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OCTOBER 2018/\$4.95

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Tracy Lawson



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COFFEE BREAK

Jim Newberry, the subject of Don Chapman's column in this issue, says "safety means paying attention to those things that will keep bad things from happening." Indeed, the safety and the good health of builders currently is a key topic in the construction industry.

Along with Newberry's insights, we offer a report on evacuating a jobsite before the storm hits. Hawaii safety experts Tracy Lawson and Joaquin Diaz offer advice on best practices in preparing a safety policy.

The next time you see workers operating heavy equipment, you should be jealous. According to our report, they are getting to use the latest technology (read: new toys) while perched in the ergonomically comfortable machines.

Construction on Maui, based on the value of issued permits in the first half of 2018, is more than \$57 million ahead the same period last year. The head of the Department of Public Works on the Valley Isle tells us "construction has stayed strong" there.

Building a massive hangar for an awe-inspiring military aircraft is no easy feat. But that's exactly the kind of job Hensel Phelps recently finished at Marine Corps Base Hawaii. The project is the focus of this month's "Spotlight On Success."

OK, so Hawaii gets a bad rap for its roads, drivers and housing woes. But we're No. 1 in this part of the globe when it comes to energy awareness. Hawaii's goal of 100 percent renewable energy by 2045 was recently copied by California. 🏠

A hui hou,

david@tradepublishing.com



The new MV-22 Hangar at Marine Corps Base Hawaii

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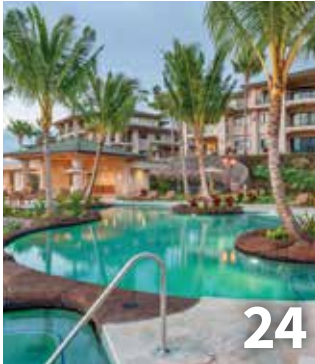
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On the cover

Tracy Lawson of
Lawson & Associates Inc
Photo by Nathalie Walker
Design by Ursula Silva



COMING IN NOVEMBER

Building Industry Hawaii offers a preview of a special preview the upcoming **Pacific Building Trade Expo**. We also take a look at the **Shipping and Transportation** sector along with an update on **Unions and Trades**. The coverage will include the latest on **Structural Design**.



**GENERAL
MEMBERSHIP
MEETING LUNCHEON**

NOV 7

Manoa Grand Ballroom

*Building Industry Outlook with
Economist Paul Brewbaker*

**4th ANNUAL
HOUSING SUMMIT**

NOV 15

Pomaikai Ballroom

*Turnaround: Solutions to Hawaii's
Worsening Housing Crisis*

NETWORKING NIGHT

NOV 29

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and non-members*

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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.

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

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.

OCTOBER 3**First Aid/CPR/AED Certification Class**

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

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 "Comic-CAN," the 13th annual competition presented by American Institute of Architects Honolulu Chapter (AIA Honolulu). 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. (Construction build-out). Pearlridge Center, Uptown Center Court, 98-1005 Moanalua Rd. For more information, contact Elyse Takashige, committee chair, at elyse@whitespacearchitects.com.

OCTOBER 6, 13, 20**Fall Protection - Competent Person (24-hr) Days 1, 2, 3**

The Building Industry Association of Hawaii (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 information at biahawaii.org or lawsonsafety.com, or call Lawson & Associates 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 information, contact Tristan Aldeguer at taldeguer@hdcc.com. To register, go to cvent.com/events/15th-biennial-pacific-rim-safety-health-conference-2018/ registration.

OCTOBER 11**NUCA Hawaii: Virtual & Augmented Reality and Drones!**

The National Utility Contractors Association (NUCA) of Hawaii and leading tech professionals show first-hand how Virtual & Augmented Reality and drones are used in construction.

1-4 p.m. Honolulu Country Club, 1690 Puumalu St. Register at <https://form.jotform.com/82341359684969>. For more information, email Sheryl@NUCA.com. Fee: Nonmembers \$45.

OCTOBER 12**2018 Building Industry Design & Construction Awards Gala**

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

5:30 p.m. (cocktails); 6:30 p.m. (dinner and awards ceremony). The Modern Honolulu, 1775 Ala Moana Blvd. To RSVP and for more information, go to biahawaii.org. Fee: \$160 per person.

OCTOBER 13, 27; NOVEMBER 8**AIA Architectural Walking Tour of Honolulu**

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

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

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 information, go to biahawaii.org, call 800-358-9206 or visit oshatraining@ucsd.edu. Fee: \$765. No refunds after Oct. 1.

OCTOBER 16**General Membership Meeting/ Construction Update**

GCA of Hawaii presents construction updates by top Hawaii government employers at its general membership

meeting. Network with your peers and learn the status and specifics of current and upcoming BWS, DOE, USACE, NAVFAC Hawaii and UH projects.

5 p.m. (no-host cocktails and table tops); 6 p.m. (dinner); 7 p.m. (program). Pomaikai Ballrooms at Dole Cannery - Iwilei. RSVP with payment by Oct. 5 at info@gcahawaii.org or gcahawaii.org, or call Gladys at 833-1681 ex. 12. Fee: GCA members \$60; nonmembers \$90. No refunds after Oct. 5. Substitutions available.

OCTOBER 17

Respirable Crystalline Silica Competent Person

BIA-Hawaii and Lawson & Associates present a four-hour compliance class for construction industry employers, managers, supervisors, safety professionals and competent persons charged with enforcing OSHA's Final Rule for Respirable Crystalline Silica (29 CFR 1926.1153). Certificate awarded after completing course.

7-11 a.m. BIA-Hawaii/CTC Pacific, 94-487 Akoki St., Waipahu. Register online or via email. Get more information at biahawaii.org or lawsonsafety.com, or call Lawson & Associates Inc. at 441-5333. Fee: \$99; \$25 late fee after Oct. 9.

OCTOBER 22

Business Management for Building Professionals

BIA-Hawaii presents effective strategies to keep professional homebuilders in business. Includes basic business management, planning, recruitment and more. Continuing education credits available.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more information at biahawaii.org, or contact Barbara Nishikawa at 629-7505 or bln@biahawaii.org. Fee: BIA members \$300; nonmembers \$400; \$200 through available ETF funding.

OCTOBER 23, 24

High Performance Building for Building Professionals

BIA-Hawaii and construction sustainability expert Michael Strong show how to apply cost-effective green practices to the construction of new homes, remodels, site developments or multi-family projects. Includes a review of the newly revised ICC/ASHRAE 700-2015



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National Green Building Standard (NGBS). Various credits available.

8 a.m.-5 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more information at biahawaii.org, or contact Barbara Nishikawa at bln@biahawaii.org. Fee: BIA members \$550; nonmembers \$695; \$347.50 through available ETF funding.

OCTOBER 25

NAWIC General Membership Meeting

The National Association of Women in Construction Hawaii Chapter presents “Small Changes, Big Results” featuring Lakaysha Lee-Hill, field engineer at Nordic PCL Construction Inc.

5 p.m. (networking); 6 p.m. (dinner, presentation and meeting). Nordic PCL Construction Inc., 1099 Alakea St., #1600. For more information, go to nawic114@yahoo.com. Dinner fee \$40.

OCTOBER 26

Payment Workshop: “Legal Answers Available”

Sponsored by GCA of Hawaii. Honolulu attorney Gerald S. Clay of Clay Chapman Iwamura Pulice & Nervell reviews contract- and construction-related disputes, collection strategies and more. Questions submitted in advance are answered; questions from the floor if time permits. Certificate available.

8 a.m.-noon. GCA Conference Room, 1065 Ahua St. Go to gcahawaii.org for more information and to RSVP with payment by Oct. 12. Fee: GCA members \$95; nonmembers \$125. No refunds after Oct. 12. Substitutions available.

OCTOBER 27; NOVEMBER 3

“Leadership and Motivation” (STP Unit 1)

GCA of Hawaii presents the Associated General Contractors of America’s Supervisory Training Program (STP), designed and field-tested for contractors. Unit 1 presenter Kristi Koga covers motivation, feedback, training and more. Certificate available.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Register with payment by Oct. 12 via info@gcahawaii.org, gcahawaii.org or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395.

No refund after Oct. 12. Substitutions available.

OCTOBER 30

CAPS I Marketing Strategies for Aging & Accessibility

Offered by BIA-Hawaii. Instructor Curt Kiriū identifies the opportunities and teaches the remodeling skills that meet the needs of Hawaii homeowners aged 50-plus. Various credits available.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more information at biahawaii.org or contact Barbara Nishikawa at bln@biahawaii.org or 629-7505. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

NOVEMBER 1

CAPS II Design/Build Solutions for Aging and Accessibility

Offered by BIA-Hawaii. Instructor Curt Kiriū shows how to integrate specifications from occupational therapists and qualified health care professionals in the design and remodeling of Hawaii homes for owners aged 50+. Various credits available.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more information at biahawaii.org or contact Barbara Nishikawa at bln@biahawaii.org or 629-7505. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

NOVEMBER 1

Casino Night

ABC Hawaii presents its third annual Black Jack, Roulette and Craps jamboree. Enjoy a buffet dinner, two complimentary drinks per guest, big-ticket prize drawings and more.

5:30-9 p.m. Honolulu Country Club, 1690 Puumalu St. Register with payment via email by Oct. 11. For registration form and more information, go to abchawaii.org. Fee: one complimentary invitation given to each member company; \$75 per each additional guest. Sponsorships available.

NOVEMBER 3

CAPS III Details and Solutions for Livable Homes and Aging In Place

Offered by BIA-Hawaii. Instructor

Curt Kiriū presents design techniques, innovative products and best practices that CAPS professionals can use when installing products and creating livable spaces for owners aged 50+. Pre-requisites: CAPS 1 and II. Various credits available.

8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Register online and get more information at biahawaii.org or contact Barbara Nishikawa at bln@biahawaii.org or 629-7505. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 through available ETF funding.

NOVEMBER 5-8

OSHA 2045 Machinery and Machine Guarding Standards

Offered by BIA-Hawaii and UC-San Diego’s OSHA Training Institute. Four-day course covers various types of common machinery, machine hazards, machine safe guards and related OSHA regulations and procedures. Various credits available.

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

Register at osha.ucsd.edu. For more information, go to biahawaii.org, call 800-358-9206 or visit oshatraining@ucsd.edu. Fee: \$765. No refunds after Oct. 22.

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.

Expo Seminars Feature Mayor

Affordable housing among 27 sessions planned for the annual event

The 19th annual Pacific Building Trade Expo, to be held Nov. 14 at the Hawaii Convention Center, will offer 27 design and construction industry seminars, including a presentation by Mayor Kirk Caldwell on Honolulu's Culture and Arts Corridor.

Expo seminars, held Nov. 14 and 15, will explore strategies for affordable housing, including Kahauiki Village, an affordable housing model for Hawaii's homeless families; Bento Box Housing, a guide to turnkey smart homes; and Keauhou Connectivity, insights into Honolulu's first integrated transit-oriented development project. A Lei of Parks will update the plan for a multi-use path from Waikiki to West Oahu.

Expo seminars are grouped in seven tracks that include resilient design, healthy communities, community mobility and housing. A Department of Defense track will present business opportunities with the federal government. Two other tracks will feature presentations by Expo exhibitors.

Seminars complement the all-day Expo trade show, which showcases the building industry's latest products and services from more than 200 local and national vendors. Admission is free for all AEC industry professionals.

The Expo is presented by HonBlue and produced by the Honolulu chapters of the American Institute of Architects (AIA) and the Construction Specifications Institute (CSI), with support from the Hawaii Architectural Foundation. For more information, go to pbtexpo.com.



Artist's rendering of a Bento Box home
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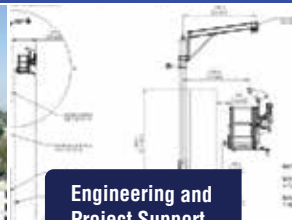
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Guiding Builders to Safety

Newberry instructs Hawaii contractors on ways to keep workplace injury claims to a minimum

PHOTOS BY NATHALIE WALKER



Welcoming a visitor to Island Insurance's downtown Honolulu offices, encountering a small step up from the lobby, the first thing Jim Newberry says after hello is, "Watch your step."

The assistant vice president and risk control manager in Island Insurance's underwriting division can't help himself. As he readily admits: "It's kind of weird to hang out with safety people. You go into a restaurant and somebody says, 'Did you notice where the exits are?' 'Oh, this place is sprinklered.' 'Did you see the back door is blocked?' We do assessments all the time."

Safety and insurance, he says, are two sides of the same coin, and "you need insurance to be in business."

Before coming to Hawaii, he worked for some of the largest insurance companies in the world: Zurich, Allianz, Fireman's Fund. But Newberry is much more than a local insurance exec—he's something of an international star in the world of safety and health, having literally traveled the globe teaching the many benefits of occupational health and safety standards and programs, from Bahrain to Seoul. And he is one of the instructors in the University of California at San Diego-OSHA Training Institute's safety certification program in Honolulu.

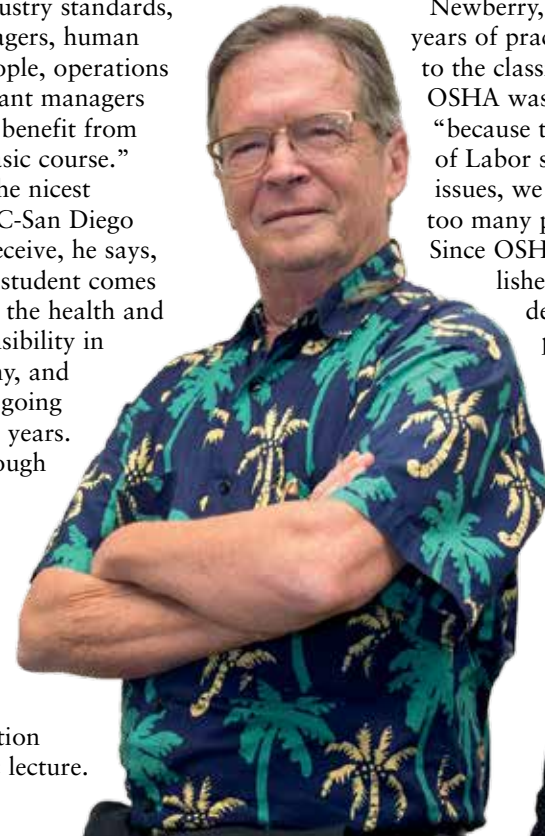
Most students, he says, are safety managers, though he encourages "people who have collateral duty for safety to come and take courses. Our general industry course really helps get the basics of what requirements employers have to engage in with their employees and have organized safety activities. And then for the construction industry standards, general managers, human resources people, operations managers, plant managers could highly benefit from taking the basic course."

Some of the nicest comments UC-San Diego instructors receive, he says, are when "a student comes in, they have the health and safety responsibility in their company, and they've been going to classes for years. And even though we're teaching the Code of Federal Regulations, the group of instructors we have do more facilitation than didactic lecture."

We play off the experience of the students in the class, we try to get them to learn from each other, and turn some of the learning over to them. That ownership is very exciting to see. We've had students say 'this is the best safety class I've ever had,' and I've been doing this 15, 20 years. It's very rewarding."

Newberry, who brings 40 years of practical experience to the classroom, notes that OSHA was created in 1971 "because the Department of Labor saw there were issues, we were killing way too many people every year. Since OSHA was established, we've brought deaths down by 40 percent."

OSHA initially did its own training of instructors, but recognized it



needed to reach day-to-day safety officers. In 1992, UC-San Diego began offering classes as the first OSHA-certified training institute in the U.S. with the goal of teaching the Code of Federal Regulations to a broader audience, including at a satellite campus in Honolulu starting a decade ago. Which means Hawaii safety managers can receive training without having to pay for a flight to San Diego and several days there.

“We want to make it as easy as possible for people to get the training,” says Newberry.

He has a concise definition of safety: “Safety means paying attention to those things that will keep bad things from happening to your employees, to your guests, to your customers, to your property.”

“Safety means paying attention to those things that will keep bad things from happening to your employees, to your guests, to your customers, to your property.”

Even in an actuarial industry that hyper-analyzes everything, occupational health-safety is often an intangible, Newberry says.

“When I go to my boss at the end of the year for performance review, I tell Beverly (Ament, executive VP of underwriting), count the number of claims that didn’t happen because of what I do—which is a bit nebulous, right? We know we have impact, but it’s really hard to count the incidents that don’t happen because of the work we do in safety.”

Safety and insurance were not on Newberry’s radar when he returned from spending his high school years in New Delhi, India, where his father was a school superintendent, his mother a school nurse.



Jim Newberry and a few of his safety students

“It opened my eyes to living in a Third World country, and being able to get out into the countryside with the youth program our minister ran, we did some really wonderful things for people in need,” he recalls. “And summer camp was in Kashmir, up in the Himalayas. I got to climb a glacier when I was 15. He took us camping in the wild for three or four days out in the jungle. Panthers would walk through our camp at night.”

Moving from India to Indiana, Newberry enrolled at Indiana State University as a music major, singing double-bass in the chorus (and later with the Honolulu Symphony Chorus) and playing saxophone and clarinet in the orchestra, band and pep band—including during the magical 1978-79 season when Larry Bird led ISU to 31 straight wins before losing to Magic Johnson and Michigan State in the NCAA finals.

But he started looking for another career path, and as it happens his father was starting the environmental safety and safety management

program at Indiana State, in charge of curriculum development: “So I joined the safety program. It was the third one in the U.S., just after OSHA was created.”

Students in Newberry’s Honolulu classes will benefit from the experience of a man who through his involvement with the American Society of Safety Engineers worked with a team that created the International Standards Organization’s new ISO 45001 regulations.

“It was published this year, a four-year project, and I was liaison from (the previous) ISO 31000 to help move it forward,” he says. “So now we have a new international occupational health and safety standard that employers will have to comply with if they want to participate in the international supply chain. It’s a big, huge thing for our profession.”

Safety always is. 🏠

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

Government Construction Awards Remain Brisk

Eight government agencies awarded 42 contracts valued at \$99,823,004 during August, nearly quadrupling volume of \$27,279,604 reported in the same month last year.

After eight months, agency awards total \$1,407,497,010, up sharply from \$507,635,107 during the same period last year.

The Hawaii Department of Education set the pace during August,

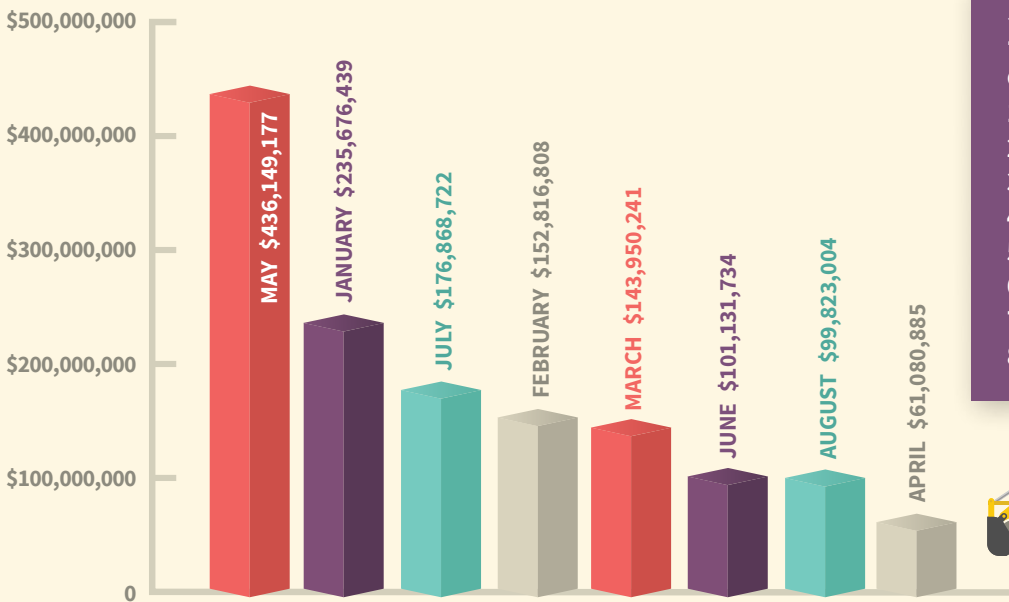
awarding jobs valued at \$48,342,486. Contracts from the Department of Land and Natural Resources totaled \$19,921,065, and the Department of Transportation authorized work valued at \$17,587,668.

Most of August's volume—\$69,689,097—was allocated for projects on Oahu. The largest job, valued at \$19,921,065, was awarded to Hawaii Harbors Constructors JV for

dredging and improvements at Ala Wai Canal.

T. Iida Contracting Ltd. Landed three projects totaling \$17,165,000, including a \$13,988,000 classroom building at Mililani Middle School.

The H.E. Johnson Co. Inc. claimed August's third-largest contract—a \$7,668,074 award for the west ramp demolition and work on the lease lots at Hilo International Airport.



2018's Busiest & Slowest

1. May \$436,149,177
2. January \$235,676,439
3. July \$176,868,722
4. February \$152,816,808
5. March \$143,950,241
6. June \$101,131,734
7. August \$99,823,004
8. April \$61,080,885

AWARDS BY AREA

Oahu	\$69,689,097
Maui	18,295,668
Hawaii	10,544,870
Kauai	1,293,369
Total	\$99,823,004

AWARDS BY AGENCY

DOE	\$48,243,486
DLNR	19,921,065
DOT	17,587,668
DOFMA	6,789,000
DBEDT	4,632,770
UH	1,950,832
DAGS	587,683
DOD	110,500
Total	\$99,823,004

Oahu

Hawaii Harbors Constructors JV.....\$19,921,065
Ala Wai Canal Dredging and Improvements

T. Iida Contracting Ltd. 13,988,000
Mililani Middle School, Classroom Building

Ralph S. Inouye Co. Ltd.5,465,000
Noelani Elementary School, Library Building

Paul's Electrical Contracting LLC4,632,770
Kalaeloa Community Development District, Kalaeloa Energy Corridor, Phase 2

Paradigm Construction LLC..... 3,242,300
Aiea High School, Science Facilities Upgrade

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

BCP Construction of Hawaii Inc.2,517,325
Aiea Intermediate School, Applied Technology Center

T. Iida Contracting Ltd. 1,849,000
Kahuku High and Intermediate School, Athletic Field, New Restrooms, Replace Bleachers

Allied Pacific Builders Inc. 1,775,900
Kapolei Middle School, Building A, G and H Reroof

Ted's Wiring Service Ltd. 1,532,813
Dole Middle School, Improvements to Facilities

S&M Sakamoto Inc. 1,440,930
Moore Hall, Various Classroom Renovation, University of Hawaii at Manoa

Brian's Contracting Inc. 1,343,000
Campbell High School, Building O, Replace Biology Science Lab Counters

T. Iida Contracting Ltd. 1,328,000
Kailua High School, Softball Field Improvements

International Construction Inc. 1,309,531
Kaimuki High School, Miscellaneous R&M FY2014

C&C Electrical Contractor Inc.	1,198,700
August Ahrens Elementary School, Electrical Upgrade	
Hawaiian Building Maintenance	1,092,000
Kaimiloa Elementary School, AC for Heat Abatement	
Paradigm Construction LLC	961,887
Kalakaua Middle School, ADA Transition	
StarCom Builders Inc.	676,000
Mauka Lani Elementary School, ADA Improvements	
Sea Engineering Inc.	611,985
Repair Waterline at Pier 29, Honolulu Harbor	
Ke Nui Construction LLC	553,609
Mililani High School, Parking Lot Improvements	
Ted's Wiring Service Ltd.	530,166
Waimalu Elementary School, Electrical Upgrade	
Isemoto Contracting Co. Ltd.	368,018
Kahakai Elementary School, Access Road Improvements	
Peterson Bros. Construction Inc.	219,669
Maemae Elementary School Courtyard, Artificial Turf	
Construction Engineers LLC	194,540
Highlands Intermediate School, Courtyard Covering	
Tory's Roofing & Waterproofing Inc.	110,500
Building 832, High and Low Bay Roofs Repair and Waterproofing	
Pacific Recreation Co. LLC	109,829
Nimitz Elementary School, Resurface Playcourt	
Site Engineering Inc.	97,600
Waiua Elementary School, Miscellaneous R&M for FY2016	
Kaikor Construction Associates Inc.	59,560
Waimanana Stream Bridge, Pedestrian Walkway Repair	

Maui

Grace Pacific LLC	6,789,000
Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Island of Hawaii	
Apply-A-Line LLC	6,252,030
Installation of Enhanced Pavement Marking and New Milled Rumble Strip at Various Locations, Islands of Maui, Molokai and Lanai	

AUGUST'S TOP 10 CONTRACTORS

1. Hawaii Harbors Constructors JV (1)	\$19,921,065
2. T. Iida Contracting Ltd. (3)	17,165,000
3. The H. E. Johnson Co. Inc. (1)	7,668,074
4. Grace Pacific LLC (1)	6,789,000
5. Apply-A-Line LLC (1)	6,252,030
6. Ralph S. Inouye Co. Ltd. (1)	5,465,000
7. BCP Construction of Hawaii Inc. (3)	5,394,121
8. Paul's Electrical Contracting LLC (1)	4,632,770
8. Paradigm Construction LLC (2)	4,204,187
10. S&M Sakamoto Inc. (2)	4,000,330

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

F&H Construction	2,387,000
Construction of New Office, Storage Facility, Kaunakakai Harbor, Molokai	
Betsill Bros.	1,615,303
Baldwin High School, Parking Lot Improvements	
Hawaii Electrical Solutions	587,683
Maui Community Correctional Center, Fire Alarm System Improvements, Wailuku	
Central Construction Inc.	509,902
2252 Kaaie, Apo Leo Studio Renovation, UH Maui College, Kahului	
HI Built LLC	154,750
Repair Pavement at Kaunakakai Harbor, Molokai	

Hawaii

The H. E. Johnson Co. Inc.	7,668,074
West Ramp Demolition and Lease Lots at Hilo International Airport	

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

BCP Construction of Hawaii Inc.	923,376
Laupahoehoe Community Public Charter School, Learning Environment Expansion, Kihalani	

Kauai

Shioi Construction Inc. dba Creative Partition Systems	806,200
Waimea High School, Science Facilities Upgrade	

Hawaiian Dredging Construction Co. Inc.	292,000
Fender and Substructure Repairs at Port Allen	

Castaway Construction & Restoration LLC	162,269
Repair Siding at Maintenance Shop, Nawiliwili Harbor	

HI Built LLC	32,900
Kauai High School, Miscellaneous R&M for FY17	

LOW BIDS

The companies below submitted the low bids in August 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

Sterling Pacific Construction	\$2,942,225
Renovations to Improve Campus Facilities, Title III Facilities Renovation, Phase 2 - Waianae Coast Campus at Maili Renovations for Leeward Community College, University of Hawaii	
Maui Kupuno Builders LLC	1,041,840
Ala Moana Regional Park, Road and Parking Lot Repaving Improvements	
Rambaud Electric LLC	306,292
Watanabe Hall, Replace Fire Alarm System, UH-Manoa	
Society Contracting LLC	29,344
Kuhio Elementary School, C7-C8 Renovation	
CB Tech Services Inc.	20,528
Wahiawa Middle School, Bldg. B - Replace New VCT Tiles	

Maui

Goodfellow Bros. Inc.	19,554,000
Hoolehua Water System Improvements (PWS 230), Package 1, Molokai	

Goodfellow Bros. Inc.	3,048,540
Hoolehua Water System Improvements (PWS 230), Package 2, Kalamaula, Molokai	

Apply-A-Line	1,481,980
Installation of Enhanced Pavement Marking and New Milled Rumble Strip at Various Locations, Islands of Maui, Molokai and Lanai	

Hawaiian Dredging Construction Co. Inc.	867,000
Kenolio Road and Koki Place, Sewer Rehabilitation Project, Kihei	

Goodfellow Bros. Inc.	848,777
Hana Landfill Makai Side Clean Closure, Phase 3	

Maui Kupuno Builders LLC	628,606
Wailuku/Kahului District Resurfacing (FY 2019)	

Maui Kupuno Builders LLC	589,648
Molokai District Resurfacing (FY 2018-2019)	

Williams Industrial & Marine Inc.	436,829
Substructure Repairs at Pier 2, Kahului Harbor	

Peterson Bros. Construction Inc.	419,670
Lanai District Resurfacing (FY 2018/2019)	

Applied Surfacing Technology	61,889
Refinishing of the Main Gymnasium Floor at Lahaina Civic Center	

Applied Surfacing Technology	38,199
Satoki Yamamoto Track and Field Repairs	

Hawaii

Isemoto Contracting Co. Ltd.	482,000
West Hawaii Veterans Cemetery, Additional Columbarium Niches, Kailua- Kona	

Isemoto Contracting Co. Ltd.	351,600
Hale Kehau Dining Hall, Dishwasher Replacement, UH-Hilo	



The MV-22 Hangar and Apron at MCBH



HOME FOR THE OSPREYS

Hensel Phelps completes \$80M hangar
and apron for the Marines' MV-22 aircraft

BY DAVID PUTNAM

The MV-22 Ospreys, the primary assault support aircraft for the U.S. Marine Corps since 2007, have a spacious new hangar in Kaneohe.

In January 2016, Hensel Phelps broke ground for NAVFAC Pacific on the 71,074-square-foot P907 MV-22 Parking Apron and Infrastructure project as well as the P908 MV-22 Hangar at Marine Corps Base Hawaii.

SPOTLIGHT ON SUCCESS

The \$80 million project's beneficial occupancy date (BOD) was on May 29.

"The multistory hangar will provide administrative space and weather-protected shelter for inspection, service and maintenance for the MV-22 Ospreys," says J. Bradley DeMuesy, project manager for Hensel Phelps.



Brad DeMuesy

The steel-frame structure was built to suit the unique Ospreys. The aircraft's two engines on fixed-wing tips housed in nacelles rotate so the MV-22 can land and take off vertically. It flies much faster than the CH-46 Sea Knight helicopter it replaced, and can carry 24 Marine combat troops.

DeMuesy says the hangar has a standing seam metal roof and the building's "exterior consists of precast concrete panels and architectural metal panels. Site developments include paving and site improvements such as grading, parking, roadway, sidewalks, landscaping, fencing, signs and storm-water drainage."



The new structure is expected to receive a LEED Silver certification.

He adds that Hensel Phelps also handled additional components to the project, such as "several smaller security and utility buildings, construction of a new wash rack, high-temperature concrete paving for parking pads and an aqueous film forming foam (AFFF) fire protection system."

Hensel Phelps relied on the project's 3D model through the build, says DeMuesy. For example, he says the use of the model "allowed the construction team to identify and address areas of conflict between the existing

and proposed utility lines indicated in the contract drawings, prior to starting items of work."

The structure is expected to receive a LEED Silver certification from the U.S. Green Building Council.

The project team showed its "can-do" attitude when coordinating the installation of the additional airfield paving. "Finding a timeframe that we could shut down the airfield that didn't impact operations or RIMPAC," exemplified the team's efforts, he says.

Other unique challenges during the



An MV-22 Osprey





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The interior of the new hangar

construction included the presence of working near an airfield and handling the lengthy span of steel supports, he says.

“Working adjacent to an active airfield required strict Foreign Object and Debris (FOD) enforcement. Regular site clean-ups were scheduled, special FOD barriers were installed and craft were taught about FOD within the Project Safety Orientation,” DeMuesy notes.

Also, the “front of the hangar does

not have intermediate steel supports. Special shoring had to be designed by a structural engineer and erected to support the steel during erection.”

During the months of construction, the contractor’s crews had to work around RIMPAC, an air show, be aware of archeological monitoring and the steady comings and goings of normal MCBH base access.

Other main construction tasks for the parking apron and infrastructure work include a guard house and site

developments such as POV parking.

The hangar, a multistory Type II modified aircraft maintenance building, was designed to provide work center space for equipment and personnel, and squadron administrative offices. The scope of the project also includes a separate fire pump building and tank. Site improvements involved an aircraft taxiway, taxiway shoulders, Substation No. 3 feeder upgrade and utility infrastructure.

Other work included:



The project included new parking stalls.



Hensel Phelps also completed a spacious meeting room.

- wet pipe water fire sprinkler system
- automatic aqueous film forming foam (AFFF) water fire suppression system
 - water storage tanks
 - fire pumps
 - fire pump building
 - hydrants
 - fire protection water supply lines
 - collection pits with sump pumps
 - exterior retention tank for disposal of AFFF and fuel
 - new emergency voice and fire alarm system
 - explosion-proof ventilation fixtures
 - repair existing and provide additional oil-tight doors along the tunnel
 - integration of ventilation system with existing emergency system controls

To DeMuesy, the standout feature of the project is the “open span in front of the hangar. When the vertical lift fabric door is completely open, MV-22s can freely enter/exit the structure.”

Before construction began, Hensel Phelps hired Ventura Consulting Group to host the initial Partnering Session with NAVFAC and NAVFAC Pacific. “At this meeting the team

“The team discussed what everybody can do to take this project from good to world-class.”
—Brad DeMuesy

established big-picture goals for the project relating to the following topics: Schedule, changes, safety, quality, partnering, base operations and issue resolution,” he says. “The team discussed what everybody can do to take this project from good to world-class.

We are planning on having a follow up Partnering Session next quarter to follow up with our goals and process.”

Other key members of the project team include Jacobs / Burns & McDonnell Joint Venture as the architect, and Christine Akau, resident officer in charge of construction at Kaneohe Bay, NAVFAC Pacific.

DeMuesy singled out several sub-contractors for their contributions: Koga Engineering & Construction Inc., Kiewit Infrastructure West Co., Swanson Steel Erectors Inc., Affiliated Construction LLC, Porges Electrical Group Inc., Continental Mechanical of the Pacific and Fire Engineering Company Inc.

He says Hensel Phelps also earned praise for the project.

“NAVFAC performed a PPQ and gave Hensel Phelps an overall rating of ‘Very Good’ for the project,” he says. “Additionally, the CM said, ‘we appreciate the relationship and production that Hensel Phelps has provided over the course of the project.’ ” 🏠

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Reused rock found at the Makali'i at Wailea project site is being used to build walls for the future residential community.
PHOTO COURTESY GOODFELLOW BROS.

Recycling Blue Rock

Crushing and re-using on-site materials for construction saves time and money for GC and client

BY BRANDON BOSWORTH



When crews from Goodfellow Bros. began work on the Makali'i at Wailea project on Maui, they discovered a large amount of blue rock on the nine-acre site. This turned out to be a boon for the company as well as its client, Armstrong Development.

"Being able to recycle rock that was already there was a win-win for both companies," says CEO Chad Goodfellow, adding "there were already plans for blue rock walls at Makali'i."

With its relatively smooth finish, blue rock is among the most favored for rock-wall building in Hawaii. It also is used in such architectural features as stairs, archways, pillars, columns, outdoor showers, spas, entryways,



Chad Goodfellow

pavers and stands for mailboxes.

"We wanted to use as much of the rock as possible," says Mike Jackman, the project manager.

"It would have taken at least 800 truckloads to remove all that rock from the property."

—Chad Goodfellow

Goodfellow Bros. brought in its own equipment and set about crushing 36,000 cubic yards of cut rock and soil. Eventually, 18,000 yards were used for fill and another 10,000 yards were crushed on-site, producing aggregates used for the road base, drain aggregate and sewer lines. An additional 1,000



Mike Jackman

cubic yards of fractured blue rock is being used to build walls on-site.

"We invested in crushing equipment about 15 years ago," Goodfellow says. "The end crush product is very high quality."

Because work is done on-site—"We bring the machine to the material, not the material to the machine"—Goodfellow says a tremendous amount of time, money and energy is saved.

"It would have taken at least 800 truckloads to remove all that rock from the property," he says. "We probably saved about 10,000 gallons of fuel. From a safety standpoint, we kept all those big haulers from driving through a resort town."

Designed by G70, Makali'i at Wailea will feature 68 two- and three-bedroom

townhomes. Groundbreaking took place in December 2017.

Not all locations are going to be lucky enough to have blue rock on-site. “One of the unique things about the Hawaiian Islands is that from a geographical standpoint they are very new,” Goodfellow says. “There are many different geological features underground.”

He says blue rock is common in Wailea, while the central Maui basin is mostly sand. Kona on the Big Island has good quality rock so “almost every project there is using recycled rock.”

Bo McKuin, Maui regional manager for Goodfellow Bros., says recycling the rock at the Wailea project site provided “additional added value” for the clients.



Bo McKuin

“Armstrong Development is very invested in having a green component to their projects, and they do a great job of being mindful of environmental concerns.”

Jackman adds that “it takes a great customer with foresight to make these things happen.” 🏠



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Future residence at the luxury Luana Garden Villas project, currently underway by Arita Poulson
RENDERING COURTESY LUANA GARDEN VILLAS



Maui: Hammering Away

Permits, projects, visitors rise in 2018

BY BRETT ALEXANDER-ESTES



Hale Mahaolu Ewalu, a senior housing project by Arisumi Bros. in Pukalani
PHOTO COURTESY MIKE BISSELL



The Daniel K. Inouye Solar Telescope Remote Office Building by Arisumi Bros.
PHOTO COURTESY ARISUMI BROTHERS INC.

Mauí construction, already on the rebound, is building rapidly on last year's gains as the value of issued permits rose \$57.1 million in

the first six months of 2018, a 20.8 percent hike over the same period last year.

According to Maui's Department of Public Works, in January through

July 2017 Maui building permit value rose 37 percent, and "construction has stayed strong," says Department of Public Works Director David Goode.

While building appears to be rising

The future 165-unit Kahului Lani, a senior rental housing complex in Kahului
 RENDERING COURTESY MITSUNAGA & ASSOCIATES INC. (ARCHITECT)



in all sectors, residential projects in particular are making a strong showing. Goode says 2018 residential permits are just below 2017, “but still much higher than in previous years.”

Maui visitors and visitor spending are rising, too, states the Hawaii Tourism Authority. According to the HTA’s August 2018 report, “year-to-date, visitor spending (up 12.1 percent

to \$3.19 billion) and arrivals (up 8.4 percent to 1,758,623) exceeded the results from a year ago.” This translates into more commercial and hospitality projects on Maui, often of

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significant value.

A good barometer of 2018 activity in Maui's commercial and hospitality sectors is Arita Poulson's current project list. Brad Espedal, project controls director at Arita Poulson General Contracting LLC,



David Goode

says the firm is engaged on many Maui commercial, medical, institutional and hospitality projects this year.

With the state's coffers at comfortable levels,



Brad Espedal

Maui's public works are also seeing an upswing. Hawaiian Dredging Construction Co. Inc.'s ongoing construction of the approximately \$350 million Kahului Airport CONRAC has been joined by other significant



The future Kalama Kai, Armstrong Development's workforce housing development in Kihei
RENDERING COURTESY ARMSTRONG DEVELOPMENT LLC

public projects. State Sen. Rosalyn Baker (6th District, South and West Maui) says larger projects funded by this year's legislature include new schools, hospital renovations and vital beach and road repairs.



State Sen. Rosalyn Baker

Residential

Maui's 2018-2019 residential projects target all markets, from affordable to luxury.

The Maui County Council Land Use Committee in August approved development of the 80-unit Waikapu workforce housing project in Wailuku. Waikapu Development Venture's current plans call for 68 detached single-family homes and 12 duplex units, along with a neighborhood park, on



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HDOT: New Maui Projects

ProjectByArea online postings, updated as of Sept. 19:

PROJECT NAME	PROJECT VALUE	PROGRESS/SCHEDULE
Honoapiilani Highway Resurfacing, Keanu Street to Kuihelani Highway	\$3M - \$5M	Scheduled Advertise: Fall 2019
Piilani Highway Safety Improvements, North Kihei Road to Vicinity of Wailea Ike Drive	\$1M - \$2M	Scheduled Advertise: Spring 2019
Honoapiilani Highway Resurfacing, Vicinity of Puamana Beach Park to Aholo Road	\$1M - \$2M	Scheduled Advertise: Spring 2019
Honoapiilani Highway Safety Improvements, Kapoli Street to Papalaua Beach Park	\$2M - \$3M	Scheduled Advertise: Winter 2018
Kamehameha V Highway Resurfacing, Kamalo to Pukoo	\$2M - \$4M	Scheduled Advertise: Summer 2019
Kamehameha V Highway Resurfacing, Pukoo to Waialua	\$3M - \$5M	Scheduled Advertise: Fall 2019
Kahekili Highway Resurfacing, Waiehu Beach Road to Camp Maluhia	\$2M - \$4M	Scheduled Advertise: Winter 2019



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Catholic Charities Housing Development Corporation in July purchased a 3.86-acre site in downtown Kahului for Kahului Lani, a proposed 165-unit senior affordable rental housing complex. The first phase of the approximately \$34.2 million project is slated to start by the end of this year with Mitsunaga Construction Inc. as GC. Currently, plans for the first phase call for a six-story building containing 81 one-bedroom rental units and a single resident manager's unit. The second phase will have 83 rental units.

Arisumi Brothers Inc. is scheduled to wrap soon on the first phase of Hale Mahaolu Ewalu in Pukalani. The 39-unit first phase of the senior housing project has a reported value of \$20 million. Hale Mahaolu's senior center is set to wrap late next year.

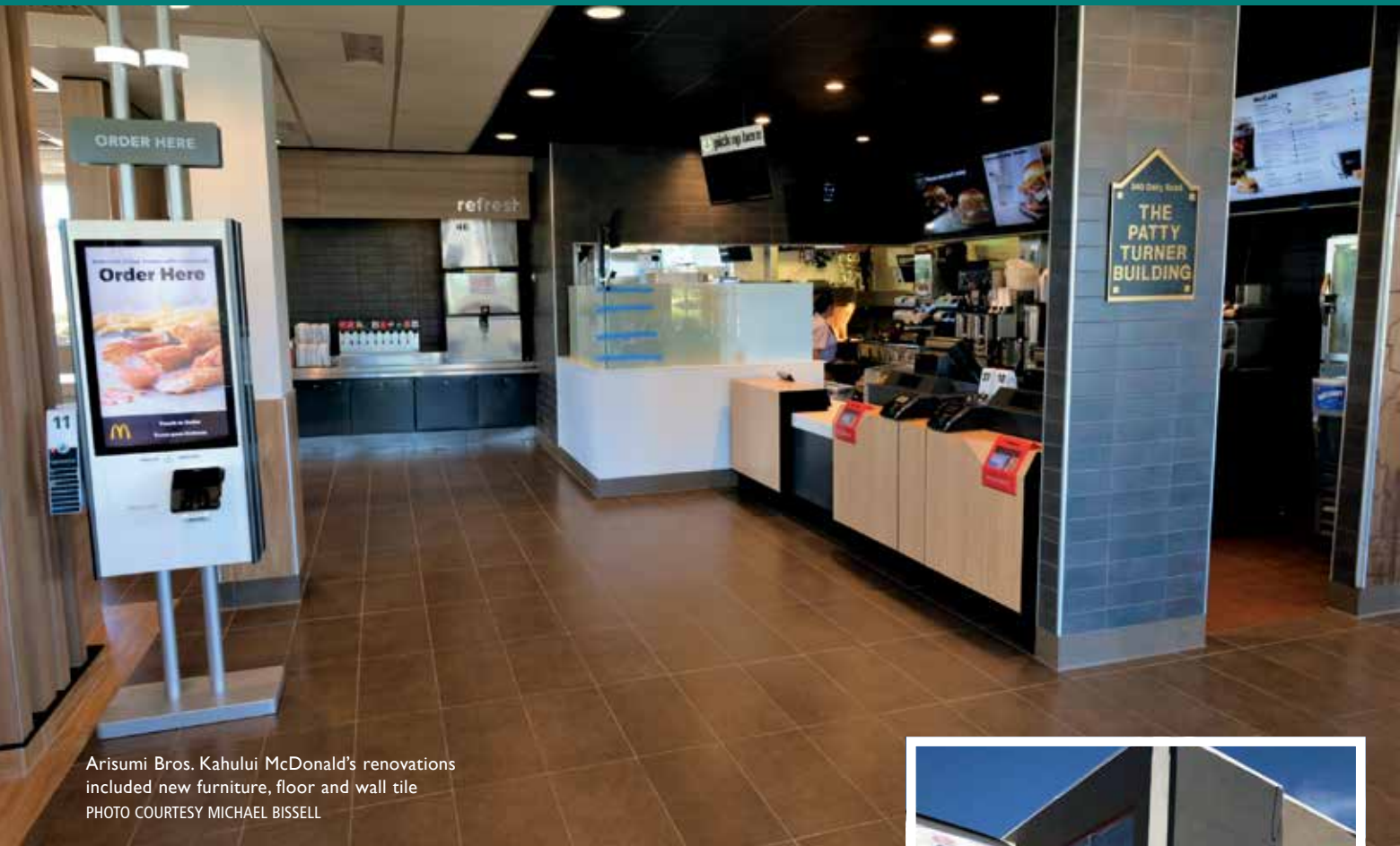
Kalama Kai, Armstrong Development LLC's 40-unit residential workforce housing development in Kihei, is expected to wrap in April 2019. Other sizeable workforce residential projects include Stanford Carr Development's master-planned

D.R. Horton is finishing the last homes in Kealohilani at Kehalani.
PHOTO COURTESY D.R. HORTON HAWAII



The Westin Nanea Ocean Villas

 **HAWAIIAN DREDGING**
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Arisumi Bros. Kahului McDonald's renovations included new furniture, floor and wall tile
PHOTO COURTESY MICHAEL BISSELL



Kahoma Village outside Lahaina.

In Wailuku, D.R. Horton Hawaii will begin construction this fall of 82 single-family, detached homes in Highlands at Kehalani, a new neighborhood within Kehalani's master-planned community.

"We are proud that Highlands will be a community designed and priced for local families," says Mary Flood, senior vice president of sales and marketing at D.R. Horton Hawaii. "Providing homes for the working people of Maui has been the mission of the company for the last 40 years."

D.R. Horton is currently finishing construction of 88 single-family homes



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in nearby Kealohilani at Kehalani.

Armstrong Development is also known for its luxury builds, and has slated Keala o Wailea, with 70 private two- and three-bedroom residences, for a September wrap. Makali'i at Wailea, Armstrong's luxury townhouse project, is currently underway and is scheduled to finish in late 2020 or early 2021.

“Providing homes for the working people of Maui has been the mission of the company for the last 40 years.”

—Mary Flood

Hospitality

“As Maui leads the way in hospitality guest experience, continued investments in the asset is a must, to diversify one property to the next,” says Adam Durante, managing director at Sterling Development LLC.



Adam Durante

Sizeable Maui hospitality investment includes the development of the new Makena Golf & Beach Club, with a reported value of \$354.5 million.

Renovations to The Westin Maui Resort & Spa, Kaanapali are currently underway, while nearby, Arita Poulson is GC on the build-out of Luana Garden Villas, with an approximate construction value of \$95 million. APGC is also busy on approximately \$11.5 million renovations to the Napili Surf and Puamalu beachside resorts.

Dorvin D. Leis Co. Inc.'s current hospitality projects include The Westin Maui Resort & Spa, Kaanapali, various sites in Makena, and on Lanai, Koele Lodge and Growponics Ltd. Greenhouse. Says DDL president and CEO Stephen T. Leis, “we continue to

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Makali'i at Wailea, Armstrong Development's luxury townhouse complex
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be busy with a high volume of intermediate-sized projects ... (and) hopeful that the Maui Lu project is on the horizon, along with further work in the Makena region and the redevelopment of some major hotel properties.”

Commercial/Institutional

One of Arisumi Bros.’ leading projects this year is the two-story, 13,424-square-foot Daniel K. Inouye Solar Telescope Remote Office Building, provided for the National Solar Observatory, which is operated by the Association of Universities for Research in Astronomy under a cooperative agreement with the National Science Foundation.

Arisumi Bros.’ other 2018 commercial projects currently include three McDonald’s restaurants (Dairy Road, Kahului and Wailuku Town Center renovations) and upcoming interior renovations to a Walmart McDonald’s set to start next year.

APGC renovations in Maui’s commercial sector include the Lahaina Cannery Mall’s ABC Store, valued at approximately \$1.6 million, and to the greater mall, valued at approximately \$4.2 million.

Public Sector

“One project we are excited about is the new roundabout at Maui Lani Parkway and Kamehameha Avenue, with a contract signed with Goodfellow Bros. and work to complete before the start of school in 2019,” says Goode.

Other leading public projects this year, says Baker, include the Lahaina by-pass and widening project, restoration of Kaanapali Beach and beach berm enhancement, as well as other sizeable highway projects and traffic signal modernization throughout Maui. Baker also cites upgrades and facility renovations at Maui Memorial Medical Center, Kula Hospital and Lanai Community Hospital.

Kiewit Building Group in February broke ground on the Kahului Elementary School Building G project for Hawaii’s Department of Education. The \$5.5 million, 10,001-square-foot design-build project will provide five new classrooms and support space. The project is scheduled for a

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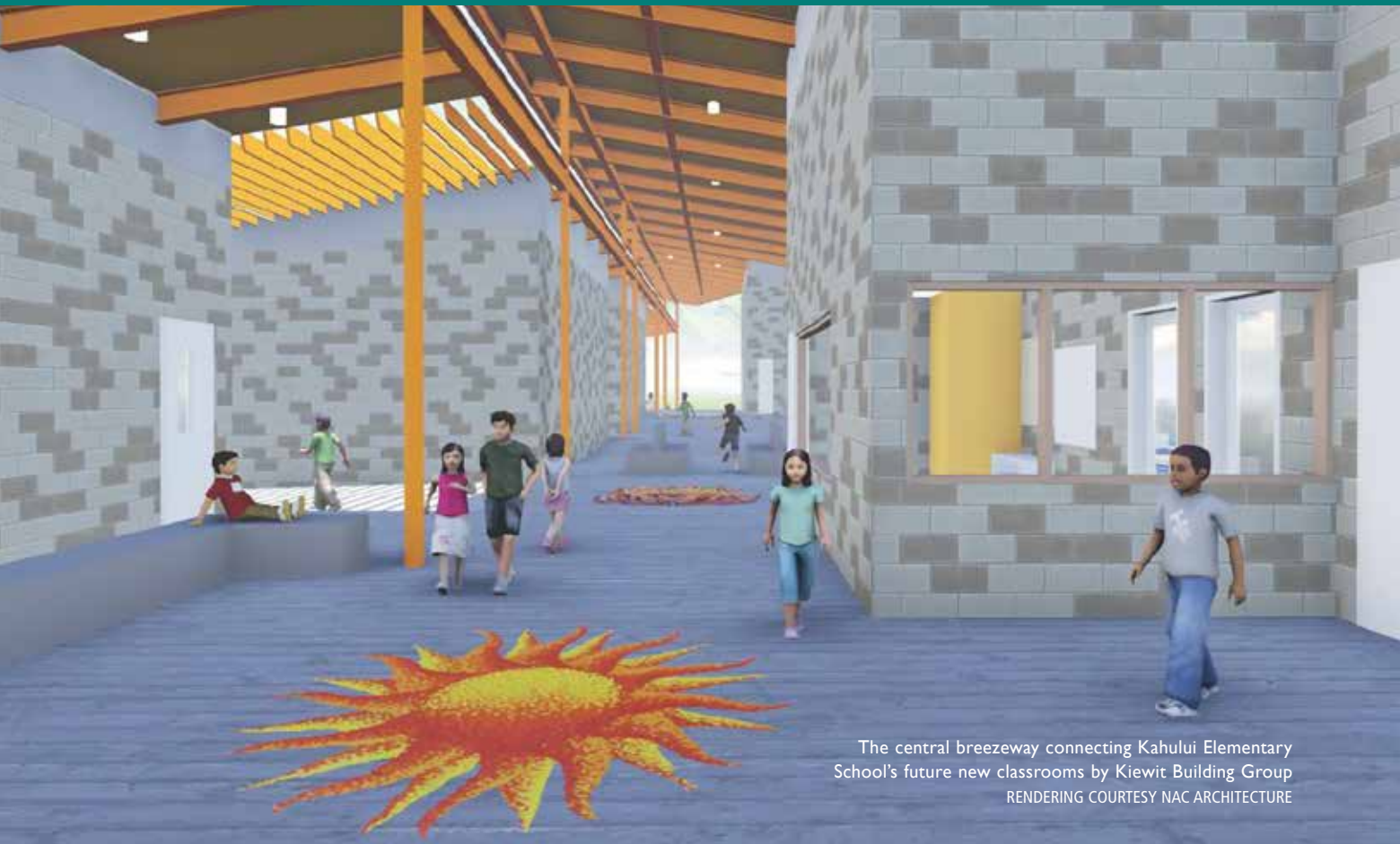
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The central breezeway connecting Kahului Elementary School's future new classrooms by Kiewit Building Group
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CORROSION-FREE CONCRETE

December 2018 wrap.

Hawaii's DOE received bids for the first phase of Kihei's new net-zero high school in June, says Charles Kaneshiro, project architect and president/COO of G70, a leading Hawaii design firm. "We are still estimating ground-breaking for January 2019," he says.



Charles Kaneshiro

2019 Starts

In describing Sterling Development's year so far, Durante could be speaking for many Maui contractors in 2018. "We've experienced steady growth which has consumed the labor market, and we are hopeful this trend will continue," Durante says. "We are excited to be involved in new construction—private and commercial projects—that are projected to start in 2019." 🏠

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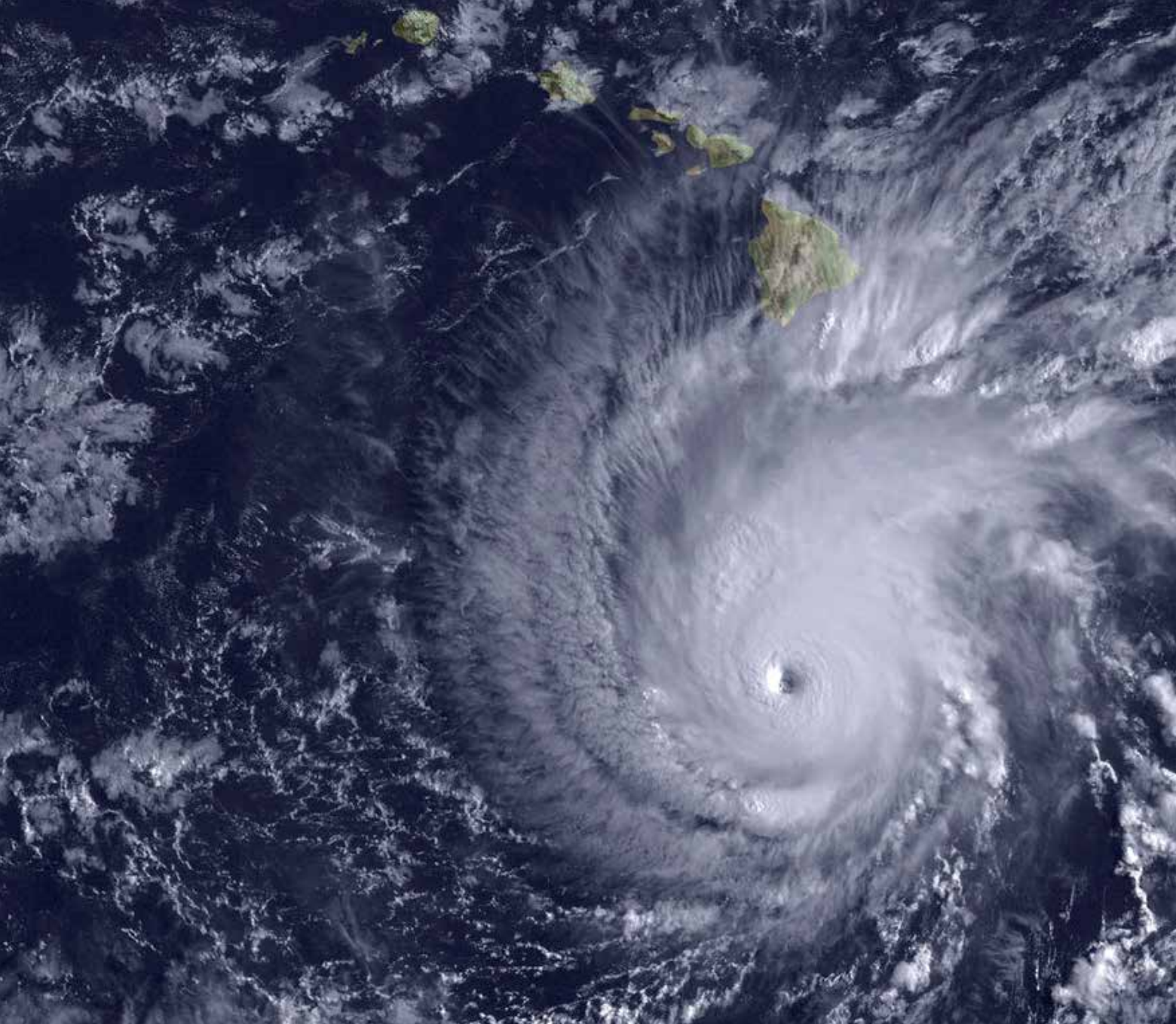


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EVACUATING A JOBSITE

Hawaii builders urged to remain vigilant and ‘err on the side of safety’ during storm season

BY DAVID PUTNAM

Tethering cranes against high winds and securing excavating machines, bulldozers, back loaders, crawlers and other heavy equipment are primary safety measures in preparing a construction site for a pending storm.

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A BUG-OUT PLAN HELPS

“The first step to success is being prepared in advance with an evacuation plan,” says Hawaii safety expert Tracy Lawson.

OSHA has an Emergency Action Plan checklist that contractors can use to assist with development of their own plan. Go to osha.gov/SLTC/etools/evacuation/implementation.html

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Every contractor, big and small, in Hawaii has been through the lock-down drill. The next step: Safely evacuating the crew.

“Having a written policy and procedure is critical to maintaining order. This should address when evacuation is necessary, who the chain of command is and having emergency



Tracy Lawson

services and phone numbers available,” says Tracy Lawson of Lawson & Associates, one of the Islands’ leading safety training firms.

General issues to consider when preparing a safe evacuation plan, she says, include “considering all the natural or man-made emergencies like fires, major workplace incidents, explosions, floods, hurricanes, tsunamis, toxic material releases, civil disturbances, acts of terrorism and workplace violence.”

Hurricane season, which officially began June 1, runs through Nov. 30.



Tracy Lawson (left) says having a “written policy ... is critical to maintaining order” in an emergency. PHOTO BY NATHALIE WALKER

But as weather experts note, hurricanes and tropical storms can occur anytime during the year. In recent weeks, Hawaii was battered by Hurricane Lane and Tropical Storm Olivia.

Contractors most often will rely on official storm warnings to determine

when to send workers to a safe place.

“There are many considerations before stopping production,” says Joaquin Diaz, Hawaiian Dredging Construction Co.



Joaquin Diaz

Inc.’s director of health, safety and environmental training. “We rely on the information provided by the state and counties before determining next steps. Jobsites focus on securing the sites days before the storm’s impending arrival.

“Production is not on a steady pace in the days before and after a storm.”

He points out that “hurricanes, based on the speed of travel, provide ample time to ensure jobsites are secured and rendered as safe as possible. Projects begin sending people home hours to days before the storm’s arrival. At this point evacuation is not at a critical point.”

Both safety experts agree that builders should heed official storm warnings.

“Contractors should start making preparations at this time as a proper lock-down of the site usually takes longer than people anticipate, and we do not want workers risking their lives because we got a late start,” Lawson says.

“It is also important to be considerate of the fact that our crews have families and personal property they need to secure and prepare as well.

The University of California San Diego Training Institute offers a wide variety of safety courses on Oahu

Occupational Safety and Health Standards courses for the Construction Industry begin October 15-18 at the BIA-Hawaii Construction Training Center in Waipahu

- ▶ Occupational Safety and Health Standards for the Construction Industry starts Oct. 15.
- ▶ Machinery and Machine Guarding Standards starts Nov. 5.
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So the better we prepare our sites in advance, the more time we allow our teams to take care of their families.”

Alert the Workers

Lawson says contractors’ plans “should identify methods to report emergencies and to alert employees. Many companies are now using alert systems that can do mass notifications. Making sure phone numbers and contacts are up-to-date is important. Consideration to sheltering-in-place should be made where critical equipment and/or operations may need to remain active.

“It is also important that employees recognize and respond consistently to alerts. Failure to do so can put the employee and others in danger.”

Keeping the jobsite secure when the storm passes should also be part of the safety plans, Diaz says.

“We meet as the storm is approaching to develop a before and after plan,” he says. “It is not enough to ensure the site is safe before the storm; it is equally important to ensure it is safe after the storm.



Flooded worksite after a storm

“We coordinate with our insurance carrier. We activate our call tree to ensure timely response to any critical issue before, during and after the storm. We let each job evaluate the concerns, based on current phase of construction, and secure as they see necessary to protect against internal and external harm.”

Protect the Site

Lawson, a safety instructor of OSHA courses through the Building Industry Association of Hawaii and UC-San Diego, says there are basic steps to take in battening down the hatches at jobsites.

“It is critical to secure loose items and materials so they do not injure

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anyone during the storm. Materials found on a jobsite can become projectiles if not secured,” she says. “Identify where flooding or wind can impact electricity and cause potential for shock or arc blasts.”

She advises preventing chemicals on-site “from being spilled or mixing with water or other chemicals which could cause fire or toxic release.”

Another critical measure to take, she says, is “knowing what to do with your crane—boom down for mobile cranes and weather vane for tower cranes. Manufacturers’ literature should be referred to, and operators should ensure this is closely followed. It may seem scary to allow a crane to weather-vane, but locking its brakes down can cause serious damage and structural failure depending on the storm.



Crane collapse during a storm

“There should be a checklist of items that jobs use to shut down and restart. It is critical to carefully evaluate the after-storm conditions and allow work to resume only after a safety walk-down has occurred.”

Practice the Drill

The safety experts say drills should be routinely scheduled for workers on-site and in the office.

“This is really the most valuable lesson to see what works, what has been missed or what can be improved

ASSP’s CONFERENCE ON SAFETY

The American Society of Safety Professionals Hawaii chapter will host the 15th Biennial Pacific Rim Safety and Health Conference on Oct. 9-10 at the Sheraton Waikiki’s Hawaii Ballroom.

The ASSP, formerly the American Society of Safety Engineers, has held the conference for the past 30 years.



Tristan Aldeguer

“Our goal was to create a conference that can advance safety and health within all industries,” says Tristan Aldeguer, president of the Hawaii chapter of ASSP. “Our theme, *Ho`okele i ka Maluhia*, which means to navigate to safety, was intended to create training opportunities for collateral duty safety personnel, while providing world-class training for the full-time safety and health professionals.”

The two-day conference will have more than 75 exhibitors and 40 speakers to present tools and best practices for workplace safety. Seminars include topics such as “Flammable and Combustible Liquids Safety – How Does Your Facility Rate,” the “New Silica Regulations in Construction and General Industry – A Comparison” and ‘How to Get Thru a Day’s Work,... and Have Something Left Over to Play with.’” among others.

The conference runs from 7:30 a.m. to 5 p.m. on both days.

According to the ASSP, attendees can:

- earn CEU credits for classes,
- enhance their knowledge,
- network with other industry leaders,
- learn techniques to enhance their safety culture and
- see the latest in safety equipment.

To register, go to cvent.com/events.

Along with Aldeguer, other ASSP officers are Joey Garza, vice president; Daniel Kau, treasurer; and Melanie “Mahea” Villanueva, secretary.

Safety training also is offered throughout the year by the General Contractors Association (GCA) of Hawaii, the Building Industry Association (BIA-Hawaii) and the Associated Building Contractors (ABC) of Hawaii as well as by OSHA and the Hawaii Occupational Safety and Health division (HIOSH) of the state Department of Labor and Industrial Relations.

on,” Lawson says. “Drills should be held prior to storm seasons and at least once a year or once for each project for man-made events, such as fire.

“Consider additional drills as the jobsite moves through stages of construction which could impact the plan or evacuation routes. These should be well thought-out, timed and monitored by observers with an after-action review to make improvements.

“Just as important as having a plan,” she adds, “is communicating this plan. This allows the team to identify

where improvements need to be made before a critical event occurs. These can be done in the form of table-top exercises and in the field to practice safe and timely evacuation from a jobsite.”

And, the experts say, stay ready.

“Be careful to avoid storm fatigue, and just because you have not experienced a major event does not mean it can’t happen to you,” Lawson says. “A good safety plan prepares for the worst and is ready to minimize impact.

“Be vigilant, be prepared and err on the side of safety.” 🏠



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HAWAII'S HEAVY HARDWARE

Ergonomics and technology combine to improve working conditions for the Islands' equipment operators

BY BRANDON BOSWORTH

Today's construction equipment is more comfortable, more ergonomic and more technologically advanced than ever.

"The old school way of thinking was, 'who cares about ergonomics?'" says Chad Goodfellow, CEO of Goodfellow Bros. "The folks operating our equipment are in a challenging place to work.



Chad Goodfellow



Reduced tail swing excavators such as the new Hitachi ZX245US6 “taking the place of standard counterweighted machines” according to American Machinery’s Gordon Ogi.
PHOTO COURTESY AMERICAN MACHINERY



Everyone's body takes a bruising every day. We want to make them more comfortable. No one wants to feel like they're riding a bucking bronco 10 hours a day."

Adds Bo McKuin, Maui regional manager for Goodfellow Bros.: "Better ergonomics help improve safety and make crews more comfortable and productive."



Bo McKuin

vice president of Hawaiian Crane & Rigging, says "the technology and drones have added immensely to the quality of our communication between multiple trades.



Kerwin Chong

"The young engineers seem to be well-versed in integrating drone photos to AutoCAD drawings and providing information

Western Pacific Crane & Equipment recently delivered the first Grove GMK4100L-I crane to Hawaii. PHOTO COURTESY WESTERN PACIFIC CRANE & EQUIPMENT



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at our meetings that is very clear and eliminates opportunities of misunderstandings. The ability to have a meaningful meeting remotely with audio and visual on one's computer is also a big time-saver that Hawaiian Crane has finally embraced."

McKuin cites the importance of new safety features such as back-up cameras, sensors and programmable limits on a machine's movements. "You can program a crane to lock out and stop moving if it gets too close to a power line or swinging over traffic," he says.

Some of these programmable features can have surprising results.

"During one of our lifts we encountered a wind gust—due to the Venturi effect between buildings—the wind alarm went off and the crane's computer stopped the operation including booming the load up, to gain a more favorable capacity, standard procedure in the crane industry," Chong says.

"To boom the crane up, the operator had to turn the override key—which entails a procedure similar to launching a nuclear device—and

The first Grove GMK4100L-I crane to Hawaii was delivered to Keaau Service Station.
PHOTO COURTESY WESTERN PACIFIC CRANE & EQUIPMENT





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proceeded to boom the load up. Later that afternoon, we receive an Orwellian-call from Germany (the manufacturer) letting us know the wind-speed readouts for that day."

In tackling other industry problems, Chong says "Hawaiian Crane is constantly pushing the envelope as far as our R&D in solving the construction industries problems of 'moving big things into small spaces' and our constant effort to solve that damn gravity problem."

He says Hawaiian Crane recently "designed, fabricated and implemented a sliding system that helped us move one of the HART Rail Control Houses, which weighed 120,000 pounds, 100 feet (horizontally) under the elevated guideway and set it on an elevated concrete slab."

Blame the salt air or the rocky geography but working in Hawaii is "extremely corrosive to construction equipment," and can shorten the longevity of the heavy machinery, Goodfellow says.

"We are always having to check the undercarriages of our equipment, especially our dozers," he says. "Traditionally, the undercarriage of a

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McKuin says "wear and tear is significant due to the abrasiveness of the rock we work with. You have to be above par when it comes to maintenance just to keep up and running."

"Hawaii's salt water environment wreaks havoc on our electronics," says Chong, "especially the connections and the computer related hardware. He says his company "keeps the largest crane and rigging fleet in the Pacific and has the ability to swap out machines, typically, without the contractor incurring time-lost."

This shortened lifespan for items such as bulldozers, combined with a booming construction industry, means the local demand for heavy equipment runs high.

"The construction industry is currently looking very strong," says Gordon Ogi, president of American Machinery. "Contractors' confidence is at an all-time high, so a lot of new machines are being sold. At the same time, equipment rentals and used



Crews from Hawaiian Crane & Rigging using their Grove RT875 crane to disassemble a Manitowoc 999 crane.

PHOTO COURTESY HAWAIIAN CRANE & RIGGING

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equipment sales continue to grow. All indicators show a strong construction equipment market."



Gordon Ogi

When it comes to renting versus buying, Ogi says as "the backlog of construction projects increase, contractors tend to lean toward purchasing. We have seen a huge uptick in new equipment purchases. However, with this construction boom we are also experiencing great utilization with our rental fleet. It is a win-win situation for us."

Renting definitely has its pluses. "Our customer base are the contractors who don't see the return on investment in owning a \$3 million crane," says Chong. "The clear advantage of renting a fully-operated crane is that we take the liability of the lift off the hands of the contractor. This is not a minor consideration for items that have replacement values north of \$1 million.

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“Other considerations of ownership versus renting would be the contractor’s ability—or stomach—for insuring, operating and maintaining the equipment. Not to mention the real estate

considerations of storing boom sections, timber mats and auxiliary equipment like forklifts, hook blocks, etc.”

Splitting the difference between renting and buying, Western Pacific

Crane & Equipment offers lease purchase options on most equipment. “This gives the customer a chance to purchase the equipment at the end of the lease while building some equity



Hawaiian Crane recently designed and implemented a sliding system that helped them move a 120,000-pound HART Rail Control House 100 feet horizontally.
PHOTO COURTESY HAWAIIAN CRANE & RIGGING

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in the machine,” says brand manager Dennis Piatek.

“At the start of the lease, maybe the user only has a one year need for the crane. By the end of the lease, customer has a couple more jobs to utilize the equipment on. At that point they can purchase the crane and use it on the next job, or simply return the crane at the end of the lease.”



Dennis Piatek

At American Machinery, Ogi says “as the industry focuses on ‘right sizing’ equipment for each job, mini excavators and compact track loaders are becoming the machine of choice. Reduced tail swing excavators are also taking the place of standard counterweighted machines allowing work in tight roadside areas. Hitachi just added a ZX345US to its line up to fill the 34.5 metric ton class with reduced tail swing to benefit our customers.”

Truly heavy heavy equipment remains popular as well. Chong says

among Hawaiian Crane & Rigging’s best-selling products for 2018 are “our big crawler cranes that can put out 480 feet of boom. Just the ability of being able to pick up, say, a 400,000-

“From small mom-and-pop to large construction companies, most have at least one rough-terrain crane in their equipment fleet.”

—Dennis Piatek

pound load and then ‘walk’ with it gives us one more facet of service to the construction industry. Another surprisingly popular product that we have, is on the other end of the

spectrum: our mini-spider crane.”

Piatek says “rough terrain cranes continue to be a top seller” for Western Pacific Crane & Equipment. “From small mom-and-pop to large construction companies, most have at least one rough terrain crane in their equipment fleet,” he says.

Piatek adds that the company recently delivered the first Grove GMK4100L-1 in Hawaii to Keaau Service Station. The crane features 197 feet of main boom, 58 feet jib and aluminum wheels.

“It’s also the first Grove all-terrain crane to feature Max Base, which allows the outriggers to be deployed at various positions,” he says.

Grove products are popular with Western Pacific Crane & Equipment’s customers, Piatek says, adding that “Grove recently introduced an extended warranty on new GRT model rough terrain cranes. Standard warranty is two years and customers can now extend up to five years of bumper-to-bumper coverage.” 🏠



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Guam Developer Launches Residential Project

Guam Five Star Corp. and Base Corp. building 116 housing units near AAFB

BY MAR-VIC CAGURANGAN

Officials of Guam Five Star Corp and Base Corporation held a groundbreaking ceremony for the 116-unit Sienna Garden Subdivision on Yigo and Dededo.

PHOTO BY MAR-VIC CAGURANGAN

A European-style subdivision, with 116 single-story housing units, is planned by developer Guam Five Star Corp. for a lush 28-acre property sandwiched between two villages in the north part of Guam.

Guam Five Star Corp. is building the Sienna Garden Subdivision near Simon Sanchez High School in Dededo and Wusstig Road in Yigo—two of Guam’s most populated villages which are approximately four miles from Andersen Air Force Base.

Guam Five Star Corp. and contractor Base Corp. broke ground on Aug. 28 on the project, which is estimated to cost between \$350 million and \$390 million. “It will take about two-and-a-half to three years to complete this project,” says Heather Park, president of Guam Five Star Corp.



Heather Park

Park says the subdivision project, targeting Guam’s middle-class

households and military families, was inspired by a trip she took to Sienna City in Tuscany, Italy.

“When I saw this property, I thought this would be perfect for the project I have in mind. It is cozy, quiet, surrounded by woods and a lot of trees. It’s very close to nature, and nature enhances our lives,” she says. “When I traveled in Tuscany, I saw this beautiful city called Sienna, so I got the name of the subdivision from that city.”

Set in central Italy’s Tuscany region, Sienna is distinguished by its medieval brick buildings.

Base Corp. is one of Guam’s oldest and largest construction companies. Prior to Sienna Garden, Base Corp.’s most recent ongoing project is Jupiter Juno Corp.’s \$7.6 million, 33-unit resort-type residential subdivision project in the southern village of Agat which broke ground September 2017.

Sienna Garden’s housing units will have four different designs, each tailored for the lot’s size and location. The gated subdivision will include:

- 56 Type-A units: Size: 1,922.38 square feet featuring three bedrooms

and two baths;

- Two Type-B units: Size: 1,906.29 square feet; three bedrooms, two baths;

- 51 Type-A units: Size: 2,184.29 square feet; four bedrooms, three baths;

- Seven Type-B units: 2,309.48 square feet; four bedrooms, three baths.

All units will include remote-controlled garage doors, air-conditioning units and appliances. Amenities include two playgrounds, a park, a recreational area and underground power, water and communications utilities.

“This is a nice location and it is close to Andersen Air Force Base, so I hope the military is interested in this project, too,” Park says. “As soon as we are ready, we will advertise for pre-sales.”

Sienna Garden is Guam Five Star’s first major project. “We have been doing small projects on Guam and they were not noticeable. Once we’re done with this project, we will buy another piece of property to develop a new subdivision. Our goal is to provide Guam with good homes,” Park says. 🏠

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Cold Storage on Kauai

CSI Builders completes 7,500-square-foot refrigerated warehouse for HFA

BY DAVID PUTNAM

CSI Builders, a division of Commercial Shelving Inc., gutted an existing 7,500-square-foot building down to a skeleton, and in its place created a state-of-the-art refrigerated warehouse with loading docks.

Mark Cherry, senior project manager for Honolulu-based CSI Builders, says the work was completed within seven months of breaking ground last July. The work also had to be done quietly, he adds, because “the project is in a residential neighborhood, and the owner wants to be a good neighbor.

“We built barriers to keep down noise and dust. We did not start with noisy work until after 8 a.m. We checked with neighbors throughout the project to see if there was anything we could do better.”

The final result was a thumbs-up from the client, Hawaii Foodservice

Alliance. HFA, based in Lihue, operates in Oahu, Maui, the Big Island and California in addition to serving Kauai.

Cherry says the owner “is extremely pleased; he has the newest and best facility on the Island. So pleased that we immediately were awarded another 6,500-square-foot cold storage expansion project on Oahu that we completed in only 12 weeks, a record pace.”

The scope of the work for CSI Builders, which has 25 employees, included:

- Demolish and gut entire building except for slab and steel structure.
- Excavate 3,000 cubic yards for new loading docks and one acre of parking and loading docks for 45-foot ocean containers.
- Re-skin the entire building and frame for five chilled loading docks and a roll-up door.
- Install new 7,500-square-foot

freezer and cooler and refrigerated loading docks, with new insulated concrete floor.

“The whole team worked well together,” Cherry says, noting that Kai-lee Chaney served as assistant project manager. “There were lots of scheduling issues and working with the local utility companies. I was on-site two days a week throughout the project.”

The structure itself is the standout feature of the project, Cherry says. “The fact that the entire building of 7,500 square feet is all cold, plus it has six loading docks that are cold so as to keep the cold chain intact. It has the most loading docks of any facility on the Island.”

He lauded the contribution of excavation subcontractor Roger Taniguchi of RT Inc. for the project’s success.

“Our crew rotated throughout the seven months, and did an excellent job





Chad Buck (owner of HFA), his wife Stephanie Buck, and Mark Cherry

on the project, working on Kauai when we are all from Oahu,” Cherry says.

Wrapping the project on time, he adds, was due to CSI Builders’ experience as a cold storage contractor. “We have an excellent team in place to do turnkey cold storage build-outs to all new buildings. Because of our small size, we are able to keep costs down for the owner and come in on time and under budget for our projects.” 🏠



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SPENDING SPREE

Hawaii contractors welcome big-ticket resort projects fueled by record-breaking tourism

BY BRETT ALEXANDER-ESTES



Many top developers, with confidence bolstered by record travel spending in Hawaii, are building spectacular new hotels and resorts in the Islands.

In the first half of 2018, according to the Hawaii Tourism Authority, “visitors to the Hawaiian Islands spent a total of \$9.26 billion, an increase of

10.8 percent compared to the first half of last year.”

New ground-up resorts are currently planned, under construction and opening on Kauai, Maui and even Oahu. And top Island contractors—Hawaiian Dredging, Albert C. Kobayashi, Nan Inc., Layton, Shioi and Arita Poulson—are laying new foundations as well as renovating

existing properties across the state.

New multimillion-dollar resorts include Ritz-Carlton Residences Waikiki Beach; Mandarin Oriental, Honolulu; Timbers Kauai; and Luana Garden Villas. Equally impressive renovations include the recently completed Westin Hapuna Beach Resort on Hawaii Island and Outrigger’s Waikiki Beachcomber, currently underway.

The new Diamond Head Tower (right) at
The Ritz-Carlton Residences Waikiki Beach
PHOTO COURTESY RITZ-CARLTON RESIDENCES WAIKIKI BEACH



Many of these new resorts also highlight a growing trend in Hawaii hospitality development: guestrooms combined with whole-ownership—not timeshare—residences.

On Oahu

Albert C. Kobayashi Inc. has wrapped on the new Ritz-Carlton Residences Waikiki Beach Diamond

Head Tower, with a reported construction value of \$183 million (2016). Set to open on Oct. 15, the 38-story luxury resort completes Ritz-Carlton's two-tower complex, and caps AKC's five-year build-out of Oahu's first Ritz-Carlton Residences.

Notable Tower features include ocean views from all suites and ownership residences, an expansive spa, a



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Left to right: The Mandarin Oriental, Honolulu, with a reported value of \$1 billion, will break ground in Fall 2018; Makai poolside view at the future Mandarin Oriental, Honolulu. RENDERINGS COURTESY BINYAN STUDIOS

2,900-square-foot infinity pool on the seventh floor, 10 meeting and event spaces and a 22,000-square-foot park within two acres of Residence grounds.

Another new luxury tower, the Mandarin Oriental, Honolulu, is looking to a Fall 2018 groundbreaking across from the Waikiki Convention Center. Lisa Rapp, architect of record at AHL (formerly Architects Hawaii Ltd.), says the new 36-story mixed-use tower with 125 guest rooms and suites and 99 residences will “serve as a new gateway to Waikiki and Ala Moana.”



Lisa Rapp

“The Mandarin Oriental, Honolulu, will serve as a new gateway to Waikiki and Ala Moana.”
—Lisa Rapp

Currently, the 743,000-square-foot project is slated to include a 13,000-square-foot spa, a signature restaurant and bar, a sky lobby, a wedding chapel, interactive water-play fountains in the tower’s plaza, two pool amenity decks—one of which is for exclusive

resident-only use—and a “large cantilevered rooftop lid shading penthouses below.” Recent reports have pegged the project’s value at \$1 billion.

On Waikiki’s Kalakaua Avenue, Hawaiian Dredging Construction Co. Inc. is GC on the current multi-million dollar renovation of the Waikiki Beachcomber by Outrigger. Mike Shaff, vice president for hotel operations in Hawaii and Guam for Outrigger Hotels & Resorts, says the hotel’s all-new guestrooms are slated to wrap in early November.

Shaff says other enhancements include all-new meeting spaces, a pool deck modernization featuring “all-new furnishings, shade structures and

an expanded spa.” Renovated public spaces “include the lobby, corridors, elevators and the hotel exterior, which includes a featured living wall.” The renovated lobby, porte cochere and pool area are set for a late December finish.



Mike Shaff

Room modernization, Shaff says, ensures the safety and comfort of guest and day visitors with “a buffer floor to assure noise does not impact our guests below.” The renovated resort will offer 498 guestrooms.



A future all-new guest room at the renovated Waikiki Beachcomber by Outrigger. RENDERING COURTESY OUTRIGGER HOTELS AND RESORTS

On Maui

Arita Poulson General Contracting LLC broke ground in February on the new Luana Garden Villas on Kaanapali Beach, with WCIT Architecture as project designer and interior designer.

The Villas are “a collection of 72 brand-new contemporary residences at Honua Kai Resort & Spa that represents the last stage of development within the resort,” says Hugh O’Reilly, the Villas’ director of sales.



Hugh O’Reilly

APGC is producing 18 two-story, four-plex buildings. Each building contains four whole-ownership, 2,047-square-foot, three-bedroom residences. Residences are set in three separate “enclaves,” each with its own private pool, spa and fire pit. The project’s construction value is approximately \$95 million.

“The Villas are built and outfitted



Arita Poulson is GC on Luana Garden Villas, currently underway on Maui. RENDERING COURTESY LUANA GARDEN VILLAS

as turnkey residences with appliances, furnishings and interior appointments included in the project,” says Brad Espedal, project controls director at APGC. O’Reilly says the Villas’ first enclave, which has already sold out, “is slated for completion in Summer 2019. The second enclave is currently

selling.” The third enclave will be released later.

Elsewhere on Maui, construction of the new Makena Golf & Beach Club, with a reported value of \$354.5 million, is currently underway, as are renovations to The Westin Maui Resort & Spa, Kaanapali.



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RENDERING COURTESY OF LUANA GARDEN VILLAS

On Hawaii Island

Nan Inc. in June wrapped on its renovation of The Westin Hapuna Beach Resort, officially recorded as \$46 million. The project team, says Hotel Manager Tom Cross, “took inspiration from the place name itself, Hapuna, which means ‘spring of life,’ and then built on that.”



Tom Cross

Matthew Kawamura, Nan Inc. project engineer, says renovations covered at least 45,000 square feet within the resort in addition to new water features installed on the resort’s two-acre site.

Guestrooms in the North and South buildings—249 in all—were redone top to bottom, including the addition of 17 new suites. Kawamura says Nan needed to “accommodate a systemic turnover of rooms in specific sequences,” so building permits were divided by buildings and floors. Nan also renovated the



A new “living wall” at the renovated Westin Hapuna Beach Resort
PHOTO COURTESY THE WESTIN HAPUNA BEACH RESORT

lobby, Wellness Center, restaurants and the porte cochere.

“As with many hospitality projects, the hotel could not be shut down while the work was ongoing, and as such, the work, as well as the permitting, needed to be phased in conjunction with hotel operations,” says Kawamura. “In particular, phasing the

work in the lobby and the main structure with the hotel administration was critical, given the heavy equipment that was used to add the new pools, water features and dining areas.”

Nan used a fine touch, too. “To integrate new design themes with existing structures, a combination of teak, ipe, and eucalyptus were used



Nan Inc. installed a pond and ipe bridge (foreground) in the renovation of The Westin Hapuna Beach Resort.
PHOTO COURTESY THE WESTIN HAPUNA BEACH RESORT

in the lobby, Piko Bar, Ikena Landing, and pool,” Kawamura says. “Upon first entering the lobby from the porte cochere, guests will encounter the ‘Green Wall,’ which incorporates assorted plants on both sides of a wood slatted system.

“We took inspiration from the place name itself—Hapuna—which means ‘spring of life.’”
—Tom Cross

“Red oak and teak were used extensively in the Wellness Center ... while countertops throughout the property were made of a leather-textured basalt, similar to the *pahoehoe* lava flows one sees throughout the island.”

The renovation’s “addition of a welcoming living wall and use of natural materials,” Cross says, “has



Entrance at the renovated Westin Hapuna Beach Resort
PHOTO COURTESY THE WESTIN HAPUNA BEACH RESORT

modernized (the resort), while capitalizing on its amazing and breathtaking contemporary architecture and incredible all-ocean-facing vistas.”

On Kauai

Shioi Construction Inc. in September wrapped on Timbers Kauai Ocean Club & Residences, says

Conrad Murashige, Shioi president.

Timbers Kauai Ocean Club & Residences are part of Hokuala, a luxury resort on Kalapaki Beach. Hokuala marks the Hawaii debut of



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Timbers Resorts, a Colorado-based company that develops luxury resorts worldwide.

“After purchasing the 450-acre property of Hokualea in 2015, Timbers first renovated the golf course to become the 18-hole Ocean Course at Hokualea, and debuted the latest renovations in January 2017,” says Gary Moore, managing director at Hokualea.



Gary Moore

“We began construction on the 47 boutique residences of Timbers Kauai simultaneously.

“Timbers Kauai—Ocean Club & Residences is the first full phase of development ...

within Hokualea,” he says. “At Timbers Kauai, our doors officially opened June 1, and we began welcoming owners and resort guests into our Maliula and Kaiholo residence buildings.”

Amenities currently include two restaurants, an oceanfront infinity-edge swimming pool, a family-friendly “ohana” pool, a gym, a spa and other activity centers. With the Ocean Course, Moore says, “guests can play the longest continuous stretch of oceanfront holes in Hawaii.

“The third residence building at Timbers Kauai, Laola, will be



Living room and lanai in a Timbers Kauai residence

PHOTO COURTESY TIMBERS RESORTS

completed and open in September,” he says. “We plan to continue to market Timbers Kauai as we move forward with project developments.”

Layton Construction Co. LLC is expected to soon start “an exciting new resort in Kapaa, the Coconut Beach Resort,” says Will Summerhays, executive vice president at Layton.



Will Summerhays

“The Resort will be a hotel and time-share mix with over 300 units.”

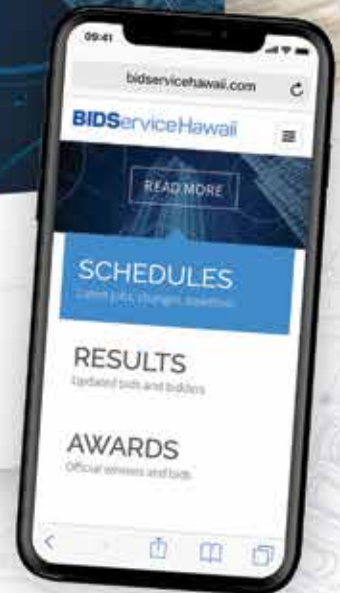
Future Attractions

Visitors will always seek out Hawaii’s splendors, but those who want to feel “at home” in the Islands are steadily increasing.

By launching new projects that offer both guest and ownership options, Hawaii’s hospitality developers are issuing a standing invitation to both. And to Hawaii’s hospitality contractors. 🏠

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Raising the Bar on Energy Awareness

With a plan for using 100% renewable energy by 2045, Hawaii's solar goals lead the way

BY BRANDON BOSWORTH



The City and County of Honolulu is installing LED light bulbs in street lights throughout the island. PHOTO COURTESY OF HAWAII ENERGY

It's an old joke that Hawaii tends to be at least two years behind West Coast trends, but when it comes to energy, California now follows Hawaii.

"Hawaii has a mandate to achieve 100 percent renewable energy by 2045," says Charles Chacko, vice president of Greenpath Technologies Inc. "California recently adopted the same mandate."

On Sept. 10, California Gov. Jerry Brown signed a law requiring the state to obtain 100 percent of its electricity from clean sources such as solar, wind and hydro-power by 2045. Hawaii and California now have the most far-reaching clean energy goals of any U.S. states.

California is the world's fifth-largest economy, and Chacko says the state is already "a major market for solar energy." With the new mandate in place, he expects "solar prices to continue to come down as technology advances up."



Charles Chacko

As solar technology gets cheaper, it's also getting smarter. "There is a shift in the industry to automated systems," says John Bendon, founder and owner of Green Building Hawaii. "You have more visibility on how much energy you are using."



John Bendon

With most of the Islands having at least 200 days with sunshine annually, Hawaii remains a ripe market for solar. This summer, Hawaiian Electric Company received 12 applications for community solar projects: four for Oahu, four for Maui, three for the Big Island and one for Molokai. Proposed projects vary from 200 kilowatts to 3 megawatts.

"Our companies have integrated the highest level of private rooftop solar of any utility in the nation," says Jim Kelly, vice president of corporate



Jim Kelly

relations at Hawaiian Electric. "But anyone who does not own a suitable roof—including Hawaii's high percentage of renters and apartment dwellers—cannot take advantage of private rooftop solar.

"Community solar, or 'solar without a roof,' creates opportunities for many more utility customers to be part of our renewable transformation. The response to our first-phase call for projects exceeds limits set by the Public Utilities Commission, which is encouraging for future growth."

Kelly says "one in three single-family homes on Oahu has rooftop solar, adding to Hawaii's renewable electricity percentage and reducing the homeowners' monthly bills."

Schools are embracing solar energy as well. "The state Department of Education has incentives in place for renewable energy," Chacko says. "We've worked on about 100 schools for them, installing systems to use solar to power their air conditioners."

A major project for Greenpath is at the University of Hawaii at Manoa. "The top level of the main parking structure near the stadium will be

covered with solar panels,” he says.

Combined with several other rooftop systems on campus, the panels on the parking structure will help UH generate about 2 megawatts of electricity and help reach its net-zero goal of generating as much electricity as it uses.

Credits and Permits

Despite the popularity of solar in Hawaii, there have been glitches. Permit requests for private residential solar projects have been down throughout the state, and the 30 percent tariff on solar panels implemented earlier this year has raised prices.

“Permits going down is a micro-trend,” says Ted Peck, president of Holu Energy. “Tariffs have had a small impact short-term but they expire in a couple of years. The cost of panels is going down. Rooftop solar is still a growing trend, providing a third of the state’s renewable energy. I could see use of rooftop solar in Hawaii doubling or tripling over the next 20 years.”



Ted Peck

Another factor potentially affecting the solar industry is the expiration of the solar tax credit at the end of 2019. Chacko, however, sees no reason to worry.

“Even though the federal tax credits expire, there is a safe harbor provision so if a solar project has started construction by 2019 they can still get the 30 percent tax credit for four years. You’re going to see lots of solar projects start at the end of next year,” he says.

The 30 percent federal tax credit doesn’t just go away on Dec. 31, 2019. It will be phased out gradually. The credit will drop down to 26 percent for projects beginning construction in 2020 and 22 percent for projects beginning in 2021. After 2021, the residential credit will drop to zero while the commercial and utility credit will drop to a permanent 10 percent.

“By the time the credit drops to 10 percent, the cost of photovoltaic (PV) panels will have gone down substantially,” Chacko says. “Plus, Hawaii

Greening the Military

“The U.S. military is one of the biggest users of power in the state,” says Charles Chacko, vice president of Greenpath Technologies Inc. In an effort to reduce this power usage, Hawaiian Electric is working with the military on some major green energy projects.

“Our 20-megawatt (MW) solar facility at the Joint Base Pearl Harbor-Hickam West Loch Annex will come online in the spring of 2019,” says Jim Kelly, Hawaiian Electric’s vice president of corporate relations. “Once finished, the solar array will produce the lowest-cost energy in the state at less than 8 cents per kilowatt-hour. Hawaiian Electric, which will own, operate and maintain the facility, has also asked for regulatory approval of a 20-MW battery storage system coupled to the West Loch Solar project. West Loch Solar will save Hawaiian Electric customers at least \$109 million over its expected 25-year lifespan, compared to the cost of using oil to generate electricity, and will reduce the use of imported oil by 76,000 barrels annually.”

At Schofield Barracks, Hawaiian Electric placed the 50-MW Schofield Generating Station in June. Kelly says it “is the only power plant on Oahu that is on a military base—and the only one inland, immune from potential impacts of storms, tsunami and rising sea levels.”

He calls partnership between Hawaiian Electric and the U.S. Army “a model for providing energy security for our military bases.”

The Schofield Generating Station is also “the first power plant on the Island to use flexible and efficient generators that will enable the integration of more solar and wind power on the Oahu grid. The generators are able to quickly ramp up if renewable energy from wind or solar facilities suddenly drops off. The generators run on a combination of biofuels and conventional fuels.”



Acting Assistant Secretary of the Army for Installations, Energy and the Environment Jordan Gillis listens to Hawaiian Electric’s manager of generation project development Jack Shriver during a tour of the Schofield Barracks Generating Station.

PHOTO COURTESY U.S. ARMY



Hawaiian Electric delivers six 159-ton generators to the 50-megawatt power plant being constructed on eight acres of land on Schofield Barracks.

PHOTO COURTESY HAWAIIAN ELECTRIC COMPANY

has a 35 percent state tax credit with no sunset. And the federal tax credits may be reinstated.”

Meeting Challenges

Putting panels on a roof is just one part of going solar. For example, there is the issue of metering.

“One of the big challenges with energy efficiency is that it’s typically not as easy for people to implement efficiency measures as it was for them to put PV on under net metering,” Bendon says. “Now that the net metering programs have changed to ones where people get wholesale pricing for export and then pay retail pricing for import, there is more of an incentive for energy efficiency measures to happen on the financial side.

“The new programs also incentivize having more control and visibility over when energy is used in the home if people want to maximize the value from their solar investment.”

More energy being generated by solar also means there is a growing need for batteries to store that energy.

“The amount of money utility customers get for exporting excess power is going down, which increases the value of storage,” Peck says. “With batteries, you can export power to yourself.”

He says the percentage of solar projects using batteries has gone from about a quarter to three-quarters in a short amount of time. He says he expects the trend to continue and is “confident the price of energy storage

will keep going down.”

Solar is just one component of conserving energy. “One large project of note is the City and County of Honolulu’s islandwide LED street light conversion,” says Caroline Carl, Hawaii Energy deputy director. “When completed in December 2019, this retrofit will convert over 53,000 city-owned street lights to energy-saving LEDs.

“We look to our Island construction industry to take the lead on helping local businesses and residents capture high levels of energy savings.”

—Caroline Carl

“Supported by Hawaii Energy financial incentives, this project is expected to reduce energy consumption by 60 percent, or approximately 16 million kilowatt-hours of electricity annually. This is the amount of electricity consumed by 2,800 homes on Oahu. The estimated cost savings is \$5 million a year.”



Caroline Carl

The new lights will utilize new technology, Carl says. “As we are seeing in many new lighting projects, control systems are becoming increasingly important. These new LED street

lights will be controlled by a wireless network that will allow the city to remotely manage the operation of the street lights on an individual or group basis and also measure their energy consumption,” she says.

Adjusting to New Codes

In addition to the 2045 mandate, Hawaii adopted the 2015 International Energy Conservation

Code (IECC). “All state-owned buildings and new construction must follow this energy code already,” says Peter Stone, principal and COO at Green Building Hawaii. “Each county is also now reviewing this code and will likely adopt some version of it within the year.”

Stone says understanding the codes can make a difference for contractors. “Those in the construction industry who are informed on the new energy codes being implemented across the state will be better situated to win more contracts,” he says.

“Developers and architects looking for bids need to be assured their buildings will meet code, and thus those builders who understand what energy code requirements are and are able to train and instruct subs to perform installations to meet code will benefit.”

Carl also stresses the need that “the construction industry remains up-to-date on the latest building codes,” especially when it comes to large-scale projects.

“The larger the new building, the greater potential for energy savings,” she says. “In the design stage, for example, we need to make sure that new buildings—or even structures under renovation—are incorporating enhanced or smart controls that

...continued on page 74



Once installed, solar panels on the main UH Manoa parking structure will help the campus generate about 2 megawatts of electricity.

RENDERING COURTESY UNIVERSITY OF HAWAII AT MANOA

HOW TO SIGN UP

The PRP Executive Leadership Series course runs from Feb. 13 to Nov. 13. To apply and for more information, go to prp-hawaii.com/leadership. The application deadline is Nov. 16.



PRP Course Takes Aim at Managers' Skills

10-month program to focus on selected employees from member-companies of carpenters' union

The Pacific Resource Partnership plans to offer a 10-month leadership development course in 2019 for management-level employees from contractors who are members of the Hawaii Regional Council of Carpenters.

The course is aimed at training the next generation of the state's construction industry leaders, according to PRP, which represents the state's carpenters' union. The course, to be held at the Hawaii Regional Council of Carpenters' headquarters in Kalihi, is scheduled to begin on Feb. 13 and end on Nov. 13.

"There wasn't a program like this in Hawaii. I couldn't pass up the opportunity to get involved," says Garrett Sullivan, who will be joined by Mark Tawara as the facilitators of the PRP Executive Leadership Series.



Garrett Sullivan

Sullivan is president of Sullivan & Associates Inc., a Hawaii-based management consultancy firm. Tawara is owner of Manageability LLC, a



Mark Tawara

management and marketing consulting firm focused on the architecture, engineering and construction industries.

The inaugural cohort is expected to include up to 20 participants selected on a competitive basis, beginning with an online application. Each applicant must have the support of their company, and commit to attending all 10 daylong training programs.

Tuition is \$2,500 per participant and includes course handouts, reading materials, meals and instructor costs. The application deadline is Nov. 16, 2018. PRP is subsidizing the program.

"This will be the only program of its kind in Hawaii that trains

contracting company managers to more effectively contribute to their firms' success," Sullivan says. "Programs of this caliber on the Mainland can cost \$10,000 or more if you factor in the cost of travel and lodging."

Sullivan is currently a national governor for the Associated General Contractors of America and a past president of the General Contractors Association of Hawaii. He is a member and past president of the Hawaii Chapter of the Construction Financial Management Association. His clients include Kaikor Construction, Mega Construction, the Queens Medical Center and the Hawaii Department of Transportation.

Tawara has worked with such clients as the GCA of Hawaii, Brett Hill Companies, DWC/Denny Watts and the Hawaii Asphalt Paving Industry. He also serves as an instructor for the American Council of Engineering Companies of Hawaii's Emerging Leaders Program.

Armstrong Tops Off Maui Workforce Project

Armstrong Development recently topped off Kalama Kai, a workforce condominium community in Kihei. The condominium, which is 200 feet from the beach, contains 39 three-bedroom units and one one-bedroom unit.

The project is expected to be completed in April 2019.

Three-bedroom units are approximately 844 square feet with 63-square-foot lanais. The one-bedroom, one-bathroom unit is 560 square feet. Many units have ocean views.

Amenities will include landscaped grounds and a recreation area featuring a swimming pool, sundeck, barbecue area and a covered trellis pavilion. Photovoltaic panels are planned for the trellis roof and several freestanding carports to offset common area energy costs.



Kalama Kai, Armstrong Builders' workforce condominium in Kihei
PHOTO COURTESY ARMSTRONG DEVELOPMENT

Kadowaki to Build HPC Ward Village Clinic

General contractor J. Kadowaki Inc. will build a \$3.1 million Hawaii Pacific Health clinic in Ae'o, a Howard Hughes Corporation residential tower in Ward Village.

The 4,800-square-foot medical clinic will provide primary care and walk-in services to the growing Kakaako community.

"Today's healthcare patient demands and deserves convenient and timely access to care," says Raymond P. Vara, president and chief executive officer of Hawaii Pacific Health. "We are committed to providing that and more to this growing, vibrant area."

The new clinic is expected to open next summer.

Once completed, the clinic will house up to five internal medicine physicians and between 15-20 support staff.

"Introducing this first-rate medical facility to Ward Village continues our

efforts to create a true urban community with a holistic lifestyle where everything you need is just steps away," says Simon Treacy, president, Hawaii, of The Howard Hughes Corporation.



Waiting area in the future Hawaii Pacific Health Ward Village clinic
RENDERING COURTESY ARTHUR MORI & ASSOCIATES



Rendering of the Honolulu Authority for Rapid Transportation rail project's Halawa Station at Aloha Stadium. According to HART, interim service on the Ewa side—Kapolei to Aloha Stadium—is targeted for late 2020, with full service set for 2025.

Nominations Due for Top Roofers Awards

The deadline is Oct. 30 for roofers to nominate projects for the Roofing Contractors Association of Hawaii's annual "Top Job of the Year" contest.

Nominations will be accepted in six commercial and five residential categories. And for the first year, the RCAH will award an overall "Top Job."

The award-winners will be honored at a banquet on Jan. 19 at the Hale Koa Hotel.

Nomination forms can be submitted to RCAH, 1188 Bishop St., Suite 1003, Honolulu, HI 96813. For more information, call 537-1224.

PRP EXECUTIVE LEADERSHIP SERIES

APPLICATION DEADLINE
NOV 16, 2018

INSTALLING THE VALUES, KNOWLEDGE AND SKILLS THAT WILL ADVANCE HAWAII'S CONSTRUCTION INDUSTRY

BUILDING A BETTER HAWAII STARTS WITH YOU

The PRP Executive Leadership Series gives Hawaii's next generation of construction leaders custom-tailored training to help them advance in their careers and contribute to the future success of their companies.

The intensive leadership development program covers a broad range of topics required for success, from personal development to business essentials. Designed for management-level professionals, the program will be co-facilitated by Garrett Sullivan of Sullivan & Associates, Inc. and Mark Tawara of Manageability LLC. Sessions will be led by some of Hawaii's top design and construction industry professionals.

- 10 Month Program
- Feb 2019 to Nov 2019
- Limited to 20 students



FOR MORE INFORMATION ABOUT THE PRP EXECUTIVE LEADERSHIP SERIES OR TO APPLY, VISIT PRP-HAWAII.COM/LEADERSHIP

Guam Trade Schools Offering 193 Grants

Almost \$1 million in grants are available for high school students on Guam who plan to pursue construction-related courses at the Guam Contractors Association (GCA) Trades Academy and Guam Community College's School of Trades.

The GCA Trades Academy has received \$498,225 in grant funds for 103 students, while GCC has received \$498,272 for 90 students.

The program is part of Guam's

goal to expand the local labor pool by offering tuition-free education at local trade schools and is being implemented through a partnership that includes the Department of Education, GCA, Guam CC and the University of Guam.

Bert Johnson, education director of the GCA Trades Academy, says the grant will allow recipients to "go beyond minimum wage opportunities and successfully compete for the

many jobs that are in the construction industry right now and that the island needs."

The GCA Trades Academy offers training programs ranging from carpentry and automotive technology to project management and safety. GCC's School of Trades offers programs to prepare students for industry-specific and national certifications in construction and engineering trades.



Iolani's Board of Governors, dignitaries and donors at the school's new K-1 Community groundbreaking ceremony.

PHOTO COURTESY IOLANI SCHOOL

Allied Builders Begins Iolani School Expansion

General contractor Allied Builders System recently began work on Iolani School's new Kindergarten-First Grade (K-1) Community campus expansion.

The project, which includes five buildings containing two classrooms apiece and a large "natural" playground with dedicated learning spaces, broke ground in August and will allow higher kindergarten enrollment in Fall 2019.

G70 is lead designer for the expansion, which is expected to help Iolani maintain low student-teacher ratios.

"Recognizing the critical role early childhood education plays in establishing a foundation for lifelong learning, we're excited that more local students will benefit from the nurturing, intimate learning environment for which Iolani is known," says Iolani Head of

School Timothy R. Cottrell.

After the project is completed in 2019, Iolani will develop plans for two additional new buildings serving the entire Lower School. These will include science and innovation labs, dance and music studios, and a shared outdoor performance space.

Work to begin on \$792M Las Vegas Convention Center

Construction on the \$792 million Las Vegas Convention Center expansion is expected to begin soon after the Las Vegas Convention and Visitors Authority and Turner | Martin-Harris, construction manager at risk, finalize a guaranteed maximum price (GMP) for the project, according to the Las Vegas Review-Journal.

The total guaranteed maximum price is \$758 million—which includes \$691 million of construction costs, a \$48 million GMP contingency and an \$18 million construction management fee—plus a \$4 million owner allowance and a \$30 million owner contingency.



Rendering of the Las Vegas Convention Center

The GMP pushes up total project costs to \$935 million when factoring in \$123 million for interior furniture, fixtures and equipment, soft costs and the relocation of power lines and \$20 million for additional costs such as landscaping and other exterior enhancements.

Turner | Martin-Harris is a joint venture between New York City-based Turner Construction and Las Vegas contractor Martin-Harris Construction.

Contractor Fired from Canadian Hospital Project

Calgary-based Graham Construction, hired in 2011 to build the \$558 million Grand Prairie Regional Hospital in



Rendering of the Grand Prairie Regional Hospital in Alberta

Alberta, was issued a notice of default and given 15 days to come up with a plan to get the project back on track.

According to the Alberta Ministry of Infrastructure, costs have grown to approximately three times the original budget and the project has experienced several delays. Graham submitted its mitigation strategy on Aug. 17, but officials said the proposal “did not provide the certainty that was needed in terms of timeline and budget to complete the project.”

The ministry has halted construction until a new contractor is selected and on site, a process that is expected to happen during the next few months.

\$3B Ohio River Dam Completed

The \$3 billion Olmsted Locks and Dam replacement project along the Ohio River in Illinois was to become operational this month, according to ABC News.



The Olmsted Locks and Dam

The Olmsted Locks and Dam, which was first authorized by Congress 30 years ago with initial funding of \$775 million, is the biggest project for the U.S. Army Corps of Engineers since the construction of the Panama Canal.

AECOM, which provided construction, cost management and engineering services to the project, reports two 110-foot by 1,200-foot locks will lower or raise vessels to accommodate a 460-foot change in the river’s water level.

Michigan DOT Awards Final \$1.4B Stretch of I-75

The Michigan DOT has chosen Oakland Corridor Partners to design, build, finance and maintain the final \$1.4 billion stretch of its Interstate 75

modernization project.

The group will rebuild 5.5 miles of pavement, modernize the highway, overhaul 28 bridges and add a safety feature that will separate traffic between two northbound lanes. The maintenance portion of the contract is for a period of 25 years.

Transportation officials said the original plan was to divide the project into five segments and complete each one individually, which would have taken 10 years more than awarding the entire 5.5 miles to one group.

Oakland Corridor Partners, according to Crain’s Detroit Business, comprises Michigan-based Dan’s Excavating, Ajax Paving Industries, Jay Dee Contractors and CA Hull Co.

DC Metro Awards \$214M Potomac Yard Metro Contract

Potomac Yard Constructors, a joint venture between Halmar International and Schiavone Construction Co., landed a \$213.7 million contract to build the new \$320 million Potomac Yard Metrorail station in Alexandria for the Washington Metropolitan Area Transit Authority (Metro).



Future site of the Potomac Yard Metro station

The original budget for the project was \$268 million, but, according to the city of Alexandria, based on higher-than-anticipated 2017 bids, officials decided to alter the design to lower costs to the current \$320 million. Revised proposals included the elimination of one entrance and the revision of another to facilitate access from both north and south sides of the station, and the design will allow for the future additions.

Construction should begin in spring of 2019 and wrap up by early 2022. 🏠

Cacchione Joins PVA

Mary Rose Cacchione has joined Peter Vincent Architects (PVA) as a project architect/project manager.

Cacchione, who received her bachelor's and master's from Tulane University, will be working on residential, healthcare and commercial projects.

AHL Adds Five

Hawaii design firm AHL (formerly Architects Hawaii Ltd.) has added five new members.

Sarah West joins as a designer, and will focus on retail and high-rise residential projects. Previously, West was a designer at PiP Architecture in Cambridge, UK, and worked on high-density, master-planned developments. West holds a master's in architecture from Texas A&M University.



Sarah West

Megumi Thomas joins as a designer. Her recent projects include Ka Makana Alii, Hawaii Pacific Health Medical Clinic (Aiea) and Pearlridge Straub Clinic. Previously,



Megumi Thomas

she was a designer at Leo A. Daly.

Marisa Saito joins as a junior interior designer. Previously, she was a junior interior designer at Next Design. Saito holds a bachelor's in environmental and interior design from Chaminade University.



Marisa Saito



Lukas Kaplan

Lukas Kaplan joins as a senior technical designer, and will plan and develop construction drawings. Previously, he was a designer at Vergesrome Architects in New Orleans. Kaplan holds a master's in architecture from

she was a designer at Leo A. Daly. Thomas holds a master's in architecture from Savannah College of Art and Design.

Marisa Saito

joins as a junior interior designer.

Previously, she was a junior interior designer at Next Design. Saito holds a bachelor's in environmental and interior design from Chaminade University.

Lukas Kaplan

joins as a senior technical designer, and will plan and develop construction drawings. Previously, he was a designer at Vergesrome Architects in New Orleans. Kaplan holds a master's in architecture from



Mary Rose Cacchione

Czech Technical University.

Douglas Cheung joins as senior job captain and will provide technical and drafting support on the Mandarin Oriental, Honolulu.



Douglas Cheung

Previously, he worked with Gensler, CannonDesign and Elkus/Manfredi Architects. Cheung holds a bachelor's in architecture from Boston Architectural Center. 🏠

...continued from page 68

leverage the internet of things. We look to our Island construction industry to take the lead on helping local businesses and residents capture high levels of energy savings that'll help us save money, protect our environment and strengthen our economy."

Kelly says "integrating energy efficiencies and renewable energy into construction projects is simply the right thing to do. Energy innovation is a growing industry in the state, and the construction industry can also benefit from this by incorporating new building products and technology that promote energy efficiency."

Goal Within Reach

Many are optimistic Hawaii will meet its 2045 renewable energy goals.

"We remain quite confident Hawaii

will meet its 100 percent clean energy goal by 2045," Carl says. "Hawaii Public Utilities Commission Chairman Randy Iwase emphasizes this is not an aspirational goal, that we as a state fully intend to reach that critical target. Clearly, energy savings plays a significant role. At Hawaii Energy, we continue to focus on customer access to energy efficiency as a core tenet of our program, particularly the most vulnerable members of our community. To date, we have reached over 2,000 small business and 16,000 renter dwellings with turnkey energy efficient upgrades."

"The Hawaiian Electric Companies ended 2017 with 27 percent of the electricity used by customers coming from renewable resources," Kelly says. "We're moving forward with our grid

modernization plans, which will allow us to more than double the amount of private rooftop solar systems over the next few years. Currently, about 80,000 private rooftop systems generate electricity that's delivered to the grid, and the use of new technologies will make it easier for other customers to go solar."

Still, there will be challenges as 2045 approaches.

"Things are going to get tougher the further you go and the closer you get," says Chacko. "By the time we get near 80 percent renewable energy, it will get harder. But with technology improving and the use of energy sources such as solar, wind, wave and geothermal, I think Hawaii will meet its goal." 🏠



Mid-Frame Track Loader

John Deere's 325G compact track loader features 74 horsepower and is capable of loading a 10-foot sidewall dump truck or hopper. Users can choose between standard manual foot and hand controls, ISO joystick controls switchable between ISO- and H-patterns and performance package options for adjusting drive system response, boom and bucket speeds, or for setting creep mode on demand. 4G JDLink Ultimate machine monitoring provides real-time data and prognostics to suggest maintenance solutions and protect against machine theft. Remote diagnostics enable a dealer to read codes, record performance data and update software from off-site. www.deere.com



Drill/Driver Kit

The Bosch GSR18V-190B22 18V Compact Drill/Driver Kit features a drill with 480 inches per pound of torque and a two-speed transmission—one optimized for high-torque driving and one for high-speed drilling. This drill provides 21 clutch settings for accurate driving and reduced fastener damage. Weighing under three pounds, the GSR18V-190 has a keyless half-inch drill chuck and a soft-grip handle. The kit includes two 1.5 Ah SlimPack batteries, an 18V charger and a carrying bag. www.boschtools.com

Bluetooth Speaker

The 12V/20V Max Jobsite Bluetooth Speaker (DCR010) from Dewalt features dual 3-inch woofers and a reinforced, impact-resistant housing and metal grille. Music or podcasts can be streamed from Bluetooth-equipped mobile devices from up to 100 feet away. The carrying handle doubles as a mobile phone stand that holds a user's device and displays the screen. There is also an integrated USB charging port. The Jobsite Bluetooth Speaker can be powered with Dewalt 12V Max, 20V Max, or Flexvolt batteries. www.dewalt.com



Portable Tank Light

The EPL-16C-1MLED-B-100 from Larson Electronics is a cart-mounted explosion-proof LED light suitable for use in atmospheres containing hydrogen vapors or gases. It has a removable light head measuring 16 inches in diameter, allowing the unit to fit through the standard-sized manholes or entry passages commonly found in the petrochemical and marine industries. The lamp produces 10,000 lumens of light while drawing only 150 watts and provides 8,000 square feet of work area coverage. The EPL-16C-1MLED-B-100 is multi-voltage capable and can be configured to operate on 120-277 volts 50/60 Hz. www.larsonelectronics.com



BIA-Hawaii Holds GMM

The Building Industry Association of Hawaii held its General Membership Meeting on Sept. 18 at the Manoa Grand Ballroom. Michael Broderick, president and CEO of the YMCA of Honolulu and a former Family Court judge, was the guest speaker. Along with BIA-Hawaii members, attendees included members of the Business Network International (BNI) and the Hawaii Society of Business Professionals (HSBP).



Kevin Katsura, Darcy Endo-Omoto, Chris Bennett, Gladys Marrone



Thomas Gibson, Jodi Uehara, Nicholas Haigler



Beau Nobmann, Cathleen Langin



Tammy Toma, Charlie Teixeira, Pati Hoyt



Mike Broderick, Dean Uchida, Marshall Hickox



Derek Kamm, Nahoku Ahlo, Joann Seery, Keoni Ahlo



Rick Goslin, Eric Wong, Richard Tierney



Ben Juliano, Barbara Nishikawa, Mary Ah-Wong



Ronald Corpuz, Rasha Corpuz



Bill Carreira, Derek Conselva, Kimo Scott, Clifford Murakami



Mike Chinaka, Alan Oshima, Randal Lui-Kwan, Craig Chong



Jason Loke, Mike Piccinino, David Do



Skip Seilbert, Maria Seibert, Grant Howells, Sidney Higa



Julie So, Harris J. Nakamoto



Lukas Holmes, Naomi Azama, Mauricio Camacho



Laverne Crawford, Carolyn Hyman



Improve the Speed of Cash Flow in Your Business

Cash flow is one of the most critical areas for any contractor. If there is a point where there are no sources of cash remaining, the business is finished. Yet, being paid for work completed is one of the biggest challenges contractors face on a daily basis. It should be noted that more contractors go bankrupt due to cash flow than profitability.

To improve cash flow, there are a couple of questions regarding how much cash is needed to sustain a healthy business. First, how much working capital should your company have? (Working capital: Current assets minus current liabilities, excluding prepaid expenses.) Second, how much equity does your firm need to be properly capitalized?

the verification of verify-subcontractor invoices

- Validates the cost of the work prior to the start of construction
- Affords an easy format to invoice against in the future
- Greatly increases ability to over-bill

If the SOV is not prepared properly, a contractor will finance the cost of the work. Additionally, it will provide unnecessary cost information to the owner/agency, which can be detrimental in negotiations.

To create an effective SOV, be sure to identify phases of work and include a mobilization item of between 6 percent to 10 percent as well as break-out systems and material packages for separate billing categories.

2. Billings and Collections

The PM should prepare the monthly invoice as soon as practical by reviewing the existing costs for labor, identifying any additional costs through the end of the month, and evaluating the percentage of completion for each item to ensure the total billing meets or exceeds the total cost to date. When completed, call the client and review the invoice as well as obtain a verbal approval.

All contractors should hold the PM responsible—not the accounting department—for invoice collection.

Usual causes of payments being withheld include:

- Invoices requiring revisions
- Lien releases not submitted
- Lack of documentation as required by contract
- Missing close-out documentation such as as built, O&M manuals etc.

PMs should be familiar with the per day costs when a receivable is not collected on time. Added time equates to lost cash each day. To improve the speed of invoice collections:

- Implement a formal internal escalation process
- Communicate non-payment and obtain customer commitment to pay
- Appoint an internal “bird dog” whose job is to constantly “dial for dollars”
- Charge PMs interest on negative cash flow positions
- Include invoice collection as a

performance metric on PM compensation

3. Leverage Trade Credit

For materials, train personnel on the proper method to receive material at the jobsite to verify receipt/condition of material prior to payment, negotiate best terms with vendors, take vendor discounts and always pay with credit cards when possible.

For subcontractors, request and receive the SOV broken out by work activity. Carefully review monthly progress payment requests, time subcontractor invoices and submit with project invoices and distribute subcontractor payments per contract terms.

4. Sustainable Growth Rate (SGR)

While there is some measure of truth in the adage of “grow or die,” the rate of annual growth should always be planned. SGR is the annual percentage increase in revenue which is consistent with a stable debt and capital structure. For example, where total debt/net worth ratios do not change significantly from year to year. When the ratio is exceeded, the firm may become over-leveraged, which raises the possibility of liquidity problems and debt repayment.

Consider the following questions when planning for growth:

- What is the rate of growth the company can sustain?
- How efficient are operations?
- What effect does profit margin have on the growth rate?

Growth will always require cash. Increased retention alone can tie up cash for a considerable period of time.

All successful contractors recognize they are a business first and a contractor second. As such, the importance of the cash flow is always top of mind. When cash flow in the business is healthy, debt can be reduced and rainy day funds can be increased and invested to provide increased revenue for the business. 🏠

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

Improve Cash Flow

If average accounts receivable collection days could be reduced from 88 to 28, about how much cash would this bring into the business? Here's a collections example:

Monthly Sales	\$892,750
Divided by Days in the Month	30
Equals Daily Potential Collection	\$29,758
Multiplied by 60 (88 minus 28)	\$1,758,500*

**The amount of cash available to the business on a yearly basis by focusing on being paid on time.*

Here are four ways to improve cash flow:

1. Schedule of Values (SOV)

Effective SOV preparation is the single-largest impact a project manager can have on a cash flow. The PM's goal should always be to receive payment for overhead/profit as quickly as possible. This is achieved by front-loading costs for initial work to be completed in the project's lump-sum items. Be vigilant with regard to high labor cost items as this can have a negative impact during change order or claim negotiations.

Advantages of an accurately prepared SOV include:

- Owner/agency pays initial cash outlays
- Provides a format which allows for



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Bruce Blankenfeld

Keynote Speaker
PWO Master Navigator - "Hokule'a"
Safety Guided by Values



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Keynote Speaker
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