

BUILDING INDUSTRY HAWAII

SEPTEMBER 2018/\$4.95

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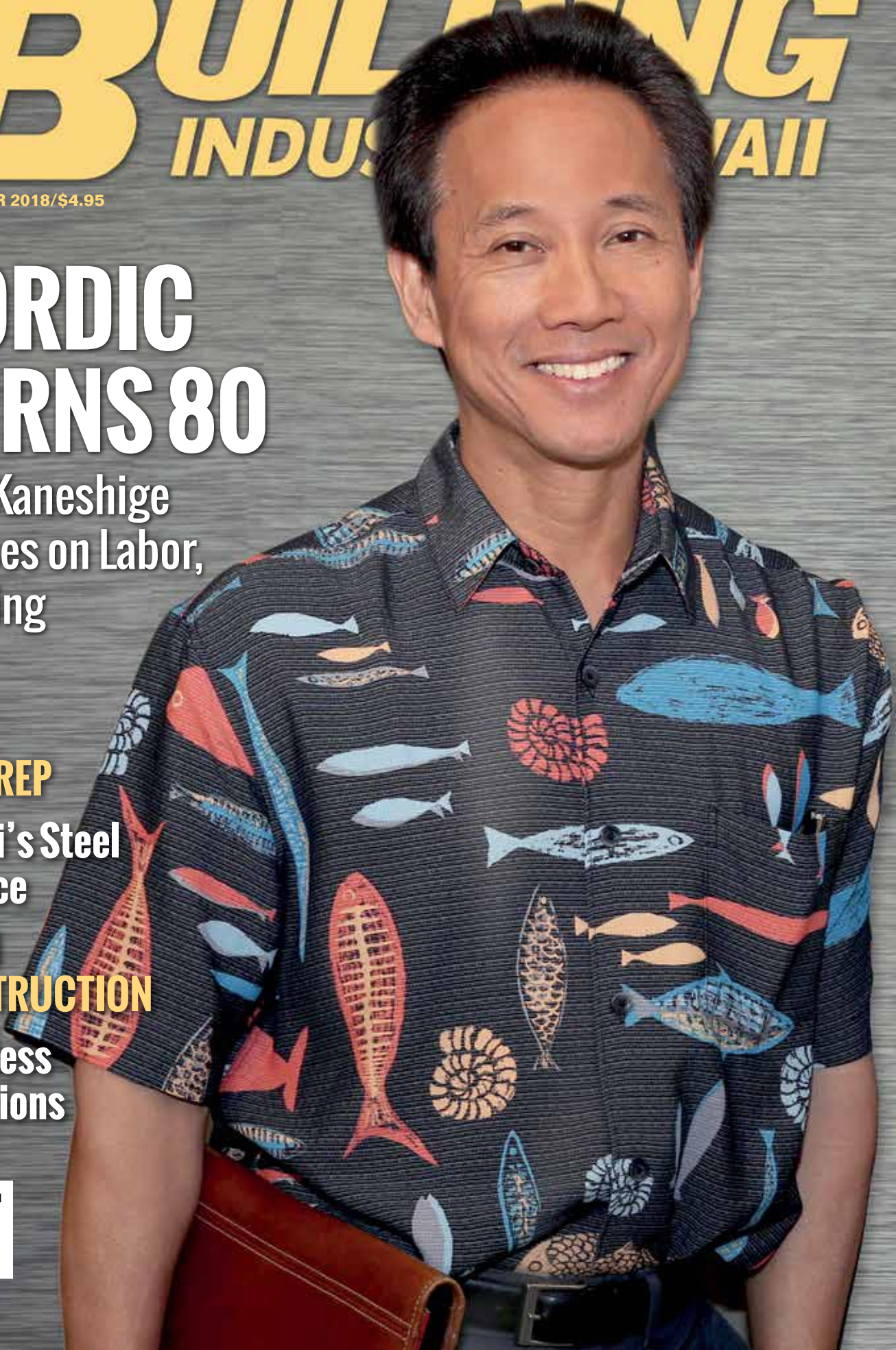
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We're a little late getting out this issue of *Building Industry Hawaii* because, like so many others in Hawaii, as Hurricane Lane approached we opted for safety first. For all of us at Trade Publishing Co., that meant delaying printing the magazine until after the storm passed. We hope you'll find our coverage in these pages worth the wait.



Be sure to read Contributing Editor Don Chapman's report on Nordic PCL Construction Inc. and his exclusive interview with company President Glen Kaneshige. Nordic PCL has been a mainstay of Hawaii's building industry for decades, and this year the iconic firm turns 80. We can trace Nordic PCL's roots back to 1938 when it was started by Carl John Haglund, a transplant to the Isles from Sweden. Kaneshige discusses the firm's rise to rank among Hawaii's leading contractors as well as offering his insights on key issues facing the state's construction business.

Hawaii's site prep contractors literally are the cornerstone of construction projects, and we take a look at how they are dealing with the myriad regulatory obstacles they face in keeping on schedule and meeting developers' expectations.

There's another growing problem for site prep companies: How to handle site security even as Hawaii is mired in a homeless crisis.

Also in this issue, we report on ways that technology has become a vital tool for builders and designers, from new methods to freeze the ground during projects that involve tunneling, to small unmanned aerial system (sUAS), or drones.

The recent opening of the \$375 million Kaneohe-Kailua Wastewater project, a three-mile tunnel that runs to depths of 400 feet, will pave the way for new residential construction, including as many as 4,000 ADUs, experts tell us.

The renovations at the Tumon Sands Plaza are continuing as the Guam shopping center welcomes its newest tenant, Olive Garden. TSP officials say the goal is to have a mix of luxury and affordable offerings when the project is completed.

And we talk to leading builders on Kauai who say business there is "strong." 🏠

A hui hou,

david@tradepublishing.com

Setting It Straight

The value of Alexander & Baldwin's Lau Hala Shops project is \$21 million. An incorrect amount was reported in the August issue. In the same story, it was incorrectly reported that Shioi Construction Inc. was engaged on The Shops at Koloa project.

BUILDING INDUSTRY HAWAII

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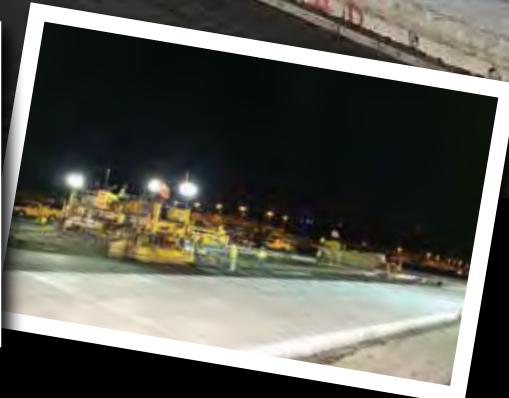
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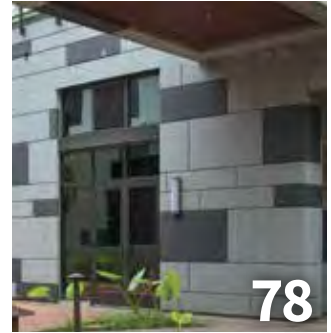
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On the cover

Glen Kaneshige, president of Nordic PCL Construction Inc.

Photo by Nathalie Walker
Design by Ursula A. Silva



COMING IN OCTOBER

Building Industry Hawaii offers an update on **Hospitality Construction** and a focus on what's in the works for **Maui Construction**. We also offer a look at how the Islands are increasing **Energy Awareness**. And we'll preview the upcoming **Pacific Building Trade Expo**.



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

SEPTEMBER 1**Electrician Continued Competency: License Renewals Course**

With registration starting Sept. 1 and scheduled quarterly, this Associated Builders and Contractors Association Inc. Hawaii Chapter (ABC Hawaii) course is open to ABC members and any licensed electrician in the state of Hawaii. Course satisfies the state's continuing education requirements for Electrical Journey Workers IAW HRS section 448E-8.5. Contact ABC Hawaii at 845-4887 for additional information and/or to sign up for the next available class.

SEPTEMBER 7**GCA of Hawaii Scholarship Golf Tournament**

The General Contractors Association of Hawaii (GCA of Hawaii) inaugural scholarship golf tournament will donate proceeds to support the GCA's Scholarship Program for students enrolled in the College of Engineering at the University of Hawaii at 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. Register at gca@gcawaii.org, gcawaii.org or call 833-1681. 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 info, go to info@gcawaii.org or gcawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refund after Aug. 24. Substitutions available.

SEPTEMBER 8; OCTOBER 13**AIA Architectural Walking Tour of Honolulu**

On every second and fourth Saturday of the month, the American Institute of Architects Honolulu Chapter (AIA Honolulu) hosts walking tours of Honolulu's architectural landmarks. Tour groups must be 4-12 people.

9-11:30 a.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. RSVP with payment in advance: go to aiahonolulu.org, contact@aiahonolulu.org or call 628-7243. Fee: \$15 per person.

SEPTEMBER 10-12**OSHA 503-Update for General Industry Outreach Trainers**

The Building Industry Association of Hawaii (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 info, go to biahawaii.org and osha.ucsd.edu. Fee: \$525. No refunds after Aug. 27.

SEPTEMBER 11-13**Construction Quality Management**

GCA of Hawaii, the U.S. Army 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 gcawaii.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., fifth floor. 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 12**NUCA Hawaii: HeavyBid 101**

The National Utility Contractors Association Hawaii Chapter (NUCA Hawaii) HeavyBid 101 software training covers master estimate setup, importing of bid items, the basics of estimate entry, quote folders and closing a bid. Laptop required; trainer will send software link before class.

8 a.m.-5 p.m. Dale Carnegie Training Center, 650 Iwilei Rd., #201B, Dole Cannery Bldg. Register by Sept. 3 at <https://form.jotform.com/82071073272955>. For more information, call Sheryl at 531-4455 or email Sheryl@NUCA.com. Fee: Members \$300; nonmembers \$350.

SEPTEMBER 12**NAWIC Board Installation Dinner**

The National Association of Women in Construction Hawaii Chapter welcomes and celebrates its 2018/19 officers and directors.

5-6 p.m. (networking); 6-7 p.m. (dinner); 7-8:30 p.m. (program). The Willows, Kapaakea Room, 901 Hausten St. Register by Aug. 24 at <https://NAWIC-Installation-Dinner.Eventbrite.Com>. Fee: \$60.

SEPTEMBER 14**First Aid/CPR Class**

GCA of Hawaii presents First Aid/CPR training.

7:30-11:30 a.m. GCA of Hawaii, 1065 Ahua St. For more info, to

download registration form and to remit payment, go to gcahawaii.org. Attendees will be confirmed via email. Fee: GCA of Hawaii members \$85; nonmembers \$120.

SEPTEMBER 14, 28

Improving Productivity and 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. Instructor Garret Sullivan 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.

SEPTEMBER 18

15th Annual ABC Hawaii Shotgun Golf Tournament

ABC Hawaii's annual golf tournament includes a pre-round bento, prizes, Las Vegas raffle, clubhouse banquet and sponsorship opportunities.

10:30 a.m. (registration); noon (shotgun start). Hawaii Prince Golf Course, 91-1200 Fort Weaver Road, Ewa Beach. Download registration form at abchawaii.org and email with payment by Aug. 28 to Renee Rosehill at renee@abchawaii.org. Fee: Various fees apply.

SEPTEMBER 22

Confined Space for Construction-Competent Person

BIA-Hawaii and Tracy Lawson of Lawson & Associates present this 8-hour Competent Person level course covering the OSHA 1926 Subpart AA Confined Spaces in Construction Standard. Course topics include the scope and application of the standard, understanding and classification of confined spaces, permitting, training, duties, ventilation, emergencies and more.

7 a.m.-3:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu.



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SEPTEMBER 24-28

40-Hour Construction Safety Hazard Awareness Training for Contractors Course

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

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Register with payment by September 14 at gcahawaii.org. Fee: GCA members \$500; nonmembers \$750. No refunds after Sept. 8. Replacements accepted.

SEPTEMBER 26

Identifying Trouble Areas in Residential Buildings & Permitting – September

A BIA-Hawaii workshop for seasoned and novice realtors. A licensed GC covers basic building construction, ADUs, permitting basics and more. Counts for four DCCA 2017-2018 biennium continuing education requirements.

8 a.m.-1 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more info at biahawaii.org, or contact Barbara Nishikawa at

629-7505 or bln@biahawaii.org. Fee: BIA members \$100; nonmembers \$150; \$75 through available ETF funding.

OCTOBER 3

First Aid/CPR/AED Certification Class

ABC Hawaii presents first aid, CPR and AED (automated external defibrillator) training and certification.

8 a.m.-1:45 p.m. ABC Hawaii, 1375 Dillingham Blvd., Ste. 201A. Download registration form at abchawaii.org and email to renee@abchawaii.org or fax to 847-7876 by Sept. 26. Fee: ABC members \$125; nonmembers \$150.

OCTOBER 6

13th Annual AIA Honolulu Construction Competition

Giant sculptures made entirely from canned goods and built by teams led by architects and engineers headline AIA Honolulu's 13th annual competition. Canned goods are donated to the Hawaii Foodbank after this year's winners are chosen. Donate a can and cast your vote Oct. 6-Oct. 20 for the 2018 People's Choice Award winner. Keiki (ages 5-12) pitch in at 10 a.m.-1 p.m. at Kids CAN Keiki Corner on Oct. 6.

9 a.m.-2 p.m. Pearlridge Center, Uptown Center Court, 98-1005 Moanalua Rd., Aiea. For more information, go to aiahonolulu.org or contact committee chair Elyse Takashige at elyse@whitespacearchitects.com.

OCTOBER 6, 13, 20

Fall Protection - Competent Person (24-hr) Days 1, 2, 3

BIA-Hawaii and Tracy Lawson of Lawson & Associates present this three-day, 24-hour Competent Person level course covering regulatory requirements for fall protection by OSHA 29 CFR 1926 Sub Part M. Topics include the general requirements, training, fall protection programs, scaffolds, nets, platforms and more.

7 a.m.-3:30 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register online or via email, and get more info at biahawaii.org or lawsonsafety.com, or call Lawson & Associates Inc. at 441-5333. Fee: \$599; \$25 late fee after Sept. 30.

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 info, contact Tristan Aldegue at taldegue@hdcc.com. To register, go to event.com/events/15th-biennial-pacific-rim-safety-health-conference-2018/ registration.

OCTOBER 11

NUCA Hawaii: Virtual & Augmented Reality, Drones and Beyond!

NUCA Hawaii, Chris Baze of Hawaiian Dredging Construction Co. Inc. and Mike Elliot of Drone Services Hawaii show how virtual and augmented reality and drones are used in construction.

1-4 p.m. Honolulu Country Club, 1690 Puumalu St. Register at <https://form.jotform.com/82328434399971>. For more information, call Sheryl at 531-4455 or email Sheryl@NUCA.com. Fee: Nonmembers \$45.

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OCTOBER 12

2018 Building Industry Design & Construction Awards Gala

BIA-Hawaii and the National Kitchen & Bath Association Aloha Chapter present the state's annual Renaissance Competition commercial and residential winners and Hawaii's other top 2018 building and remodeling projects at their annual industry gala.

5:30-9 p.m. The Modern Honolulu, 1775 Ala Moana Blvd. To RSVP and for more information, go to biahawaii.org.

OCTOBER 15-18

OSHA 510 – OS&H Standards for the Construction Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day course covers scope and application of OSHA Construction Standards, construction safety and health principles, with special emphasis on the most hazardous areas in construction. Various credits available. All materials provided on the first day of class.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu.

Register at osha.ucsd.edu. For more info, go to biahawaii.org, call 800-358-9206 or visit oshatraining@ucsd.edu. Fee: \$765. No refunds after Oct. 1.

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 Hawaii 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 info, 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: 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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When Gerhard Osterberger left the German village of Ebratshofen, the population dropped to 102. Little did he know then that he would never again reside in the post-card-perfect hamlet in the mountains of Bavaria. Or that he would end up in Hawaii as one of the 50th State's master woodworkers, sought out by architects, interior designers and contractors especially for his skill with koa.

"There was no plan," he says of his departure from Ebratshofen, which left the burg's oom-pa-pa band in need of a new trombone player. "I just got the travel bug."

He traveled throughout Europe, then came to the U.S., visited 35 states and met a girl.

Back in Germany, his father passed away, necessitating Gerhard's brief return. "We gave up the farm when my dad died, and I just took off," he says. "I wanted to go to Alaska but never made it. We went to Austria,

Czechoslovakia, Greece, Crete, Egypt, India all around for three months and up to Nepal, Thailand, Malaysia, Singapore, Australia."

Besides the girlfriend (who would become his wife and mother of his daughter Erica), Gerhard traveled with his woodworking skills and sensibilities.

"I'd done a three-year apprenticeship program in a cabinet shop, starting when I was 14. This was 1977 to 1980. The first project was making hand-made dovetails (he interlocks his fingers to illustrate two pieces of wood fitting perfectly together). You do it with just a hand saw and chisels. It's a good feeling, seeing how the wood reacts."

before heading to Hawaii in 1989.

He worked for a couple of private companies here, including Bello, "and then I was in the union for a while, putting up homes in Mililani Mauka, but that really wasn't for me.

"Then we went to California for three years and I started working on my own. Did a lot of work for some wineries (Bartholomew, Glen Ellen), tasting-room counters and cabinets. I took the old barrels—they last only three years or so, the wineries can't get any more flavor out of the oak—so I got them very cheap, \$30, took them apart, basically turned them inside out

"I'd done a three-year apprenticeship program in a cabinet shop, starting when I was 14. The first project was making hand-made dovetails. You do it with just a hand saw and chisels. It's a good feeling, seeing how the wood reacts."



Grandfather clock

Why woodworking?

"It definitely beats stone," he says with a hearty Bavarian laugh. "My father was a farmer and a mason. I didn't want to be a farmer or a mason—in Germany it's cold and wet, a mason's fingers are cold all the time.

"And I think I can do nicer things with wood."

During his globetrotting years, he kept his eyes open for beautiful workmanship—"We visited every church, Buddhist temple, Muslim mosque"—and was especially influenced by the inlay art of India. Gerhard liked Australia so much, he went to work in a Sydney woodshop for three years

and made tables and chairs. (He also converted a wine barrel into a too-cute dog house.)

"Then we came back here to Kailua in 1996. I missed Hawaii."

Paging through photo books of his creations, the only thing as impressive as the volume and creativity are the diversity and quality. This is truly one of the great artists of Hawaii, well deserving the honorific "master woodworker." Another descriptive would be "prolific."

"I do a bit of everything, from gift items to kitchens, and anything in between," he says. "Bedroom sets, desks, dining room sets, home entertainment cabinets, a kitchen or two a year. I do a lot of vanities—if you want something different, not just go to Home Depot, and it's usually different sizes, so bigger companies don't want that (job). I do the one-of-a-kind, art kind of thing. I can spend more

To learn more about Gerhard Osterberger and his creations, go to finewoodworkinghawaii.com



Hand-crafted chess set



Gerhard Osterberger with images of the Mokulua

time on it because I don't have the overhead they do."

He's done a large entryway for a Kahala home, the interior of a Waikiki spa and is currently doing all the cabinetry in a Waikiki Gold Coast double condo.

Upon request, he'll also build a secret compartment into a desk.

"Coming up with ideas, that's the fun part," says Gerhard, who a few years ago took home a first-place award at the prestigious Hawaii woodworkers show at the Honolulu Museum of Art.

When he's not involved in a big project, he stays busy creating everything from rolling pins to rocking chairs to bowls, urns and boxes, to chess sets to grandfather clocks to bottle stoppers, even mobiles and hanging potpourri holders.

The chess set I saw is spectacular.

"Every figure is made from a different Hawaiian wood, so I used 32 local

woods," Gerhard says. "One horse looks up, the other looks down. The two bishops have their own designs, their own personalities. Each figure is different."

A recent project is a series of framed vistas of the Mokulua Islands off Lanikai, each element made of a different wood, including various types of koa, bullseye maple, wenge (a dark African wood), eucalyptus, ebony, lacewood (Australia), black walnut, even driftwood.

"The sky is mango," Gerhard says of one iteration. "I love The Mokes, I kayak out there—The Mokes every day are different, no day is the same." Neither are his various interpretations.

A recurrent theme in everything from urns to wine corks is Gerhard's skill with intricate inlays of different woods to create beautiful visual displays. The Indian artisans whose work he admired would be impressed.

"Tiny pieces—that's my secret," he

says, declining to divulge how he can be so precise with so many wooden bits, some not much bigger than flecks of sawdust.

There is one thing Gerhard respectfully declines to do for clients: "I don't like staining wood. I like the actual colors. Just lacquer it to protect it. If somebody wants a dark color, I'll try to talk them into oak or teak or koa, a brown color. Or if they want a lighter color, then maple or something."

After all these years and so many projects and pieces, Gerhard remains ever-attracted to woods.

"Every wood is different, every tree is different, every piece is different," he says. "I think there are 26 different kinds of koa, from blond to very dark, curly or not. It's always interesting to me." 🏠

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



A luxury sink and cabinet

HAWAII'S WOODSHOW

Na La'au o Hawai'i, Hawaii Forest Industry Association's annual juried woodworking exhibition, opens Sept. 22 and runs through Oct. 7 at the Honolulu Museum of Art's Linekona Gallery. Hours are Tuesday through Sunday from 10 a.m. to 5 p.m. Admission is free. For more information, woodshow.hawaiiiforest.org.

DOT Contracts Spur Strong July

Construction awards from government agencies during the month of July continued to outpace last year as the Department of Transportation issued contracts totaling more than \$127 million. Statewide awards during July were \$176,868,722—up nearly 600 percent from \$30,400,852 last July.

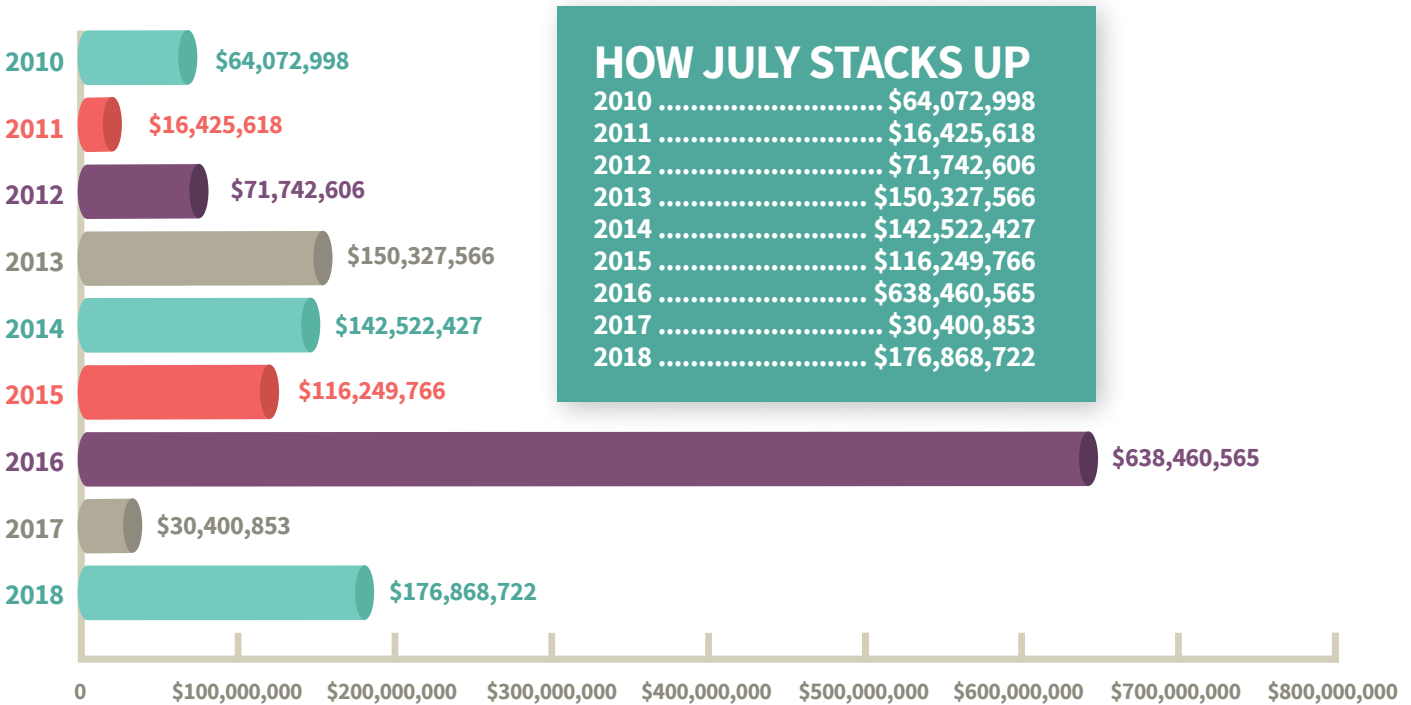
After seven months, agency awards total \$1,307,674,006, nearly tripling

last year’s volume of \$480,355,503 during the same period.

Nan Inc. landed three awards totaling \$50,709,680, the lion’s share of July’s volume. Of two sizeable projects at Daniel K. Inouye International Airport, the largest worth \$22,757,000 went to Nan while Hako Plumbing Inc. was awarded the other, worth \$21,315,400.

Most of July’s contracts—worth approximately \$136,525,929—were awarded for projects on Oahu. However, the month’s third-largest contract, \$18,801,750 for pavement work on the Island of Hawaii, was awarded to Jas. W. Glover Ltd.

The Department of Accounting and General Services awarded \$14,513,827 in projects during July.



Oahu

- Nan Inc.** **\$22,757,000**
Baggage Handling Systems Improvements, Overseas Terminal Phase 1, Daniel K. Inouye International Airport
- Hako Plumbing Inc.** **21,315,400**
HNL Restroom Improvements, OST Phase 1 at Daniel K. Inouye International Airport
- Nan Inc.** **19,420,866**
Replacement of Parking Structure Pedestrian Bridges at Daniel K. Inouye International Airport
- Jas. W. Glover Ltd.** **18,801,750**
Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Island of Hawaii
- Kiewit Infrastructure West Co.** **13,191,003**
Diamond Head Apron Reconstruction, Gates G1 to G6 (11 to 6) at Daniel K. Inouye International Airport
- Healy Tibbitts Builders Inc.** **4,807,000**
Waianae Small Boat Harbor, Piers B and C Repair
- Certified Construction Inc.** **4,655,500**
HNL Diamond Head Concourse Reroofing at Daniel K. Inouye International Airport
- Paradigm Construction LLC** **4,586,648**
Puahala Homes, Buildings 10-15, Site and Building Improvements, HA-2022

- Road Builders Corp.** **3,651,540**
Pavement Repairs at Various Locations, Island of Oahu
- Paul’s Electrical Contracting LLC** **3,189,777**
Oahu Community Correctional Center, Emergency Generator Systems Replacement and Related Improvements
- Brian’s Contracting Inc.** **2,794,000**
Relocate Harbor Police to Former Fire Station at Pier 15, Honolulu Harbor
- Eckard Brandes Inc.** **2,744,013**
Furnishing Storm Drain Cleaning and CCTV Inspection at Various Locations
- Contech Engineering Inc.** **2,603,828**
Slope Improvements for Erosion Control at Various Sites, Phase 8
- Ralph S. Inouye Co. Ltd.** **1,325,500**
Oahu Community Correctional Center, Razor Wire Fencing and Holding Unit Stairway Replacement
- Healy Tibbitts Builders Inc.** **1,296,530**
Heeia Kea Small Boat Harbor, South Mole Apron Repair
- Brian’s Contracting Inc.** **1,111,000**
Kaimuki Middle School, Room V-1, Renovate to Science Lab,
- DYC Electrical Services** **985,500**
Kalaheo High School Campus, Rewire Fire Alarm

AWARDS BY AREA

Oahu	\$136,525,929
Hawaii	18,855,883
Maui	15,650,439
Kauai	5,836,471
Total	\$176,868,722

AWARDS BY AGENCY

DOT	\$127,704,750
DAGS	14,513,827
DPWHI	9,206,518
DOE	7,856,604
DLNR	6,103,530
DOFMA	5,840,276
HPHA	4,586,648
DOD	1,056,569
Total	\$176,868,722

Paradigm Construction LLC	954,800
Storm Water Best Management Practices Improvements at Maintenance Baseyards on Oahu	
MJ Construction Co.	659,500
Waiawa Correctional Facility, Roofing Improvements	
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	
Construction Engineers LLC	598,950
Palisades Elementary School, Parking Expansion and Retaining Wall	
StarCom Builders Inc.	565,500
Hahaione Elementary School, Miscellaneous R&M FY2013	
Ralph S. Inouye Co. Ltd.	545,000
Kalihi Elementary School, School Facility Improvements	
Molina Engineering Ltd.	524,502
Heavy Equipment at Daniel K. Inouye International Airport	
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	
Power Constructors LLC	350,725
Waiawa Correctional Facility, Security Lighting	
Sea Engineering Inc.	299,424
Substructure Repairs at Piers 24-26, Honolulu Harbor	
Ralph S. Inouye Co. Ltd.	276,100
Aina Haina Public Library, Renovate Public Restrooms for ADA Compliance	
Pacific Isles Equipment Rentals Inc.	259,654
Kalihi Kai Elementary School, Parking Lot Improvements	
Brian's Contracting Inc.	216,000
Halawa Vector Control Facility, Bldg. B, Room 108 Renovations	
Commercial Shelving Inc.	171,032
Repair Roll-Up Doors at Pier 10 and Baseyard, Honolulu Harbor	
Henry's Equipment Rental & Sales Inc.	166,000
Lihilo Elementary School, Parking Lot Expansion and Improvements	
Kaikor Construction Associates Inc.	135,755
Repair Fenders and Bollards at Pier 38, Honolulu Harbor	
Henry's Equipment Rental & Sales Inc.	121,000
Repair Sewerline at Pier 40, Honolulu Harbor	
DYC Electrical Services	49,089
B829 Hangar Bay Led Lighting, Hawaii Army National Guard	
Henry's Equipment Rental & Sales Inc.	35,500
Drainage Improvement, Farrington Highway	

Maui

HI Built LLC	4,691,499
Pavement Rehabilitation of Various South Maui Roads, Kihei	

Hawaiian Dredging Construction Co. Inc.	4,670,000
Hana Highway Improvements, Phase 2C, Huelo to Hana	
Hawaiian Dredging Construction Co. Inc.	1,155,555
Enclosure of Ground Level Spaces at Kahului Airport	
Grace Pacific LLC	1,148,777
Waiopai Bridge Repairs	
Paul's Electrical Contracting LLC	887,700
Generator Replacement, Lanai Airport	
Paul's Electrical Contracting LLC	727,000
Upgrade Runway Lighting and Baseyard at Kalaupapa Airport	
Site Engineering Inc.	595,303
Pilihi Highway Improvements, Vicinity of Kulanihako Street	
Kone Inc.	392,300
Maintenance of Elevators and Escalators, Kahului Airport	
International Roofing & Building Construction	382,480
Puunene Readiness Center, Building Roof and Gutter Repair and Waterproofing, DOD, Hawaii Army National Guard	
Hawaii Electrical Solutions	380,000
Repair Wharf Street Switchboard, Kahului Harbor	
Hawaiian Dredging Construction Co. Inc.	276,825
Substructure Repairs at Kaunakakai Harbor, Molokai	
Sea Engineering Inc.	235,400
Tire Fender Repairs at Kaunamalapa Harbor, Lanai	
Paradise Roofing Corp.	107,600
Lahainaluna High School, Building A Reroof	

Hawaii

Nan Inc.	8,531,814
Lono Kona Sewer Improvements, Wastewater Division,	

Department of Environmental Management, Kailua-Kona	
Isemoto Contracting Co. Ltd.	3,773,124
Hawaii Community Correctional Center, Security Electronics and Hardware Replacement, Hilo	
Stan's Contracting Inc.	2,987,300
Kohala Elementary School, Architectural Barrier Removal Project	
Isemoto Contracting Co. Ltd.	1,956,246
Hawaii Community Correctional Center, Hale Nani, Support Services Building, Hilo	
Isemoto Contracting Co. Ltd.	674,704
West Hawaii Sanitary Landfill, Scale Replacement	
Hawaiian Dredging Construction Co. Inc.	479,895
Repair Makai Concrete Bridge at Kawaihae Harbor	
Stan's Contracting Inc.	303,700
Hawaii Community Correctional Center and Kulani Correctional Center, Roofing Repairs and Improvements	
Isemoto Contracting Co. Ltd.	149,100
Waiakea Intermediate School, Building S, Covered Walkway	

Kauai

Castaway Construction & Restoration LLC	2,991,898
Terminal Siding Replacement at Lihue Airport	
Castaway Construction & Restoration LLC	1,516,996
Kapaa Middle School, Bldg. H and I, Hardening of Hurricane Shelters	
Pacific Blue Construction LLC	946,159
Kauai Community Correctional Center, Work Areas, Office Spaces and Roofing Repairs	
Abhe & Svoboda Inc.	381,418
Fender Repairs at Piers 1 and 3, Nawiliwili Harbor	

JULY'S TOP 10 CONTRACTORS

1. Nan Inc. (3)	\$50,709,680
2. Hako Plumbing Inc. (1)	21,315,400
3. Jas. W. Glover Ltd. (1).....	18,801,750
4. Kiewit Infrastructure West Co. (1).....	13,191,003
5. Hawaiian Dredging Construction Co. Inc. (4)	6,582,275
6. Isemoto Contracting Co. Ltd. (4).....	6,553,174
7. Healy Tibbitts Builders Inc. (2)	6,103,530
8. Paradigm Construction LLC (2).....	5,541,448
9. Paul's Electrical Contracting LLC (3)	4,804,477
10. HI Built LLC (1)	4,691,499

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

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

Jas. W. Glover Ltd.	\$6,150,500
Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Island of Hawaii	

Maui

F&H Construction	6,668,000
South Maui Recycled Water System Expansion, 2nd 1.0 Mg Tank and Pipeline Improvements, Kihei	

Norrie Construction	126,00
Basketball Court Improvements at Richard "Pablo" Caldito Park	



Now, a Fast Track for ADUs in Kaneohe

Permit re-applications urged as new sewage tunnel paves way for 4,000 approvals

BY BRETT ALEXANDER-ESTES

Construction of accessory dwelling units (ADUs) in Kaneohe has often stalled due to the Windward Oahu area's inadequate sewage facilities. But now that the city's new Kaneohe-Kailua gravity sewer tunnel project has been successfully completed, Kaneohe residents can build the small-scale homes on their properties.

4,000 of them.

This is Kaneohe's ADU potential as stated Aug. 9 by Honolulu City Councilmember Ikaika Anderson, who represents the district. "Windward

Oahu residents whose ADU permits were (postponed) because of sewer capacity are being urged to reapply now that the KK Tunnel, the first of its kind in the state, has come online," says Honolulu Mayor Kirk Caldwell.

Previously if a Kaneohe resident couldn't build an ADU, it was due to findings on the applicant's ADU pre-check forms.



Mayor Kirk Caldwell

Pre-check forms determine whether public facilities can support additional residential construction in a given area, and are a first step in obtaining an ADU permit.

"The Department of Planning and Permitting sent 132 letters to Kaneohe owners whose (ADU) pre-check forms were denied because of sewer capacity," says Curtis Lum, spokesman for the DPP, adding that the agency has not denied any building permit applications for an ADU.

"The denials were for pre-check forms," Lum says. "We encourage owners to submit a pre-check form to find out if their lot is eligible for an ADU before going through the expense of having plans drawn up."

Letters sent by the city in July to



Sewer tunnel project



ADU applicants read, in part:

“Our records show that a request for wastewater capacity at your property, affected by this Project (the Kaneohe Kailua Wastewater Conveyance and Treatment Facilities Project), may have been recently denied. With the completion of the Project, we are informing homeowners, like yourself, that wastewater capacity may now be available for an ADU.”

Lum says the DPP has received 761 ADU building permit applications. The agency has “approved/issued 445 and have 44 that were approved and are awaiting pickup by the applicant, as of Aug. 10,” he says. “We have 224 building permit applications under review.”

Hawaii’s ADUs are often built by building professionals and such building materials vendors as Honsador Lumber, which offers a variety of ADU models.

“We have approximately 100,000 lots on Oahu that could be used to build accessory dwelling units,” says Caldwell, “which in turn would help ease our housing crunch.” 🏠



Kaneohe-Kailua gravity sewer tunnel

MIGHTY KAUAI

‘Strong’ 2018 construction takes floods in stride, makes gains in most sectors

BY BRETT ALEXANDER-ESTES

Three leading builders—Conrad Murashige, Will Summerhays and Brett Schmauch—often focus on different industry sectors, but agree on the outlook for Kauai construction through 2019.



Shioi Construction on the Pili Mai job site
PHOTO COURTESY SHIOI CONSTRUCTION INC.



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• “Strong” in resort and government, says Murashige, president of Shioi Construction Inc.

• “Strong” in residential and hospitality, says Summerhays, executive vice president of Layton Construction Co. LLC.

• “Strong” overall,” says Schmauch, vice president of Unlimited Construction Services Inc.

Recent statistics also confirm the current strength of the industry. In



Will Summerhays

June, Kauai industry employment was 1,900, a gain of 5.5 percent over last June. In fact, Murashige has seen “about a 9 percent increase in hours worked over 2017.”

The total value of Kauai building permits is rising, too. “For the first six months of 2018 (it’s) \$56,833,624,”

says Lyle Tabata, acting Kauai county engineer, citing an increase of more than \$3 million over the first six months in 2017.



Lyle Tabata

This includes repairs to structures damaged by Kauai’s spring floods, which are ongoing. “We still anticipate that residents will continue to apply for flood-related building permits through at least the end of this year,” Tabata says.

The county itself recently held a blessing to celebrate Lihue’s upcoming \$15.1 million Transportation Investment Generating Economic Recovery (TIGER) municipal improvements.

“The housing sector has been the strongest in 2018.”

—Will Summerhays

Even more promising, the Lawai Solar and Energy Storage Project—a utility-scale solar PV + battery energy storage facility that will power roughly 11 percent of the island—is on track to wrap this year, says Cameron



Cameron Haughey

Haughey, senior EPC project manager at AES Distributed Energy.

“The project is inherently innovative,” Haughey says. The new facility “will be able to shift daytime solar energy to the nighttime to offset peak demand and traditional oil-fired generation.” For island builders, residents and commercial ventures, this means more energy, for less.

New Hospitality Projects

Layton: “With visitor arrivals increasing, the existing resort and hotels must continually update and remodel,” says Summerhays. “Several of the major resorts and smaller hotels have undergone remodels in 2018. There are also new ground-up resort

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The 150-acre Lawai Solar and Energy Storage Project will power roughly 11 percent of the Garden Isle. PHOTO COURTESY AES DISTRIBUTED ENERGY

developments planned to start construction in 2018.

“Layton will begin construction for an exciting new resort in Kapaa, the Coconut Beach Resort,” he says. “The

Resort will be a hotel and timeshare mix with over 300 units.”

Shioi: Shioi, also heavily engaged in hospitality, has scheduled a September wrap on Timbers Townhomes in

Timbers Kauai Ocean Club & Residences, a 450-acre luxury enclave on Kalapaki Beach.

Pili Mai at Poipu, another Shioi luxury project, features 191 resort condominiums encompassing 13 13-plex buildings and two 11-plex buildings, and is set to wrap in November.

“Overall, Kauai construction remains strong in 2018.”

—Brett Schmauch

Shioi’s other current projects include the Sheraton Kauai Resort Ocean and Beach Wing exterior and interior refresh. The fast-track project covers two ocean wings and three beach wings—112 units and four ADA units in the ocean wings, and 66 units and four ADA units in the beach wings.

Looking forward, Shioi will see “a more than 10 percent increase in dollar volume if a couple of resort projects are permitted and start fourth-quarter 2018 or early 2019,” Murashige says.

New Residential Projects

“The housing sector has been the



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Kilauea Lighthouse Village - Kauai



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strongest in 2018,” says Summerhays. “This includes single-family housing, master-planned housing developments, low-income housing, and multi-family housing,” noting that Kauai’s housing shortage is in the low- to middle-class range.

“Layton will begin construction for an exciting new resort in Kapaa.”

—Will Summerhays

“Several key projects have begun in 2018 aimed to help with the shortage,” Summerhays says. “A couple of these larger projects include the Koa’e workforce housing in Koloa and the Hooluana at Kokea Loa in Lihue.”

Shioi: In April, Shioi broke ground on Koloa’s Koa’e Workforce Housing. The Mark Development



The Maliula and Kaiholo residence buildings at Timbers Kauai were completed in June, and the Laola townhomes are slated for completion this September.

RENDERING COURTESY TIMBERS RESORTS

Inc. complex features 23 two-story buildings, including two four-plex buildings and 21 six-plex buildings, a single-story community center and other supporting facilities. The project includes “Hardie lap and board-and-batten siding, standing seam metal roofing and granite countertops,” says Murashige, and is slated to wrap in April 2020.

Shioi is also GC on the approximately \$2.5 million Ainaina Hou Pavilion in Kilauea, a community center featuring four new structures: a 4,000-square-foot pavilion, a kitchen, and conference and entry buildings.

New Government Projects

Kiewit: Kauai County’s \$15.1 million design-build contract for



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Lihue's TIGER municipal improvements has been awarded to Kiewit Infrastructure West. The project will start in January with major components slated for a December 2019 wrap.

Layton: On July 30, Layton broke ground on the new County of Kauai Adolescent Treatment and Healing Center. "The facility will provide services and rehabilitation to help troubled teens turn their lives around," Summerhays says. "The project includes a 20,000-square-foot facility, with eight bedrooms, a kitchen, an open-air learning and recreation center, a 1,900-square-foot open-air multi-use covered entry, an education and training center and support services. The facility will also have a sport courts and agricultural farming area." The project is scheduled to wrap on March 22 next year.

Layton will complete the \$4.5 million Kapaa Elementary School New Library Shell in September. The single-story, nearly 7,390-square-foot shell is "valuable to the school and community, as the elementary students



Energy storage container at the Lawai Solar and Energy Storage Project
PHOTO COURTESY AES DISTRIBUTED ENERGY

currently share library space with the high school," Summerhays says.

Shioi: Also busy in the public sector, Shioi is currently building Kauai Community College's new Cultural Culinary Instructional Facility, set to wrap in January next year. The approximately \$2 million project features a 3,000-square-foot structure with a prep room, storage, restroom, imu pit and Portuguese outdoor oven. Elsewhere, Shioi received a certificate of occupancy in July for Waimea High School's cafeteria renovation and other repairs.

Unlimited: In Koloa, Unlimited is heading the MCC, Chlorination Facilities, Koloa Wells 16A & 16B

project. The \$3.59 million improvements by the Kauai Board of Water Supply include construction of a 400-square-foot control building and retaining wall, replacement of the deep well pump and motor, discharge piping, MCC, disinfection system and site improvements, says Schmauch. The deep well pump and motor control operation are being replaced through a SCADA system, he notes.

New Commercial Projects

Layton: In late October, Layton expects to break ground on the Extra Space Storage Kauai project. "The foundations and drive aisle for these buildings were poured nine years

A silhouette of two construction workers wearing hard hats stands in the center, flanked by two large excavators. The background is a vibrant sunset with orange and pink hues. The scene is set against a dark horizon.

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Ongoing construction at the Lawai Solar and Energy Storage Project
 PHOTO COURTESY AES DISTRIBUTED ENERGY

ago and have sat untouched,” says Summerhays. Layton will raise two storage buildings: one 17,787-square-foot building with two levels and a single-story building at 3,647 square feet. In addition to 213 storage units, “there will be a retail entry area and employee break room at the two-level building along with a vertical lift gate to enter the facility,” says Summerhays. “The exterior façade will consist of various finishes including smooth metal and corrugated panels.”

Also in late October, Layton expects to wrap on the Samuel Mahelona Medical Center Endoscopy Suites project, a design-build renovation of existing interiors into medical office suites.

Shioi: Making a strong appearance in Kauai’s 2018 commercial sector, Shioi is busy with three projects: Kilauea Lighthouse Village, the Market at Kilauea and Kauai Community Federal Credit Union.

The Kilauea Village center’s nine buildings, totaling 29,600 square feet, are complete, and remaining

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Shioi's Pili Mai project includes 191 luxury resort condominiums. PHOTO COURTESY SHIOI CONSTRUCTION INC.

construction is limited to site work and merchant build-outs—including the Sullivan Family of Companies' Kilauea Market + Cafe. Shioi's Market project, set to wrap in March 2019, is raising a 12,400-square-foot pre-engineered metal building that includes the shell and tenant improvements for Foodland. Shioi's remodel of the Federal Credit Union, set to wrap in December, covers HVAC, a new standing seam metal roof with framing, and other site improvements.

Exyte Energy Inc.: Exyte (also known as M+W Energy Group) is GC on the 150-acre Lawai Solar and Energy Storage project. "The 'PV Peaker' project from AES includes highly efficient PV modules mounted on a single axis tracking system, coupled with high-energy density lithium ion batteries," says Haughey. "The batteries and PV modules are uniquely DC-coupled on the same side of a shared inverter, rather than traditional AC coupling. The system is designed for dual land use. In addition ... the historical agricultural practices for the land will be maintained with more than 700 sheep grazing on the property."

Forging Ahead


With Kauai's building industry holding its own and a big new energy source on the horizon, Murashige, Summerhays and Schmauch are optimistic:

Kauai construction is "getting stronger in all sectors," Schmauch says. "All signs point to the commercial sector seeing some notable projects starting sometime in 2019." And this, he says, will "keep the industry thriving on Kauai for the foreseeable future." 🏠

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NORDIC PCL'S PRESIDENT SAYS LESSONS
LEARNED FROM HIS EARLIEST DAYS ON THE
JOBSITE HAVE HELPED HIM IN BUILDING
MANY OF HAWAII'S BIGGEST PROJECTS

BY DON CHAPMAN PHOTOS BY NATHALIE WALKER

Union construction workers may not have a better friend in management than Glen Kaneshige, president of Nordic PCL Construction Inc. So it's fortunate that his volunteer work includes serving as chair of the General Contractors Labor Association's labor negotiations committee that handles collective bargaining agreements with unions.

Let's just say Kaneshige understands where the laborers are coming from—he's worked beside them. It started in high school at Iolani, working summers for his dad Mitsuru, who ran what was then known as Nordic, and continued when he came home on summer breaks from earning a civil engineering degree at Cal-Berkeley and then a master's from the University of Michigan.

"Summertime, I worked outside as a union worker," Kaneshige says. "During college years I'd come back, re-sign with the union, pay some back dues and be

dispatched out to a job, working with crews that did layout, erected concrete formwork and placed concrete. I enjoyed the hands-on experience of pounding nails with the rest of the guys in the crew.

"Being exposed to what they do, working side-by-side with them, gave me respect and understanding of how they see things. And they're salt of the earth, very hard workers. I met workers who were very intelligent, very good planning skills, some were natural leaders out there. Those summers were very valuable working side-by-side with these guys."

His volunteer work, significantly, includes serving on the Carpenters Union Health and Welfare Fund and the Masons and Plasterers Training Fund, for which he is a management trustee. The Carpenters Union named him 2011's Union Builder of the Year.

His days as a laborer also help explain why he puts such an emphasis on safety.



“I have to say that when I was out there, safety was not the same as today,” Kaneshige says. “Safety as a whole, we’ve made huge strides in making the workplace safer. The Nordic PCL culture makes safety priority No. 1. All the decisions made at the jobsite need to be made with safety as a consideration. How we decide to do things cannot result in people getting hurt.

“We emphasize everybody goes home the same way they arrived on the job.”

Nordic PCL’s Honolulu office recently won the Association of General Contractors of America’s top safety award in the building category.

Back in high school, Glen wasn’t certain he wanted to follow his father into engineering. Mitsuru, an Air Force veteran who studied civil engineering at the University of Hawaii at Manoa (class of ’51), came to Nordic in 1972 from top management at E.E. Black, and began buying out the interests of a few senior partners as they moved into retirement. By the mid-1980s he had majority ownership.

“At one point,” Kaneshige recalls, “I thought I was going to go down the path my brother had, which is to be

a doctor. But then I realized I don’t really want to be in a hospital setting, I don’t really like the antiseptic smell. I had an interest in math and the physical sciences, and my junior year I worked around the construction industry so I was exposed to it. And then by my senior year I knew it was engineering.”

He returned from Michigan and went to work for his dad’s company.

“When I came back in 1984, we were in the midst of a lot of strife—the last long bunch of strikes Hawaii has had,” he says. “There wasn’t much going on. I was helping out with some projects, but just helping out.

“The first project I really got assigned to was the Kaiser Honolulu clinic (across from McKinley High School), starting on the foundation work. I was project engineer. It was a good learning experience. And I knew a lot of the guys because I’d worked alongside them.”

Kaneshige’s days as a laborer also help explain why he puts such an emphasis on safety. “I have to say that when I was out there, safety was not the same as today. Safety as a whole, we’ve made huge strides in making the workplace safer.”

Other early projects include a five-phase project at Kamehameha Schools, involving a new gym, new administration building, new parking lots and expanded classrooms. “I was up at Kamehameha for two years,” he says.

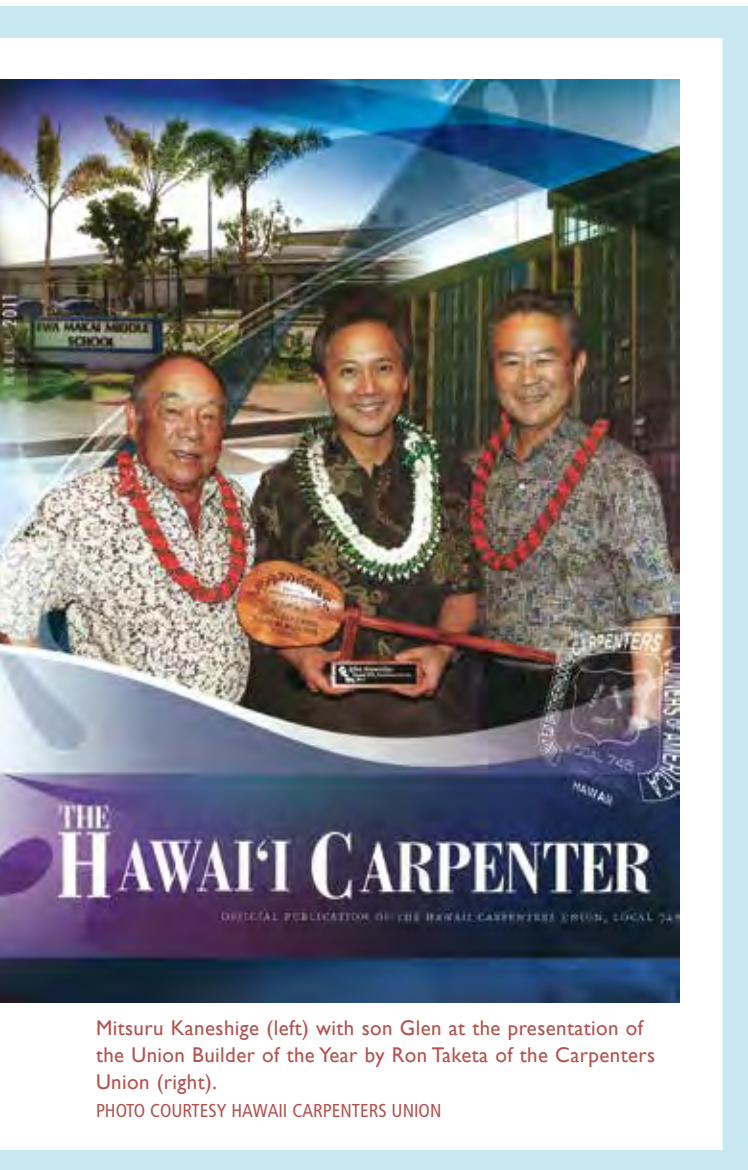
He then went to the airport for a large renovation project in the central concourse, “where we gutted the baggage claim areas, down to the structure, installed six new carousels. That was ’88 to about ’90. That was just winding down when I came over to this project.”

That would be Alii Place, making Kaneshige one of the few people in Hawaii who works in a structure he helped build. “In some ways it’s ironic we’re back here. We moved because of the acquisition by PCL.”

Kaneshige, president since May 1999, keeps his father, now 89, posted on what’s happening at the company.

“I learned a lot of things from my dad, but never tried to be my dad,” he says. “You look at your role models and you take a little bit of what you see as good and then mesh it with who you are, and that’s who you become. I didn’t try to be my dad. He was successful during his tenure, at a time that was different, but it worked. I just knew I had to be who I am.”

One of Mitsuru’s bits of advice sticks with him. “I remember him saying, ‘Never bite off more than you can chew.’ When times are good, you can convince yourself to



Mitsuru Kaneshige (left) with son Glen at the presentation of the Union Builder of the Year by Ron Taketa of the Carpenters Union (right).

PHOTO COURTESY HAWAII CARPENTERS UNION



take on one more project, that you have the people and resources to do this project because the project is there, the opportunity is there.

“And that’s where contractors get into trouble—you get over-extended and suddenly you lose control, and things can go awry really quickly. A project that you thought was going to be good for you can suddenly go bad. You not only take a financial hit, but you have a client who is unhappy.

“I’ve always kept that in mind. When we’re going through a boom period, we need to exercise self-restraint and not take

on that one more job that is beyond our capability. ... I’ve told prospective clients that we can’t take on a project, and been frank that right now we have a lot on our plate, and for us to take on this project could end up in a project where you’re not going to be happy with us, so let’s not go down that path. But please call us for the next project.

“I don’t want to damage our reputation. In Hawaii, your relationships are everything. This is a small town, and we have to be conscious of that. Don’t bite off more than you can chew—or you might get a bad case of indigestion.” 🏠

Nordic Turns 80

Kaneshige focuses on key issues facing the building industry and its impact on the state’s future

Glen Kaneshige was in a relaxed mood when he met with *Building Industry Hawaii* in Nordic PCL’s Alii Place offices in downtown Honolulu, having just returned from a week of fishing away from the office.

“It was good, down to Christmas Island, three hours and 15 minutes directly south of Hawaii,” he said. “There’s nothing else to do down

there other than fish—and there’s a lot more action (fishing) than you get around here. And the phone doesn’t work, and no emails, so I was pretty much cut off for a week.”

Here is a sampling of his comments on a variety of topics involving Hawaii’s construction industry:

Happy 80th!

“This is our 80th anniversary, we were founded in 1938 in

Honolulu,” says Kaneshige of the company that ranks No. 6 in BIH’s most recent listing of Hawaii’s top 25 contractors. “It’s a local company despite the non-local-sounding name, Nordic. The founder of the company was Carl John Haglund, went by C.J., a Swedish gentleman who came to Hawaii, started the company as a sole proprietorship. He named it Nordic because of his Scandinavian descent. It was Nordic Construction

Company until 1946 when it got bought out by three gentlemen: Archer T. Osler, Marvin G. Elton and Oscar H. Winne. The name stayed the same until 1950, then they incorporated the company in the Territory of Hawaii and the name changed to Nordic Construction Ltd. The name remained the same from then until I sold the company in 2008 to PCL. At that time it became Nordic PCL Construction Inc.

“We did a name change, but the entire corporate structure stayed intact. In fact, Nordic PCL was the joint venture name we were using on some of the bigger projects we were working on together previously. They knew they needed to work with a local company.



Glen Kaneshige recently returned from a fishing trip to Christmas Island.

“What brought PCL to Hawaii was the Hawaii Convention Center, completed August 1997. PCL wanted to stay in Hawaii, but we were still in the Japan bubble (and) there weren’t a lot of big projects to sustain them here. So they left, but there was an opportunity to come back to Hawaii in 2002 to work on Kahala Nui (retirement community). That was done as a joint venture.

“Then we also did two towers for American Vacation Club International in Ko Olina, and we did a condo for A&B, Keola La’i, also a very large project for Ritz Carlton residences at Kapalua—that was at the top of the market when the market blew in September 2008, our last joint venture

(before selling Nordic to PCL).”

This fall Nordic PCL will be topping off American Savings Bank’s new campus at Beretania and Aala.

A Great Career Awaits

Asked if a young person today should consider a career in engineering and construction, Kaneshige answers with an immediate and emphatic “Yes!”

“Our industry has a shortage of talent, of people wanting to come into this business. It’s hard to find good employees, and kids coming out of engineering and construction management, whether at UH or Mainland universities, aren’t having trouble finding a good job. They’re getting offers and have a lot of options.

“A lot of companies, including ourselves, offer internships for students who have completed their second year, going into their junior year, so they get hands-on training of what we do, and we try to offer those who show promise full-time employment. It allows us to identify talented people at an early stage. Not just in Hawaii, but nationally as an industry we’re struggling to find skilled labor and a workforce that is going to fill the void left by the groomers going out. We’re going to continue to struggle with the shortage of manpower.”

How’s the Market Doing?

Hawaii’s construction market “topped off, we think, early 2016.

It’s been a gradual, tapering pullback since then. Our volume reflects it, the overall industry reflects it. You see contractors getting hungry again for work, getting more aggressive about bidding,” Kaneshige says.

“But the industry is still relatively healthy. There are still a lot of projects out there. Depending on when they come on line, it’s conceivable 2019 could be the start of another upward turn. There are some very large projects on the board that developers plan to move forward with. The biggest one is the Atlantis project at Ko Olina. And there are six high-rise towers along the Kapiolani corridor.

“The Neighbor Islands are definitely picking up, hospitality has been strong. The boom that ended in 2016 was mostly contained in the Kakaako-Waikiki area of Oahu, high-rise condominiums and retail projects. We did the Symphony project, as well as a retail project out at Kapolei, Ka Makana Alii, for the DeBartolo Group.

“The residential subdivision market wasn’t really moving, Koa Ridge and Hoopili got hung up, federal-military market softened, probably because we no longer had Sen. (Daniel K.) Inouye as chair of the Senate Appropriations Committee.

“The Neighbor Island hospitality market was relatively slow to recover from the 2008 collapse. The Carpenters Union in Kona had 90 percent unemployment after 2008.

“Work was concentrated in Honolulu. Now we see the sectors have rotated, where hospitality is strong, hotels are renovating. We’re involved in redevelopment of Kona Village, hope to start that next year. That’s going to be a pretty big re-do. Hapuna is undergoing a renovation, as is Mauna Lani, so Kona has come back to life.

“I remain cautiously optimistic we’re going to be OK, we’re not going to see any drastic pullback. The military is coming back, as well as Koa Ridge and Hoopili. Stuff that was soft is now coming back.

“Capital is always attracted to Hawaii—limited land mass with high desirability—people are always

looking for a deal. Real estate people see Hawaii as a safe investment, even though it's expensive."

But trade tariffs on steel and aluminum are complicating matters.

"I think it has and will continue to (impact local construction). We've seen increases in the cost of metals. I'm sure it's affected some developers in terms of whether they want to proceed now or wait and see what happens. I do believe it's having an impact."

2017 Legislative Report

Kaneshige is chair of the General Contractors Labor Association's legislative committee. "I did that the past couple of years. I enjoyed it, it was a great experience," he says.

"I was never really a political person. I never wanted to get into politics, but then you start realizing the only way to implement change is through legislation. So sometimes you can't say I don't want to get involved in it because I don't like it, I don't like the way things get done—it is how things get done, and you have to help it get done.

"This is where it gets controversial. I think there's a lot of concerns about the constitutional amendment question regarding million-dollar investment properties, whether there can be a tax surcharge assessed on properties of one million dollars or more to fund public schools here. Without understanding where this is gonna go, people are very concerned. If it does get approved, what are the unintended consequences of that? That's going to be controversial."

Creating Landmarks

"For people in our business, the projects become landmarks in our lives," Kaneshige says. "You drive around and you see a project you worked on, and you tie it back to what you remember was happening in your life at the time. You say, I remember when I was working on that project I had my first child. Or, I was working on that project when my oldest went off to college. The times of your life become tied to projects you worked on.



Glen Kaneshige says Hawaii's housing shortage has evolved into a major "economic issue."

"You don't recall how many yards of concrete you poured at a job, or how many square feet of drywall or glass, or how much tonnage of steel and rebar went into the building. Those things get forgotten. But you remember the experience of working with people on the project, and the things you carry from that experience remain with you.

"You remember things that happened with specific people. Or you remember that there was a challenge or a problem, and people worked together to get through it. All the other things you think you might remember, like that's the biggest concrete pour I ever worked on, you kind of forget.

"This project (Alii Place), I remember the people I worked with, and I remember we had challenges, and I remember saying how are we going to do this, what if we tried this or that? And then I remember an interaction where something happens and we all had a good laugh, or somebody needed help and everybody else rallies around to help that individual or

company.

"It's the people stuff you remember. That's the emotion you carry with you."

A Clear and Present Challenge

"There's never a shortage of challenges, not only with our industry, but just living here," Kaneshige says. "I just had lunch, we talked about affordable housing, so young people can afford to live here. It's going to create a drain if local kids can't stay here.

"I saw a projection: By 2020 we're 30,000 units short on affordable housing. What does that look like in 2025, if kids coming out of the university can't afford their own places? I don't want to prognosticate on that, but we all have to collaborate on this. It's not just a social issue, it's an economic issue. Where do our employees live? This does affect everybody. You can't say that's somebody else's problem.

"We have to figure this out." 🏠



The renovations at Tumon Sands Plaza will include new retail outlets as well as a virtual reality entertainment facility and a parking lot.

Rebranding a Major Guam Mall

Tumon Sands Plaza's plans include adding affordable retailers and restaurants to its lineup of luxury outlets

BY MAR-VIC CAGURANGAN

Olive Garden is the latest new tenant of the Tumon Sands Plaza. The restaurant was scheduled to open in September at the space previously occupied by a Rolex outlet on the first floor of the shopping center.

The restaurant chain specializing in Italian cuisine is among the new facilities planned for the redevelopment project rebranding the shopping center in the heart of Tumon's tourist district. The project is designed to add more affordable outlets to TSP's list of luxury stores.

With approximately 50,000 square feet of retail space, Tumon Sands Plaza is home to a Louis Vuitton global

store as well as flagship stores for Tiffany & Co., Gucci, Chloe, Marc by Marc Jacobs, Bree, Furla, Dunhill, Cartier, Bulgari, Bottega Veneta and Lacoste, among others. The plaza's central area is occupied by Honolulu Coffee Shop.

Renovation work on Olive Garden's space began in March to convert the 4,000-square-foot area into a 160-seat dining establishment designed by William Kurashima of Taniguchi Ruth Makio Architects, with assistance from DewPoint Engineering and EMCE Electrical.

"After more than four decades, TSP is now prepared to reposition its Guam business model by adapting

to recent market trends from both local customers as well as Asian visitors," shopping center officials stated in the variance application submitted to the Guam Land Use Commission. "Because global demand is shifting away from exclusive shopping for luxury items to more affordable family shopping, dining and entertainment demands."

By December, the Triple J Restaurant Group is expected to open a Red Lobster restaurant at TSP, where it will occupy 5,206 square feet on the front of the shopping center's first floor.

"This is an exciting time for our restaurant group. We will be bringing

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(Top) One of Tumon Sands Plaza's luxury vendors. (Above) The new Olive Garden.

a seafood experience to Guam that you won't find anywhere else, with the highest standards of quality, service and great taste," says Dan Murrell, senior vice president for Triple J Enterprises.

A second-floor space previously occupied by an art gallery will be renovated for another restaurant with a patio on the roadside of the building. "The lease agreement has been signed but we cannot divulge just yet the name of the restaurant until our new tenant makes it public," says Susan

Fryer, TSP manager.

"TSP has a contractor responsible for clearing the areas for these new projects but the new tenants hire their contractors for the renovation."

TSP also plans to add a one-story virtual reality entertainment center on a 20,000-square-foot portion of the existing parking lot on the north side of the building. The project area has been cleared by contractor Isagani Baluyot Constructors, but details of the work remain under wraps.

"These new attractions appeal to

the more modern, upscale market on Guam and will simultaneously create synergy with TSP's existing retail and shopping opportunities," according to TSP officials.

The new entertainment center is projected to draw 1,000 customers daily, 40 percent of which are also expected to be TSP shoppers. The shopping center currently has a monthly traffic flow of 6,828, which is expected to increase to 10,158 when the expansion project is completed.

To accommodate increased traffic resulting from the facility expansion, TSP will build a two-story parking structure on the west side of its current parking lot. The steel frame structure will have 173 parking stalls.

While TSP's entryway and canopy are to get a facelift, the front sidewalk on San Vitores Road will remain intact.

TSP was originally built as a 36-room hotel by the American Sotetsu Corp. in 1974. The facility was later expanded and converted into a retail center, starting with the opening of Tiffany & Co. in 1992, the Restaurant Annex in 1993, the Chanel store in 1994 and the Louis Vuitton store in 2005.

In January 2005, the Hawaii-based Mills Group acquired TSP from American Sotetsu. Property ownership changed in November 2012 when the Mills Group sold TSP to S199 Real Estate LLC for \$142 million. 🏠

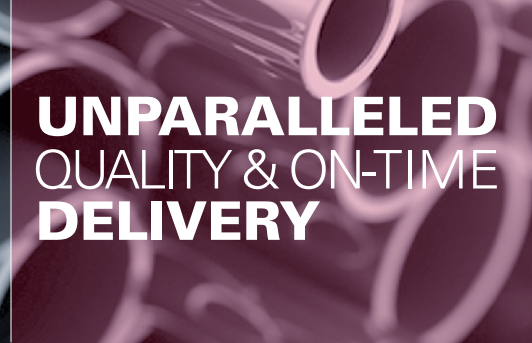


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PRESIDENT'S WELCOME



Aloha All!

Welcome to the 21st Edition of our Steel Products Resource Guide. We hope that you will find the information enclosed helpful for your steel framing, metal building, and metal roofing project needs.

Steel framing has grown to be the expected framing material for a clear majority of homes built in Hawaii. The advantages of steel such as being termite proof, non-combustible, and energy efficient have all been contributing factors in the sustained growth in steel construction over the past 21 years resulting in Hawaii being the nation's leader in steel frame construction. We are proud of our members, many of whom have been here since our founding in 1997. Our members are true pioneers in the steel framing and metal roofing industries. We encourage you to do business with them.

We would like to extend our appreciation to our advertisers and supporters who continue to contribute to make this publication available to you. We ask you to support these companies because with their help we can continue to grow the market for steel framing, metal buildings, and metal roofing. We hope that you use this Resource Guide

and find it helpful and that you will use this publication to your advantage as a valuable reference when sourcing your next project in the hopes that you will consider building with steel. Feel free to contact the Hawaii Steel Alliance info@hawaiisteel.com with any questions regarding steel framing.

Thank you to my fellow Board Members past and present who have volunteered effortlessly to ensure that the Hawaii Steel Alliance and the growth of steel construction continues evermore in the years to come. The list of Past Presidents and Current Directors are listed below.

Mahalo,

Deborah Kim-Ito

Deborah Kim-Ito
2018-2019 President
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The Hawaii Steel Alliance (HSA) was established in May 1997 to encourage and promote the widespread, practical and economic use of cold-formed steel framing and metal roofing for residential and commercial construction in the Pacific Rim. The HSA strives to be the pre-eminent worldwide steel framing resource for developers, contractors, engineers, architects, building officials, suppliers and homebuyers. The HSA has regular membership meetings and provides educational opportunities and training for its members.

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STEEL BEST PRACTICES:

Protecting the Bottom Track from the Concrete

Hawaii has watched steel framing evolve since the early 1990's into the mainstream residential construction, withstanding the test of time. As in all technology, we learn better ways to do things as we are introduced to new tools and techniques that improve the quality and make construction more efficient.

One practice that we see quality builders do today is protect the

bottom track (or steel sill plate) from the concrete slab on grade underneath for residential construction. Framing contractors in Hawaii do not have control over the type of concrete that is being used underneath the steel. Some concrete, especially with low compressive strengths or high water-cement ratios may be very porous and allow rain and ground water to

migrate into the slab. This moisture may come in contact with the bottom track and cause accelerated corrosion to occur.

To prevent this from happening, it is advisable to adequately shield the outside face of the track with additional corrosion protection. Some contractors use a bituminous coating and others use a puncture resistant



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The Hawaii Steel Alliance has been helping to spread the word about the benefits of steel framing, metal roofing, and metal buildings for the past 21 years. Today, almost every major developer (including the military) chooses steel framing because of its durability and resistance to termites. On Oahu, over 70 percent of residential structures are framed using

steel. Most homeowners on Oahu have come to expect that their new home will be framed out of steel.

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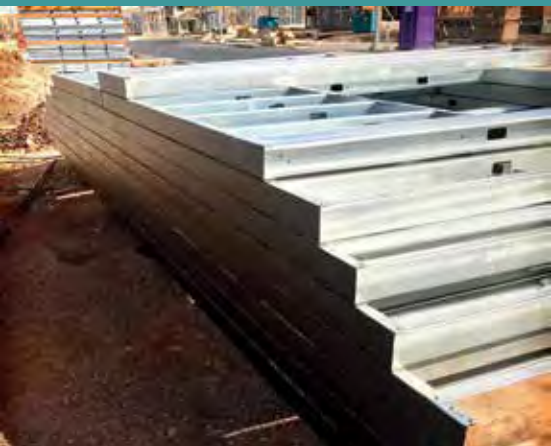
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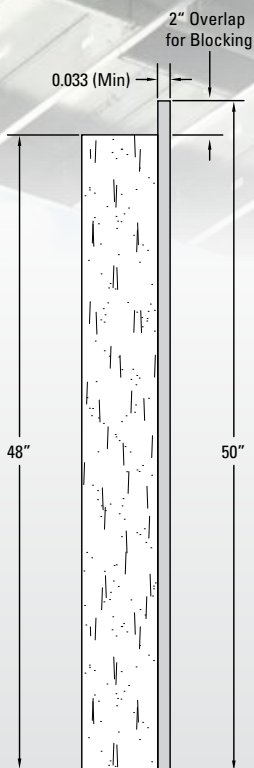
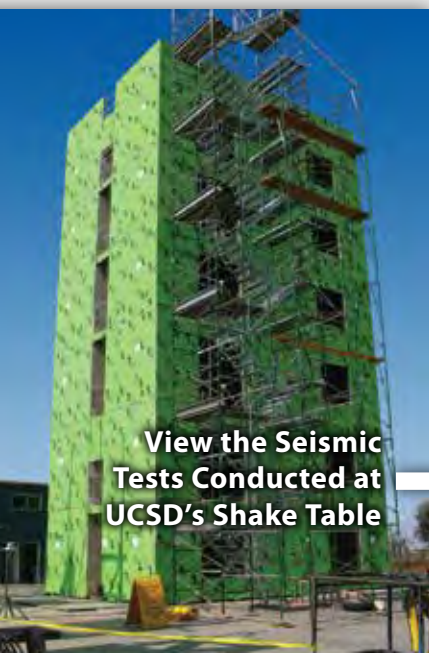
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NUCA Hawaii Turns 5

Nonprofit advocates for local utility contractors and suppliers

The Hawaii chapter of the National Utility Contractors Association (NUCA Hawaii) marks its fifth year of serving members in the state's water, sewer, gas, electric, telecommunications, excavation, treatment plant and construction site development industries.

The nonprofit trade association advocates for improvements in workplace safety and disseminates new methods and practices to increase efficiency and profitability for local utility contractors and suppliers.

According to Paul Vierling, industry and government relations committee chair for NUCA Hawaii, and general manager at Hawaii Geophysical Services, key goals for the Islands include improving "workforce and public safety awareness through a cooperative effort with the Hawaii State Public Utilities Commission One Call program (Call Before You Dig) and workforce development to help recruit/train tradesmen for our industry."

By joining NUCA Hawaii, Vierling says individuals can "increase their

own influence and that of their industry upon those who create and change policy, rules and regulations that impact infrastructure investment and workforce protection."

Members include Hawaiian Dredging Construction Co. Inc., Henkels and McCoy Inc., Mana Construction, Frank Coluccio Construction Co., Island Ready Mix Concrete Inc., Milwaukee Tools and Safety Systems & Signs Hawaii. Several of NUCA Hawaii's members are also members of other Hawaii industry trade organizations such as the Building Industry Association, the General Contractors Association and the Associated Building Contractors Association.

NUCA Hawaii sponsors regular events, including a yearly construction projects preview, a NUCA Hawaii Golf Tournament, the annual member meeting and various networking opportunities. It also works with the organization's headquarters in Washington, D.C., for legislation beneficial to the industry. 🏠



Site Prep Work Apt to Remain Brisk

Builders benefit by new technology, advances in drilled shaft equipment

BY BRANDON BOSWORTH

From water treatment concerns to erosion and sediment control, regulatory issues often create obstacles for Hawaii's site prep sector, according to some of the Islands' construction leaders.

"The site prep initiates the overall project development and is always subject to the environmental

and permitting scrutiny," says Len Dempsey, vice president, heavy division at Hawaiian Dredging Construction Co. Inc. "These issues are especially



Len Dempsey

sensitive in Hawaii. That's not news to the local construction industry; however, it can be surprising to those involved with their first few projects in Hawaii."

"Changes to environmental rules and regulations have a direct impact on the site prep industry," says Earl Yamashita, senior project manager



at Unlimited Construction Services Inc. “Although we understand the environmental concerns associated with it, any eased or increased



Earl Yamashita

restrictions have a positive and negative impact in the productivity of the site prep industry.

“For example,” he adds, “at the Keahumoa Place project in Kapolei, in addition to our internal monitoring of best management practices (BMPs), the construction manager has an ESCP (erosion and sediment control

plan) coordinator that inspects BMPs, the City and County Department of Planning and Permitting has a site inspector that oversees our BMP efforts, the City and County Stormwater Quality has an inspector for BMP efforts and the owner has an inspector that documents environmental protection.”



“Site prep work, including drilled shaft construction, many times requires dewatering and treatment of the effluent,” says Rick Heltzel, president of Healy Tibbitts Builders Inc. “The regulatory requirements for water treatment are becoming more stringent, especially in areas where contaminants have been identified through pre-project site investigations.”



Rick Heltzel

Though it has been nearly a year since the Occupational Safety and Health Administration’s (OSHA) Final Rule on crystalline silica went into effect, Aaron M. Yahiku, project manager at Jayar Construction Inc., says the rule “has impacted our work. We had to take measures to train and protect our workforce to be in compliance.”

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One of Unlimited Construction's ongoing projects is Moanalua Hillside Apartments. PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

He adds that projects in town can be difficult “due to their limited space, unforeseen underground utilities and possible groundwater impact,” but says with “the help of experienced supervisors, proper planning, ingenuity and teamwork, no challenge is too hard to overcome.”

Financing is also a common problem. “It’s always a struggle,” says Chad Goodfellow, CEO of Goodfellow Bros., “especially right now when the political environment is so unpredictable.”



Chad Goodfellow

Other challenges come from Hawaii’s special geography. “Our projects on the Big Island are challenging because of all the lava rocks on the site,” Yamashita says.

“We make lemonade out of lemons by crushing the rocks and turning it into fill material to be used on site.”

Ed Brown, Hawaii division president at Goodfellow Bros., says he and his team are familiar with the difficulties posed by working with lava. “We’ve been on the Big Island for more than 20 years. Most



Ed Brown

of our work deals with lava. I’ve been working with lava my whole career.” Certain projects have specific obstacles that need to be overcome. “Last year, we completed the drilled shaft foundation for A.C. Kobayashi’s South King Street student housing project,” Heltzel says. “This site’s geotechnical

“Any eased or increased restrictions have a positive and negative impact in the productivity of the site prep industry.”

—Earl Yamashita

condition was extremely complex with a series of large caverns extending below much of the site. The existence of these subterranean caverns provided challenges for large equipment access and drilled shaft installation methods.

“We worked closely with the owner’s geotechnical engineer to carefully investigate the site to locate all the voids. Then, special methods were

developed to install the shafts including using permanent casings where caverns existed.”

New technology helps contractors better deal with site prep challenges. For example, Yamashita says the Keahumoa Place project “was designed with the Wafflemat Foundation. This post-tension type slab allows the expansive soil to expand and contract into the waffle-like impressions on the underside of the slab. This system avoids having the expansive soil replaced with non-expansive select material.”

Heltzel says drilled shaft equipment technology in Hawaii is “quickly advancing to meet the demands of the larger diameter and deeper shafts that are now being required on many projects,” such as the HART Airport Guideway project. “This contract includes the installation of the largest drilled shafts ever installed in Hawaii including several 10 foot diameter by 300 foot-plus deep shafts.”

“We’re always in the process of testing new technology,” Brown says. “Leica has some grading systems for dozers that can use lasers to scan the ground.”

New technology proved useful on one of Goodfellow Bros.’ smaller projects. “We worked on a skate park on Maui,” Goodfellow says. “Skate parks require a lot of different undulations.

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UH Life Science Building with Layton, Schofield Barracks Health Clinic parking structure and St. Francis with Swinerton Builders and Hoakalei clubhouse with Haseko,” Yahiku says. “We completed BYUH’s new student housing project with Okland Construction earlier this year.”

“We’ve had a fair amount of work for the Hawaii Department of Transportation,” Goodfellow says, “including work on the Pali Highway and Queen Kaahumanu Highway on the Big Island. We’ve also had some private development work such as Hoopili, Kona Village and Makena Resort. There is capacity for further growth.”

At Healy Tibbitts, Heltzel says they are “currently installing drilled shafts for Hensel Phelps’ USARPAC Command and Control Facility Phase 3 Fort Shafter project. In September, we will mobilize to the Hensel Phelps’ Mauka Extension project at Daniel K. Inouye International Airport and install the drilled shaft foundation for

We used Trimble GPS software and were right on target. It tested the limits of the technology.”

There is enough site prep work to keep local companies busy for

the foreseeable future. “Some of our ongoing projects include the Iolani campus expansion and Islander Group warehouse with Nordic PCL, Marriott Residence Inn Kapolei and



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Goodfellow Bros. used Trimble GPS software while working on a Maui skate park.
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the new terminal.”

Ongoing projects for Unlimited Construction include Niumalu Shopping Center on the Big Island and Wailele Ridge Condos on Maui. Oahu

work includes Moanalua Hillside Apartments, Ola Ka ‘Ilima Artspace Lofts and Keahumoa Place Phases 1-3. Looking ahead, Yamashita says “We construct many affordable housing

projects for different clients and since there is a huge shortage in affordable housing, projects continue to be put into the queue for construction.”

Others see a positive future for the site prep industry as well.

“The foundation market depends primarily on the commercial market volume,” Heltzel says, noting that a number of large towers are about to commence construction. “There should be an increase in this type site prep work over the next six to 12 months. With a healthy construction market in all sectors continuing through 2018 and into 2019, the site prep industry should experience a steady flow of work opportunities.”

“There are several projects on the horizon, some have been in budgetary pricing and discussions with clients for several months, and others with designers developing the documents,” Dempsey says. “With the level of activity, it appears the market will remain steady over the next couple of years.” 🏠

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SAFEGUARDING SITES IN HAWAII'S HOMELESS CRISIS

Security experts offer advice on preventing construction sites from becoming a tempting refuge—and a potential legal hassle

BY BRANDON BOSWORTH

A construction site can be a dangerous place, but for a homeless person seeking a place to sleep at night, it can seem like a potential place of safety. It isn't.

"There are many hazards," says Michael Gaul, Hawaii branch manager of Securitas Security Services USA Inc. "Workers wear personal protection equipment while onsite. A homeless person won't have any of that."



Albert Dennis

And if a homeless person does get hurt on a site, they might take legal action. "Many homeless are very educated about the law and know what they can get away with," Gaul says. "The liability for the construction company is huge."

"It's a lawsuit waiting to happen," says Albert "Spike" Dennis, a consultant with Securitas. "The homeless have attorneys, too."

Fortunately, the construction industry can be proactive in securing work sites after hours. "Having proper fencing and access control is important, as is proper lighting," Gaul says. "Many construction sites have huge gates that are not manned after hours."

Technology also offers some potential security solutions. "Tech is our friend," Gaul says. "It helps us move from reaction to proaction."

Gaul says that new security cameras are capable of distinguishing between a vehicle, an animal, a human



Michael Gaul

or something else and then sending an alert to security staff in the event of an unwanted visitor on the site. These cameras can "really make a difference," he says. "You can establish rules and program the camera to send alerts if someone is detected on the property between certain hours."

Gaul calls the cameras a form of "remote guarding."

Setting up and integrating these high-tech camera systems can be time-consuming. Gaul says installation says it can take "up to six months" to install one of these systems.

Simply having "No Trespassing" signs is an important part of equation that is sometimes forgotten. "Signage is important, regardless of the type of property," Dennis says. "You have to have anti-trespassing signs."

Without those signs, law enforcement may be less likely to take serious actions, as the individual in question

often will claim to be unaware of the fact he or she was trespassing.

Even with precautions in place, the unexpected still happens. What happens if your crew arrives at the work site one morning and find a homeless person sound asleep on the property? What do they do? Try to wake them? Call the police? Call an ambulance?

Gaul calls this type of situation one of the “biggest nuisances” for his personnel. It’s also potentially dangerous. “It has the highest risk potential,” he says. “Things could go either way. Sometimes they wake up and charge our officers.”

Even if the person is being unresponsive, Gaul says not to touch them. Depending on the situation, some patience may be in order. “It can take up to an hour for some homeless to wake up,” he says, “and another half hour to get them off the property. It’s important to be cognizant of that.”

“Tech is our friend. It helps us move from reaction to proaction.”
—Michael Gaul

If it appears as if the individual does need medical attention, Gaul says to call for help: “Sometimes non-compliant people need medical help. Call 911 and tell them someone need medical attention.”

Dennis stresses the importance of “treating them with dignity and speaking in a normal tone. Don’t threaten them and don’t escalate the situation. Don’t lie, because deception is a trigger.”

He says since “safety is first,” he recommends keeping a distance of around 30 feet from the individual being engaged. If the person refuses to leave, Dennis says to call HPD and have a trespass citation issued. Also contact the police if the individual has an obvious mental health issue.

“Law enforcement is well-trained and have the ability to commit someone against their will to a facility for observation,” he says. 🏠

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Building Outside the Box

Top Isle contractors introduce new tech and materials in 2018

BY BRETT ALEXANDER-ESTES

The pit was spec'd for 30 feet deep, but the borehole hit water at 10.

That was the dilemma facing Rick Crago, operations manager on Hensel Phelps' Kailua TIPS project.

"The excavations ranged from 4 feet—and up to 30 feet—below grade. Some were up to 75 feet wide," Crago says. "Typically, groundwater was encountered at 10 feet below the ground surface, but in some cases it was higher."

Hensel Phelps usually relies on "traditional methods such as beam and lagging, sheetpiling or shotcrete" to block groundwater intrusion, Crago says. But the site also presented problems like limited space and equipment



Rick Crago

reach. "And of course," says Crago, "the cost of shoring solutions.

"After analyzing the factors, ground freezing was decidedly the best option," he says. "Hensel Phelps contracted with SoilFreeze (SoilFreeze Inc. of Woodinville, Wash.) approximately four months prior to arriving onsite," and began "the largest completed soil freeze shoring application in Hawaii."

Like TIPS, which wrapped in June, Hawaii's projects are growing larger and more challenging. And like Hensel Phelps, leading Hawaii builders are putting the latest construction technology and materials to the test.

Hawaiian Dredging

In 2018, "as part of our BIM (building information management) services, Hawaiian Dredging continues to utilize Revit and the BIM 360 platform extensively on many of its projects," says Chris Baze, BIM manager at Hawaiian Dredging Construction Co. Inc. These include



Chris Baze

the Kahului CONRAC, the Umauma Bridge on Hawaii Island, and the Kapiolani Residence, Roosevelt Bridge and the HART Farrington Highway Station Group on Oahu.

The state's leading general contractor, Baze says, pioneers BIM with "such state-of-the-art software platforms as BIM 360 Glue, Revit, and Bluebeam." In-house BIM technology also includes augmented reality (AR) and virtual reality (VR) that immerse users in the BIM environment "either in the office or in the field."

- BIM modeling is applied during design and is used during preconstruction to help identify "any potential conflicts and resolve them 'on paper' before the start," Baze says.

- Revit models also aid the construction operations team "in



Panoramic view of Hensel Phelps' Mauka Concourse project site provided by sUAS. PHOTO COURTESY HENSEL PHELPS

developing site usage and logistics plans, equipment placement, simulations, animations and studies to optimize our concrete formwork operations,” he says.

- Leica Robotic Total Station (RTS) “technology takes the building model developed during preconstruction and design into a rugged tablet for performing field layout during construction,” Baze says. “This technology replaces traditional line and grading surveying and provides a higher degree of accuracy.”

- UAS (unmanned aerial system) and laser scanning reality capture achieves real-time project documentation and models as-built conditions. “During the construction process, high-definition scanning (HDS) equipment is utilized to scan pre-existing or newly built conditions such as floors, walls, pipes, ducts and fixtures to gauge dimensions and tolerances,” Baze says. “The scanned data is uploaded back into the building model for further evaluation and coordination.”

- Artificial intelligence (AI) will be used for scheduling and estimating through this year and the next, Baze says, and Hawaiian Dredging will continue migration of data and processing to the Cloud.

Hawaiian Dredging’s technology, he says, optimizes preconstruction and construction, “which we have successfully executed under very strict time constraints without compromising the

quality or safety of the project.”

The Howard Hughes Corporation

As one of Hawaii’s top developers, The Howard Hughes Corporation (HHC) isn’t a contractor, per se.

But its sweeping development of Kakaako’s 60-acre Ward Village has quickened the pace of Isle construction and innovation.

A’alii, HHC’s latest residential tower, is expected to break ground this year. “The turn-key package is a first



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of its kind in Hawaii,” says Todd Apo, senior vice president of community development at Ward Village.

Tower units will be “move-in-ready” homes, complete with furniture designed to the space as well as cutlery, small appliances, custom linen and bath items. “Everything you need to start your life in Ward Village will be there when you open your front door for the first time,” Apo says.

“The turn-key package is a first of its kind in Hawaii.”

—Todd Apo

Ko‘ula, a new HHC residential tower slated to start in Fall 2019, will feature a lanai or balcony on every unit that offsets the building’s heat gain.

Soaring exterior columns will further cool Ko‘ula’s premises by “reducing the total amount of glazing on the exterior,” Apo says. “By reducing glazing and in-setting the lanai, we dramatically reduce the amount of direct sunlight entering the home.”

The tower will also “be equipped



Office engineer Miguel Lewin reviews a model created by HP’s field engineers.
PHOTO COURTESY HENSEL PHELPS

with window treatments and trellises in areas with double-height space to provide further protection from direct sun. Concrete wallums will be treated with a white finish, and all glazing will be low emissivity.”

Hensel Phelps

SoilFreeze

Rick Crago, HP operations manager, says ground freeze—such as at the Kailua TIPS project—starts with installing double-walled pipes



Hensel Phelps VDC team and Phantom 4 Pro sUAS at HNL’s Mauka Concourse project
PHOTO COURTESY HENSEL PHELPS



around the excavation perimeter, approximately three feet outside of the exposed excavation face and three feet apart. Pipes are then connected with surface piping in series and ultimately to a chiller.

“A calcium chloride brine solution is then pumped through the pipes at about -15 F to -20 F,” Crago says. “After approximately four to six weeks, the ground is frozen to the temperature required to achieve the desired strength.” The frozen walls are “about five to six feet thick, but only require a 2.5-foot setback from the top of excavation with equipment.

“Ground freezing was about 99 percent effective with stopping the groundwater” at TIPS, Crago says, and solved “several of the challenges we faced,” including excavation size, depth and differential settlement.

Virtual Design & Construction

Gov. David Ige recently strolled through the sleek new \$220 million DKI Honolulu International Airport Mauka Concourse—for formally begun June 1 by Hensel Phelps—via virtual reality.

“He was able to do this by using



Angelo Lago

the HTC Vive (headset) and the architectural model,” says Angelo Lago, virtual design and construction (VDC) manager at Hensel Phelps. “This is

a great way to understand the space prior to it being built ... (and) to ensure the design intent is accurate to the vision of the stakeholders.”

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The new L-shaped Mauka Concourse will be connected to Terminal 1 and will include new aircraft gates, passenger hold rooms, security screening lanes, jet bridges and public amenities, such as concessions, restrooms, and information kiosks. In addition to Gov. Ige's virtual reality equipment, HP's project team

is using the following VDC tools on the HDOT project, which is slated to wrap in September 2020:

- Revit "creates lift drawings that aid in planning concrete placement," Lago says.
- Navisworks "helps us coordinate MEPF systems with our subcontractors."

• Synchro "helps communicate the project schedule with the craft and field team."

• sUAS "(small unmanned aerial system, aka drone) efforts provide great progress photos that also have coordinate values tied to everything that is captured (used for as-builts)." HP uses a Phantom 4 Pro.

New Products

STEEL

"One of the new products from CEMCO is the Sureboard 200S steel laminated floor sheathing product," says Akira Usami, manager and product manager of clips and connectors at CEMCO.

"Design engineers have long sought a floor product that has higher diaphragm values than those provided by steel deck. Sureboard has solved this problem with a cementitious floor sheathing panel that is laminated to galvanized sheet metal." Sureboard 200S provides thicknesses for both floor and roof sheathing applications.

Usami says the interior-framing sector is "reducing its material footprint by using higher-strength, equivalent-thickness framing materials. This means the studs are made with higher-density steel, and the material can be produced with thinner metal."

CEMCO is now offering new structural studs as thick as 10-gauge and with flange sizes up to 3 1/2 inches wide.

CONCRETE

"Technology and environmental regulations have changed how concrete is manufactured, along with the materials used to make up the concrete," says Kirk Hashimoto, executive director at the Cement & Concrete Products Industry association. One big change is Hawaii's new building codes that "require certification for installation of post-installed adhesive anchors from a horizontal to overhead position under sustained load."

Code compliance can also be achieved with concrete admixtures "that make the concrete easier to place, and reduce the carbon footprint." Most of these products are locally available, he says.

LUMBER

Local plywood distributors now offer a new treated glue line treatment in hardwood plywood, "protecting interior wood against termites and other boring insects," says Connie Smales, president of Plywood Hawaii Inc. and Hawaii Lumber Products Association founding member. "The treatment is an additive to the glue or resin used in wood products such as plywood, particle board, LVL and MDF."

Smales says local plywood distributors are "replacing the typical untreated fine hardwoods that we usually see in



Akira Usami

cabinetry and furniture with panels incorporating the treated glue line." Smales is "excited," and has added "beautiful panels of birch, maple, mahogany, oaks and cherry, teak and walnut as well as others to our product line."

FASTENERS

New 2018 Simpson Strong-Tie tech includes:

The LSSJ Hanger "features a one-sided connection point and a versatile, hinged seat," says Tim Waite of Simpson Strong-Tie. "The LSSJ is field-adjustable for all typical rafter skew or slopes ranging from 0 to 45 degrees and 0:12 to 12:12, respectively."

The MPBZ Moment Post Base "is the first post base specifically designed to provide moment resistance for columns or posts. An innovative overlapping sleeve design encapsulates the post and helps to resist rotation around its base." The base is made for 4x4, 6x6 and 8x8 wood posts.

The Titen HD Heavy Duty Screw Anchor (THDSS) "is ideal for concrete and masonry, and for fast and efficient installation combined with long-lasting corrosion resistance. The THDSS, made with Type 316 or 304 stainless steel, gets its cutting ability from a proprietary bi-metal design incorporating a carbon-steel helical-coil thread brazed onto the shank of the anchor."

SET-3G is Simpson's "premium epoxy anchoring adhesive. It provides "superior performance at elevated temperatures, and is ideal for installing anchors in cracked and uncracked concrete. Superior bond strength allows for ductile anchorage solutions in some cases, allowing contractors to once again use adhesive anchors at slab edges, depending on the design."

Waite adds that all of these products "are code listed, meaning when properly designed and installed, will meet the requirements of the new IBC and IRC."



Tim Waite



Simpson's MPBZ Moment Post Base provides moment resistance for columns or posts.

“We have completed five flights (from HNL). We’ve surveyed existing conditions, parking lot demo, building demo, pavement demo, install of jobsite trailers and fab yard.”

- HoloLens “are used for our mixed reality efforts. We can communicate to the field exactly the intent of the design, through the MEPF coordination effort, on-site.

“This is huge! Prior to installing any hangars, our field team will walk with the field foreman and confirm understanding of their routing. We are also able to make real-time decisions if, for some reason, a change needs to happen on-site. Hensel Phelps has been using this technology for two years and has great understanding of how to implement this on our projects.”

“VDC touches all phases of construction.”

—Angelo Lago

- Civil 3D “modeled the site utilities.” HP then communicates “the scope, and coordinates installation of systems, to the subcontractor.” New sitework, recorded by drone, is processed using site coordinates. Then, “we export the Point Cloud, append that file into our federated model and review the progress. We also provide a link to the data so that our field team can monitor site conditions.

“VDC touches all phases of construction,” Lago emphasizes. “We assist in procurement, estimating, planning, scheduling, safety, coordination and commissioning. Most of the projects we have will implement some type of VDC technology.”

Lago says HP also looks forward to linking its technology with that of project owners. “We would like to at some point,” Lago says. “Our team and our subcontractors have the ability, we just need the opportunity.”

Hawaiian Dredging also keeps ownership in mind. While using BIM in preconstruction definitely makes for a smoother transition to the field, Baze says, perhaps even more important, BIM also facilitates “the project’s turnover to the owner upon completion.” 🏠



SoilFreeze frozen wall insulation and waterproofing at Hensel Phelps’ TIPS project
PHOTO COURTESY HENSEL PHELPS



A view of Hensel Phelps’ 90-foot deep TIPS Pump Station, when it was approximately 60 percent complete. The completed Mini KIPS Pump Station protrudes from the TIPS Pump Station, which was shored during construction with ground-freezing technology.

PHOTO COURTESY HENSEL PHELPS



Corroded railing post and spalling
PHOTO COURTESY STRUCTURAL SYSTEMS INC.



Fatal Flaws

Design and construction defects in Hawaii's concrete decks hurt victims—and builders

BY BRETT ALEXANDER-ESTES

A recent fatality at Ala Moana Center that occurred when a railing reportedly gave way is still fresh in the minds of many Hawaii residents. As the Ala Moana accident and a later lawsuit show, defects can endanger the people who stand on Hawaii's concrete decks—and the people who build them.

More than one accident has occurred on Hawaii's concrete decks. That's because all concrete platforms in Hawaii—lanais, balconies, stairways, even walkways and foundations flush to the ground—are vulnerable to metal corrosion and spalling, a chemical process that destroys concrete.

"With our salt air and rain, the rebar (in concrete) rusts quickly, which expands and breaks off the edge of the concrete," says Don Fernandez,



Don Fernandez

president of Epoxy Restoration LLC. "Since railings are on the edge of decks, the railing system soon loosens and fails." "We see failures typically at structural connection points, where aluminum rails get tied together with steel screws, where steel rails embed into reinforced concrete," says Damien Enright, president of Structural Systems Inc./Kelikai Inc. "Any location where you have



Damien Enright

dissimilar metals coming in contact (aluminum post next to steel rebar), or a metal component next to moisture and salt (chlorides), you will typically see a hot spot for corrosion."

Corrosion, spalling and loose railings are accelerated by "bad design, defective construction or inadequate



Kenneth Kasdan

maintenance, or any combination of these factors," says Kenneth Kasdan of Hawaii law firm Kasdan LippSmith LLLC.

If these defects cause an accident, there is always

more than one casualty.

"Many parties share responsibility," says Kasdan. "The owner sues the developer or general contractor. Then the contractor often sues the subcontractors—both framer and concrete subcontractor—for placing the metal too close to the exposed surface, or providing concrete of inferior quality which allows moisture, containing salts, to get to the metal."

Design Defects

Often, Kasdan says, failures are caused by "mistakes in the design of the railings, lanais, balconies or other components of the building."

If a railing is "bolted down" into either a wood or concrete deck, Kasdan says, the strength of the bolt and method of attachment must often be calculated by the structural engineer of record. If this component is a design-build element, he says, shop drawings must be prepared and approved.



Railing corrosion
PHOTO COURTESY KASDAN LIPPSMITH LLLC

“The number of bolts, the length of the bolt, how it is affixed into the concrete deck, how close the bolt is to the edge of the deck—all must be considered, as they all contribute to ultimate strength,” Kasdan says.

Railings likewise must be carefully chosen. Kasdan cites railing height, the space between pickets, how vertical and horizontal rails are designed and installed, and age.

“(Building) codes 30 to 40 years ago allowed railings to be lower than today,” he says, adding that a builder is generally not required to retrofit unless that portion of the building is being reconstructed.

“This can be a huge issue if older buildings are being converted into timeshares or smaller boutique hotel properties,” he points out. “Even if code-compliant, an owner/operator would be well-advised to bring the height up to current code to simply make it safer. Many insurance policies

may require such.”

Construction Defects

Fernandez cites three common construction practices that can cause railings on concrete platforms to fail:

First, “a pocket is formed in the original concrete pour,” Fernandez says. “Aluminum railing posts are set in the pocket and filled with anchoring cement. The older anchoring cements disintegrate over time, resulting in unsafe loose post mounts which also allow water to enter deep into the concrete, causing spalling.”

Second, “there is typically an edge rebar on lanais and walkways,” he says. “More often than not, there is insufficient concrete coverage to protect rebar from moisture attack.”

Third, “many buildings still have steel railings placed in the original concrete pour,” he says. “The grade of steel is almost never rust-resistant. Without constant painting, they rust

out and fall apart.”

Kasdan says builders must keep their eyes peeled:

“The contractor must follow the plans and conform to their requirements,” he emphasizes. “Were corrosion-resistant stainless-steel bolts or screws specified, but less expensive galvanized screws used? Was the specified brand, which has been properly tested and certified, used, or was a cheaper off-brand used? All this needs to be carefully monitored during construction.”

A Rise in Lawsuits

“Very few new cases are being filed based on claimed defects in just the railing or walkway construction,” Kasdan says. “Suits based solely on railings or walkways are generally personal injury-related slip-and-fall matters.

“However, new construction defect cases are filed where defective railings or walkways are included in a larger list



A recent balcony repair by Structural Systems
PHOTO COURTESY STRUCTURAL SYSTEMS INC.



A recent concrete deck and railing repair by Structural Systems
PHOTO COURTESY STRUCTURAL SYSTEMS INC.

of defects,” he says. “There has been an increase in new construction defect cases being filed ... some even before buildings are finished and sold out.”

Proactive Measures

“The best defense to avoid defect claims is proactive supervision,” Kasdan says. “Many large developers now hire a second architect or engineer to review the plans for both buildability and code compliance.

“Developers are now also routinely

“All railing repairs should be engineered and designed by a structural engineer in order to ensure that any fix will be long-lasting, and won’t be in danger of failing if too many people put weight on it.”

—Damien Enright

hiring a construction management firm to oversee the work as an owner’s representative,” he says. “Consideration should be given to engaging the architect who prepared the plans to also perform periodic construction inspections.”

Kasdan says that when a defect is found during any inspection, corrosion—the source of the problem—has to be removed, then proper remedial measures taken.

“Merely painting over with a so-called rust-stopping paint from a big box hardware store is not sufficient,” he says. “There are numerous high-tech, sophisticated corrosion inhibitors on the market. The right professionals need to determine the problem, specify the fix, and see that the contractor does the repair correctly.” 🏠

Tips on Deck Repair

Damien Enright, president of Structural Systems Inc./Kelikai Inc., and Don Fernandez, president of Epoxy Restoration LLC, say their companies regularly conduct inspections of Hawaii’s concrete decks and platforms.

CORROSION AND SPALLING

When corrosion and spalling are found, says Enright, “the very first step is to block off the immediate area to prevent any access to the upcoming work area by pedestrians or vehicles.”

Enright says the contractor should then:

- Demolish all loose and unsound concrete
- Clean off all corrosion from metal reinforcements
- Coat all metals with a corrosion-inhibiting epoxy
- Pour the area back with high-strength repair mortar to match the building’s existing dimensions
- Remove and replace any loose concrete around a loose railing post

STEEL RAILINGS

When steel railings are badly corroded, Enright says, first determine if repair costs are less than the cost of a total replacement. If so, the contractor will “cut out any severely corroded sections, weld on new matching pieces and paint the entire rail system to protect it from the elements.”

If damage is not severe, Fernandez recommends grinding and wire-brushing rusted steel rails. Then “we can fill pits with epoxy paste and apply a rust-neutralizing coating to the rails,” he says. “We will also spot-prime and paint with a high-quality metal enamel.”

ALUMINUM RAILINGS

“If the post mounts have not spalled out,” Fernandez says, “we can chip out the deteriorated mounting cement and replace with permanent epoxy cement.”

“Aluminum railings do better in our salty environment,” Enright says, “but unfortunately aren’t normally candidates for repair once they’ve reached a point of failure. Once the aluminum components have corroded to a point where we see pickets or bottom rails becoming loose, that railing has failed.”



A recent deck repair by Structural Systems
PHOTO COURTESY STRUCTURAL SYSTEMS INC.

Hawaiian Cement Delivers Compassion for Cancer Caregivers

George and Jeannie Stewart, co-founders of the non-profit Compassion for Cancer Caregivers (CFCC), are encouraging Hawaii's construction industry to lend its support and help people care for their loved ones who are battling cancer.

George Stewart, longtime cement division operation manager and sales manager for Hawaiian Cement, recently unveiled the company's trucks with the CFCC logo at a rally in early August.

"It was awesome," Stewart says, adding that among the guest speakers was a stage 4 cancer patient "giving a very emotional testimony."

The CCFC, founded by the Stewarts in 2015, provides compassion kits for the cancer community "who are battling this unplanned journey of cancer in the state of Hawaii," Stewart says.

Supporters of CFCC include businesses such as Coastal Windows, OK Hardware & Supply Co., Island Ready-Mix



Concrete Inc. and others. Interested donors can get more information by email to fcchawaii@gmail.com or by calling 754-8088.

Leeward Parks Improvements Completed

MJ Construction Inc. has completed work on a \$581,000 capital improvement project (CIP) for the City & County of Honolulu to renovate the second floor of the Shinyei Nakamine Gymnasium Complex at Waianae District Park.

The second floor was closed about three years ago after the leaking roof caused damage to the gym. The project included reroofing, repairing water damage to the second floor, replacing the gym's power roof ventilators and upgrading repaired light fixtures to LED.

The ground floor of the facility remained open to the public during construction.

The H.E. Johnson Company also recently wrapped on a \$490,000 CIP renovation at Mailli Beach Park. The Kailua-based contractor repaired comfort stations 4 and 5 on the north end of the beach park.

Tasks included replacing plumbing fixtures, piping and sewer lines, flooring upgrades, exterior sidewalk replacement, replacing damaged wood beams and decking, improving the comfort station lighting, painting, new signs and installation of security screens and gates.

JS International Inc. completed a similar project on comfort stations 1, 2 and 3 for the city in 2017.

NAVFAC Awards Contract for Guam Outpatient Facility

Naval Facilities Engineering Command (NAVFAC) Pacific awarded a \$56.7 million firm-fixed price contract to Caddell-Nan A Joint Venture in late July to construct an outpatient facility at Apra Harbor on Naval Base Guam.

The JV between Nan Inc. and Caddell Construction of Montgomery, Ala., was established in 2014. The contract is funded by Japan as part of the relocation of Marines to Guam. Work is expected to be completed in August 2020.

The scope of the project includes a single-level outpatient facility constructed of reinforced concrete with slab-on-grade foundations, and with all components such as exterior walls, windows, roofing, mechanical and electrical systems compatible with the Guam environment and design standards.

Facilities include administration, primary care/family practice medical home, optometry clinic, physical therapy, industrial hygiene/preventative medicine, dental clinic, logistics and common areas. Parking also is included.

The contract, which was competitively procured via the Federal Business Opportunities website with four proposals received, also contains a planned modification for furniture, fixtures and equipment.

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Pacific Trade Expo Joins Design Symposium

The 2018 Pacific Trade Expo, to be presented Nov. 14 at the Hawaii Convention Center, is being held in conjunction with the 2018 Design Symposium on Nov. 13-15.

“Building Voices: Livable Cities & Communities,” the 2018 Symposium’s theme, will be explored in seminars, workshops and presentations at various Honolulu locations, including the American Institute of Architects Honolulu Chapter’s Center for Architecture, the Hawaii Convention Center, the Liljestrand House and Bishop Museum.

AIA Honolulu’s 60th Annual Design Awards on Nov. 15 at the Bishop Museum also will be part of the Symposium. AIA Honolulu will also host the two-day AIA Northwest & Pacific Leadership (NWPR) Summit. Keynote speakers include Ed Mazria of Architecture 2030 and Angela Brooks of Brooks Scarpa.

“At the 2018 Design Symposium, some of the most creative architects, landscape architects, planners and design professionals in Hawaii and throughout the Northwest and Pacific Region will ... share with us how they build the voice of the design industry through our primary symposium tracks, ‘Design in Coastal and Extreme Climactic Conditions,’ ‘Healthy Citizens & Communities,’ ‘Community Mobility’ and ‘Housing for All,’ ” says Geoff Lewis, 2018 president of AIA Honolulu.



Geoff Lewis

“Attendees will also meet and learn from industry product



Sushi Sho, winner of a 2017 AIA Honolulu Award of Merit
PHOTO COURTESY MASATO KAWANO/NACASA & PARTNERS INC.

experts at the more than 200 exhibitor booths during the 19th Annual Pacific Trade Expo.”

The Expo is co-produced by the AIA Honolulu chapter and the Construction Specifications Institute’s Hawaii chapter, along with presenting sponsor HonBlue Inc. The 2018 Design Symposium marks the second year of a four-year partnership exploring community design issues by AIA Honolulu and the University of Hawaii School of Architecture.

Design Team Begins Work on 144-bed Hospital

The design-build team of contractor Hensel Phelps and architectural firms G70 and KMD Architects broke ground on Aug. 8 on a four-story, secure forensic psychiatric facility for the Hawaii State Hospital in Kaneohe.

In January, the state Department of Accounting and General Services (DAGS) awarded the \$140 million contract to the team to design and build the 144-bed hospital, which will total 170,000 square feet.

The project will include, all within a secured area, patient care units, a rehabilitation mall, outdoor courtyards, admissions and transfer suites, building support functions and office spaces.

In 2015, the state Department of Health (DOH), which



The proposed 144-bed hospital in Kaneohe
RENDERING COURTESY KMD ARCHITECTS

operates the hospital, updated the 10-year-old master plan to optimize the use of the facility’s 103-acre property in Kaneohe. In 2016, the state legislature voted for a major capital improvement allocation, and last year the 70-year-old Goddard Building was demolished to make way for the new facility.

The project is expected to be completed in late 2020.

Nordic PCL, HHC Top Off Ke Kilohana

General contractor Nordic PCL Construction Inc. and The Howard Hughes Corporation in August topped off Ke Kilohana, HHC's 43-story mixed-use condominium on the corner of Ward Avenue and Halekauwila Street in Kakaako.

Nordic PCL lifted the tower's final steel beam into place after it was signed by representatives of the project's construction team.

"We are one step closer to welcoming more than 375 kamaaina families to the Ward Village community," says Todd Apo, senior vice president of community development at The Howard Hughes Corporation. "We expect residents to begin to move into their new homes next summer, and look forward to seeing our vision of a vibrant neighborhood continue to come to life."

A 23,000-square-foot Longs Drugs store will anchor the ground floor of Ke Kilohana, which will offer 424 total units, 375 of which are priced to meet the demands of local households with incomes between 100 and 140 percent of the area median income.



The final steel beam is lifted into place at HHC's Ke Kilohana tower.
PHOTO COURTESY THE HOWARD HUGHES CORPORATION



When completed, Keahumoa Place will provide 320 new affordable rental housing units for Hawaii families.

Unlimited Construction Begins Work on Keahumoa Place

General contractor Unlimited Construction Services Inc. has begun construction of Keahumoa Place, a multi-family housing apartment community in East Kapolei that will offer 320 affordable rental units by 2020.

Keahumoa Place, a partnership between The Michaels Organization and the Hawaii Housing Finance & Development Corporation (HHFDC), will offer a mix of one-, two- and three-bedroom units, and remain affordable for 65 years.

A groundbreaking and blessing was held in late July.

Keahumoa Place is being built on 19.72 acres along Keahumoa Parkway near the new Kualakai Transit Station, the Salvation Army Kroc Community Center and the University of Hawaii West Oahu.

The complex will include 37 two-story garden-style buildings with 628 parking spaces. Amenities include a community center with computer lab, multipurpose room, covered-open gathering space, picnic area, tot lot and a pet park.

Swinerton and Partners to Build Micro-unit Rentals in Kakaako

Swinerton Builders, the Bronx Pro Group and EAH Housing are partnering to construct and manage Nohana Hale, a \$52.7 million micro-unit rental building for the Hawaii Housing Finance & Development Corp.

The HHFDC's 16-story tower in Kakaako will be built on a state-owned 9,660-square-foot parcel at 630 Cooke St. It will include 110 affordable rental units and a manager's unit, and prices are to remain affordable for 65 years. Proposed



Officials gather for the groundbreaking ceremony for Nohana Hale.

rents for qualifying individuals range from \$500 to \$995 a month. The project's completion date is January 2020.

"These units are smaller—300 square feet—and it's right on the transit line. This is exactly the kind of project that we need along the rail route," says Gov. David Ige during the project's groundbreaking ceremony on July 26.

Seattle Space Needle Boasts Glass Floor

A \$100 million upgrade to Seattle's Space Needle observation tower includes a cantilevered staircase, a revamped outdoor observation deck and what is being touted as the world's first revolving glass floor.

Built in 1962, the 605-foot tall Space Needle receives more than a million visitors each year. The renovation included replacing some of the tower's materials with 176 tons of glass, according to newatlas.com.



The renovation of Seattle's Space Needle tower used 176 tons of glass.
PHOTO COURTESY SPACE NEEDLE

The glass floor on the lower observation deck, called The Loupe, allows visitors to stand or sit 500 feet above Seattle, with clear views of the city. The Loupe's construction involved installing 37 tons of glass in 10 separate layers. The floor, rests on 48 rollers and the revolving floor is set to complete one full rotation every 45 minutes.

Tons of glass were also used on the wire caging and security walls on the outdoor observation deck and for new floor-to-ceiling glass windows.

Phase 1 of \$3.6B Salt Lake City Airport 50% Finished

The first phase of the \$3.6 billion redevelopment of Salt Lake City International Airport, the largest



Site of the redevelopment of the Salt Lake City International Airport.

construction project in Utah history, has reached the halfway point.

The *Salt Lake Tribune* reports that 1,750 workers are on the job, and the airport is spending \$50 million to \$70 million each month. The scope of the project includes roadways, a new concourse for airplane gates, a new enclosed terminal, a gateway building, a five-story parking garage, a second concourse, motorized walkways and baggage systems.

The first phase, on track to be completed in 2020, will include a new south concourse that will be as long as seven football fields. The second phase includes demolition of the existing airport.

According to reports, the cost of the airport project is now twice the original projection of \$1.8 billion.

Europe's Tallest Tower Nears Completion

The 87-story Lakhta Center in St. Petersburg is nearing completion following six years of construction. The skyscraper will be 1,516 feet tall, making it Europe's tallest building, as well as the 13th tallest building in the world.



The Lakhta Center will have a height of 1,516 feet.
RENDERING COURTESY LAKHTA CENTER

The Lakhta Center consists of the tower and public spaces, including a 2,000-seat amphitheater, water features, and a landscaped pedestrian embankment. The tower's structure has been completed and its interior is now under way.

Europe's previous tallest building was the East Federation Tower in Moscow at 1,227 feet. The One World Trade Center in the U.S. is taller than the Lakhta Center at 1,776

feet, though Dubai's Burj Khalifa is the world's tallest skyscraper at 2,723 feet.

Hensel Phelps-Stantec Wraps Part of \$741M Border Facility

The team of Hensel Phelps and Stantec recently completed the second phase of a new 100,000-square-foot pedestrian processing building at the San Ysidro Land Port of Entry at the U.S.-Mexico border near San Diego.

According to constructiondive.com, Stantec-Hensel Phelps reconstructed the port's pedestrian and bus inspection areas, which offers 18 pedestrian lanes—including inspection booths for a total of 22—for U.S.-bound travelers.

Stantec-Hensel Phelps added a second story to the port's historic 1930s Customs House, which is listed on the National Register of Historic Places.

Kuwait Unveils Plans for \$86B Silk City

The \$86 billion Silk City development, part of the Kuwait National Development Plan 2035, will span more than 86.5 square miles in Subiya.

Plans for the multi-phased development, announced in July, will link Silk City to Kuwait City through the under-construction Jaber Causeway, and will feature four quarters, or villages, with hotels, sports, medical and environmental facilities.

According to a report by ctbuh.org, the project is expected to take more than 25 years to complete.



Silk City is expected to include such amenities as an Olympic stadium, a nature reservation area and an airport.



Alex Dosen

Dosen Joins Hunt Companies

Alexandra “Alex” Dosen has joined Hunt Companies Inc.’s Hawaii Development Division as assistant asset manager. She will be furthering various financial reporting, development and construction initiatives across the Hawaii region.

Prior to joining Hunt, Dosen worked at Ernst & Young, Southwest Airlines and Fifth Third Bancorp. She is a certified public accountant who earned a bachelor’s from Fisher College of Business at Ohio State University.

Gutierrez Named SVP for Development at A&B

Francisco Gutierrez has been named senior vice president, development for Alexander & Baldwin (A&B), one of Hawaii’s leading commercial real estate companies.



Francisco Gutierrez

Gutierrez will lead all of A&B’s real estate development activities. He recently was senior director of development at GGP, where he led its entitlement, zoning, regulatory and planning efforts for Hawaii properties and the redevelopment of Stonestown Galleria in San Francisco.

He also was development director at Oliver McMillan, working on high-rise residential projects in downtown Honolulu. Prior to that, Gutierrez worked at The Mills Corporation in Washington, D.C., and as an architect at Gensler in Houston.

Mason Architects Adds Partner, Associates

Joy Davidson has been named a partner in the firm of Mason



Joy Davidson

Architects Inc., which also announced two new associates: **Melanie B. Y. Islam** and **Polly Tice**.

A 16-year veteran of the firm, Davidson is a historical architect and often acts as a consultant to other

design firms. She is currently secretary of the board of trustees of the Historic Hawaii Foundation that organization.

Davidson holds a doctorate in architecture from the University of Hawaii and has a graduate certificate in historic preservation.

Islam manages sustainable focused projects in her role as project architect on various educational and commercial projects. She previously worked with landscape and planning firm PBR Hawaii before returning to Mason in 2012. Islam holds a doctorate of architecture from the University of Hawaii.



Melanie Islam



Polly Tice

from Columbia University’s GSAPP (Graduate School of Architecture, Planning and Preservation).

Six Join Bowers + Kubota

Bowers + Kubota, a Hawaii architectural and engineering firm focusing on construction management, program management and project development, has hired six new specialists.

Matthew Podominick joins as project controls specialist at the Daniel K. Inouye International Airport



Matthew Podominick



Michael Makiya



Kent Pacleb



Tom Murray



Kei Ri



John Younger

Mauka Concourse.

Michael Makiya joins as contract specialist/project manager for Johnson Controls.

Kent Pacleb joins as project inspector for the state Department of Transportation’s Kauai projects.

Tom Murray joins as project inspector at the DKI International Airport CONRAC.

Kei Ri joins as project administrator.

John Younger joins as project engineer for the state’s DOT Hilo projects. 🏠



Dryvit cladding at the base of Keauhou Lane replicates the look of metal and stone. PHOTO COURTESY DRYVIT SYSTEMS INC.

Dryvit Expands Isle Options

NewBrick and Starter Boards are now at Honsador Lumber

BY BRETT ALEXANDER-ESTES

Dryvit, a manufacturer of exterior insulation and finish system (EIFS) products, is now offering NewBrick and Starter Boards, available locally through Honsador Lumber.

Kevin Pass, Honsador's Oahu territory manager, says Dryvit's NewBrick, a non-EIFS lightweight brick cladding with the same continuous insulation and air/water resistive barrier as EIFS, "is frankly going to change the way brick buildings are built all over the country." NewBrick, at 1/12 the weight of traditional clay brick, is "much faster to install and is indistinguishable from clay brick in appearance," Pass says. "The light weight will also make it feasible to ship from the Mainland."

Pass says Dryvit Starter Boards, another new Honsador offering, "save a lot of labor" since the boards eliminate the need to back wrap mesh at termination details.

Honsador also has Dryvit's newer products "such as HDP (hydrophobic) coatings," he says, "which essentially

add a protective element to our Dryvit cladding that keeps walls cleaner longer."

Brett Henry, technical sales associate at Dryvit Systems Inc., says a number of Hawaii hospitality properties, including the Hilton Waikoloa Village and The Waikiki Beachcomber Hotel and Resort, are currently installing or planning to install Dryvit cladding systems later this year.

"Dryvit is ideally suited for the Hawaii hospitality sector, and other sectors, for its cost effectiveness and its ability to provide a wide range of exterior cladding appearances," Henry says.

Dryvit Southwest Regional Sales Manager John Higgins agrees, and points to Dryvit's lead in value engineering. "The Keauhou Lane project is a good example," he says, citing the prohibitive costs of the project's original design materials.

"Dryvit's solution allowed the project

to offer the same look as metal and stone but at a much lower cost. ... (And) because Dryvit's system is much lighter, the building didn't need to be built with as much structural reinforcement."

Other current Hawaii projects using Dryvit, Higgins says, include the Kapiolani Residence, the Ft. Shafter Command and Control Center and the new Acura auto dealership on Nimitz Hwy.

"Dryvit has one of the best warranties in the industry," Pass says. "It's a 10-year written warranty that does not depreciate over the 10 years." Dryvit's sales team, he adds, "also works tirelessly for the Hawaii market." 🏠



Kevin Pass



Brett Henry



John Higgins

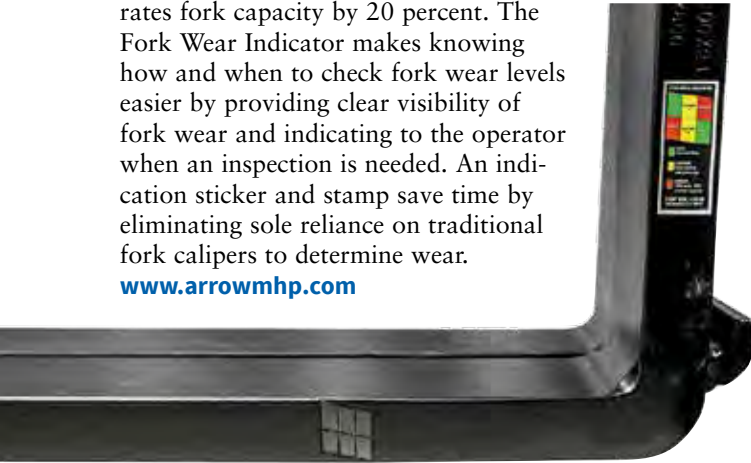


Dryvit's NewBrick is now available in Hawaii. PHOTO COURTESY DRYVIT SYSTEMS INC.

Indicator Stamped Forks

The Fork Wear Indicator by Arrow Material Handling Products is an easy-to-read guide stamped into the side of select Arrow ITA forks. The visual indicator helps operators and safety managers identify forks that are unsafe or approaching unsafe wear levels. According to OSHA guidelines and industry standards, forklift forks should be replaced after 10 percent of wear, since that milestone de-rates fork capacity by 20 percent. The Fork Wear Indicator makes knowing how and when to check fork wear levels easier by providing clear visibility of fork wear and indicating to the operator when an inspection is needed. An indication sticker and stamp save time by eliminating sole reliance on traditional fork calipers to determine wear.

www.arrowmhp.com



Curing Compound

Pencure OTC by W.R. Meadows is a dual-action, non-yellowing, acrylic, concrete curing compound. It has been formulated to simultaneously form a membrane and penetrate into the surface of the concrete to cure the surface and also reduce the intrusion of salts and water. Designed for fresh, broom-finished exterior concrete—such as driveways, patios and parking lots—Pencure OTC complies with all current federal, state and local maximum allowable VOC requirements, including National EPA VOC Emission Standard for Architectural Coatings, LADCO and OTC Phase I and II.

www.wrmeadows.com

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The TS 440 Cutquik by Stihl features an extended guard adjustment range allowing greater access in challenging cuts such as the bottom portions of walls, cutting in corners and cutting the underside of in-ground pipes. This expanded guard adjustability is made possible by the sensor-activated STIHL Quickstop wheel brake technology. The cutting wheel stops rotating within fractions of a second if kickback occurs. The TS 440 Cutquik weighs 25 pounds and has a cutting depth of 5 inches.

www.stihlusa.com





Robert Kroning, Jade Butay, Jay Manzano, Layne Machida, Johnny Higa

GCA Construction Update

The General Contractors Association of Hawaii provided a construction update to members and guests at its general membership meeting on Aug. 14 at Pomaikai Ballrooms at Dole Cannery. Presenting information on the state's building industry were representatives from the City & County of Honolulu, the Department of Accounting and General Services, the Department of Transportation and the University of Hawaii.



Dean Nagatoshi, Shannon Alivado, Clarence Regalada



June Wright, Gladys Hagemann, Robert Wright



Michael Inouye, Mark Tagami



Emil Soria, Eugene Kumasaki, Kevin Shiota



Austin Doherty, Noah Chong, Scott Massner



Glenn Saito, Amanda Canada, Randy Galius



Roy Spencer, Lauri Maikui, Warren Miyake



Phil Anderson, Dale Keep, Kenton Beal



Kevin Yamabayashi, Vincent Fragomene, Jason Ames



Mike Park, Jade Richardson, Terence Chun, Keola Goo



Rocky Guillermo, Rocklan Savaiinaea, Alan Whitworth, Jonathan Baijo, Jon Lang



Douglas Sangillo, Gladys Hagemann, David Moakley, Mick McCann



Rob Nair, Tim Johnson, Karen Berry, BJ Dabis



Alan Cheong, Russell Inouye, Gregg Ichimura



Kent Matsuzaki, Jade Butay, Sean Spencer



Jonathan Ho, Johnny Higa, Jason Arakaki

Update Your Approach to Employee Onboarding



There is one main question in every new hire's mind: "Have I made the right decision?"

In most cases they have.

However, that thought can change rapidly based on the employee's onboarding experience during the first few weeks of employment.

employee feel welcome by meeting people in the organization and by ensuring it is an organizational initiative and not an HR program.

If you have not recently improved your vetting process for new employees, perhaps now is a good time to initiate or enhance the new-hire experience

and culture will clarify expectations, guide strategy and decisions as well as convey the organizations' values and goals.

Don't solely depend upon the HR department by providing the opportunity to interact with many coworkers to facilitate discussions with long-time employees.

When the position is accepted, a clear plan for the first days should be sent to the new employee. Be sure to include information on when and where to show up for work, whom to see and a list of documents to bring (driver's license, social security card, etc.).

If the company doesn't already have a mentor/buddy program, it should be set up. It should not be a supervisor or even a coworker, but someone who can act as a point of reference for the "dumb questions."

This mentor should strive to create continuing opportunities to check and connect as onboarding should not be a "one shot" event. For most, only so much can be absorbed at once and a mentor provides an opportunity for two-way participation.

Ahead-of-the-curve contractors think of onboarding as an ongoing process and use it effectively as the employee advances and learns new things in each position and also as a succession planning tool.

Most owners believe employees are their most valuable asset. When you invest in new employees financially, emotionally and professionally, you greatly enhance the possibility they will become long-time employees who contribute to making the company a success and the envy of other contractors. 🏠

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.



It is the employer who will have a major influence in shaping the answer to the right decision.

Onboarding is the process of getting new hires adjusted to the performance and social aspects of their new jobs quickly and smoothly. It is the process through which new hires learn the skills, knowledge, behaviors and attitudes required to function effectively within an organization.

The careful planning and implementation of a successful onboarding program can significantly shape the attitude of a new employee in several ways, such as:

- increase employee retention,
- escalate engagement,
- foster open communication,
- improve job satisfaction,
- boost co-worker connections, and
- increase production.

The goal is to make the new

employee feel welcome by meeting people in the organization and by ensuring it is an organizational initiative and not an HR program.

The core components of an effective onboarding experience are:

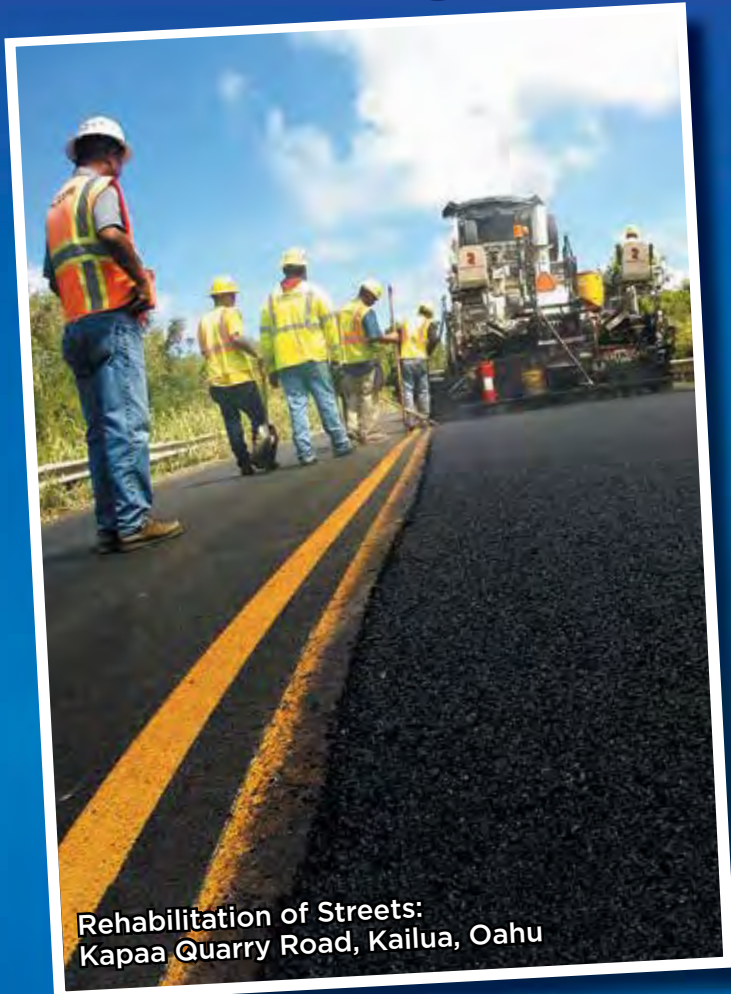
- Compliance (payroll, fringe benefits and company policies)
- Context (mission/vision, goals, culture and company history)
- Connections (introduction to leadership, coworkers, supervisors and mentor/buddy)
- Success (clearly defined expectations, available training and periodic review to ensure success)

Tools to Succeed

It is imperative to equip the new employee to be successful from Day One by providing them with the information needed to start working, reviewing the organizational structure and a training plan. Be sure to provide a clear communication of the firm's purpose and its culture. The purpose

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KOMATSU FH40 FORKLIFT

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