various roads on the Big Island."

Building New Homes

The health of the industry looks stronger when it comes to Big Island residential construction.

"After two years of constant decline, building permit values for the



Work continues on University of Hawaii at Hilo's College of Pharmacy building. PHOTO COURTESY HAWAII DEPARTMENT OF EDUCATION

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first five months of 2018 are on an upswing,” says Mike Fujimoto, president and CEO of HPM Building Supply. “We went from about \$27 million in permits issued a month in 2016 to \$22 million a month in 2017. 2018 is averaging \$33 million in permits a month.”



Mike Fujimoto

He says Hilo has been growing slowly while construction in Kona and Waimea was declining. However, this year he says all three areas are seeing rising residential permit values.

Fujimoto attributes the growth in the Big Island’s residential construction sector to the relatively low property values. However, thanks to the recent eruptions, “there are a whole bunch of residential subdivisions that can no longer be built on. There is automatically less useable real estate,” he says.

Furthermore, rebuilding some of the inexpensive homes destroyed by lava would not be feasible. “There were \$30,000 lots in East Hawaii with substandard homes that wouldn’t meet current codes,” Fujimoto says.

Fujimoto says people will start moving into the area again once the smoke clears. “Puna is a large area, larger than some other islands,” he says. “The eruptions were confined to a small area. People are cautiously hopeful, and will still build in Puna thanks to the low prices.”

There are other reasons rebuilding in areas hit by lava might prove to be problematic. “In regards to the residential construction



Tricia Miyashiro

market, over 650 Big Island homeowners have been displaced since the initial eruptions began earlier this year,” says Tricia Miyashiro, assistant vice president, surety manager at Atlas Insurance Agency, which has issued bonds for several Big Island projects. “I’m sure if they are able, these same homeowners will want to purchase or build a new home. That alone will create opportunity for new residential construction.

“However, the impact will not be immediate. It will take some time

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for homeowners to go through the process of settling with their insurance/property carriers and then getting the needed funding to purchase/build a new home. There is also the controversy on ‘where’ they can actually build going forward as there has been talk that lawmakers may consider banning new residential construction in any of the high risk lava zones 1 and 2.”

Public Sector Projects

Among major public sector projects underway on the Big Island, Fujimoto mentions the University of Hawaii at Hilo’s College of Pharmacy building, ongoing work on Queen Kaahumanu Highway and Ellison Onizuka Kona International Airport renovations.

In hospitality construction, he says “the big renovation of the Mauna Lani Bay Hotel and Bungalows starts this fall. The hotel will be closed for one year. It’s a serious investment.”

Another major pending project is the Queen Liliuokalani Trust’s plans to develop a nearly 70-acre mixed-use project in Kailua-Kona that would



The future Ellison Onizuka Kona International Airport after renovation
RENDERING COURTESY HAWAII DEPARTMENT OF TRANSPORTATION

include 300 residential units, 220 rooms in two hotels, a 50,000-square-foot community performance facility and 470,000 square feet of commercial space. Fujimoto doesn’t expect work to begin on the project until 2019 or 2020.

Tariffs and the possibility of serious trade wars with China and other nations could take their toll on construction statewide.

“Development has been impacted,” Fujimoto says. “The cost of steel and lumber have skyrocketed. Freight costs

have gone up. It’s too soon to tell the lasting effects, whether it’s long-term or temporary. Right now people are just reacting to the news. Maybe prices will come down or the trade war will blow over.”

Even with these challenges, Fujimoto is optimistic, at least in the short term. “Economic research by the University of Hawaii shows things to be positive for at least two years of steady to moderate growth for the state,” he says. “Indicators look positive. 🏠

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A large advertisement for Layton Construction. The background is a vibrant photograph of a resort pool area with multiple buildings, palm trees, and a waterfall. The text is overlaid on the image. At the top, the slogan "SERVICE. INTEGRITY. PREDICTABLE OUTCOMES." is written in large, white, bold letters. Below this, the contact information "707 Richards Street | Suite PH-1A | Honolulu | (808) 245-8680" is displayed. A row of city names follows: "PHOENIX | BOISE | IRVINE | SAN JOSE | SALT LAKE CITY | ORLANDO | HAWAII | NASHVILLE". At the bottom center, the website "www.LaytonConstruction.com" is listed. On the bottom right, the Layton logo is shown, consisting of the word "Layton" in a bold, sans-serif font, with the tagline "CONSTRUCTING WITH INTEGRITY" underneath it, and a stylized white triangle graphic to the right.



Attending the GCA of Hawaii 2018 Safety Awards event were (seated, from left) Jay Manzano, Ron Prescott, Rick Watts, Steve Baginsk, (standing, from left) Garrett Sullivan, Johnny Y. Higa, Evelyn Machida and Layne Machida.

GCA Salutes Contractors with Top Safety Records

Twenty companies were recognized for their excellent safety records last year at the General Contractors Association of Hawaii's (GCA) 2018 Safety Awards. Hawaiian Dredging Construction Co. Inc. landed multiple awards to pace the winners at the GCA's annual banquet on June 13 at the Honolulu Country Club.

In line with the event's theme of "Be a Hero for Safety," many members and guests wore superhero costumes.

Winners are selected by comparing GCA member safety records with other Association of General Contractors (AGC) members according to size and construction type.

This year's winners, with category and award, include:

- **Alan Shintani Inc.**

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- **Blasting Technology Inc.**

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- **Civil Mechanical Contractor**

Utility Infrastructure 1 to 79,999
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- **Continental Mechanical of The Pacific**

Associates/Specialty 70,000 to 324,999
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- **Hawaiian Dredging Construction Co. Inc.**

Building 275,000 and up
GCA Most Improved in Category

- **Hawaiian Dredging**

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Highway 160,000 to 424,999
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- **Hawaiian Dredging**

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- **Hawaiian Dredging**

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• **Hensel Phelps**

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• **Hensel Phelps**

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• **Honolulu Plumbing Co. Ltd.**

Associates/Specialty 1 to 69,999
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• **HSI Mechanical Inc.**

Associates/Specialty 70,000 to 324,999
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• **Kaikor Construction Co.**

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• **Lindemann Construction Inc.**

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• **Nordic PCL Construction Inc.**

Building 275,000 and up
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• **Northwest Demolition & Dismantling**

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• **Rons Construction**

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• **Rosendin Electric Inc.**

Associates/Specialty 70,000 to 324,999
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• **Swinerton Builders**

Building 275,000 and up
AGC / GCA Zero Incident Rate

• **Tokunaga Masonry Inc.**

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• **Trane U.S. Inc.**

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August Smart Locks allow users to lock and unlock their door and keep track of who comes and goes from their smartphone. PHOTO COURTESY AUGUST HOME



Safe Windows and Doors

New glass and high tech locks make homes more secure

BY BRANDON BOSWORTH

Newer windows and doors that help homeowners—and builders—save energy, reduce noise and are more weather-resistant are a “major emphasis” in Hawaii, says one of the Islands’ top building materials suppliers.

“Especially for single-wall homes, new windows and doors can provide better insulation,” says Ben Duquette, Honsador Lumber’s chief financial officer.

On Oahu, he says, Honsador Lumber



Ben Duquette

mostly sells to contractors working on residential projects. “On Neighbor Islands it’s more of a mix. People have less options, so sometimes we’re selling directly to the public.” Maui customers tend to go for more expensive windows and doors, while on the Big Island they go for more affordable projects, he says.

To meet the huge demand for state-of-the-art windows and doors, Honsador Lumber decided to expand. “We recently opened a 12,000-square-foot facility with over a half-million dollars in local inventory to best serve the contractors throughout the state,” Duquette says, adding that Honsador offers “prehung, cut-down and various other



Stacking doors offer a versatile alternative to sliding doors.
PHOTO COURTESY COASTAL WINDOWS

milling options as well as slabs for both exterior and interior doors.”

Rob Bruce, manager of Pacific Source Oahu, says his firm can provide doors and windows at all price levels.

“In Hawaii, doors and windows are a major emphasis for builders and homeowners,” he says. “Our primary market is new residential; however, we are supplying more remodel projects than we have in the past.

“We also have a separate commercial door and hardware division which provides materials for commercial projects on all islands. This is for new construction as well as remodels of schools, hotels, condos and any commercial buildings.”

New, improved glass also can help make homes safer, says Jim Reinhardt, president of Architectural Diagnostics Ltd. and a member of the Hawaii Building Code Council. “One of the biggest developments is hurricane-resistant glass. Hurricane-resistant glass is built to stand up to strong winds and to offer greater protection from debris. We can deal with wind through design, but not stuff flying around.”

Double-pane glass windows and vinyl жалюзи are good options, says Duquette. “There are lots of brands making them, with different looks and options,” he says. “You can get some pretty high-end windows and doors that can get quite expensive. We mostly sell affordable, mid-range products.”



Rob Bruce

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To keep up with demand, Honsador Lumber recently opened a new 12,000-square-foot facility.
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And because “housing indicators look good and prices are up, it’s a seller’s market,” he adds. “People can get a lot of bang for their buck by renovating. It’s a great return on investment.”

When it comes to new construction, Duquette says the single-family home sector “is as good as it’s been in a long time. There’s a huge demand for new construction.”

Better garage doors can also make homes more hurricane-resistant. “There’s no viable strength code for garage doors,” says Gerry Peters, founder and president of HPS Construction Services Ltd., “though good companies like Raynor put on extra bolts to triple the strength of the door. Just something like that can be beneficial.”

He says Raynor offers garage doors tested and approved by the Florida Building Code (FBC), the Miami-Dade building code and the Texas Department of Insurance.

Style-wise, Bruce says the modern lines from Fleetwood Windows & Doors are popular.

“Fleetwood has a new door system that incorporates a flush sliding door track with enhanced weather performance ratings,” he says. “Super-sized wall openings can be accomplished, blending the interior to the exterior.”

He says these products are frequently used in high-end residential homes. “Architects are specifying larger and more complex window and openings. Contemporary styles are much more popular.” He adds that custom wood doors and millwork are also popular.

Coastal Windows manufactures a line of windows and doors engineered specifically for the Islands, manufactured exclusively in Hawaii.

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Raynor offers garage doors with extra bolts to triple the strength of the door and provide greater hurricane resistance.
PHOTOS COURTESY RAYNOR

trade winds and natural light, while keeping homes and property secure, continues to be a top priority in Hawaii,” says Coastal’s Pam Barrett.



Pam Barrett

She cites their Coastal Windows 500 Series Awning and Casement Windows and 500 Series Sliding Lanai Doors as some of their most popular products. “Coastal awning and casement windows open outward 100 percent and Coastal Sliding Lanai Doors are available in widths up to 20 feet, allowing for maximum natural light and ventilation. In addition, each of these products are independently tested and commercially rated for strength and structural stability.”

While standard sliding doors remain popular, Coastal Windows also offers stacking doors as an alternative.

“Sliding doors typically consist of two door panels, one fixed and one sliding,” Barrett says. “The sliding panel slides open on a single track, while the fixed panel remains stationary, allowing for 50 percent ventilation when the door is on the open position. Three-panel sliding doors have two fixed and one sliding panel, while four-panel sliding doors feature two fixed and two sliding panels. Stacking doors consist of three or more panels that stack, one behind the other as they slide along multiple tracks.

“The most basic configuration is a three-panel stacking door, with one fixed and two sliding panels. In this configuration, the sliding panels make up two-thirds of the overall door width, allowing for a wider opening and more ventilation.”

Locks on doors continue to improve, providing greater security and better integration with high-tech devices. According to Kaloa Robinson, project manager at Stanford Carr Development, smart locks are becoming especially popular.

“You walk up to your door and the Bluetooth signal from your phone



Kaloa Robinson



unlocks it,” he says. “It’s a surprise and delight that helps properties stand out from the competition. They are relatively cheap and easy to install and people love them.”

Stanford Carr uses August Smart Locks on many of its projects. This product allows users to lock and unlock their door and keep track of who comes and goes from their iOS or Android smartphone. Users can also use their voices to ask Siri, Amazon Alexa or the Google Assistant to lock their August Smart Locks.

The local windows and doors industry could be impacted by changes in state building codes, though the exact nature of the impact remains unclear.

“In 2007, the Hawaii legislature created a new State Building Code Council (SBCC) that has the authority to adopt any code(s) statewide,” Barrett says. “Though the state currently mentions the adoption of the 2012 International Building Code (IBC) and International Residential Code (IRC) on its website, it is unclear whether the adoption and local amendments have been approved. The City and County of Honolulu has waited upon the state adoption before proceeding with their adoption (the four county jurisdictions have two years in which to adopt and amend the State Code with local amendments).

“So quite honestly, we are unclear as to the exact status of regulatory changes at this time.” 🏠



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Concrete floors can be “polished to be almost like a mirror,” says Kimo Scott of OK Hardware & Construction Supply.

Concrete Floors Add Polish to Properties

Hotel and retail construction, residential building keep demand strong

BY BRANDON BOSWORTH

Hawaii’s flooring sector is “picking up a bit” according to Kimo Scott, president of OK Hardware & Construction Supply.

“There are new developments and a big influx of money coming in. Lots of hotels are renovating their floors.”



Kimo Scott

In residential building and remodeling, Scott sees a trend toward synthetic wood plank floors. “Laminated floors are very popular and aesthetically pleasing.”

For commercial and public sector projects, Scott says polished concrete flooring is becoming more popular. “The city, state and big stores such as Walmart, Target and Best Buy are all moving to polished concrete floors,” he says. “A big buffer with grinder blades is used to smooth the surface.

Densifiers make it harder and tougher. You can stain the concrete to give it the look you want, and it can be polished to be almost like a mirror.”

Companies with large, automated warehouses such as Amazon especially like the sturdiness of polished concrete floors. “Amazon has robots zooming around their warehouses, filling orders,” Scott says. “They can’t have cracks in the floor that will slow the robots down.”

“Some of the new liquid-applied



and difficult to apply; today we have water-based stains that are much easier to apply and provide similar depth to the finish like the old acetone finishes.”

According to Scott, many flooring failures are due to moisture in the concrete.

“You need to put a vapor barrier underneath to stop groundwater,” he says.

For a recent project at Punahou School, crews used the Pango System from Stego Industries LLC, which provides a barrier against both vapor and termites.

Scott adds that maintaining concrete floors is simple: “Just use the buffer as part of routine maintenance. Most stores have rideable buffers to make the job easy.” 🏠

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flooring products are very interesting, and concrete stain and epoxy floors seem to be constantly evolving,” says JD Painting & Decorating’s Jesse Taylor. “Epoxy floors have been around for many years but new technologies and finishes are constantly emerging, such as adding metallic flakes into finishes for an additional depth to the finish.

“Concrete stains have evolved immensely,” he says. “Not too long ago they were majority acetone-based

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Widening Kalaeloa Boulevard

Royal Contracting completes multiple improvements to busy Kapolei roadway

BY DAVID PUTNAM

Truck drivers would flash a shaka sign to Royal Contracting LLC's workers along Kalaeloa Boulevard to signal their appreciation of the widening of the busy thoroughfare in Kapolei.

Not only did the crew appreciate the "positive feedback" from the passing drivers, Leonard Leong, vice president of Royal Contracting, says the "client's goals

were achieved" on the \$26 million road and infrastructure improvements that were completed in June.

Royal Contracting broke ground on the project in October 2015 for owner Aina Nui Corporation, an affiliate of James Campbell Co. LLC which also



Leonard Leong



Royal Contracting's work on Kalaeloa Boulevard included widening the road from four lanes to six lanes.

operates Kapolei Properties LLC, a company that focuses on developable and leasable property in Oahu's "Second City."

Kalaeloa Boulevard is traveled on by an estimated 40,000 vehicles every day going to Campbell Industrial Park, Kapolei Business Park and Kalaeloa Harbor. Leong notes that the work involved widening of the roadway from four lanes to six lanes and adding traffic lights along a 1.2-mile stretch close to the area traveled by thousands of shoppers at such popular stores as Costco, Target and Home Depot.

"Improvement to drainage, sewer, water and electrical were also part of the required work lot improvements," he says. "With the addition of new industrial lots along both sides of the road, the new traffic signals will also improve safety along the route."



Using heavy equipment, workers graded the slope along Kalaeloa Boulevard.



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And, Leong adds, “the tradition of Campbell Industrial Park’s wide shoulder were maintained, with trees along the sides and in the median.”

The James Campbell Co. financed the three-year, \$50 million project. Joining Royal Contracting as GC was Hawaiian Dredging Construction Co. Inc., which handled another portion of the project.

The standout features of the project, Leong says, “are efficient design, landscaping and timely completion.”

He says the project’s unique challenges included “maintaining traffic through projects to avoid backup in the morning and afternoon peak hours; detouring traffic with sufficient sight distance since speeding vehicles and trucks were a problem.” Traffic control added \$227,000 to the budget, he says.

Other challenges were installing “new utilities between existing fuel and water lines that existed along the entire route; and maintaining a sewer bypass for a 24-inch sewer for one month.”

Royal Contracting’s tasks involved 35, 677 tons of asphalt concrete (AC) paving; 16,030 square feet of concrete sidewalk, constructing a drain structure, applying 34,969 tons of aggregate and planting 203 trees.

To ensure each workday went as smoothly as possible, Leong says there were “weekly meetings between contractor,

inspector, owner representative, construction manager and utility companies. As the project progressed and communication was established, meetings were held every two weeks.”

Additionally, he adds, the “Royal supervisor had daily contact with subcontractors and suppliers, since traffic detours had to be coordinated. This daily coordination allowed construction to proceed without any traffic accidents. Items that may have caused traffic delays were scheduled for weekends or holidays.

“Safety and a smooth flow of traffic were a top priority since Kalaeloa Boulevard was the only road in and out of Campbell Industrial Park,” he says.

For their part in the successful completion of the improvements, Leong paid kudos to Vincent Telles, Royal’s superintendent; John Higham of Aina Nui Corporation; the owner’s field rep Myles Arakawa; and construction manager R.M. Towill Corp. He also lauded the efforts of subcontractors John Ota of Paul’s Electric Inc. and Calvin Shiroma of Grace Pacific LLC.

Leong also extends thanks to motorists needing to access the roadway, and to Royal’s employees. “The drivers on Kalaeloa Boulevard during construction deserve credit for their patience and ability to accommodate traffic detours, and our employees for working on weekends, holidays and overtime to avoid traffic delays.” 🏠

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The *Daniel K. Inouye* is the first Aloha Class containership in Matson Inc.'s fleet.

Amorin Elected NAWIC President

Kehau Amorin was elected president of the National Association of Women in Construction's Honolulu Chapter 114 for fiscal year 2018-2019.

Amorin, director of sales at Hardware Hawaii, was



Kehau Amorin

elected by NAWIC members in June and will begin her term in October. Other officers and directors for 2018-2019 include:

President-Elect: Carolyn Aber of Road Safety Services and Design

Vice President: Joan V. Nacino of Aloha Marine Lines, a Lynden Inc. company

Recording Secretary: Malea Buhlmann of Allana Buick & Bers Inc.

Corresponding Secretary: Jo Bautista of Habitat for Humanity Leeward Oahu

Treasurer: Danielle Ulmann of King and Neel Inc.

Directors: Ipo Fukuda of Sause Bros.; Hannah Furumo of Redhammer LLC; Tricia Miyashiro of Atlas Insurance Agency Inc.; and Dana Shaffer of Road Safety Services and Design

Matson Unveils First Aloha Class Vessel

Matson Inc.'s first Aloha Class containership, the *Daniel K. Inouye*, was christened at the Philly Shipyard on June 30, and will be deployed in the company's Hawaii service starting in September.

The new vessel is named in honor of Hawaii's late senator, who was a longstanding supporter of the U.S. maritime industry and its importance to Hawaii's economy. The *Daniel K. Inouye* is the company's largest vessel and is the largest containership constructed in the U.S. It weighs more than 51,400 metric tons, is 850 feet long and has a capacity of 3,600 TEU (Twenty-foot Equivalent Unit).

"Over our first 136 years, Matson's fleet has evolved from sailing ships to larger steamers to diesel power, consistent with changes in technology and always evolving in step with the needs

of a growing Hawaii economy," says Matson CEO Matt Cox.

According to Matson, the *Daniel K. Inouye* incorporates the latest environmentally friendly technology, including dual fuel engines that can be adapted to use liquefied natural gas (LNG), double-hull fuel tanks, freshwater ballast systems and a more fuel-efficient hull design.

The *Daniel K. Inouye* is also Matson's fastest vessel, with a top speed of nearly 24 knots, helping ensure on-time deliveries in Hawaii from Matson's three West Coast terminals in Seattle, Oakland and Long Beach. As part of its \$1 billion modernization investment, Matson plans to have three more new state-of-the-art ships built to enter Hawaii service in 2018, 2019 and 2020.

National Guard Builds Micro-Shelters in Pahoia for Lava Victims

Engineers from the Hawaii Army National Guard began constructing emergency “micro-shelter” housing units in Pahoia on the Big Island in June for residents displaced by the

on-going Kilauea eruption.

Each 10-foot by 12-foot dwelling can house two adults and up to five children. Members of the 230th, which provided much of the skilled

labor to construct the homes, worked side-by-side with volunteers from local contracting companies such as Pacific Rim Construction LLC.

“It’s important to help the people affected by the lava flow, to help the kids at the shelters, the elderly people,” says Capt. Matthew Driggers, commander of the 230th Engineer Company, which provided 48 soldiers to support the effort. “I take it very personally and want to help out.”

The work is part of a community effort led by the nonprofit Hope Services Hawaii. The land was provided by Sacred Heart Church.

In addition to providing the new residents with shelter, the new community will give the families much-needed privacy while helping to alleviate demands on evacuation shelters. First priority will go to senior citizens and families with children.



Soldiers from the 230th Vertical Engineer Company, Hawaii National Guard, construct 20 micro-shelters in Pahoia for residents displaced by the Kilauea eruptions.

PHOTO COURTESY UNITED STATES ARMY

City Halts Watts Constructors’ Work on JTMC

Watts Constructors LLC was issued a default letter from the City of Honolulu on July 9 to stop the general contractor from continuing work on the \$53.6 million Joint Traffic Management Center (JTMC).

In the letter the city informed Watts that its contract on the facility at the corner of Alapai and King streets in Kakaako was terminated due to failure to remedy numerous material defaults.

The city also asked Watts’ sureties, American Home Assurance Co. and Zurich American Insurance Co., to immediately assume Watts’ contractual duties or pay monetary damages in the amount of the bond.

Defaults noted in the letter include water infiltrating the building and the failure to protect the roof; incorrect installation of lobby glass walls assembly and the parapet walls and use of

certified welders to perform the structural welds; access flooring installation that assures its structural integrity; bringing the fire escape stairways up to codes; and insufficient personnel and resources to complete the project.

“The city is taking this action because of Watts’ continuing delays, as we need to complete construction of the JTMC,” says Donna Leong, the city’s corporation counsel.

The project began in April 2015 and is being built with \$37.8 million in federal funding and \$15.8 million from the city. The JTMC is a city and state collaboration to improve traffic management on Oahu involving the Department of Transportation Services, Honolulu Police Department, Honolulu Fire Department, Honolulu Emergency Services Department and the Department of Transportation.



The Joint Traffic Management Center broke ground in April 2015.

PHOTO COURTESY CITY AND COUNTY OF HONOLULU

Pacific Rim Safety & Health Conference Set for Oct. 9

More than 75 exhibitors and 40 speakers from across the globe will present the latest tools and best practices for construction and workplace safety at 15th Biennial Pacific Rim Safety & Health Conference 2018 on Oct. 9-10 at the Sheraton Waikiki Hotel.

Bruce Blankenfield, crew training coordinator for the *Hokulea* Worldwide Voyage and foreman for McCabe Hamilton and Renny, is scheduled to be the keynote speaker at the conference, which is presented by the Hawaii Chapter of the American Society of Safety Professionals.

To register online, go to cvent.com/events/15th-biennial-pacific-rim-safety-health-conference-2018/registration. For more information, contact Tristan

Aldeguer, the conference planner, at taldeguer@hdcc.com.

Presentations by industry experts include incident investigations, discipline and positive safety cultures, the first U.S. driverless urban rail transit project, flammable and combustible liquids safety, new OSHA fall protection regulations, silica in construction and changes in the NFPA 70E.

Presenting experts include Adele Abrams, an attorney specializing in occupational safety; Mark Behrens, the state Department of Education's director of safety, security and emergency preparedness; Michael Belcher, vice president of risk and safety at DS Services; Don Garvey, construction industrial hygienist with the 3M Personal Safety Division; and many

other professionals specializing in leading safety issues.

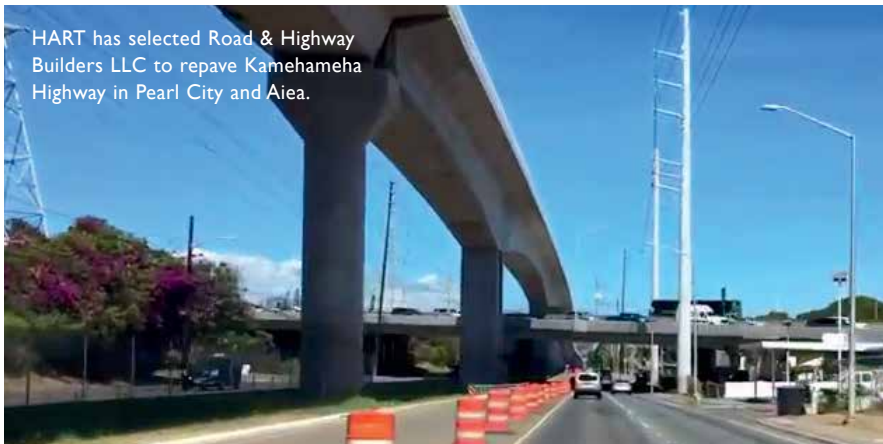
A post-conference Safety Management Specialist (SMS) Certification workshop and safety equipment exhibits are also featured; conference classes offer CEU credits.

HIOSH Cites BWS for 9 Safety Violations

Nine citations and \$198,828 in penalties were issued to the City and County of Honolulu Board of Water Supply in June by the Hawaii Occupational Safety and Health Division for exposing workers to trenching and excavation hazards.

HIOSH inspectors found that BWS failed to provide a safe means of exit, properly install a shoring system and control the accumulation of water in a trench where three workers were installing a water main at a worksite at 1450 Ala Moana Boulevard.

Three of the citations were for repeat violations. Two of the fines of \$63,375 each were for allowing workers in "unshored trench excavations." A third repeat violation, carrying a fine of \$36,220 for not providing a "means of egress for three employees working in a trench excavation."



HART has selected Road & Highway Builders LLC to repave Kamehameha Highway in Pearl City and Aiea.

Road & Highway Builders to Repave Highway

Road & Highway Builders LLC is scheduled to begin work this month on the \$25,989,989 Kamehameha Highway Phase 1 resurfacing project for the Honolulu Authority for Rapid Transportation (HART).

The scope of work includes resurfacing the highway along the guideway's path through Pearl City and Aiea. In addition to the resurfacing, Phase I, which will run from

Acacia Road near the Pearl Highlands Center to the Hawaiian Electric power plant in Waiiau, consists of road widening, improvements to intersections, minor utility improvements, traffic signal work, turning loops and curb and gutter work.

HART's plan is to have the final paving completed by the end of the year.

Robot Laying Bricks at Auburn Arts Center

Construction Robotics' SAM100 bricklaying device has begun to lay the foundation for Auburn University's \$70 million performing arts center.

The *Opelika-Auburn News* reports that subcontractor C&C Masonry worked with the university and Rabren General Contractors to bring the SAM (semi-automated mason) to Auburn.

The robot reportedly can place 3,000 bricks per day, although it requires human oversight. "You program in the pattern, load it into the software, and it just does what you tell it to do," C&C President Scott Cunningham says.

In the past few years, companies such as Velocity Robotics, Built Robotics and Fastbrick Robotics have unveiled measuring and cutting robots, autonomous tractors and other bricklaying robots. In 2016, Fastbrick Robotics introduced its Hadrian 105 automated bricklayer, which it claimed could lay 225 bricks per hour.

Fastbrick says its next model, Hadrian X, is truck-mounted and will be able to lay 1,000 bricks per hour.

Pittsburgh Airport To Get \$1B Revamp

Pittsburgh International Airport is getting a \$1.1 billion modernization to prepare the facility to meet capacity demands and plan for a future that does not include hosting a major airline hub, according to *The Business Journal*.

Since U.S. Airways closed its Pittsburgh hub 14 years ago, the airport has focused on domestic direct-flight and international markets. The airport will demolish the old U.S. Airways terminal and build a new facility to handle ticketing, boarding, security, an international arrival area and parking deck.

The new building will cost \$783.8 million, the new parking garage \$258.8 million and new roadways around the airport \$57.1 million. The project is expected to be complete in 2023.

Iowa Orders Rebuild of \$23M Bridge

The Iowa Department of Transportation has ordered contractor Minnowa Construction of Harmony, Minn., to make major corrections to the \$23 million flyover bridge construction project at Interstate 35 and U.S. 30 near Ames, Iowa.

The repairs include correcting pier and abutment elevations and repositioning anchor bolts prior to setting steel bridge beams. The state's DOT says the work will result in a delay that could push project completion from the end of this year into 2019.

According to a report by KCCI Des Moines, the contractor has begun the partial demolition of six piers that were built at the wrong elevation. The contractor faces a \$5,500 daily fine for each day work extends beyond the original schedule.

Contract Disputes Taking Longer

Construction contract disputes across the world are getting longer, more complex and more expensive, according to a report by design and consultancy firm Arcadis.

In its "Global Construction Disputes Report 2018," the firm says that the average length of North American disputes increased from 15.6 months in 2016 to 17.7 months in 2017, exceeding the global average of 14.8 months.

The report also found that the value of North American disputes—in total costs added to a project for the additional work being claimed—declined to \$19 million in 2017, compared with the \$43 million global average.

Seattle Boasts Most Cranes in U.S.

Seattle is the crane capital of America for the third year in a row, with 65 of the towering construction cranes reshaping its skyline, 25 more than the next U.S. city, according to *The Seattle Times*.

Rider Levett Bucknall, which since 2014 has been counting cranes in big



Construction Robotics' SAM100 lays bricks at the Jay and Susie Gogue Performing Arts Center at Auburn University in Alabama.

cities across the world twice a year, reports that Seattle had dipped to 45 cranes in its count six months ago.

The next crane-heavy city in the index was Chicago with 40 followed by Los Angeles with 36 and Portland with 30. In the last report in January, Honolulu had been reported to have 10 cranes and the newest report says the Oahu city is holding steady at that number.

Around the world, Dubai leads with 1,182 cranes, Sydney has 346 and Toronto claims North America's top spot with 97 cranes.

Problems Plague Hong Kong Projects

Two Chinese infrastructure projects by Australian contractor Leighton Holdings, valued at more than \$30 billion, have been plagued with design errors and accusations of subpar work that could lead to hazardous work conditions, according to a report by the *South China Morning News*.

The projects being probed are the \$18 billion Hong Kong-Zhuhai-Macau Bridge and the \$12.4 billion Sha Tin-Central Link rail project.

Nevada Builders Deal with Tariff War

The measures being imposed by U.S. trade partners in retaliation against President Trump's tariffs on steel (25 percent) and aluminum (10 percent) imports are wearing on Nevada businesses, according to the *Reno Gazette Journal*.

Nevada's steel fabricators say steel prices have increased by up to 40 percent, when five percent fluctuations were once the norm.

Additionally, the state's housing industry expects to add the rising costs of steel products onto home prices, already up approximately \$9,000 per house and \$3,000 per multifamily unit because of the cost of lumber, according to the National Association of Home Builders. 🏠

Collado Rejoins WhiteSpace Architects

Craig Collado has rejoined WhiteSpace Architects as a project manager and is assisting in the design of an Aina Haina luxury residential project and the renovation of a waterfront building adjacent to Honolulu Harbor.

Most recently, Collado was a job captain/project architectural technician at G70. Other previous positions include senior associate architect at Peter Vincent Architects and intern architect at Garduque Architects.

Collado, who first joined WhiteSpace Architects as an intern in 2005, holds a bachelor's in architecture from the University of Hawaii at Manoa.

City Mill Names 3 New Managers

City Mill has announced a management promotion and two appointments.

Ryan Yoshimoto, a City Mill employee for 22 years, has been promoted to store manager at the Waianae location. He started in 1996 as a sales associate and has been promoted



Ryan Yoshimoto

throughout the years to receiver, supervisor and, most recently, assistant manager.

Jacquelyn Low has been appointed human resources manager and will be responsible for all recruitment, benefits,



Jacquelyn Low

employee relations and training for the organization. She previously worked at Target, Robert Half and Honolulu Disposal. Low has a master's from the University of Hawaii and a bachelor's from the University of Oregon.

Celeste Kahunahana has been named business process manager and will be



Celeste Kahunahana

responsible for company-wide data and application system management, including the internal and external communication of system and product information. Previously, she was accounting manager at CNSN LLLP and business process manager at Roberts Hawaii.

Atlas Promotes Leger to AVP

Tina Leger has been promoted to assistant vice president of the benefits consulting department at Atlas Insurance Agency Inc.

Leger began her career in benefit consulting in 2004 and joined Atlas Insurance Agency in 2009 as a benefit analyst, managing the entire small business book with some mid-size accounts, and transitioning to servicing mid to large clients in 2012. She was promoted to senior benefit analyst in 2017. Leger earned a bachelor's in international relations from Tufts University in Boston.



Tina Leger



Katie Stephens

Stephens Leads AHL Studio

Katie Stephens joined AHL (formerly Architects Hawaii Ltd.) in June and now leads the firm's historic architecture studio.

Stephens' 26 years of experience includes the restoration, reuse and rehabilitation of historic structures, as well as oversight of historic and master planning documents, surveys, cultural resource management plans, eligibility determination and historic register nominations.

She has worked on numerous CRMP and ICRMP reports for military installations in Hawaii, Japan, Korea and the CNMI, and with the Hawaii State Historic Preservation Division to coordinate state-mandated requirements for historic structure projects.



Craig Collado

Stephens, a project architect and project manager with Mason Architects since 1992, holds a master's in architecture and a certificate in historic preservation from the University of Hawaii at Manoa.

Chivas, Jun Join Moss Construction

Moss Construction has named two additions to its Hawaii team: **Chivas Miho** as senior preconstruction manager and **Matthew Jun** as preconstruction chief.

Miho will provide a full range of pre-construction services, from conceptual estimating and cost studies to final contract estimates and value engineering options.

Miho, who earned a bachelor's in civil engineering from the University of Hawaii at Manoa, previously was assistant preconstruction services manager for Swinerton Builders. He started his career as a project engineer for Hawaiian Dredging Construction Co. Inc.

Jun, who earned a bachelor's in architecture from UH-Manoa, has more than 17 years in the local construction industry.

He will provide preconstruction services from conceptual to final estimates, scheduling, as well as coordinating design teams and owner.

In addition, he will oversee constructability and code reviews, material and systems reviews, value engineering and site logistics evaluations. 🏠



Chivas Miho



Matthew Jun



New Payroll Program Could Help Builders

Software offers contractors relief from mountains of paperwork

BY BRETT ALEXANDER-ESTES

Is job costing for your construction employees getting too complicated? Altres' payroll software service—Simplicity HR—might bring some relief, says Joshua Laguana, a senior sales engineer at the Hawaii staffing company.

Simplicity HR streamlines “job costing when it comes to payroll,”

Laguana says, citing such familiar headaches as allocating time spent on construction projects and determining “how much time, how much money you’re spending.”

Simplicity HR has “that allocation feature,” Laguana says. “It has a mobile app so employees can clock in and out based on the project they’re working on.” That feature is included in HR Symphony, a human resources



Joshua Laguana

information system (HRIS) designed and developed by Altres.

In addition to federal and state compliance, HR Symphony has pre-defined pay rules to accommodate Davis Bacon wages (public works projects that mandate certified payrolls) and collective bargaining agreements. “So if you’re doing a Davis Bacon project,” Laguana says, “it knows what the overtime or double-time rules are.”

When it comes to union wages, he says, “it knows the exact project (the employee) is working on, so it knows the pay rate, it knows the type of work that they’re doing, so that it gets recorded back to the union.

“If we need to pool union reports which are done at the end of the month, all we do is pool all the time sheets to get those hours.”

While other Hawaii and national vendors also offer HRIS programs, Laguana says Simplicity HR’s

Payroll Simplified

Simplicity HR web-based software:

- Stores each employee’s time and labor
- Generates payroll
- Offers labor allocation options including union reporting and Davis Bacon wages

Simplicity HR eliminates:

- Paper timesheets
- Manual payroll calculations
- Manual reporting

advantage “is HR Symphony. Unlike other payroll systems that duplicate the work because of their disparate time and labor features, HR Symphony seamlessly integrates payroll and time and attendance in one system.”

Also, Laguana emphasizes, “we’re local. We have a dedicated web support team that comes out and trains the employees, the supervisor, the accountant, on how to use the system.”

Since Altres designed and developed the program, he says, “we take the feedback from our customers, and we work with our development team so we can make our system work better.”

Simplicity HR made its debut in 2009. Altres currently has more than 2,200 clients that use the company’s HR Symphony technology. 🏠

Aqua Bag

The Ultra-Aqua Bag by UltraTech is a sandless sandbag designed to protect property against water damage.

Constructed of hydrophilic, non-woven fabric covering four layers of absorbent polymer, the Ultra-Aqua Bag weighs less than a pound and measures 17 inches x 22 inches when dry.

Ultra-Aqua Bags can be ready for use after approximately five minutes of water immersion. Once filled, it will remain usable for one to three months depending on temperature, humidity and other environmental factors. Properly stored, dry Ultra-Aqua Bags have a shelf life of 10 years.

“The Ultra-Aqua Bag is a revolutionary water barrier or sandless sandbag providing an effective solution for protecting property against floods, water heater leaks, broken pipes, overflowing toilets and other liquid emergencies,” says Bradley Tom, marketing coordinator for GP



Roadway Solutions, a local distributor of the Ultra-Aqua Bag.

“With the small space constraints that Hawaii companies have, it is easy to store a box of these and always have it on hand for emergencies,” Tom says. “When fully saturated, these bags weigh between 30 and 40 pounds and provide an excellent alternative to

bulky sandbags.”

An optional staging pool is available for use with Ultra-Aqua Bags. While the bags can be activated in buckets, bins, kiddie pools, etc. the staging pool can be used to activate multiple Ultra-Aqua Bags at one time and folds or rolls into a lightweight package.

www.spillcontainment.com



Timber Screw

The newly designed SDWS Timber screw by Simpson Strong-Tie provides an easy-to-install, high-strength alternative to through-bolting and traditional lag screws. Available at Simpson Strong-Tie's Kapolei outlet, the patented SawTooth point ensures fast starts, reduces installation torque and eliminates the need for predrilling in most applications. Double-barrier coating providing corrosion resistance equivalent to hot-dip galvanization makes it suitable for certain exterior and preservative-treated wood applications. The SDWS Timber screw is code listed under IAPMO UES ER-192 and meets 2012 and 2015 IRC and IBC code requirements for several common wood framing and engineered-wood applications.

www.strongtie.com

Shoe Light

Night Shift Shoe Lights is the latest addition to the Night Tech Gear product line. Designed to help workers identify potential hazards and reduce workplace falls, the lights are worn on shoes or boots, providing hands-free lighting in low-light work environments. The OSHA-compliant shoe lights provide 400 lumens of LED lights with 50 feet of forward beam and visibility from all sides to keep workers safe, injury-free and productive while they perform critical tasks. Weighing 2.4 ounces each, Night Shift Shoe Lights feature a high-impact, water and dust resistant case mounted on an adjustable shoelace clip.

www.nighttechgear.com





Stephanie Sakamoto, Ben Juliano, Nathan Alcotas, Shannon Alivado, Sharon Baba, Nelson Higa

Candidates Forum

Hawaii's Congressional Candidates Forum 2018 was held on July 11 at the Pomaikai Ballroom. Event sponsors included the Building Industry Association of Hawaii, the American Institute of Architects Honolulu Chapter, the American Council of Engineering Companies of Hawaii and the Honolulu Board of Realtors.



Melanie and Ernie Martin



Sue Ann Lee, Anne Keamo, Joyce Nakamura



Kaniela Ing, Cynthia Manabe



Ed and Audrey Case, Doug Chin



Brent Tokita, Todd Hassler



Earl Mente, Westley Chun



Jenny Brady, Arlene Kim-Kawamoto, Tricia Nekota, Suzanne Young, Tambry Young



Scotty Anderson, Donna Mercado Kim, Dan Cook



Jennifer Andrews, Beth Fukumoto, Dwight Mitsunaga



Patrick Graham, Jody Lived, Darryl Macha, Kehaulani Breault, Derek Lau



Glenna Wong, April La Very



Arwyn Jackson, Jacy Youn



Derek Chow, Amy Hirano, Dean Uchida



Dylan Beesley, Daniel Sandomire, Dianne Willoughby, Marla Musick



Derek Kamm, Evan Fujimoto, Cathleen Langin, Craig Washofsky, Warren Ho

Improve Hiring & Retention with Better Employee Vetting



As the war for construction employee talent rages on, due to the expanding economy and a lack of young people entering the industry, now is an excellent time to review your hiring procedures by better vetting of candidates.

In addition to selecting superior candidates, better vetting increases the return on investment (ROI). Poor vetting decreases ROI, considering that 40 percent of job offers are rejected and 30 percent of annual salary cost is wasted by a bad hire.

The top five reasons why candidates reject offers:

- Poor interview experience
- Lengthy interview process
- Poor offer
- Failure to communicate with candidate
- Prolonged counter-offer

The top five reasons why new hires fail are:

- Coachability: 26 percent
- Emotional intelligence: 23 percent
- Motivation: 17 percent
- Temperament: 15 percent
- Technical competence: 11 percent

When a hiring manager fails to put enough focus in the selection process there is an increased risk that an offer will be rejected, which wastes everyone's time. A new hire with incompatible skills will fail to deliver the results needed and create disruption to the team.

The hiring process consists of: identifying the need, a job description, a means of attracting candidates, due diligence, the interview process and extending the offer.

Once the hiring need is identified, the company must determine whether it is a new position or a replacement. Is it strategic or tactical? Once determined, set a budget, salary and the offer deadline.

The job description should be clear and include performance goals with performance outcomes within 90 days.

To attract the right candidate, discard the traditional job description and prepare a candidate-focused job ad. In preparing the ad, consider the questions: Why would they work for your company and why would they consider the position?

Once candidates are in the pipeline, the interview process should be two-fold, with an initial phone interview and a follow-up face-to-face interview. During the phone interview, discuss the job qualifications, reasons for change and availability. The compensation should be disclosed and other advancement opportunities should be reviewed. Finally, inform the candidate of the company's due diligence process.

Due diligence should always include the following:

- Verify dates of employment (to find discrepancies in dates)
- Degrees (transcripts not permitted)
- Certifications
- References
- Current employer
- Criminal background check

Last question for the candidate: Should we proceed to the next level or is there anything the applicant might disclose now that may change opinions if discovered?

During the initial face-to-face interview, the candidates should discuss their achievements and may be asked to perform a task for evaluation. The culture of the company is reviewed and any due diligence anomalies are reviewed regarding the compensation. A second, or final, face-to-face interview is held for the candidate to meet others, to follow up on any outstanding issues as well as review company benefits.

Poor vetting decreases ROI, considering that 40 percent of job offers are rejected and 30 percent of annual salary cost is wasted by a bad hire.

Moving forward, a trial offer can be extended to determine if there are any "deal breakers" and to inquire if the person has other opportunities. If a competing offer is under consideration, an appropriate increase may be discussed.

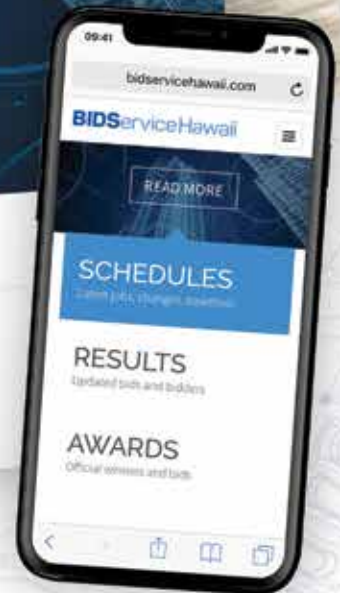
If all proceeds well, a verbal offer with a certain date should be made. If accepted, the offer letter should be emailed immediately with an acceptance deadline. When accepted, set the start date, begin the on-boarding and make the new hire feel appreciated as part of the team.

For many small- to medium-size companies, the hiring process can be a tedious choice. However, by closely following the process, your chances of hiring the right employee will improve harmony with your team and save money in the long run. 🏠

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

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