

BUILDING INDUSTRY HAWAII

JULY 2019/\$4.95

HAWAII'S
TOP 25
CONTRACTORS

2019

NAN CHUL SHIN:
FOUNDER OF NAN INC.,
HAWAII'S LARGEST LOCALLY
OWNED BUILDING COMPANY

Airports, Harbors & Piers
JOBSITE SECURITY



BUILDING EXTRAORDINARY

FROM THE GROUND UP



Moss has a reputation for innovative, award-winning construction, bold thinking, safety-first values, outstanding employee satisfaction, and trusted business partnerships.



Hawai'i | Florida | Texas | California
moss.com | 808.585.7900

ABC 33782



QUALITY
PRODUCTS.
LOCAL
SERVICE.



PRE-PACKAGED HOMES



Oahu
808.682.2011

Maui
808.877.5045

Kona
808.329.0738

Hilo
808.961.6000

Kauai
808.246.2412

ADU
Accessory Dwelling Units

DESIGNED • APPROVED • PACKAGED

HONSADOR.COM

Honolulu residence



Kapolei warehouse



Kaumakapili Church

SURFACE SHIELD ROOFING

COMMERCIAL, RESIDENTIAL AND INDUSTRIAL ROOFING EXPERTS

Find out for yourself the difference an experienced, professional roofing company can make.



(808) 739-9599
info@surfaceshieldroofing.com
www.surfaceshieldroofing.com
C-28235





The
BIG
SUMMER

HOME BUILDING AND
REMODELING

Show

Neal S. Blaisdell Exhibition Hall

AUGUST 9-11

THE BIGGEST HOME BUILDING & REMODELING EVENT OF THE YEAR!
Connecting local families with industry professionals who can bring your home to life.

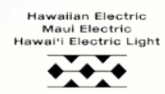
FRI 9
5:00PM to 9:00PM

SAT 10
9:30AM to 7:30PM

SUN 11
9:30AM to 4:30PM

ADMISSION:
\$10.00 3-Day Pass
\$8.00 1-Day Admission
\$2.00* Senior Sunday
FREE* 12 & Under

PLATINUM SPONSORS



GOLD SPONSOR



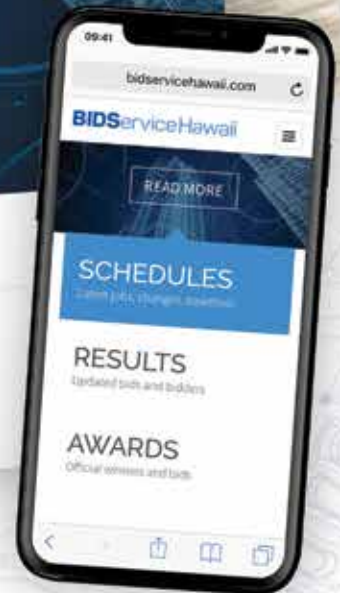
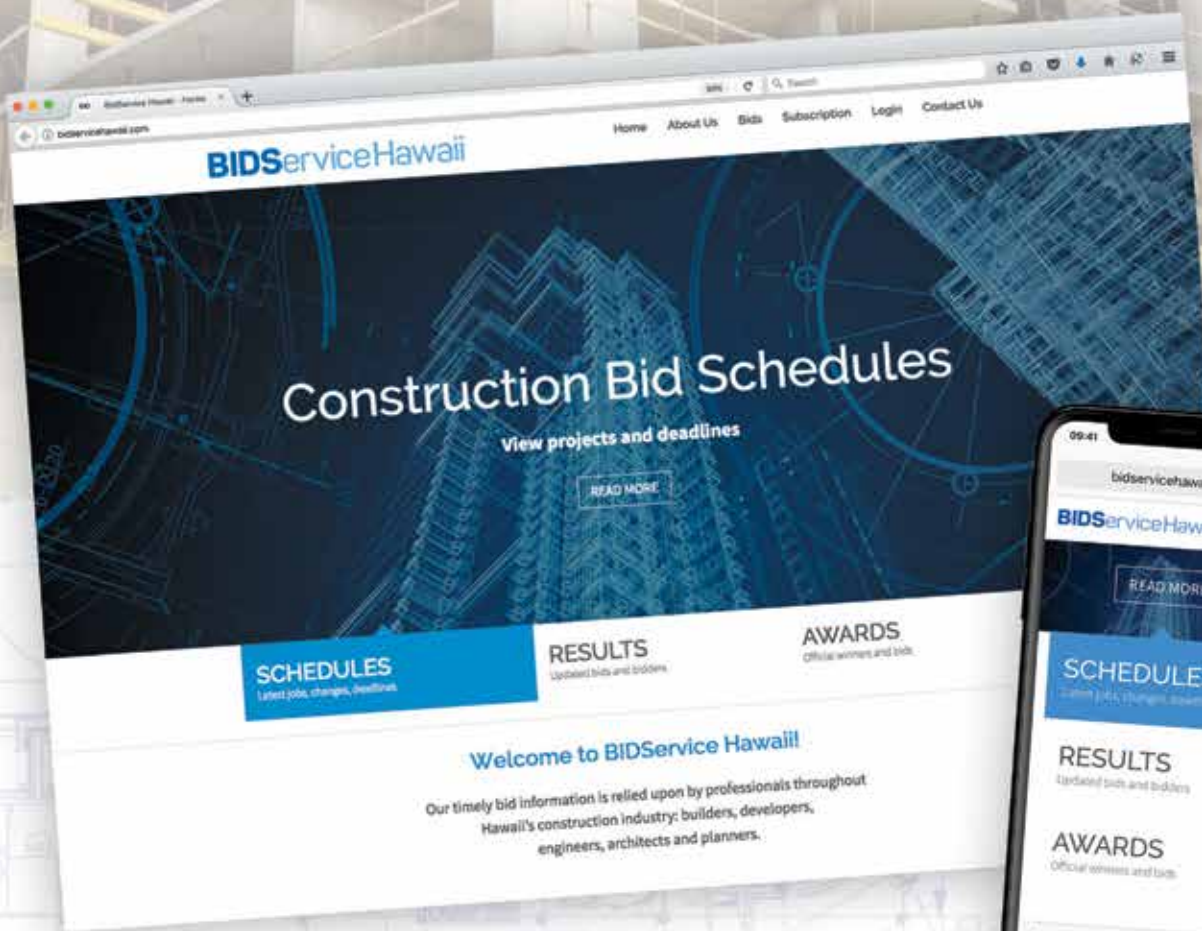
SILVER SPONSORS



*Seniors 60+ w/valid ID. Not valid with any other offer. Children 12 years and under are free with paid adult. Other restrictions may apply.

WHERE A CLICK CAN MEAN BUSINESS

Construction Bids



- **Updated Daily, User-Friendly**
- **Timely, Searchable Data**
- **Unrivalled for Accuracy, Detail**
- **Jobs, Permits, Notices, Schedules**

VISIT NOW!

BIDSserviceHawaii.com

'We're proud so many of Hawaii's leading contractors, subcontractors and suppliers are among our subscribers.'

KAUAI
Lihue
808.246.3900

OAHU
Kapolei Sand Island
808.693.8771 808.650.6464

LANAI
Lanai City
808.246.3900

MAUI
Kahului
808.873.2100

BIG ISLAND
Hilo/Kona
808.969.1478



WE EQUIP SUCCESS.



At Sunbelt Rentals, we offer the industry's broadest range of tools and equipment to industrial, commercial and specialty contractors, as well as do-it-yourselfers. Backed by 24/7 service, online account management and trained experts, Sunbelt is here to help equip your project for success.

- 2000w Light Carts
- Aerial Work Platforms
- Air Compressors & Tools
- Air Scrubbers
- Crimping Sets
- Compaction Equipment
- Dehumidifiers/Fans
- Earth Moving Equipment
- Floor Scrubbers
- Floor Strippers
- Generators
- Hydraulic Torq Wrenches
- Ladders
- Light Towers
- Magnetic Drills
- Material Handling
- Pipe Cutters/Benders /Threaders
- Portable Air Conditioners
- Pressure Washers
- Rental Pickup, Flatbed & Dump Trucks
- Ride-on-Sweepers
- Water Trucks & Trailers



Meet Adam Wojak, Kauai Branch Manager

As a United States Marine Corps Veteran with more than 30 years of equipment experience, I ensure our customers receive a VIP experience that surpasses the competition.

From the quality of our equipment to the unmatched customer service of my team, we make excellence happen ... with Aloha.

sunbeltrentals.com
THE SUNBELT PROMISE

**Satisfaction • Delivery
Service • Availability
After-Hours Response**

COFFEE BREAK

The construction industry continues to be a key economic driver in Hawaii. It's not alone, of course—the tourism sector and the military help keep the Islands financially afloat.

Contractors say there's a lingering problem that they face each year: the need for more skilled workers. And Marshall Hickox, 2019 president of the Building Industry Association (BIA) of Hawaii, says there also are other issues to be resolved.

"The major obstacles we are facing in Hawaii, and really nationally, is how do we increase our skilled labor force, address the costs of continually increasing regulation and curb progressively excessive code requirements? When factored in at all governmental levels, regulatory costs account for—on average—24.3 percent of the final price of a new single-family home built for sale," he says.

"The result of countless LUO (land use ordinance) and code changes, often championed by special interest groups, is that even the modest of homes are becoming unobtainable to the average American wage earner."

Speaking of contractors, a large chunk of this issue is devoted to *Building Industry Hawaii* magazine's annual Hawaii's Top 25 Contractors. Our coverage includes a look at the industry, with profiles of each of the Top 25 GCs. We also profile Noteworthy Contenders who just missed out on making it into the Top 25. And there are charts and statistics you may find interesting and useful.

Another major topic in this edition is our look at new codes, regulations and legislation that are impacting how builders do business in Hawaii.

We also offer an update on what's happening at the Islands' airports and harbors, along with some words of caution and advice on jobsite security by leading experts in the field.

And stroll through the history of the "skull bucket." Hard hats have turned 100 years old. Do you know what workers initially used to protect their noggins?

And in his column, Contributing Editor Don Chapman takes us inside the General Contractors Association of Hawaii's construction academy at local high schools, where students are getting hands-on experience in the trades. 🏠

A hui hou,

david@tradepublishing.com



BUILDING INDUSTRY HAWAII

Publisher

AMANDA CANADA

Editor

DAVID PUTNAM

Associate Editors

BRETT ALEXANDER-ESTES

PRISCILLA PÉREZ BILLIG

Contributing Editor

DON CHAPMAN

Senior Advertising Directors

BARRY REDMAYNE

CHARLENE GRAY

Senior Account Executive

DAVID KANYUCK

Advertising Coordinator

LORRAINE CABANERO

Creative Director

DAVIN IYAMATSU

Associate Art Directors

URSULA A. SILVA

DARRELL ISHIDA

Circulation Manager

CHELSE TAKAHASHI

Press Manager

ABE POPA

Press Operator

DEAN ONISHI

Bindery Operator

AUSTIN POPA

TRADE

PUBLISHING & PRINTING

Copyright 2019 with all rights reserved. Unauthorized reproduction is prohibited. *Building Industry Hawaii* is published on the first day of each month by Trade Publishing Company, with offices at 287 Mokauea, Honolulu HI 96819. Unsolicited materials must be accompanied by self-addressed, stamped return envelope. Publisher reserves the right to edit or otherwise modify all materials and assumes no responsibility for items lost or misplaced during production. Content within this publications is not to be construed as professional advice; Trade Publishing disclaims any and all responsibility or liability for health or financial damages that may arise from its content. Statement of fact and opinion in articles, columns or letters of contributors are the responsibility of authors alone and do not necessarily reflect the opinion of Trade Publishing Co. Single copy rate is \$5, with subscriptions available at \$35 per year. For information, call (808) 848-0711.

Long-Span Stair Treads & Landings

Ascent to upper
promenade, HPU
College at Aloha
Tower Marketplace.

Swinerton Builders

Take a walk--Check 'em out!



www.BUILDINGSYSTEMSHAWAII.COM



ON-TIME MATERIALS? CHECK.



In construction, time is money. Matson saves you both with our unparalleled transit time to the Pacific and on-time weekly schedules. Our world-class customer service and online cargo tracking take the guesswork out of job scheduling. Speak with one of our shipping experts at **(800) 4-MATSON** or visit **Matson.com** to learn more.

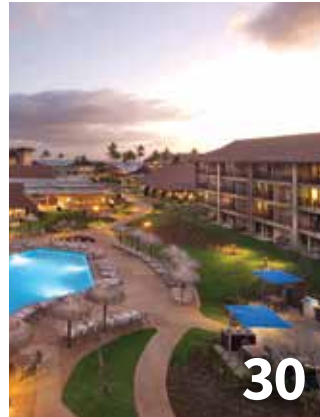
Matson[®]

CONTENTS

JULY 2019 VOL. 62 NUMBER 7

BUILDING
INDUSTRY HAWAII

Visit us online at www.tradepublishing.com



Features

- 16 Building Hawaii: Don Chapman**
Building a Solid Next-Gen Workforce
- 18 Agency Contracts Dip in May**
Awards after five months lagging far behind the pace set in 2018
- 20 Ke Kilohana: Coming Home**
Collaboration: GCs, Architects & Developers
- 26 Nan, the Man**
Founder of Hawaii's largest locally owned construction firm reflects on his career and his passion for development
- 30 Hawaii's Top 25 Contractors: Billions for Builders**
GCs report \$3.4B in earnings in 2018; Hawaiian Dredging's streak atop survey now in 14th year
- 86 The First Century of the Skull Bucket**
For 100 years the hard hat has been the "last line of defense" for construction workers
- 90 Stop Intrusions Before They Happen**
Experts offer ways to firm up security on the construction jobsite
- 94 Is Your New Project in Compliance?**
How 2019 regulations are changing Hawaii construction sites
- 98 Major Upgrades Reshape the Islands**
GCs report modernization projects at Hawaii's airports, harbors and piers are in full swing
- 104 Barrett Heads Guam Contractors Board**
Hawaiian Rock's Errett to serve as GCA's vice chairman for 2019-2020
- 114 Best Practices: Garrett Sullivan**
10 essential soft skills needed to succeed in today's workforce

News Beat

- 106** Formby Tapped to Lead PRP
- 106** Alii Builders Starts Preservation Project
- 107** NUCA Hosts Golfers
- 108** Hausten Gardens Wraps, Re-opens
- 108** Grace Wraps Arizona Memorial Drive Project

Departments

- 8** Coffee Break: David Putnam
- 12** Datebook
- 18** Contracts Awarded
- 19** Low Bids
- 109** World Beat
- 110** News Makers
- 111** New Products
- 112** Faces: Hawaii Carpenters



On the cover

Nan Chul Shin, founder of Nan Inc.

Photo by Nathalie Walker

Design by Ursula A. Silva

COMING IN AUGUST

Building Industry Hawaii reports on the latest in **Concrete and Cement** as well as **Painting and Finishing**. We also see what's new in **Big Island Construction** and catch up with **Renovation and Remodeling** projects in the Islands.



ATLAS
INSURANCE AGENCY



**YOU BUILD
WE FIND SOLUTIONS**

**CONTRACTOR INSURANCE | SURETY BONDING | OCIP / CCIP
RISK CONTROL AND CLAIMS MANAGEMENT CONSULTING**

atlasinsurance.com • infohawaii@atlasinsurance.com • 808.628.5320

▶ 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.

JULY 1

Electrician Continued Competency: License Renewals Course

This Associated Builders and Contractors Association Inc. Hawaii Chapter course is open to ABC members and any licensed electrician in the state. 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.

JULY 1

2019 Pacific Building Trade Expo Early Bird Deadline

July 1 is the reduced-rate registration deadline for booth exhibitors at the 2019 Pacific Building Trade Expo, which will be held on Oct. 1. Produced by the American Institute of Architects

(AIA Honolulu) and the Construction Specifications Institute (CSI) Honolulu chapters and presented by Honblue, the 2019 Expo showcases products and services from more than 200 vendors and presents more than two dozen AIA-registered continuing education seminars.

For exhibit space or sponsorship opportunities, contact Barbie Rosario at barbie@pacificbuildingtradeexpo.com. For more information, visit pbtexpo.com.

JULY 10

Scaffold (Tubular Welded Frame)-Competent Person Level Course (8-Hour)

The Building Industry Association of Hawaii (BIA-Hawaii) and Lawson Associates Inc. present an eight-hour course that covers the OSHA 1926 Subpart L Scaffolding Standard and Tubular Welded Frame-supported and mobile scaffolding. Topics include

scope and application of the standard, fall protection and more.

7 a.m.-3:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. To register, call 441-5333, email info@lawsonssafety.com or go to lawsonassociatesinc.thundertix.com. Fee: \$199, plus \$25 late fee if registering after July 2.

JULY 10

Women Who Build: Panel Presentation

This special BIA-Hawaii event provides building industry women (and men) with professional development, networking and enrichment opportunities. Includes two panel presentations, a keynote speaker, heavy pupus and no-host cocktails.

3-6 p.m. Pomaikai Ballroom, Dole Cannery, 735 Iwilei Road. To register, go to biahawaii.org or contact Vanessa Vinson at viv@biahawaii.org. Fee: BIA-Hawaii members \$35; nonmembers \$45.



Developers create.
Contractors build.
We empower.

Our skill in finding creative solutions to the challenges inherent in every project is just one reason U.S. News & World Report named us "One of the best law firms in the country." If you seek excellence in real estate, construction or complex commercial law or litigation, put our team to work for you.



Problem solved.

Topa Financial Center, 700 Bishop St. 9th Floor, Honolulu, HI 96813 | (808) 523-9000 | legalthawaii.com

JULY 12

Stormwater Quality BMPs Workshops: Late Registration Deadline

The City and County of Honolulu and the Hawaii Water Environment Association present educational workshops July 22-26 for post-construction stormwater quality, Best Management Practices (BMPs) and protecting Isle waters long-term. Late registration deadline is July 12.

July 22, 23: Pre-Workshops; **July 23:** City Personnel Only Workshop; **July 24-26:** Main Workshop. Hawaii Convention Center, 1801 Kalakaua Ave. Go to <http://bit.ly/BMPWORKSHOP> to register and for more information.

JULY 13, 17; AUGUST 10

AIA Architectural Walking Tour of Honolulu

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

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

JULY 13; 20

"Improving Productivity and Managing Project Costs" (STP Unit 5)

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

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Register with payment by June 28 at gcahawaii.org, or contact Gladys Hagemann at 833-1681 or gladys@gcahawaii.org. Fee: GCA members \$295; nonmembers \$395. Replacements accepted.

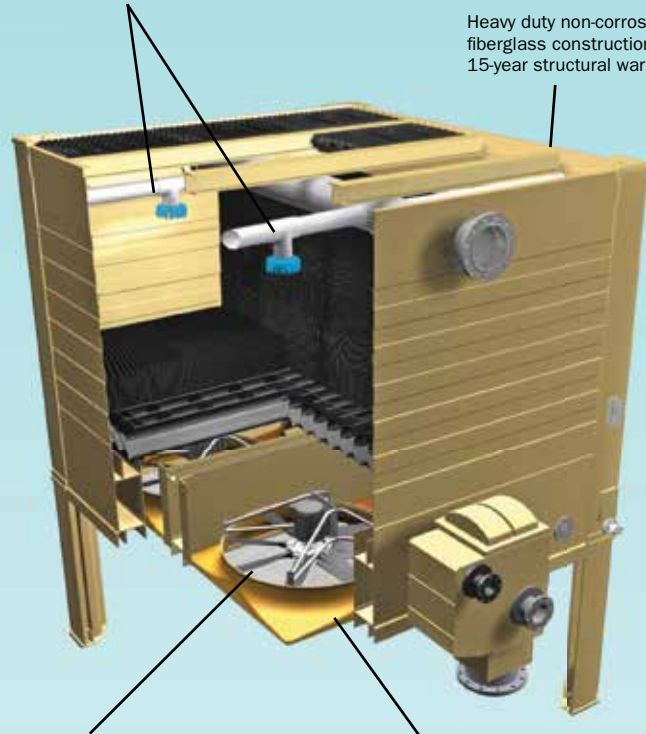
JULY 15-17

OSHA 2264-Permit Required Confined Space Entry

Offered by BIA-Hawaii and UC-San

Lowest drift loss coefficient of any cooling tower.

Heavy duty non-corrosive fiberglass construction with 15-year structural warranty.



Direct-drive fans are located out of the corrosive airstream for double the service life.

Sump-free design eliminates dangerous bacteria build up to greatly reduce the possibility of Legionnaire's disease.

Why you should be a big fan of our new cooling tower design.

Introducing the absolute best cooling tower for Hawaii: Tower Tech, only from Carrier Hawaii. With patented spray nozzles, heavy duty fiberglass construction, sump-free drainage and ultra-low maintenance fan assembly, cost savings can be up to 54%. For information call 677-6339 and become a fan.

 **TOWER TECH**
Sustainable Efficiency™


United Technologies
turn to the experts 

Locally owned distributor: **Carrier Hawaii**
Kapolei Honolulu Kahului Kailua-Kona
(808) 677-6339 • CarrierHawaii.com

Diego's OSHA Training Institute. Participants who complete the three-day course will be able to identify permit- and non-permit-required confined spaces, reference the OSHA Permit-Required Confined Spaces Standard, and implement a permit-required confined space program. Various credits available.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. To register, call (800) 358-9206, email oshatraining@ucsd.edu, or go to osha.ucsd.edu. Fee: \$695. No refund after July 1.

JULY 17-19

Fall Protection – End User Training

This three-day course presented by BIA-Hawaii and Lawson & Associates Inc. trains workers and supervisors in all aspects of fall protection, including those mandated by OSHA, HIOSH and EM 385-1-1.

7 a.m.-3:30 p.m. (daily). BIA-Hawaii/CTC Pacific, 94-487 Akoki St., Waipahu. To register, call 441-5333, email info@lawsonssafety.com or go to lawsonassociatesinc.thundertix.com. Fee: \$599, plus tax and online charges. \$25 late fee if registering after July 9.

JULY 18

NAWIC Health and Wellness Fair: It's All About You!

Women builders, their families and friends are invited to a National Association of Women in Construction Honolulu Chapter health and wellness fair featuring makeup tutorials, mammogram screenings, games, prizes, and health-conscious dinner entrees, 'mock-tini' cocktails and desserts. Event

partners include Pali Momi Medical Center and Hawaii Pacific Health.

5 p.m. (registration and networking); 5:30 p.m. (fair opens). Pali Momi Medical Center, Women's Center, 98-1079 Moanalua Road, Aiea. RSVP via Eventbrite by July 11 at nawic114-july.eventbrite.com. Fee: \$40. Nonmembers must pre-pay via Eventbrite.

JULY 19

First Aid/CPR Class

This GCA of Hawaii Medic First Aid BasicPlus program combines adult CPR, AED and first aid training to help employers conform to the 2015 AHA Guidelines Update for CPR and ECC, and the 2015 AHA and ARC Guidelines Update for First Aid.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. Register at gca-hawaii.org or contact Judee Calaro at 833-1681 ext. 14 or gca@gcahawaii.org. Fee: GCA members \$85; non-members \$120.

JULY 24

ARE Review: Introduction to Project Planning & Design

This AIA Honolulu ARE prep session covers ARE 5.0 (Project Planning & Design), sample questions and study tips to assist those on the path to licensure. Extended ARE prep offered through AIA Honolulu's Cohort program. Various credits available.

5-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. For more information, go to contact@aiahonolulu.org or call 628-7243.

JULY 24; AUGUST 1

BIA-Hawaii Big Summer Home Building & Remodeling Show-Orientation

Orientation for exhibitors at BIA-Hawaii's show held Aug. 9-11 at the Neal S. Blaisdell Exhibition Hall.

Noon-1:30 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Go to biahawaii.org or contact Vanessa Vinson at viv@biahawaii.org (for July 24 registration) and Benedict Juliano at baj@biahawaii.org (for Aug. 1 registration) or for more information.

AUGUST 3; 10

Risk Mangement (PMDP Module 4)

GCA of Hawaii and the AGC present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly hired and team-based project managers. Module 4 covers insurance, sureties, bonding and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to gcahawaii.org or call 833-1681 ext. 12. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refund after July 19. Substitutions available.

AUGUST 3; 10

Planning and Scheduling (STP Unit 3)

GCA of Hawaii presents the AGC's Supervisory Training Program (STP), designed and field-tested for contractors. Unit 3 covers project plan preparation, creating a critical path, documentation and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register, go to gcahawaii.org or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after July 19. Substitutions available.

AUGUST 8; 16

Construction Safety & Injury Prevention Program (CSIP): Manager/Employer/Supervisory Staff Training

BIA-Hawaii's Construction Safety & Injury Prevention (CSIP) Program trains project stakeholders in OSHA and HIOSH compliance, preparing

We Speak Construction



With many years of active experience running a Hawaii company and a background in everything from employee accountability to leadership and profit margin strategy, we really understand your needs. Call us, we can help.

Garret J. Sullivan
President



37 years of hands-on
industry experience

808.478.2564 | GSullivan@SullivanHI.com | www.SullivanHI.com

an individualized Safety & Injury Prevention Plan (a requirement for businesses with more than 25 employees) and more.

8 a.m.-2 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more info and registration, contact Barbara Nishikawa at 629-7505 or bln@biahawaii.org. Fee: BIA-Hawaii members \$195; nonmembers \$295.

AUGUST 9-11

BIA-Hawaii Big Summer Home Building & Remodeling Show

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

5-9 p.m. (Aug. 9); 9:30 a.m.-7:30 p.m. (Aug. 10); 9:30 a.m.-3:30 p.m. (Aug. 11). Blaisdell Exhibition Hall, 777 Ward Ave. Fee: \$8 (one-day admission); \$10 (three-day pass). For more ticket info and prices, go to biahawaii.org/SummerHBRScopy.

AUGUST 13-15

CQM (Construction Quality Management) Training

ABC Hawaii's three-day CQM certification class, presented in partnership with the U.S. Army Corps of Engineers, is required for federal government projects and is valid for five years.

Noon-4 p.m. ABC Hawaii Chapter, 1375 Dillingham Blvd., Ste. 201A. Download registration form at abchawaii.org and return with payment to Renee Rosehill at ABC Hawaii Chapter offices or via renee@abchawaii.org by Aug. 6. Fee: ABC Hawaii members \$95; nonmembers \$125.

AUGUST 14

Scaffolding Awareness

BIA-Hawaii's course is led by Lawson & Associates Inc. and covers HIOSH scaffolding regulations and requirements, scaffolding basics, hazard recognition and more.

7:30-11:30 a.m. CTC Pacific, 94-487 Akoki St., Waipahu. To register or for more information, go to biahawaii.org or contact Barbara Nishikawa at 629-7505 or via BLN@biahawaii.org. Fee: BIA-Hawaii members \$275; nonmembers \$350.



TRUSTED SINCE 1965



HIGHEST QUALITY TRUSSES AT AFFORDABLE PRICES.

- Quality Controlled
- Optimized for Hawaii
- Competitive Pricing
- Efficient Jobsite Delivery

BUILD BETTER

1-877-841-7633 HPMHAWAII.COM

Manufactured Products - Building Materials - Pro Services

Building a Solid Next-Gen Workforce

GCA's pilot program at Kapolei High gives students a real-world introduction to the construction industry, and a sense of pride



Educators have a term for preparing a child to learn a new skill, such as reading. “Readiness,” they call it.

Wesley Shinkawa, principal at Kapolei High School, was certainly ready last fall when he got a call from Layne Machida, 2019 president of the General Contractors Association of Hawaii.



Wesley Shinkawa

Machida, who heads his own company, Civil-Mechanical Contractor, wanted to expand a program to Kapolei High he'd initiated at nearby Makakilo Elementary, where GCA participated in a career day and donated STEM Erector Sets.

Machida's goal was simple: ensuring Hawaii's construction industry has a qualified and engaged workforce for years to come.

“We already had a pathway built in for construction, design and engineering,” says Shinkawa, who just completed his second year as KHS principal. “So I was ready in the sense of how can we take our building and construction program to a whole other level. Instead of teaching kids just to read plans and cut wood, how can we make it more real-world, so we know we can prepare them for the workforce?”

He was ready in another sense, too: Both his parents worked in the construction field. His father Walter is a lifelong mason, and his mother Colleen worked as an office manager for various companies, most recently Cove Development.

“I've been around construction, I've just never been personally involved,” says Shinkawa, a product of Pearl City public schools from elementary through high school. “As I shared with Layne, it bothers me if people don't think the trades are a viable option for some students. From personal

experience, I never thought we were the richest family, but I also knew we never went without. It's a very viable option—high-skill, high-demand, high-pay jobs. You can live in Hawaii with these types of jobs.”

While Shinkawa unabashedly encourages kids to go on to college, he also recognizes that college isn't for everyone. Of Kapolei's 1,900 students, only about half will immediately enroll in college.

“What do we do for the other 50 percent?” he says. “We want to identify high-paying, high-demand jobs that students will be embarking on when they leave us. Because it's not just about them being with us for four years.”

That helps explain the three academic pathways available to Kapolei students upon completion of their “Freshman Academy” year. In addition

Machida, as well as James Abeshima and Con Gono of the GCA Education Committee, encouraged GCA members to get involved, and did they ever: Alan Shintani Inc., Civil-Mechanical Contractor, Hawaiian Dredging Construction Co. Inc., Hawthorne Pacific Corp., Helix Electric, Koga Engineering & Construction, Layton Construction Co. LLC, Moss & Associates, S&M Sakamoto Inc., Swinerton Builders and Watts Constructors. Contributions came from First Hawaiian Bank, Safety Systems and Signs Hawaii, Unlimited Construction Services Inc. and White Cap Construction Supply. Also lending support was Hawaii 3Rs.

“Layne was able to galvanize the GCA and its members to rally around



GCA members instruct Kapolei High School students on handling equipment.



Students measured and hung 125 white boards in classrooms at Kapolei High School.

tion to the Academy of Engineering, Design, Construction and Natural Resources, there's an Academy of Arts and Communication and an Academy of Business, Health, Public and Human Services. Each has several sub-paths.

It took months of “brainstorming” to come up with a program format, Shinkawa says. “At first, what Layne shared with me, GCA traditionally comes into the school and does a presentation. I said, yeah, but I need more—we have to engage students.”

this common cause,” Shinkawa says.

“When we rolled out this pilot Construction Career Development Program, we sent out an application to all our students, and we got about 80 responses.”

GCA companies sent their HR staffs to Kapolei to interview students. Thirty were selected.

“Layne asked if we wanted them to take everybody, he didn't want to disappoint them. I said, no, we're about education, and all I would ask is that if



Kapolei High School students refurbished and painted concrete benches on campus.

your member organizations would not hire these kids, you don't have to take them for the pilot. But can you give them feedback on how they could have improved through the interview process, so that next year when we run the next round, they'll be better prepared?"

They scheduled the construction academy during spring break, which was a sort of test of its own.

"Usually during spring break, students have other priorities," Shinkawa says. "Lo and behold, they all showed up, every day."

Under the guidance of GCA members, students measured, drilled and hung 125 white boards in classrooms, and got an introduction to spalling repair by refurbishing and painting concrete benches around campus, which opened in 2000.

"The impact was immediate, there's a sense of loyalty and pride," Shinkawa says. "They made their mark on this campus. There's even been less graffiti on the benches."

The feedback from GCA members was also positive.

"One of the members came up to me and said, 'Hey, Wes, tell me more about this kid, I think we might want to offer him an internship, or a job.' I said, 'Why? He's barely 17.' They said from their perspective, these kids gave up their spring break, and they came every day, not just on time, but early. That's the kind of people they're looking for.

"We saw it as a win-win for everyone, for the students, for the General Contractors Association to develop interest and a next-generation workforce, and also for us as educators, not just exposing students and exploring, but really engaging students.

"And parents thanked us."

The spring program was highlighted when Hawthorne Pacific delivered mini-excavators and

skid-steer loaders to the campus. After training and orientation, each student maneuvered the equipment through obstacles prepared by Hawthorne.

Plans are under way for the next project.

"Layne's presidency sunsets," Shinkawa says, "but we're looking at ways this cannot be just a pilot, but a partnership with GCA that is

...continued on page 110

Equipment to Build A Better Hawaii



BACON
UNIVERSAL Co., Inc.
www.baconuniversal.com

5 LOCATIONS

HONOLULU
808-839-7202

HILO
808-935-8595

KONA
808-326-1212

KAUAI
808-245-8472

MAUI
808-244-9158

Agency Contracts Dip in May

Government contracts during May plummeted to \$27,470,641, a 79 percent decline from the record \$436,149,177 posted for the same month a year ago.

At this point in 2018, agency contracts of \$1,029,673,550 had been awarded. After five months of 2019, the tally is \$213,784,015. May was not the slowest month this year, however. That occurred in January, with awards of \$25,105,725.

Eight agencies handed out 20 awards in May, with the lion's share of

\$11,866,289 for work on Oahu.

The Board of Water Supply handed out the largest portion of work that totaled \$7,258,058. Next was the Department of General Services at \$6,110,869 and the Department of Land and Natural Resources at \$5,113,500.

Jas. W. Glover Ltd. won a \$4,615,000 contract, the largest in May, for improvements at the Wailoa River State Recreation Area on Hilo. The next biggest award was for \$3,813,088 and went to Hawaii Works Inc. for rehabilitation work at Makapuu Tunnel. The

third-largest job went to Maui Kupuno Builders LLC, a \$3,767,343 islandwide road resurfacing project on Kauai.

BY THE NUMBERS

	2019	2018
JANUARY	\$25,105,725	\$235,676,439
FEBRUARY	\$73,256,682	\$152,816,808
MARCH	\$57,580,170	\$143,950,241
APRIL	\$30,073,797	\$61,080,885
MAY	\$27,470,641	\$436,149,177
TOTAL	\$213,784,015	\$1,029,673,550

AWARDS BY AREA

Oahu	\$11,866,289
Kauai	6,953,095
Hawaii	6,707,369
Maui	1,943,888
Total.....	\$27,470,641

AWARDS BY AGENCY

BWS	\$7,258,058
DAGS.....	6,110,869
DLNR.....	5,113,500
DOFKA	3,767,343
DOT	2,138,346
UH	2,092,369
DHHL	730,377
DOE.....	259,779
Total	\$27,470,641

Oahu

Hawaii Works Inc. **\$3,813,088**
Rehabilitation of Pipelines and Tunnels, Makapuu Tunnel

Elite Pacific Construction Inc. **1,915,000**
Security Fencing at Diamond Head 180 Reservoir

Certified Construction Inc. **1,750,057**
McCully-Moiliili Public Library Reroof and Photovoltaic Panel Installation

Integrated Construction Inc. **1,529,970**
Service Lateral Replacements at Kunia

Mira Image Construction **730,377**
Papakolea Subdivision Sewer Improvements, Lines A, F, L, A, C, D and K-3

Grace Pacific LLC **545,000**
FY19 One-year Maintenance Contract for Pavement Repairs at Piers 51C, 52 & 53 Container Yard, Honolulu Harbor

JS International Inc. **466,798**
Repair Concrete Pavement at Pier 39, Honolulu Harbor

Sea Engineering Inc. **359,300**
Repair Waterline at Pier 28, Honolulu Harbor

Peterson Bros. Construction Inc. **329,670**
Subsidence Repairs at Pier 24, Honolulu Harbor

MJ Construction Co. **227,000**
Hauula Elementary School, B8 Refurbish Toilet/Shower

Maui Kupuno Builders LLC dba Manu Builders **167,250**
FY19 One-year Maintenance Contract for Pavement Repairs at Piers 51A and 51B Container Yard, Honolulu Harbor

CO-HA Builders Inc. **32,779**
Pearl City High School Gym, Repair Bleachers

Maui

MEI Corp. **1,673,560**
Molokai High School, Shelter Hardening, Molokai

Maui Kupuno Builders LLC dba Manu Builders **270,328**
Pavement Repairs and Restriping at Kahului Harbor

Hawaii

Jas. W. Glover Ltd. **4,615,000**
Wailoa River State Recreation Area Improvements, Hilo

Isemoto Contracting Co. Ltd. **1,746,369**
3387 Hale Kea Building, Addition for New Security Office, Hawaii Community College

Isemoto Contracting Co. Ltd. **346,000**
Hale Kehau Dining Hall, Dishwasher Replacement, University of Hawaii at Hilo

Kauai

Maui Kupuno Builders LLC..... **3,767,343**
Island Wide Road Resurfacing Local Roads, FY19

Certified Construction Inc...... **2,687,252**
Lihue State Office Building, Reroof Third and Fourth Floors and Other Miscellaneous Improvements

Shioi Construction Inc **498,500**
Port Allen Small Boat Harbor, New Office, Eleele

MAY'S TOP 10 CONTRACTORS

1. Jas. W. Glover Ltd. (1)	\$4,615,000
2. Certified Construction Inc. (2)	4,437,309
3. Hawaii Works Inc. (1)	3,813,088
4. Maui Kupuno Builders LLC (1)	3,767,343
5. Elite Pacific Construction Inc. (1)	1,915,000
6. Isemoto Contracting Co. Ltd. (1)	1,746,369
7. MEI Corp. (1)	1,673,560
8. Integrated Construction Inc. (1)	1,529,970
9. Mira Image Construction (1)	730,377
10. Grace Pacific LLC (1)	545,000

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

LOW BIDS

The companies below submitted the low bids in May 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

Oceanic Companies Inc.	\$12,879,561
Pearl City Wastewater Pump Station Upgrade	
Mira Image Construction	8,693,600
Kakaako and Punahou Area, Sewer Reconstruction Sewer 1/Ala Moana Basin	
MEI Corp.	5,784,977
Pacific Heights Water System Improvements, Part II	
Mocon Corp.	4,843,900
Honouliuli Wastewater Treatment Plant, Grit Pre-Aeration Tanks Covers Replacement	
Beylik Drilling & Pump Services Inc.	4,373,529
Vertical Turbine Pump Replacement	
Hawaii Works Inc.	3,813,088
Rehabilitation of Pipelines and Tunnels, Makapuu Tunnel	
Continental Mechanical of the Pacific	2,986,680
Kamakakuokalani (Center of Hawaiian Studies), Repair/Replace Central Plant HVAC Equipment and Controls, University of Hawaii at Manoa	
RMY Construction Inc.	2,809,435
Lanakila Water System Improvements	
RMY Construction Inc.	2,809,435
Lunaillo Home Road, Water System Improvements	
MEI Corp.	2,071,316
Diamond Head, Lanakila and Leeward Health Centers, Modernization of Elevators	
A's Mechanical & Builders Inc.	2,030,265
Salt Lake/Moanalua Public Library, Reroof and Install Photovoltaic System	
Elite Pacific Construction Inc.	1,915,000
Security Fencing at Diamond Head 180 Reservoir	
HSI Mechanical Inc.	1,753,573
Lanakila Health Center, Air Conditioning System Improvements, Phase 2	
Paul's Electrical Contracting LLC	1,687,700
Runway Guard Light Improvements at Daniel K. Inouye International Airport	
All Maintenance & Repair	1,626,538
Aina Koa 1100' Reservoir and Kamehame 820' Reservoir Repair and Rehabilitation	
Healy Tibbitts Builders Inc.	1,491,575
Ala Wai Canal Dredging and HECO Cable Removal	
Kaikor Construction Associates Inc.	1,356,400
Halawa Corporation Yard, Building "D" Waterproofing Improvements	
Mocon Corp.	1,281,345
Kunia Force Main Rehabilitation	
Peterson Bros. Construction Inc.	1,273,055
Indefinite Delivery, Indefinite Quantity, Pavement Repairs at Various Locations, UH	
Pacific Power Electrical Contracting LLC	1,139,675
Ala Moana Regional Park, Lighting Improvements	
Molina Engineering Ltd.	1,126,815
Waikiki Shell, New Stage Trusses and Floor Improvements	
Hawaii Works Inc.	1,107,220
Olomana School, P1-P2 Culinary Arts	
International Roofing & Building Construction	1,097,006
Kapiolani Community College, 6940 Olapa Reroof, UH Community Colleges	
MEI Corp.	1,058,764
Civic Center Parking Structure, Street Level Waterproofing Improvements	

Landan Construction Inc.	949,000
Kalihi Police Station, Fuel Storage Tank Replacement	
Hawaii Works Inc.	935,475
Construction of Playground Concrete Pads at Various Parks	
International Roofing & Building Construction	913,495
Hemenway Hall Reroof, UH-Manoa	
Sterling Pacific Construction	798,612
Department of Defense, Fort Ruger, Buildings 90, 90C and 90D, Various Repairs and Maintenance	
Sea Engineering Inc.	797,927
Substructure Repairs at Pier 9, Honolulu Harbor	
Molina Engineering Ltd.	785,803
Bus Stop ADA Access and Site Improvements (FY 18)	
Alarm Hawaii	783,708
Security Camera Installation, Daniel K. Inouye International Airport	
MEI Corp.	681,653
Ted Makalena Golf Course, Cart Path Realignment, Phase V	
StarCom Builders Inc.	637,000
Repair Tile Roof at Pier 11 Shed, Honolulu Harbor	
Hawaii Works Inc.	634,374
Kalihi Corporation Yard, Locker Room and Pavilion Renovations	
Peterson Bros. Construction Inc	586,996
Oneula Beach Park, Reconstruction of Access Roads and Parking Lots	
Paul's Electrical Contracting LLC	567,700
Pensacola Street Bikeway Improvements	
Hawaii Works Inc	501,469
Complete Streets, Kailua Road Improvements	
Triton Marine Construction Corp.	497,761
Substructure and Pile Repairs at Pier 1, Honolulu Harbor	
Artech Construction Group Inc.	460,540
Patsy T. Mink Central Oahu Regional Park, Construction of Dog Park	
Society Contracting LLC	441,761
Waianae VVWTP Reroofing, Primary, Emergency Generator, Administration Tricking Filter, Tricking Filter Pump Station Dewatering	
Allied Electric	431,500
Aina Haina Elementary School, Replace Fire Alarm System	
Molina Engineering Ltd.	298,052
Kokololo Place, Channel Flood Control Improvements	
Site Engineering Inc.	275,313
NPDES Erosional Area Improvements at Waiau District Park	
Commercial Electric Inc.	250,125
Kapolei Hale, Parking Lot Lighting Improvements	
Sterling Pacific Construction	243,015
Repair Mezzanine Roof and Railings at Pier 11 Shed, Honolulu Harbor	
MJ Construction Inc.	227,000
Hauula Elementary School, B8 Refurbish Toilet/Shower	
MB Construction	180,000
Ahuimanu Community Park, Construction of Playground Concrete Pad	
MEI Corp.	178,594
Aweoweo Street Drainage Outfall Improvements	
Moriyama Construction Inc.	170,000
Sand Island Wastewater Treatment Plant, Reroof Administration Building 1, Solids Building 6	
HC Builders LLC	101,180
School Food Services Branch, Office Renovation	

Maui

GBI LLC	5,997,388
Taxiway AC Intersection Reconstruction at Kahului Airport (OGG)	
MEI Corp.	1,673,560
Molokai High School, Shelter Hardening, Molokai	

Central Construction Inc.	1,370,106
Mayor Hannibal Tavares Community Center, Reroofing and Repairs	
Elcco Inc.	843,400
Hana Ball Park, Ball Field Lights	
Site Engineering Inc.	515,700
Baseyard Fueling System Replacement at Molokai Airport	
Hawaiian Dredging Construction Co. Inc.	259,800
Substructure Repairs at Kaunakakai Harbor, Molokai	
Sonny Vicks Paving Inc.	204,139
Speed Tables Humps (FY 2019)	

Hawaii

Nan Inc.	12,207,800
Koa South Ramp Taxiway and Ramp Improvements at Ellison Onizuka International Airport at Keahole, Kailua-Kona	
Stan's Contracting Inc.	1,658,700
Baseyard, ARFF Station and Building 201 Improvements at Hilo International Airport	
Stan's Contracting Inc.	1,388,700
Terminal Repairs at Hilo International Airport	
Isemoto Contracting Co. Ltd.	1,015,629
Ground Transportation Building Restroom Addition at Hilo International Airport	
Stan's Contracting Inc.	617,300
Baseyard Roof Replacement at Ellison Onizuka Kona International Airport at Keahole	
Diede Construction Inc.	594,000
Hilo State Office Building, Reroof Over Switchgear and Mechanical Equipment, Replace Condenser and Chill Water Pipes and Repair, Hilo	
Drain Pipe	225,500
Cargo Building Security Gate Widening at Hilo International Airport	
Isemoto Contracting Co. Ltd.	102,805
Replace Siding at Pier 1 Shed, Hilo Harbor	

Kauai

Earthworks Pacific Inc.	1,989,910
Wainiha Powerhouse Road and Culvert Repairs (FEMA) #45580	
Miller's Paving	1,553,017
Parking Lot Repair and Improvements at Lihue Airport	
Maui Kupuno Builders LLC	1,514,395
Maalo Road Resurfacing, Mile Post 1.0 to Mile Post 2.0, Lihue	
Jas. W. Glover Ltd.	1,274,000
Heliport Apron Strengthening at Lihue Airport	
Royal Contracting Co. Ltd.	1,079,700
Replace Perimeter Security Fence at Lihue Airport	
Pacific Blue Construction LLC	955,509
Various Repairs at the Kauai Main Police Facility, Lihue	
Rambaud Electric LLC	830,364
Kapaa Elementary School, Replace Fire Alarm System	
Williams Industrial & Marine Inc.	506,451
Substructure and Concrete Joint Repairs at Pier 2, Nawiliwili Harbor	
Maui Kupuno Builders LLC	395,500
Pavement Repairs at Waapa Road and Pier 2 Apron, Nawiliwili Harbor	
Islandwide Fencing LLC	346,873
Repair Fence at Pier 1, Nawiliwili Harbor	
MK Electric LLC	285,000
Radio Communication Towers Repair, Lihue	
American Marine Corp.	240,593
Fender Repairs at Port Allen	

Ke Kilohana: Coming Home

Nordic PCL, Hughes Corp. and CDS International build 'the heartbeat of Ward Village'

BY BRETT ALEXANDER-ESTES

Race Randle, senior vice president of development at The Howard Hughes Corporation, knows that HHC's first workforce tower isn't just about housing.

"As a local resident and a father, I know how important it is for families to have a warm, welcoming place to come home to," he says.

Reserved housing is a key element of Ward Village's master plan. But while reserved housing is often paint-by-number, "the elevated level of execution of Ke Kilohana and the caliber of amenities and architectural detail is not," Randle



Race Randle



Glenn Miura



Hong-Ji Kuo



Brian Van Deventer

says. "We wanted to go above and beyond for our residents."

Enter Glenn Miura and Hong-Ji Kuo, distinguished architects at CDS International. The duo started drafting the 43-story tower in late 2012, with assistance from Tom Hsieh at AC

Martin, the project design firm in Los Angeles.

Then, says Randle, Nordic PCL "brought a strong team" to the \$219 million project. In November 2016, with Construction Manager Brian Van Deventer at the helm, Nordic began demolition at the corner of Halekauwila Street and Ward Avenue.



Ke Kilohana's Sky Lanai (at right) are located at or above the 30th floor.
PHOTO COURTESY THE HOWARD HUGHES CORPORATION



(top) Panoramic view from Ke Kilohana's ewa Sky Lanai
Ke Kilohana residences offer 1-bedroom, 2-bedroom and 3-bedroom configurations.
PHOTOS COURTESY HONOLULU CREATIVE MEDIA

Did construction go smoothly?

RANDLE: The site is just over one acre and is surrounded by streets on three sides. Moving materials for construction can prove challenging. One of the benefits we offered was office space for contractors in our nearby buildings.

Who are your project partners?

VAN DEVENTER: Howard Hughes, as owner and construction manager.

RANDLE: I oversee new development for Ward Village. Cord Anderson was (our) lead development director.

VAN DEVENTER: CDS is the architect of record, with Notkin Hawaii, Coffman Engineers, Jessen-Wright

Structural Engineers, Wilson Okamoto, Geolabs, Consolidated Engineering Lab, and CDC/Curtainwall Design Consulting as design consultants.

What was your timeline?

RANDLE: Our timeline, like many others, is driven by approvals from the Hawaii Community Development Authority and pre-sales. Residents lined up around the block for the opportunity to purchase a home at Ke Kilohana in 2016.

Were municipal utilities good to go?

VAN DEVENTER: The city sewer

system was upgraded ... with a new 24-inch sewer ... running down Ward Avenue between Ilaniwai and Auahi streets. Additional power, water, gas and storm connections were completed.

We worked with Hawaiian Electric Company to disconnect the previous buildings, as well as provide new building service.

Did design expand the project?

MIURA: We ... noted that since HHC has so much land in Ward Village, why couldn't we "borrow" development area to max out the affordable unit count on this parcel? I believe our closest competitor came in

at 75 percent of the unit count of our 424 units. The gamble paid off and we got the project.



Sunny colors in Ke Kilohana's lobby mirror the exterior façade.
PHOTO COURTESY THE HOWARD HUGHES CORPORATION

Are there special design elements?

KUO: (Tom Hsieh) saw the beauty of Hawaiian *kapa* designs and translated that into a pattern on the façade of the building.

RANDLE: The (light grey and yellow façade) references the Native Hawaiian legend of Keaomelemele, a goddess who

inhabited sun-kissed golden clouds.

How does Ke Kilohana go beyond "affordable"?

RANDLE: We decided to construct amenities and public spaces high up so that residents living on any floor or side will get to experience panoramic views of the ocean and mountains.



Nordic PCL's Ke Kilohana team
PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.

Making an impact on Honolulu's Skyline




CDS INTERNATIONAL
Architecture | Planning | Sustainable Design | Interior Design
1003 Bishop Street Suite 1400 | Honolulu, HI 96813-6410
Tel: 808-524-4200 | www.cdsintl.com



Nordic PCL completed one floor of 13,000-square-foot post-tension slab each week. PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.



Ke Kilohana wrapped one month ahead of schedule. PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.

MIURA: Race Randle ... mentioned, wouldn't it be fun and unique to have a big lanai? Thus, the "Sky Lanais" were born.

What are "Sky Lanais"?

MIURA: Two big lanais—four stories tall, 30-to-60 feet wide and 24 feet deep.

VAN DEVENTER: (The lanais) can be seen from around the city and have created quite a buzz.

How did you phase construction?

VAN DEVENTER: Construction, although very complicated, followed a typical schedule—demolition, foundations, structure, finishes, sitework.

Did the team meet its targets?

VAN DEVENTER: Using Building Information Modeling (BIM) and 3D modeling between subcontractors and the design team helped facilitate a clear

vision on sequencing and schedule. All issues and conflicts were addressed before the team ever started work in the field.

KUO: Pouring one floor of 13,000-square-foot post-tension slab a week was tight and super-efficient.

What were your main building materials?

KUO: Concrete, drainable EIFS, metal panels and glass.

Raynor Hawaii thanks Nordic PCL for partnering with Raynor for your rolling steel fire doors. Your customers will be well protected for many years.



Hollow Metal Fire Doors

Rolling Steel Fire Doors

Keep your owners and tenants safe with Raynor Hawaii Fire Doors

Your annually required fire door drop testing will be done by our trained and certified service techs to ensure you are compliant with NFPA 80. You get safety and security with a single call. Call Raynor Overhead Doors and Gates Inc. today and let us help you be fire safe. From replacing a single hollow metal door to helping renovate all your doors you will appreciate Raynor Hawaii's attentive, professional service.

RAYNOR OVERHEAD DOORS & GATES INC.

(808) 676-3667 (DOOR)
www.HawaiiDoor.com



Call today for a free consultation about your fire doors.

COLLABORATION: GENERAL CONTRACTORS, ARCHITECTS & DEVELOPERS



Most amenities are on Ke Kilohana's landscaped eighth floor.
PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.



Ke Kilohana's landscaped amenity deck and playground
PHOTO COURTESY HONOLULU CREATIVE MEDIA

Were other materials considered?

VAN DEVENTER: Working with the design team, Nordic PCL Construction, subcontractors and vendors offered options and alternates for the owner's consideration. These options often provided better value to the client while still meeting the expectations of a state-of-the-art facility.

How did you maintain quality control?

VAN DEVENTER: As each new item was installed (concrete through finishes), the team reviewed the installed scope to determine any issues or corrections desired ... before it was duplicated in the other 424 units. We call this "first work-in-place construction inspection." This ... ensured no

surprises during build-out.

Additionally, (Nordic used) laser scanning—an accurate monitor that ensured all materials were installed as specified.

Is Ke Kilohana LEED-certified?

RANDLE: We are targeting LEED certification for all our towers.

VAN DEVENTER: All project materials met LEED requirements.

Did collaboration improve operations?

VAN DEVENTER: The entire team worked together to establish each and every building standard.

RANDLE: The most prevalent is the logistical coordination, since we were doing so much work on the streets, in the retail space and in the residential



HHC's Ward Village team
PHOTO COURTESY THE HOWARD HUGHES CORPORATION

building all at once.

MIURA: Nordic PCL, its sub-contractors, material suppliers and manufacturers tested several coating and joint sealant products to come up with final choices that meet the (Sky Lanai) design specifications.

When did you wrap?

VAN DEVENTER: One month ahead of schedule on March 1, 2019.

What do you value most about this project?

VAN DEVENTER: During construction, Nordic PCL Construction maintained one of the most successful safety programs in our company. There were no lost time incidents and the team worked for over one year with no incident or injuries whatsoever.

MIURA: A fellow *shodo* (Japanese calligraphy) student asked who's the

architect of that building with the big yellow squares on the façade, (and said): "I love it! My friend just moved in—it's so unique and different from all the glass boxes!"

RANDLE: The smiles on the faces of a family as they move into their new home is something that I will always cherish as a homebuilder. Ke Kilohana is the heartbeat of Ward Village. 🏠

Standout Subs & Suppliers

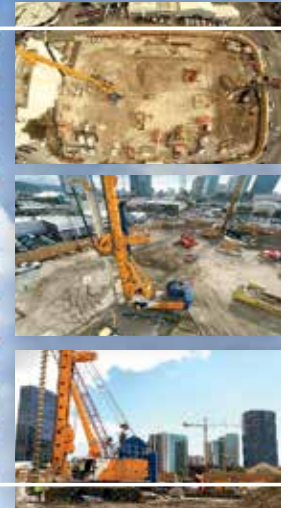
"Our lineup of key subcontractors were all racehorses for this kind of high-rise construction," says Glen Kaneshige, president of Nordic PCL Construction Inc. Says Nordic Ke Kilohana Construction Manager Brian Van Deventer: "Each made a significant impact in the project success, especially to the schedule."

Van Deventer cites Koga & Engineering Inc. (site work); Associated Steel/CMC (rebar); ONO Construction LLC (masonry); Swanson Steel Co. Inc. (steel); Bruce Matson Company Inc. (carpentry, finish carpentry); ALCAL Specialty Contracting (roofing); Oahu Metal & Glazing (OMG) LP (glass, glazing); V & C Drywall Contractors Inc. (drywall, frame EIFS); BMK Construction LLC (tile, carpet); W E Painting Inc. (painting); Otis Elevator Co. (elevator); Dorvin D. Leis Co. Inc. (mechanical/plumbing); Electricians Inc. (electrical).

Material suppliers were equally crucial, says Project Architect Glenn Miura of CDS International. "The EIFS sub V & C Drywall was exceptional in their recommendations and performance throughout the design, pre-construction and construction," Miura says. "I would also extend great aloha and respect to the mechanical subcontractor Dorvin D. Leis, and the window wall suppliers OMG for working closely with us on the window wall design."

THANK YOU
NORDIC FOR
MAKING US PART
OF YOUR TEAM

Kelikai Inc. is Hawaii's premiere geotechnical construction company specializing in foundations and shoring projects



CFA Piles
Drilled Shafts
Micropiles
Shoring Systems
Tieback/Anchor
& Soil Nails
Soldier Pile Walls
Seawall Repair
Secant & Tangent
Pile Walls



Hawaii's Soil and Foundation Experts.

808-841-8284 | KELIKAI.COM



Nan, the Man

Founder of Hawaii's largest locally owned construction firm reflects on his career and his passion for development

BY DON CHAPMAN
PHOTOS BY NATHALIE WALKER

Nan Chul Shin is the rare Hawaii resident who has never drawn a card or pulled a slot machine arm in Las Vegas.

“I never gambled in Vegas. I hate Vegas. There is absolutely no reason to go there. I take chances every day in my work,” says Shin, whose Nan Inc. business card identifies him as project engineer. He is also the owner.

“I’m bidding a \$200 million job on Kwajalein, taking a huge risk. I like the job, but it’s still a huge risk. I can lose \$10-\$20-\$30 million easy,” he says of the project on Kwajalein Atoll, which is part of the Republic of the Marshall Islands. “So where do you draw the line? What price do you want to spend? And I’m not the only bidder. A lot of times you have to gamble.

“When I was bidding the rail project, phase three, it was a \$1.4

billion project, with 1-2 percent margin. So I gamble every day.”

He’s rolling the dice again, so to say, but this time as a developer.

“It’s a half-billion construction project, 3.5 acres on Keeaumoku, where Sorabol is,” says Shin, referencing a popular Korean restaurant.

Shin assures that Sorabol, or something akin to it, will be part of the new twin-tower complex. “Korean, Chinese, Japanese restaurants. We’re looking for anchor tenants, famous kind of restaurant,” he says.

The multi-use complex will include up to 1,000 residential units as well as business space.

“And we’re building a park, three-quarters of an acre,” Shin says. “There will be a playground for kids, for younger families. We looked at that entire area, there’s no playground. I’m donating for the community as a gathering place, for

people to come and enjoy.”

The project remains unnamed, but Shin would like to see it incorporate “Park” somehow.

The Keeaumoku project also points to what’s next for Shin, whose company—Hawaii’s largest locally owned construction company—is currently working on more than a hundred projects, keeping roughly 200 engineers and 800 tradesmen busy.

“My future,” he says, breaking some news, “is I want to hand over the company to the people who work for me. The only way a construction company can last more than one generation, it’s got to be owned by key people, a dozen or two dozen key people. Look at companies like Kiewit, Nordic PCL. I have a lot of good people who can run this company.

“My goal is I want to develop more. Like (Bert) Kobayashi. He’s kind of like



my idol. I remember when I come to Hawaii 30 years (ago), he was a contractor, living a similar life to what I was living—always work. But now he moved into a better business (as a developer).”

Forged by Challenges

Shin’s biggest gamble yet attests to the continuing influence that a childhood of deprivation in rural Korea still has on him, even as he approaches his 55th birthday.

“My parents were rice farmers, at that time four hours from Seoul by train,” he recalls. “No running water, no electricity, no sewer. My mom said during the Korean War she could hear the sound (of war) but never saw the soldiers—that’s how far out in the country we were. If my mom went to the market, she had to leave early in the morning and come back in the dark, walking hours and hours.

“I moved to Seoul when I was 8,

and one summer we went back and it took all day by train—and we had to sit on the floor. Those days, the country was so poor.”

At age 16 he moved to Guam, then went to the Bronx to finish high school. “I followed my older brother. Those were the rough days of New York City. I got mugged at gunpoint,” he says.

Despite the urban challenges, he was skilled enough to earn a soccer scholarship to Bowling Green University in Ohio. “People are very good over there, the Midwest. That’s where I learned about America,” Shin says.

After college he earned his U.S. citizenship, and tried the wholesale fish business in New York.

“It’s the most difficult job in the world,” Shin says. “You have no control over price, no control over availability, no control over customers, no control over freshness. Those are the four most

important factors, and you have no control. It drives you crazy. I saw people in the business, half became insane—I didn’t want to become like that.”

Which led him to Hawaii, landing with \$10,000 in his pocket, which didn’t last long, and soon he was working construction to pay rent.

“This was ‘Japan bubble’ time,” he says. “After about six months, I joined the union. About year and a half later, I think, ‘Wow, what do I have to do to live in Hawaii?’—in my 20s, like to have house, so maybe open my own company. But I don’t know nobody, so nobody give me a job. I made shirts—‘Nan Inc., dba Ocean House Builders’—sent to all the architects in town, but only one response.”

That led to his first job: placing a stop sign at Wheeler Air Force Base.

Which led to Department of Public Works jobs.

“Any job under \$20,000, you don’t have to post a bond. So I went and bid, was very successful because I did everything myself. That’s how I got into federal projects. At that time, I just had to make \$300 for rent for a small cottage on St. Louis Heights,” he says.

Then a federal contact told him about the Small Business Administration’s 8(a) program.

“They already know me because I was doing small projects. So the first opportunity was for Navy—I did a great job, small renovations,” Shin says. “They come to inspect, see I’m out there working. I don’t make any trouble, no change orders. If there is a problem, I find a solution and do the work. Turn it over ahead of time. All I had was one old truck. I was a perfect fit—this is what 8(a) was about.

“This country, as long as you’re willing to work, willing to take a risk, there is tremendous opportunity. Bigger all the time.”

Over the years he’s completed more than 3,000 federal projects.

“Construction, you gotta be hungry,” Shin says. “Just performing the job is

draining. You do over and over, many years, people don’t get hungry any more, they get exhausted. That’s why, 30 years in construction business, I see very few guys who still do what I do. It’s too hard. If I grow up here, educated here, probably I’m not in construction.”



Bearing Responsibility

With his Keeaumoku project in the works, it would appear Shin still has that hunger. But it’s more than that.

“It’s not really hunger anymore,” he says. “I feel like nowadays I have a responsibility to keep the people busy. I’m kind of a blue-collar guy.”

That’s why he’s willing to take on the risks of that Kwajalein project.

“I need the job to keep my people busy,” he says. “People rely on my leadership to get jobs and keep them busy. I’m able to give work, day after day, year after year, so people can buy homes, send their kids to college. So I still work hard every day.”

Away from work, he’s the father of three daughters, who he says are not hungry in the way he was at their age. “I feed them good food,” he says. He’s also taken on responsibility for two nieces, daughters of his late brother, including paying for their college.

And he’s still playing soccer.

“That’s what I do, I work and I play soccer,” Shin says. “Now I get older, so I’m more humble. Before, that’s where I got rid of my stress, at the soccer field, running over people.

“Those are the young days. Now I have to be more slow down. Before I played to win. Now I play more for fun.” 🏠

Pavement Maintenance Specialist

- Seal Coating
- Asphalt Repair
- Speed Bumps
- Emergency Work
- Potholes
- Paving
- Striping
- Slurry Seal

Concrete

- Curbs
- Footings
- Slab
- Bollards



Asphalt. It’s what we do!

DC Asphalt provides every type of paving service. We provide the right solution that fits your needs and budget.

8-Time Award Winner – 2010-2017 GCA Safety Award

12-Time Award Winner – 2008-2019 Best of Honolulu

4-Time Award Winner – 2014-2017 AGC Safety Award

808-682-4414
dcasphaltservices.com


DC Asphalt Services, Inc.

Lic. #AC-26608

**Sheraton Kauai,
Hawaii**



**Hale Mahana
Apartment**



**Kona Big Island
Judiciary
Courthouse**



The Westin Nanea Ocean Villas – Maui, Hawaii



**Brgy. Ilayang Burgos Water Impounding
and Farm to Market Road Project
Pitogo, Quezon Philippines Islands
Republic of the Philippines
Department of Agriculture**



**Dusit Thani
Hotel & Resort
– Guam, USA**

9 YEARS IN BUSINESS WITH SATISFIED CLIENTS!

Committed to Superior Quality & Results



**Serving All Hawaiian
Islands, Guam and
Philippines Islands**

- Drywall
- Acoustics
- Fireproofing
- Exterior Insulation
Finish Systems



**Four Seasons Resort
Ko Olina, Oahu**

Joey Alcantara, CEO • joey.alcantara@firstpacificbuilders.com

HAWAII

ABC-32135

308 Kilua Place
Honolulu, Hawaii 96819
(808) 738-4988

GUAM

CLB11-0766

373 Gloria Circle
Dededo, Guam 96929
(671) 969-1808

PHILIPPINES ISLANDS

Luzon / Visayas / Mindanao

295 Loyola Street Obrero
Davao City, Philippines
(0917) 704-9491 / (0917) 851-7808

FirstPacificBuilders.com



HAWAII'S TOP 25 CONTRACTORS 2019

Billions for Builders

GCs report \$3.4B in earnings in 2018; Hawaiian Dredging's streak atop survey now in 14th year

BY DAVID PUTNAM

For the building industry, 2018 marks the fourth consecutive year that the combined earnings of Hawaii's Top 25 Contractors and Noteworthy Contenders topped \$3.4 billion, according to results of 2019's annual survey by *Building Industry Hawaii*.

And, for the 14th consecutive year, Hawaiian Dredging Construction Co. Inc. ranks No. 1 among the Top 25 with reported earnings of \$550 million in 2018.

2018 also proved to be the fourth time in the past nine years that contractors who responded to the annual survey have reaped combined revenue above the \$3 billion mark. The most lucrative recent year for the Islands' builders was in 2016, with combined earnings of \$4.2 billion.

Layne Machida, 2019 president of the General Contractors Association (GCA) of Hawaii, says Hawaii's construction industry can expect to remain busy.

"Looking at the current climate of

Hawaii's building and construction industry, I would say that it is healthy. Most of the contractors have a backlog of work under their belts," says Machida, who also is president of Aiea-based Civil-Mechanical Contractor.

Marshall Hickox, 2019 president of the Building Industry Association



Marshall Hickox

(BIA) of Hawaii, says the Islands have "remained very strong and steady in construction starts in all areas. Commercial and residential projects are expected to have a slower rate of growth than 2018 but not to a point of concern.

"Albeit a slower rate, expansion



Layne Machida

rather than contraction of the industry as a whole is still the widely-held expectation for 2019," adds Hickox, who also is president of Homeworks Construction Inc.

Nan Inc. moved up a notch to No. 2 as part of a shake-up among the Top 10 in the survey. Nordic PCL climbed three spots to No. 3, followed by Hensel Phelps, which was fifth a year ago.

Swinerton Builders made a leap from ninth to No. 5, followed by Dorvin D. Leis Co. Inc. Ranked seventh is Albert C. Kobayashi Inc., which fell from the No. 2 spot last year. Kiewit, which did not participate in 2018's survey, returns at No. 8, followed by Layton Construction Co. LLC, which fell five places to No. 9. Rounding out the Top 10 is Unlimited Construction Services Inc., which remains No. 10.

In addition to Kiewit, other newcomers to the rankings this year are Maryl Group Construction Inc. at No. 22 and Alan Shintani Inc. at No. 24. Previously,

HAWAII'S TOP 25 CONTRACTORS

2019 rankings, with last year's rankings in parenthesis and reported earnings (in millions) for the past two years.

	2018	2017
1. Hawaiian Dredging Construction Co. Inc. (1)	\$550.0	\$589.0
2. Nan Inc. (3)	327.5	302.9
3. Nordic PCL Construction Inc. (6)	301.0	206.7
4. Hensel Phelps (5)	285.0	214.0
5. Swinerton Builders (9)	224.0	120.0
6. Dorvin D. Leis Co. Inc. (7)	185.2	150.9
7. Albert C. Kobayashi Inc. (2)	180.5	355.4
8. Kiewit Infrastructure West. Co. (NR)	165.0	162.0
9. Layton Construction Co. LLC (4)	158.2	254.0
10. Unlimited Construction Services Inc. (10)	152.4	117.0
11. Wasa Electrical Services Inc. (12)	87.3	100.8
12. Isemoto Contracting Co. Ltd. (15)	84.5	74.7
13. Royal Contracting Co. Ltd. (11)	83.2	102.2
14. Allied Builders System (19)	68.2	60.5
15. Alakai Mechanical Corp. (14)	58.7	81.1
16. Coastal Construction Co. Inc. (20)	57.2	57.5
17. Group Builders Inc. (13)	56.2	82.1
18. Ralph S. Inouye Co. Ltd. (16)	52.8	66.9
19. Arita Poulson General Contracting LLC (18)	52.1	60.9
20. Shioi Construction Inc. (17)	52.0	66.0
21. Honolulu Builders LLC (25)	47.2	24.8
22. Maryl Group Construction Inc. (NR)	35.0	44.4
23. Healy Tibbitts Builders Inc. (22)	33.6	40.9
24. Alan Shintani Inc. (NR)	28.9	24.6
25. S&M Sakamoto Inc. (23)	28.8	27.5

NOTEWORTHY CONTENDERS

Constructors Hawaii Inc. (NC)	26.3	20.0
Paradigm Construction LLC (24)	18.1	24.7
Elite Pacific Construction Inc. (NR)	15.9	18.3
Barker Kappelle Construction LLC (NR)	8.2	7.2
Pacific Vista Development LLC (NR)	2.5	4.2

Rankings rely on 2018 Hawaii-based revenue as reported by those companies that responded to our requests for information.

NC: Noteworthy Contender

NR: Not Ranked in 2018

VISION.
EXCELLENCE.
PRECISION.



Hawaii's general contracting specialist focused on strategic planning and management. Serving the community for 36 years with award winning expertise.



Civil-Mechanical Contractor

99-1233 Halawa Valley Street • Aiea, HI 96701
(808) 487-7094 • www.civil-mechanical.com
General Engineering Construction CL#ABC-12357

COMBINED EARNINGS

Year	Billions
2018	\$3.4
2017	3.4
2016	4.2
2015	3.8
2014	2.9
2013	2.5
2012	2.4
2011	2.6
2010	2.5

Kiewit ranked fourth in 2017 while Maryl last took part in the 2013 survey. Alan Shintani is making its first appearance among the Top 25.

Others also report solid growth in 2018, with 17 of the GCs reporting more than 100 employees on their payrolls last year.

Looking ahead, Hickox says contractors should stay alert for changes in the pace of jobs.

“Looking at the current climate of Hawaii’s building industry, I would say that it is healthy.”

—Layne Machida

“Despite an optimistic forecast, preparing for an eventual economic slowdown is essential to long-term survival of any construction company,” he says. “Additionally, continuing education of your key employees is a critical step in retaining those you value.”

Machida advises contractors to “keep communications open among the members of your construction team, and plan for material deliveries. The current ‘trade’ issues will affect the costs of materials required on a project. With open communications, planning and fair contract escalation clauses, the larger problem of ‘project delays’ can be avoided.”

.....
Brett Alexander-Estes, Priscilla Billig, Suzanne Roig and Lorraine Cabanero contributed to the 2019 Hawaii’s Top 25 Contractors.



TODAY'S LEADERS LAY TOMORROW'S FOUNDATION

We congratulate our 21 member companies who earned their place on Building Industry's Top 25 Contractors list. Not only are they champions of integrity and quality craftsmanship, they are leaders who raise the bar for everyone else, elevating what's possible in our local construction industry.

We're honored to work with them, along with the Hawaii Regional Council of Carpenters and all of our members, to advance and improve the foundation on which Hawaii's future will be built.



ALAN SHINTANI, INC.
ALBERT C. KOBAYASHI, INC.
ALLIED BUILDERS SYSTEM
COASTAL CONSTRUCTION COMPANY, INC.
GROUP BUILDERS, INC.
HAWAIIAN DREDGING CONSTRUCTION
COMPANY, INC.
HEALY TIBBITTS BUILDERS, INC.
HENSEL PHELPS

HONOLULU BUILDERS, LLC
ISEMOTO CONTRACTING COMPANY, LTD.
KIEWIT INFRASTRUCTURE WEST CO.
LAYTON CONSTRUCTION COMPANY, LLC
MARYL PACIFIC CONSTRUCTION, INC.
NAN INC.
NORDIC PCL CONSTRUCTION, INC.
RALPH S. INOUE CO., LTD.
ROYAL CONTRACTING COMPANY, LTD.

S & M SAKAMOTO, INC.
SHIOI CONSTRUCTION, INC.
SWINERTON
UNLIMITED CONSTRUCTION SERVICES, INC.

.....
CONSTRUCTORS HAWAII*
PARADIGM CONSTRUCTION, LLC*

*Noteworthy Contenders

WWW.PR-P-HAWAII.COM

PHONE → 808.528.5557
EMAIL → INFO@PRP-HAWAII.COM

 [WWW.FACEBOOK.COM/
PACIFICRESOURCEPARTNERSHIP](http://WWW.FACEBOOK.COM/PACIFICRESOURCEPARTNERSHIP)

 TWITTER:
[@PRPHAWAII](https://twitter.com/PRPHAWAII)

1100 ALAKEA STREET / 4TH FLOOR
HONOLULU / HI 96813

HAWAII'S
TOP 25
CONTRACTORS

#1

HAWAIIAN DREDGING CONSTRUCTION CO. INC.

PARENT COMPANY: Kajima International Inc.; Atlanta, Ga. | CONSTRUCTION

SPECIALTY: General contracting | YEARS IN HAWAII: 117 | EMPLOYEES IN HAWAII: 795

PUBLIC SECTOR WORK: 56 percent | WORK SUBCONTRACTED: 62 percent

Hawaiian Dredging Construction Co. Inc., which sits atop *Building Industry Hawaii's* annual Hawaii's Top 25 Contractors survey for the 14th consecutive year, is poised for "potential growth" in 2019.

Hawaiian Dredging reports earnings of \$550 million last year, down 6 percent from the previous year. And though 2018's revenue was its lowest since 2014's \$546 million, the 117-year-old contractor still posted receipts of \$223 million more than its closest competitor.



Gerry Majkut

Gerry Majkut, president of Hawaiian Dredging, says the future looks promising for Hawaii's construction industry.

"The construction industry in 2019 has a lot of potential growth," Majkut says. "The economy is a key factor in enabling more opportunities in 2019, which could then continue growth into 2020. Global economics have more impact on our market than before."

Hawaiian Dredging, which moved into its new headquarters in the former *Honolulu Advertiser* building on Kapiolani Boulevard a little over a year ago, was the top employer among the state's contractors in 2018 with 795 workers. That number, however, was down from 953 in 2017, and is the company's lowest in five years.

Projects that Hawaiian Dredging completed in 2018 include Kapiolani Residence, a 45-story condo high-rise for developer SamKoo.

The company also finished work on the Ito En Kapolei warehouse, the Watabe Wedding Hawaii facility at Ko Olina, the Port Allen floating dock, substructure repairs at Pier 52-53 at

Honolulu Harbor, the Sheraton Kauai Resort Garden Wing Conversion Phase 1 and Roosevelt Bridge.

Ongoing projects include the Hookele Shopping Center, Halepuna Waikiki by Halekulani, Kulana Hale, Moanalua High School's Performing Arts Center Phase 2B, the Farrington Highway Station Group (West Loch,

Waipahu Transit Center and Leeward Community College) for the Honolulu Authority for Rapid Transportation (HART) and the Hilea Stream Bridge.

Hawaiian Dredging reports subcontracting 62 percent of its workload in 2018 while doing 56 percent of its work in the public sector.



Hawaiian Dredging completed work on the Kapiolani Residence in 2018.

Building Dreams

Our diversity and expertise help to fulfill our clients' needs.



Sheraton Kauai Resort
Garden Wing Conversion Ph. I



HAWAIIAN DREDGING
CONSTRUCTION COMPANY, INC.

HAWAII'S
TOP 25
CONTRACTORS

#2

NAN INC.

CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 29 | EMPLOYEES IN HAWAII: 660 | PUBLIC SECTOR WORK: 78 percent | WORK SUBCONTRACTED: 50 percent



Nan Inc.'s projects include the Hoopili rail station.

Nan Inc. reports that 2018 brought in 8 percent more work, with earnings of \$327.5 million. In 2017, Nan posted revenue of \$302.9 million.

“Yes, 2018 was a very positive year for Nan Inc., as some of our major projects that we had completed or were winding down on, turned out highly successful with happy clients,” says Vice President Ryan Nakaima. “We also were successful in capturing a good amount of backlog for our teams to transition straight into.”

The general contracting company, which reports doing 78 percent of its work last year in the public sector, climbs to No. 2 among Hawaii’s Top 25 Contractors. It is Nan’s highest ranking since 2013 when it posted earnings of \$246.7 million. Nan was No. 3 on last year’s annual list.

Nakaima says the 29-year-old firm’s “positive outlook was partially

due to our backlog, since it ensures that we have work for our teams to thrive. However, while the commercial sector has been leveling off a bit, there has been an increase in activity on the military side, especially with the revived momentum in Guam.”

Nan’s work at Schofield Barracks Quad B (Buildings 156, 157 and 158 rehabilitation) received a Preservation Honor Award from the Historic Hawaii Foundation. The nonprofit, founded in 1974, supports the preservation of the Islands’ historic buildings, sites, communities and objects.

Nan also completed military projects in 2018, including the Combat Aviation Brigade Complex Phase 2 and a job at Wheeler Army Airfield. Other jobs Nan wrapped last year were the Queen Emma Tower 10th-floor *ewa* Wing C-Section and LDR room renovation at The Queen’s Medical Center.

Ongoing work for Hawaii’s largest locally owned contractor includes the East Kapolei Middle School Phase 1 (July 2020), and the Honouliuli Wastewater Treatment Plant, Secondary Treatment Phase 1B (December 2022).

Nan also plays a major role in the current construction of Oahu’s elevated rail for the Honolulu Authority for Rapid Transportation. The GC won bids to build six of the 20 rail stations for HART, including the Kamehameha Highway Stations Group which consists of Pearl Highlands, Pearlridge and Aloha Stadium. Previously, Nan began work on the stations at Hoopili, University of Hawaii at West Oahu and East Kapolei.

Nan also performed utilities relocation work for HART in the Airport Section and in the 4.1-mile area between Middle Street and Ala Moana Center.

KONA JUDICIARY COMPLEX



WAIAWA (PEARL HIGHLANDS)
RAIL STATION



KEONE'AE (UH WEST OAHU)
RAIL STATION

Exceeding Expectations in New Construction

Working from the ground up, Nan, Inc. has the expertise, experience, and equipment to perform the most complex civil and building projects; including those with foundations over existing basalt rock terrain, deep retaining walls, and large-scale utility infrastructure.

As a locally-owned company, our success comes from our commitment to worksite safety, quality of work and outstanding customer service.

Nan Inc

CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING | DESIGN-BUILD

LICENSE #ABC-19711

636 Laumaka St. Honolulu, HI 96819 | 808.842.4929 | NanHawaii.com

HAWAII'S
TOP 25
CONTRACTORS

#3

NORDIC PCL CONSTRUCTION INC.

PARENT COMPANY: PCL Construction Services Inc.; Denver, Colo. | CONSTRUCTION SPECIALTY: Hospitality, education, healthcare, commercial office and retail | YEARS IN HAWAII: 81 | EMPLOYEES IN HAWAII: 250 | PUBLIC SECTOR WORK: 10 percent | WORK SUBCONTRACTED: 80 percent

Nordic PCL Construction Inc. catapults to the No. 3 spot among Hawaii's Top 25 Contractors after placing sixth last year.

In 2017, the firm reported \$206.7 million in revenue. Nordic's 2018 revenue—\$301 million—is an increase of 45.6 percent, placing Nordic just shy of its No. 2 standing in 2016.

“Our accomplishments for 2018 are the culmination of the timing of opportunities, working with great clients, collaborating with the design professionals and subcontractors, and having great employees who are committed to delivering successful projects,” says Glen Kaneshige, president of Nordic PCL, the Hawaii division of Denver-based PCL Construction Services Inc.



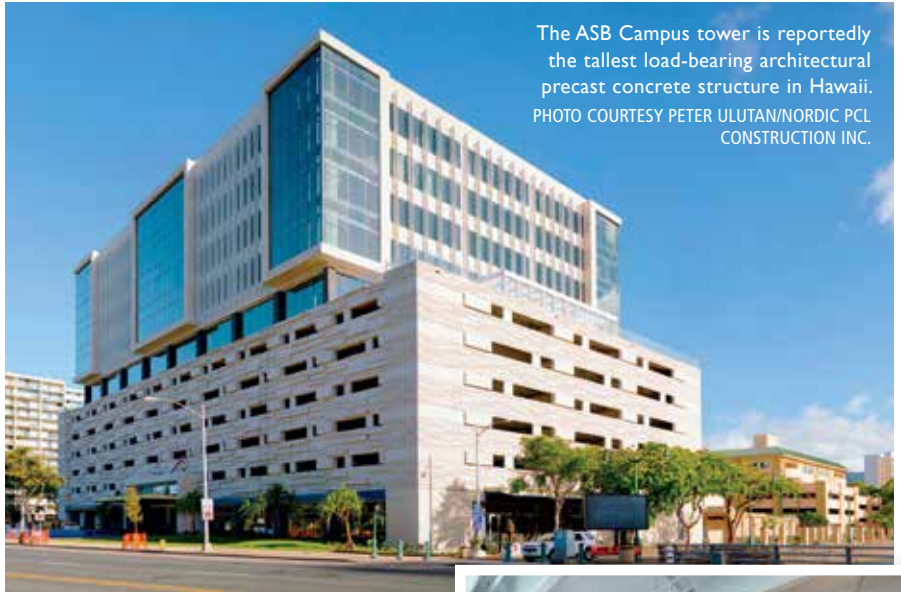
Glen Kaneshige

Founded in 1938 and currently with 250 employees, Nordic PCL specializes in construction for Hawaii's leading building sectors—hospitality, education, healthcare, commercial office and retail.

In 2018, Nordic wrapped on projects that reflect an equally broad client base: Pearl Car Care Center, American Savings Bank Kahului, Westin Maui Parking Structure, Tilt-up Warehouse for Islander Group and the Consolidated Theatres Ward Renovation.

The American Savings Bank (ASB) and Ke Kilohana towers, Nordic's current high-profile projects, are either in the finishing stages (ASB) or making their debut (Ke Kilohana).

The ASB Campus tower, valued at \$93 million, is the first new office tower built in downtown Honolulu since 1995. “The ASB tower is the tallest load-bearing architectural



The ASB Campus tower is reportedly the tallest load-bearing architectural precast concrete structure in Hawaii. PHOTO COURTESY PETER ULUTAN/NORDIC PCL CONSTRUCTION INC.

precast structure in Hawaii,” Kaneshige says. Nordic's innovative methods and materials include View Dynamic Glass, which regulates heat and sunlight entering Campus interiors.

Ke Kilohana, valued at \$219 million, is The Howard Hughes Corporation's first workforce tower in Ward Village. “Our Ke Kilohana project team hit the ground running from day one,” Kaneshige says, “and executed well enough to complete one month ahead of the contract completion date.”

Beyond the jobsite, the firm was honored in 2018 by two leading local publications for its longtime standing as a top Hawaii employer.

“I firmly believe that workplace culture is foundational to any company's success,” says Kaneshige. “We strive to create a great culture for employees to thrive, and have fortunately been recognized as one of the ‘Best Places to Work’ year after year.”

Recently, Kaneshige says, “military construction appears to be making a comeback. We re-entered pursuing work



View Dynamic Glass regulates sunlight entering the interior of the ASB tower.

PHOTO COURTESY AARON YOSHINO/NORDIC PCL CONSTRUCTION INC.

on military bases with the Pearl Car Care Facility in 2018, and started the F-22 Fighter Alert Facility at Joint Base Pearl Harbor-Hickam earlier this year.”

Heading into summer, Nordic expects a June close on Punahou School's Phase 1B and the Consolidated Theatres Mililani Reno jobsite. Come October, Nordic's crews will likely wrap on various projects at The Queen's Medical Center-West Oahu.

Citing continued demand in the military, hospitality and high-rise residential sectors, Kaneshige says “the market will recover in the second half of 2019.”



Photos: Top | American Savings Bank Campus; Bottom Left | Iolani School Phase 1; Bottom Middle | Ke Kiloohana; Bottom Right | Hawaii Technology Development Corporation (HTDC) Entrepreneur's Sandbox

DIVERSE IN CAPABILITIES, BUT FOCUSED ON GREAT RESULTS.



PCL is an Affirmative Action, Equal Opportunity Employer. Minority/Female/Veteran/Disability.



HENSEL PHELPS CONSTRUCTION CO.

PARENT COMPANY: Hensel Phelps; Greeley, Colo. | CONSTRUCTION SPECIALTY: General contractor | YEARS IN HAWAII: 27 | EMPLOYEES IN HAWAII: 450 | PUBLIC SECTOR WORK: 80 percent | WORK SUBCONTRACTED: 70 percent

Hensel Phelps reports revenue of \$285 million for calendar year 2018—a strong 33 percent jump from \$214 million earned in 2017—to rank No. 4 among this year’s Hawaii’s Top 25 Contractors.

Last year, Hensel Phelps was ranked fifth.

“Although private work lagged in 2018, 2019 and the foreseeable future look very bright, with numerous hospitality and residential projects statewide,” says Patrick Monahan, director of business development.

The Colorado-based company, which has been doing business in Hawaii for 27 years, completed myriad projects in 2018, including the P-907 MV-22 Parking Apron and Infrastructure and P-908 MV-22 Hangar.

It also finished renovation of its own Pacific District office.

Other projects in 2018 include the Southwest Airlines Tenant Improvements at Lobby 6 and Diamond Head

Concourse at Gate 6 at Honolulu’s DKC airport; stair renovations at Outrigger Reef; and the Kailua Regional Wastewater Treatment Plant Tunnel Influent Pump Station and Headworks Facility and Kaneohe/Kailua Tunnel Influent Facility, a project that won the 2019 GCA Build Hawaii Grand Award.

A notable ongoing project for the firm that was founded in 1937 is Daniel K. Inouye International Airport’s New Day Work Plan Interisland Terminal (NDWP IT) Mauka Extension, which includes building demolition, earthwork and site utilities, asphalt paving, aircraft fueling system, site concrete, Portland cement concrete (PCC) pavement, drilled shafts and reinforcing steel (September 2020).

Other ongoing projects (and their expected completion dates) include:

- Command and Control (C2F) Phase 3 construction of structures and facilities at Fort Shafter (January 2022)
- P-1551 Upgrades to Red Hill Fuel Storage Facility (June 2019)
- Kaiser Permanente Capital Projects Program (2022 with potential for extension)

• P-102 Harmon Power Upgrade with construction of structures and facilities at Harmon Naval Base Guam (March 2020)

• P-601 Aircraft Maintenance Hangar #2 at Joint Region Marianas, Andersen Air Force Base, Guam (October 2020)

• Schofield Behavioral Health and Dental Clinic design/build (May 2020)

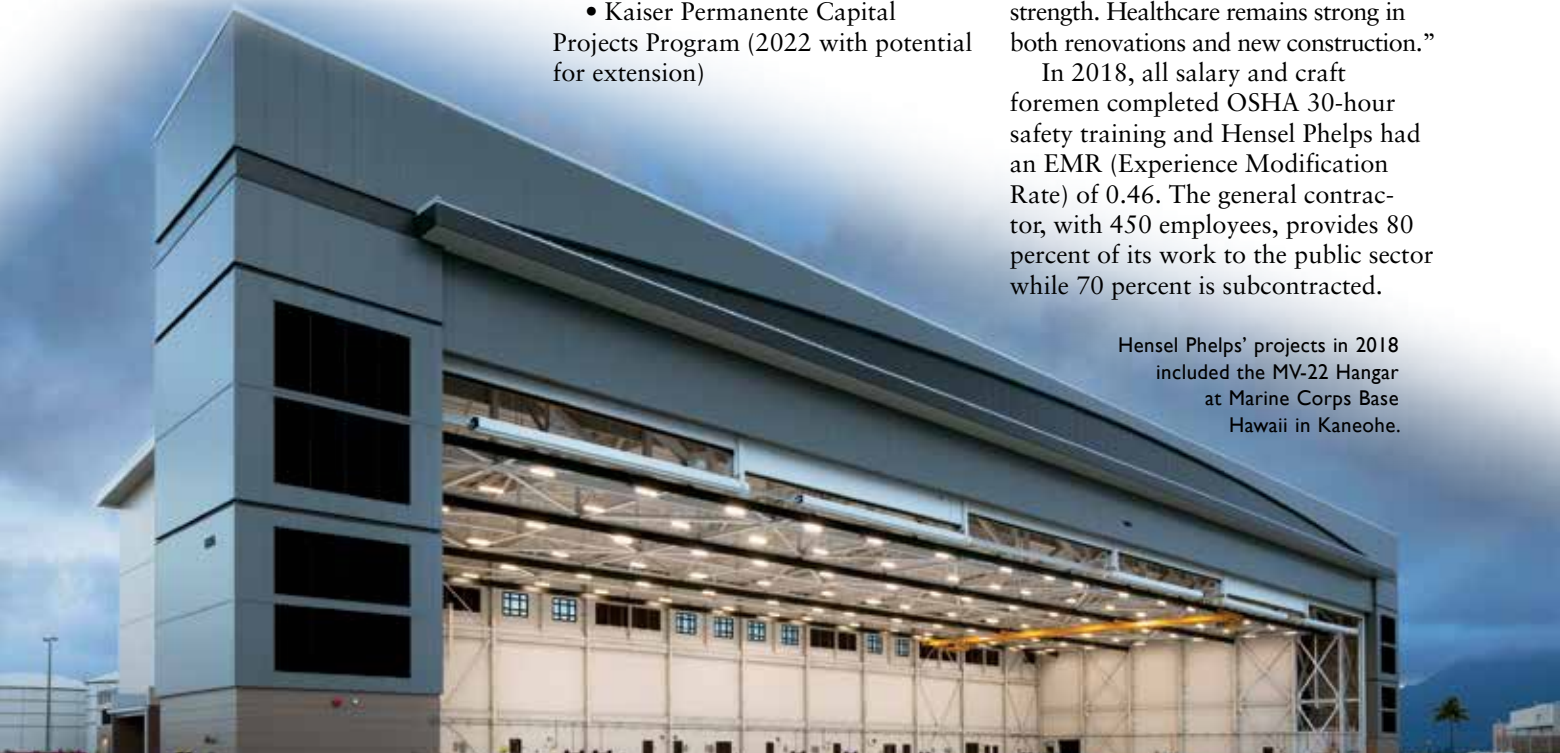
• Waianae Wastewater Treatment Plant Improvements and Upgrades for the City and County of Honolulu’s Department of Environmental Services (January 2021)

• Kaneohe’s Hawaii State Hospital New Patient Facility design/build (April 2022).

“The construction industry will remain strong in all market sectors in 2019,” Monahan says. “Federal work continues to rise in both Hawaii and Guam. Aviation and infrastructure projects continue to be much-needed in Hawaii and, therefore, will continue to be a big part of the continued industry strength. Healthcare remains strong in both renovations and new construction.”

In 2018, all salary and craft foremen completed OSHA 30-hour safety training and Hensel Phelps had an EMR (Experience Modification Rate) of 0.46. The general contractor, with 450 employees, provides 80 percent of its work to the public sector while 70 percent is subcontracted.

Hensel Phelps’ projects in 2018 included the MV-22 Hangar at Marine Corps Base Hawaii in Kaneohe.



Building a Legacy, One Landmark at a Time



HAWAII STATE HOSPITAL NEW PATIENT FACILITY



P907/P908 MV-22 HANGAR



HP PACIFIC DISTRICT OFFICE RENOVATION



KAILUA RWWTP AND KANEHOHE WWPTF
2019 GCA BUILD HAWAII GRAND AWARD WINNER



WAIANAЕ WASTEWATER
TREATMENT PLANT



HAWAII STATE HOSPITAL
NEW PATIENT FACILITY



HNL MAUKA EXTENSION CONCOURSE



SOUTHWEST AIRLINES HNL GATE 6



HENSEL PHELPS
Plan. Build. Manage.

Learn more at [henselphelps.com](https://www.henselphelps.com)





SWINERTON BUILDERS

PARENT COMPANY: Swinerton, San Francisco | CONSTRUCTION SPECIALTY: Hospitality, retail, federal/public, education, multi-family residential, industrial/warehouse | YEARS IN HAWAII: 16 | EMPLOYEES IN HAWAII: 110 | PUBLIC SECTOR WORK: 30 percent | WORK SUBCONTRACTED: 80 percent

Swinerton Builders reports its revenue almost doubled in calendar year 2018 to \$224 million from 2017's \$122 million tally. Specializing in hospitality, retail, federal and public, education, multifamily residential and industrial and warehouses, Swinerton places No. 5 among Hawaii's Top 25 Contractors.

"Work is leveling off in 2019, but we expect to be really busy in 2020," says CEO and President Jeff Hoopes.

The San Francisco-based company has operated in Hawaii for 16 years. Founded in 1888, Swinerton now

employs 110 Hawaii workers. Thirty percent of the building contractor's work is provided for the public sector, while 80 percent is subcontracted.

Projects completed in 2018 include the Sheraton Maui Resort & Spa, the 508-room resort perched on 23 acres of property with views of Kaanapali Beach; the University of Hawaii at West Oahu Administrative and Allied Health Building, which will house the campus' administration and space for health sciences classrooms, labs, offices and workrooms for this campus; and Tiffany & Co. Waikiki.

Ongoing projects include St. Francis Liliha Kupuna Village, a development for the St. Francis Healthcare System to provide a new assisted-living facility for Honolulu's growing senior population.

Other current jobs are the Solomon Elementary School at Schofield Barracks Army Base and James Campbell High School's new 27-classroom building, which will include general education classes, five science labs, a culinary arts lab and herb garden, Hawaiian studies classroom, two faculty centers, an outdoor performing space, as well as additional meeting spaces and offices.

Swinerton's workload also includes Move Happy Warehouse, an international shipping, moving, storing, handling and distribution company for civilians and the military at Kapolei Business Park II in West Oahu, where the operation has purchased 1.78 acres; and the oceanfront Westin Maui Resort & Spa, Kaanapali.



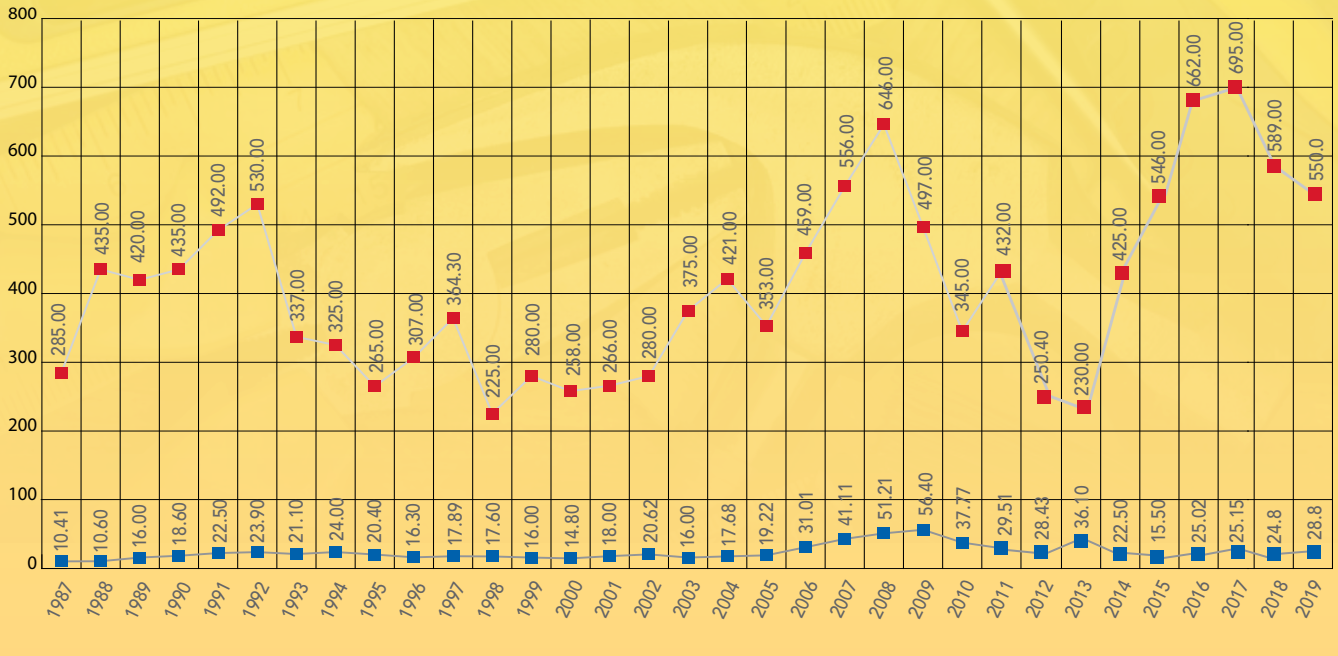
Jeff Hoopes



Swinerton Builders' projects include the new Administrative and Allied Health Building at the University of Hawaii at West Oahu.

COMPETITIVE MARKETPLACE

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



Helping Our Clients Succeed Every Step of the Way.

RANDAL LARKIN
GEN. SUPERINTENDENT
SWINERTON BUILDERS

ADAM CUA
SENIOR DIRECTOR
TIFFANY & Co. WAIKIKI

ERIKA MORI
PROJECT MANAGER
SWINERTON BUILDERS

1003 BISHOP ST., SUITE 1340 HONOLULU, HI 96813 | T: 808.521.8408

I just wanted to thank and congratulate Swinerton on a terrific job on the TCO Royal Hawaiian project – the feedback throughout Tiffany right up to the top levels of the business has been excellent and you've set the bar for Flagship expectations going forward.

OLIVER HOLLAND
ASSOCIATE DIRECTOR
MACE GROUP

SWINERTON

SWINERTON.COM

HAWAII'S
TOP 25
CONTRACTORS

#6

DORVIN D. LEIS CO. INC.

PARENT COMPANY: Aikane Pacific Corp.; Kahului, Maui | CONSTRUCTION SPECIALTY: Mechanical contractor | YEARS IN HAWAII: 52 | EMPLOYEES IN HAWAII: 665 | PUBLIC SECTOR WORK: 15 percent | WORK SUBCONTRACTED: 5 percent

Moving up to No. 6 in Hawaii's Top 25 Contractors from seventh place last year, Dorvin D. Leis Co. Inc. posted \$185,240,000 in 2018 revenue, a 22.7 percent gain over 2017's total of \$150,963,000.

"Given the opportunities that were present in 2018 and the outstanding efforts of our team, we were able to meet the demands and challenges of 2018 that translated to a successful year," says DDL President and CEO Stephen T. Leis.



Stephen T. Leis

The mechanical contractor outfitted top 2018 projects including the Westin Maui Resort & Spa Renovation, Hokualea Phase I, Hotel Lanai, the Kona Judiciary Complex and Kapiolani Residence.

DDL's wide market penetration may be due to the company's comprehensive mechanical package.

"With few exceptions, DDL provides complete one-stop services for the entire mechanical, plumbing, HVAC, controls and fire sprinkler disciplines," Leis says. "We believe this adds value to our customers by reducing the number of subcontractors and contracts, mitigates scope gaps and assigns the coordinated responsibility to one subcontractor."

The Westin Maui job—which earned DDL a General Contractors Association (GCA) of Hawaii 2019 Build Hawaii Award of Excellence—demonstrated the value of this approach. "The opportunity to provide turnkey design-build services enabled DDL to have a seat at the table during the design phase," Leis says. "Project administration is streamlined and field efficiency is improved."

Field efficiency is also what the U.S. Army Corps of Engineers is looking for.

"We are contracted for Phase 3," Leis says of the U.S. Army's new Pacific



DDL is mechanical contractor on the redevelopment of Makena Kula Villas, which has an estimated value of \$354.5 million.



DDL won a GCA of Hawaii 2019 Build Hawaii Award of Excellence for its work on the Westin Maui Resort & Spa.

Command and Control facility at Fort Shafter. "The standout feature is the underground tunnel that serves all the buildings and connects Support Ops, Secure Ops, the Command Building and the buildings from Phases 1 and 2."

DDL will wrap this year on top-tier projects including Four Seasons Koele Lodge and Sheraton Kauai Resort (August); Mauna Lani Bay Hotel (November) and Makena Kula Villas (December).

Then, Leis says, he anticipates "a strong rise in 2020. We are currently seeing a large backlog of projects that are poised to break ground in late 2019 or early 2020."

DDL employees, Leis is quick to

add, deserve the credit.

"Throughout all 58 years, our success has been directly related to the outstanding performance of our excellent employees," he says, noting that DDL's strong commitment to its 665 employees and their families—including a robust safety program—is one way of giving back.

In 2018, a Willis Towers safety award confirmed DDL's pledge.

"A safe work environment and a good business model ... must be in concert with one another," Leis says. "A win-win measure of success must always include our employees and our ability to give back to the community where we work and live."

PAST TOP 25 CONTRACTORS LISTS

RANKING

REVENUE IN MILLIONS

2017 (Figures reported in 2018 by the 2017 Top 25 listees.)

1. Hawaiian Dredging Construction Co. Inc.	\$589.0
2. Albert C. Kobayashi Inc.	355.4
3. Nan Inc.	302.9
4. Layton Construction Co. LLC	254.0
5. Hensel Phelps Construction Co.	214.0
6. Nordic PCL Construction Inc.	206.7
7. Dorvin D. Leis Co. Inc.	150.9
8. Watts Constructors	129.6
9. Swinerton Builders	120.0
10. Unlimited Construction Services Inc.	117.0
11. Royal Contracting Co. Ltd.	102.2
12. Wasa Electrical Services Inc.	100.8
13. Group Builders Inc.	82.1
14. Alakai Mechanical Corp.	81.1
15. Isemoto Contracting Co. Ltd.	74.7
16. Ralph S. Inouye Co. Ltd.	66.9
17. Shioi Construction Inc.	66.0
18. Arita Poulson General Contracting LLC	60.9
19. Allied Builders System	60.5
20. Coastal Construction Co. Inc.	57.5
21. F&H Construction	54.9
22. Healy Tibbitts Builders Inc.	40.9
23. S&M Sakamoto Inc.	28.8
24. Paradigm Construction LLC	25.6
25. Honolulu Builders LLC	24.8

RANKING

REVENUE IN MILLIONS

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

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

KAHULUI AIRPORT CONTRAC



202 LALO STREET, KAHULUI, HI 96732 | WWW.LEISINC.COM | 808.877.3902
 PLUMBING * AIR CONDITIONING * SHEET METAL * FIRE SPRINKLER * DESIGN-BUILD
 SERVICE, MAINTENANCE, & REPAIR * NEW CONSTRUCTION & RENOVATION

HAWAII'S
TOP 25
CONTRACTORS

#7

ALBERT C. KOBAYASHI INC.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 56 | EMPLOYEES IN HAWAII: 137 | PUBLIC SECTOR WORK: None | WORK SUBCONTRACTED: NA

Albert C. Kobayashi Inc., which reports Hawaii-based revenue in 2018 of \$180.5 million, claims the No. 7 spot among Hawaii's Top 25 Contractors.

Last year ACK ranked No. 2 with reported 2017 earnings of \$355.4 million. Despite seeing its revenue drop 49 percent and falling five rungs in the rankings, Russell Young, the company's CEO and president, sees reasons to remain positive.



Russell Young

"In general, I'm surprised that construction has not gone down much," Young says. "Every cycle it goes up and down. This cycle went up and, instead of going down, it tapered off on the upside. So it's very positive that there's still work out there for the construction industry.

"Jobs are still out there. It's definitely going to drop a little, but not drop like it did 10 years ago. Every six to 10 years, the industry drops quite a bit. This drop hasn't been that bad. It's tapered off, but it's still looking pretty good."

A notable achievement for the 56-year-old general contractor in 2018 was the General Contractors Association of Hawaii (GCA) Build Hawaii Award of Excellence Design-Build/Design-Assist Construction (more than \$20 million) for The Ritz-Carlton Residences, Waikiki Beach, Phases 1 and 2. The Ritz-Carlton includes Tower 1, a 38-floor luxury high-rise with 309 units and Tower 2, a 37-story, 246-unit high-rise that connects with Tower 1. Phase 2 units range from studios to three-bedroom units and penthouses. Amenities shared between the two buildings are an infinity pool, full-service spa, fitness center and pedestrian-friendly gardens.



Albert C. Kobayashi Inc. garnered awards for its work at The Ritz-Carlton Residences, Waikiki Beach.

In 2018, the GCA also presented ACK its Grand Award for its Park Lane Ala Moana project for Design-Build/Design-Assist Construction (more than \$10 million). With 217 residential units, each with a covered lanai, from single-bedroom to grand penthouses, the property consists of eight low buildings along Ala Moana Boulevard on 7.3 acres.

Also completed in 2018 was the Hale Mahana, which provides institutional housing and amenities for higher-education students on Oahu, with 191 residential units, a fitness center, outdoor terrace lounge, community kitchen, study lounges and social area. Ground level features retail spaces, landscaping and a residential lobby.

Ongoing projects include the Aalii Tower, The Howard Hughes Corp.'s fifth tower at Ward Village. The 751-unit tower will feature smart-living solutions, adding 150 reserved units to the Hawaii Community Development Authority housing program.

Also ongoing is the Azure Ala Moana, a mixed-use residential project with 330 condominium residences and 78 rental apartments on the corner of Keeaumoku and Makaloa Streets. Another project underway is the Sheraton Waikiki guestroom renovations at a cost of more than \$100 million for 1,636 guestrooms and a hospitality lounge.

An Employee Stock Ownership Plan (ESOP) company, Kobayashi employees total 137.

HOME SWEET HOME

Here's where our Top 25 and Noteworthy Contenders hang their hardhats at the end of the day:

OAHU

Alan Shintani Inc.
Albert C. Kobayashi Inc.
Allied Builders System
Barker Kappelle Construction LLC
Coastal Construction Co. Inc.
Constructors Hawaii Inc.
Elite Pacific Construction Inc.
Group Builders Inc.
Honolulu Builders LLC
Maryl Group Construction Inc.
Nan Inc.
Paradigm Construction LLC
Ralph S. Inouye Co. Ltd.
Royal Contracting Co. Ltd.
S&M Sakamoto Inc.
Shioi Construction Inc.
Unlimited Construction Services Inc.

NEIGHBOR ISLANDS

Arita Poulson General Contracting LLC (Puunene, Maui)
Dorvin D. Leis Co. Inc. (Kahului, Maui)
Isemoto Contracting Co. Ltd. (Hilo, Hawaii)
Pacific Vista Development LLC (Kailua-Kona, Hawaii)

OUTSIDE HAWAII

Alakai Mechanical Corp. (Japan)
Hawaiian Dredging Construction Co. Inc. (Atlanta, Ga.)
Healy Tibbitts Builders Inc. (Cranford, N.J.)
Hensel Phelps Construction Co. (Greeley, Colo.)
Kiewit Infrastructure West Co. (Omaha, Neb.)
Layton Construction Co. LLC (Sandy, Utah)
Nordic PCL Construction Inc. (Denver, Colo.)
Swinerton Builders (San Francisco)
Wasa Electrical Services Inc. (Osaka, Japan)



Building for Tomorrow's Dream, Today.

We are honored to be selected General Contractor for:

The Ritz-Carlton Residences, Waikiki Beach - Phase 1 & 2
Hale Mahana

ALBERT C. KOBAYASHI, INC.
GENERAL CONTRACTORS
Lic. # ABC 7819

94-535 Ukee Street, Waipahu, HI 96797
808-671-6460 • ack-inc.com



Quality You Can Trust

Buck Roofing Company is experienced in all types of roofing and waterproofing, from new construction to existing structures, commercial or residential. Our Union-trained employees are factory certified. With a long-standing reputation, we provide excellent workmanship in a timely fashion since 1976.

We are proud members of GCA & RCAH
License #C-15237

808-775-7496
BuckRoofingHawaii.com


BUCK ROOFING COMPANY INC.

HAWAII'S
TOP 25
CONTRACTORS

#8

KIEWIT INFRASTRUCTURE WEST CO.

PARENT COMPANY: Peter Kiewit Sons Inc., Omaha, Neb. | CONSTRUCTION SPECIALTY: General contracting | YEARS IN HAWAII: 71 | EMPLOYEES IN HAWAII: 300 | PUBLIC SECTOR WORK: NA | WORK SUBCONTRACTED: NA



Kiewit is the general contractor on the new Kapalama Container Terminal cargo yard project at Honolulu Harbor.

Kiewit Infrastructure West Co. returns to Hawaii's Top 25 Contractors at No. 8 with revenue of \$165 million for calendar year 2018.

Kiewit's construction specialties include design-build, heavy civil, highways, concrete paving, underground, site development and shoreline revetment. The company, which did not participate in last year's Top 25 survey, completed a solid list of projects and achievements in 2018, and celebrated a rise from 2017's earnings of \$162 million.

Most notably, Kiewit is the general contractor for the new Kapalama Container Terminal (KCT) cargo yard project at Honolulu Harbor, the largest capital improvement project in the history of Hawaii's commercial harbor system.

The KCT is a critical anchor of the Harbor Modernization Plan to improve and maintain shipping logistics in the congested hub. The project at Piers 41,

42 and 43 in Honolulu Harbor will feature an 84-acre cargo yard which will border the existing interisland cargo yard, giving access to approximately 50,000 truckloads per year to move directly between the facilities. This location removes these trucks from the adjacent highway and will help reduce roadway congestion.

The KCT is being built in two phases over a four-year period at an estimated cost of \$448 million. Completion is targeted for 2022.

The General Contractors Association awarded Kiewit with a 2018 Build Hawaii Excellence Award for its work on the each of the following: Kahekili Highway Repair, a roadway stabilization project in Kahakuloa, Maui; Halona Street Bridge, a replacement project completed on time and within budget; and Central Maui Landfill Gas Collection and Control System Improvements, a municipal landfill receiving approximately 800 tons of

solid waste per day.

Other projects completed include the Keauhou Beach Hotel and Site Demolition; New T-Hangar and Infrastructure Improvements Phase II; MW Kauai Battery Storage in Koloa; Kailua Road Wastewater Pump Station Force Main Improvements; Halawa Wastewater Pump Station Force Main Improvements; Fiscal Year 2014 MCON P-907 MV-22 Parking Apron and Infrastructure; and FY14 P-908 MV-22 Hangar.

Ongoing projects and their estimated year of completion include the University of Hawaii Creative Media Center (2020); Lahaina Waste Water Treatment Plant (2020); COPE Center (2020); H-1 shoulder widening (2019); Kapalama Container Terminal (2020); and Dowsett Highlands sewer (2020).

Founded in 1884 and based in Omaha, Neb., Kiewit has operated in Hawaii for 71 years and employs 300 Hawaii workers.



Kiewit



BUILDING HAWAII SINCE 1948

For more than 60 years, Kiewit has served as a dedicated construction contractor in Hawaii. From roads, bridges and airports to schools and hospitals, Kiewit is proud and honored to contribute to the quality of life across the islands.

707 Richards Street, Suite 750 - Honolulu, Hawaii 96816 - (808) 457-4500 - (808) 674-1088



KIEWIT.COM

HAWAII'S
TOP 25
CONTRACTORS

#9

LAYTON CONSTRUCTION CO. LLC

PARENT COMPANY: Layton Construction Co. LLC; Sandy, Utah | CONSTRUCTION SPECIALTY: Construction management, design-build construction and general contracting | YEARS IN HAWAII: 14 | EMPLOYEES IN HAWAII: 59 | PUBLIC SECTOR WORK: 30 percent | WORK SUBCONTRACTED: 85 percent

Layton Construction Co. LLC reports \$158.2 million in 2018 receipts, a decrease of 37.7 percent in earnings from the prior year, and holds the ninth spot among Hawaii's Top 25 Contractors.

The Utah-based general contractor and construction manager slips from No. 4 in last year rankings after posting 2017 revenue of \$254 million.

Nevertheless, says Layton Executive Vice President Will Summerhays, the firm's founding principles of "honesty and working in a safe and unified manner that achieves predictable, quality results" continue to distinguish Layton's Hawaii projects, and point to increased work ahead.

In 2018, Layton demonstrated its skill with a two-part renovation of the University of Hawaii at Manoa gymnasium, which won a General Contractors Association (GCA) of Hawaii 2019 Build Hawaii Award of Excellence.



Layton's renovation of the University of Hawaii at Manoa gym won a GCA of Hawaii 2019 Build Hawaii Award of Excellence.

"Our team is extremely proud of the University of Hawaii Gym project," says Summerhays. Citing earlier campus build-outs, Summerhays says that when it was time for UH "to select a contractor to partner with, they knew Layton would be able to deliver a quality product within their forecasted schedule."

With the old gym sitting atop locker rooms and offices, and with the safety of UH students, faculty and staff as a top



Layton finished the Makana North Shore Urgent Care Center one month ahead of schedule.

priority, "Layton and RIM Architects worked to ensure the impacts to the normal business operations and student life was minimal," Summerhays says.

Now, he says, UH basketball and volleyball training is enhanced by "a state-of-the-art practice center with the latest technology. This renovated gym is comparable to top-quality facilities on college campuses across the country."

Also in 2018, Layton put finishing touches on Ae'ō, a Howard Hughes Corporation 41-story tower. The Ward Village project "is a beautiful and unique building which is designed to capture the essence of Hawaii," Summerhays says.

Ae'ō features 466 units, amenities that fuel an upscale local lifestyle and, at street level, Hawaii's new flagship Whole Foods Market.

On Kauai, Layton met an entirely different need with the Makana North Shore Urgent Care Center.

"Prior to completion of the project, residents and visitors were required to make a 50-minute drive to the closest medical facility," Summerhays says. "Now, medical professionals and state-of-the-art care is right in the heart of their North Shore community." Layton's team, he says, "worked hard to deliver a quality product one month ahead of

schedule, and with zero accidents or injuries." Further south, Layton also finished the Kapaa Elementary Library in 2018.

This year, Layton's 59 Hawaii employees are also on big jobsites in the hospitality and institutional sectors.

The four-story, 135,000-square-foot Marriott Residence Inn Kapolei is slated to wrap in late 2019 and will feature 183 rooms, Summerhays says.

The 76,000-square-foot Life Sciences Center at UH-Manoa will provide "classrooms, research laboratories, as well as facility and staff offices for the university's microbiology, biology, botany and Pacific Biosciences Research Center departments," Summerhays says, and is aiming for a 2020 finish.

With 30 percent of its work in the public sector, Layton expects a full schedule ahead.

"Looking at the state Legislature, there have been several projects that have been approved for funding that will be coming up in the next year," Summerhays says. "In addition, we recently welcomed another major airline to our Hawaii market, which will help boost our visitor numbers.

"There are many signs that Hawaii's construction industry will continue to be strong."

CONSTRUCTING COMMUNITIES



Layton Construction has built large hospitals, hotels and condominiums across Hawaii. But if our walls could talk, they'd tell the story of a rural area whose only medical treatment was nearly an hour away, until Makana North Shore Urgent Care brought potentially life-saving, state-of-the-art medical treatment into their community.

707 Richards Street | Suite PH-1A | Honolulu | (808) 245-8680

EOE/AA | ABC-31504 | LaytonConstruction.com



HAWAII'S
TOP 25
CONTRACTORS

#10

UNLIMITED CONSTRUCTION SERVICES INC.

PARENT COMPANY: Unlimited Construction Services Inc. | CONSTRUCTION SPECIALTY: General contractor, affordable housing and hospitality | YEARS IN HAWAII: 28 | EMPLOYEES IN HAWAII: 140 | PUBLIC SECTOR WORK: 10-15 percent | WORK SUBCONTRACTED: 70 percent

The private sector has fueled Unlimited Construction Services Inc.'s success in the past couple of years as the locally owned company maintains the No. 10 position among Hawaii's Top 25 Contractors.

The full-service general contractor posted a 30 percent increase in revenue to \$152.4 million in 2018, up from \$117 million in 2017.

The increase in receipts was fueled by several medium-sized projects, says Jason Thon, Unlimited's Oahu operations manager and company vice president of operations.



Jason Thon

An example, Thon says, was the \$42 million time-share conversion project at the Hilton Grand Vacations Club, Hilton Waikoloa Village, on Hawaii's Big Island. Another medium-sized project Unlimited will be able to complete in 2019 is the \$40 million Ola Ka 'Ilima Artspace Lofts in Kakaako. The Lofts



Among Unlimited's projects last year were the Moanalua Hillside Apartments.

are 84 affordable live/work spaces for low-income artists and their families.

"We are proud of all of our projects in one way or another," Thon says. "It's hard to pick favorites. Our Keahumoa project (an affordable housing project in Kapolei) is moving fast and on track to provide hundreds of affordable housing units to the community in 2019."

Unlimited employs about 140 people with about 70 percent of its work subcontracted, the company says. The construction firm specializes in resort, commercial and industrial building. It also attempts to reuse and recycle job site materials, and project managers are trained in green building with accreditation from LEED (Leadership in Energy and Environmental Design).

Work on two projects earned Unlimited two General Contractors Association of Hawaii awards in 2018. One was the Build Hawaii Award of Excellence for its work at Kamakana Villages, a senior rental housing project in Kona, Thon said. The second award was for its work at the Moanalua Hillside apartments that earned a merit award.

The construction industry appears to remain strong and steady, as it has for the past couple of years, Thon says. While some in the industry have experienced slowdowns because of tight credit or labor shortages, Unlimited has not, he says.

"It has actually been the opposite," Thon says. "The end of 2018 and thus far in 2019 have picked up for us."



The Hilton Grand Vacations Ocean Tower was among Unlimited's jobs in 2018.



Your Hawaii Pipeline

Pasha Hawaii operates roll-on/roll-off vessels between the U.S. Mainland and the Hawaiian Islands with direct calls to Oahu, Maui and the Big Island.

- Fully enclosed ventilated decks with 120 metric ton stern ramp, 18' of vertical clearance to accommodate a wide variety of heavy equipment and project cargoes.
- Variety of support equipment from heavy-duty roll trailers to road-legal flatbeds capable of providing door-to-door service for all kinds of equipment and materials.

Call (866) 393-9831 or email OHW@pashahawaii.com.





WASA ELECTRICAL SERVICES INC.

PARENT COMPANY: Kinden Corp.; Osaka, Japan | CONSTRUCTION SPECIALTY: Electrical
YEARS IN HAWAII: 70 | EMPLOYEES IN HAWAII: 275 | PUBLIC SECTOR WORK: 15 percent
WORK SUBCONTRACTED: 8 percent

Wasa Electrical Services Inc. moves up a notch to No. 11 this year among Hawaii's Top 25 Contractors.

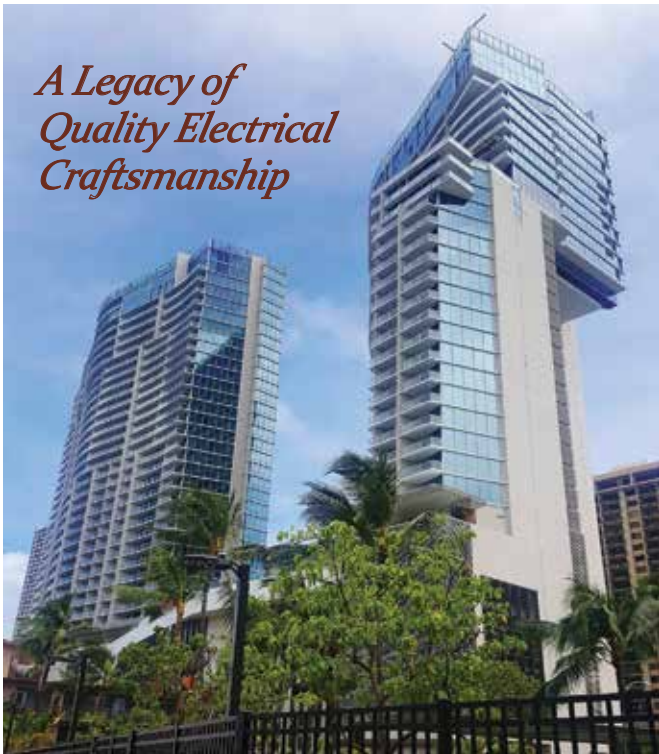
The 70-year-old electrical contracting company, a subsidiary of Japan-based Kinden Corp., reports earnings of \$87.3 million and climbs in the rankings despite a 12 percent drop in business from 2017's receipts of \$100.7 million.

Ronald Yee, Wasa's CEO, says "2018 was a good year as we met our expectations" and is positive about this year's outlook.

"Construction for 2019 may not be good for everyone, but for Wasa, we have contracted several projects that will carry us on until 2021," he says.

Wasa, which reports employing 275 electricians and engineers last year, also welcomed Erwin Mateo to its team as senior vice president in 2018. Over the years, the

The Ritz-Carlton Residences, Waikiki Beach was among Wasa Electrical Services' projects last year.



A Legacy of Quality Electrical Craftsmanship

 *Wasa Electrical Services, Inc.*

www.WasaHawaii.com

Oahu: (808) 839-2741

Maui: (808) 242-9764

Hawaii: (808) 329-8414

Kauai: (808) 245-2941

company has completed projects ranging from military, civil, hospitality and residential to commercial, industrial and waterfront clients.

Wasa's projects include The Ritz-Carlton Residences, Waikiki Beach Phase 2, Anaha Tower, Waikiki Parc renovations and the Honouliuli Wastewater Treatment Plant in Ewa.

Yee says a challenging job was Wasa's work on the Matson Sand Island Terminal "due to the time constraints and specialty equipment that was required."

HAWAII'S LARGEST & BEST SELECTION OF AERIAL LIFTS

A&E EQUIPMENT RENTALS

Very Competitive Rates ■ State-Wide Delivery ■ Experienced On-Call Mechanics ■ Fast and Friendly Service ■ Locally Owned and Operated

TELESCOPIC BOOM LIFTS

46' – 141' Working Heights

- 4-Wheel Drive Models
- Diesel Powered
- Dual Fuel LP/Gas
- Jibs Available
- Up to 8' Baskets
- On-Board Generators Available on Some Models



We Offer
Pro-Rated
Rental Rates

COMPACT TELEHANDLERS

5,500 lb. Maximum Lift Capacity

- Exceptionally Compact. Only 6' 6" high, 5' 11" wide
- Low Operating Weight. 9,990 lbs.
- 18' 10" Maximum Lift Height
- 11' 3" Maximum Reach
- Diesel Powered



SCISSORS LIFTS

18' – 59' Working Heights

- 4-Wheel Drive Models
- Self-leveling Platforms (on some models)
- Deck Extensions (on some models)
- Diesel Powered
- Dual Fuel – LP/Gas
- DC Powered Models
- Narrow Aisle Electrics Available



TELESCOPIC FORKLIFTS

36' – 55' Lifting Heights

- 6,000 lbs. – 12,000 lbs. Capacities
- All 4-Wheel Drive
- All Telescoping
- All Diesel Powered
- Outriggers Available (544D Model only)



ARTICULATING BOOM LIFTS

36' – 86' Working Heights

- 4-Wheel Drive Models
- Electric Powered
- Diesel Powered
- Dual Fuel LP/Gas
- On-Board Generators Available on Some Models



INDUSTRIAL FORKLIFTS

4000, 5000, 6000, 9000, 15,500 # Capacities

- Triple Mast
- Solid Pneumatic Tires
- Side Shift Capability
- Propane Powered
- Diesel Powered

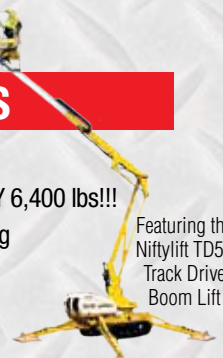


Featuring
Hyster H155 XL2
15,500 lbs. capacity
and 8' Forks!

SPECIALTY AERIALS

56' Working Heights

- Weight Saving Design — Weighs ONLY 6,400 lbs!!!
- Leveling Outriggers allow for working on Uneven Terrain
- Superb Gradeability by design



Featuring the
Niftylift TD50
Track Drive
Boom Lift

nifty

JLG

SKYJACK

Genie Industries

GRADALL®



CALL TO RENT OR PURCHASE

(808) 847-4267

Fax (808) 842-1514

Neighbor Islands (888) 847-4267

1019 ULUPONO STREET • HONOLULU, HAWAII • 96819

Visit www.aeequipment.com

Special Rates on Neighbor Island Rentals! Call for Details!



Safety Training
Available for
Boom, Scissors
& Telehandlers

HAWAII'S
TOP 25
CONTRACTORS

#12

ISEMOTO CONTRACTING CO. LTD.

CONSTRUCTION SPECIALTY: General contractor, heavy sitework, commercial buildings, roads, utilities | YEARS IN HAWAII: 93 | EMPLOYEES IN HAWAII: 182 | PUBLIC SECTOR WORK: 73 percent | WORK SUBCONTRACTED: 40 percent

Nearly 100 years of building in Hawaii puts Isemoto Contracting Co. Ltd. at No. 12 on Hawaii's Top 25 Contractors list.

The 93-year-old Big Island company last year posted revenue of \$84.5 million, compared to \$74.7 million in 2017, rising three notches in the rankings.

"Work has slowed down, but I am cautiously optimistic going forward," says Leslie Isemoto, company president. "Now that the eruption has stopped, and state and federal disaster relief monies have been approved, there are infrastructure recovery projects in the



The Hilo Adult DayCare Center was among Isemoto Contracting's projects in 2018.

works from the government sector." That's good news for the company

that does 73 percent of its work in the public sector.

Last year saw the completion of the Hilo Adult DayCare Center's new building on Mohouli Street and above Komohana Street. It features large open spaces for arts and crafts activities and physical fitness, a fully certified kitchen, outdoor gardens and a meandering path.

"This was a much-needed project to provide our senior community members a new facility," Isemoto says.

Isemoto Contracting specializes in general construction, heavy sitework, commercial buildings, roads and utilities. With 182 employees, it subcontracts about 40 percent of its work.

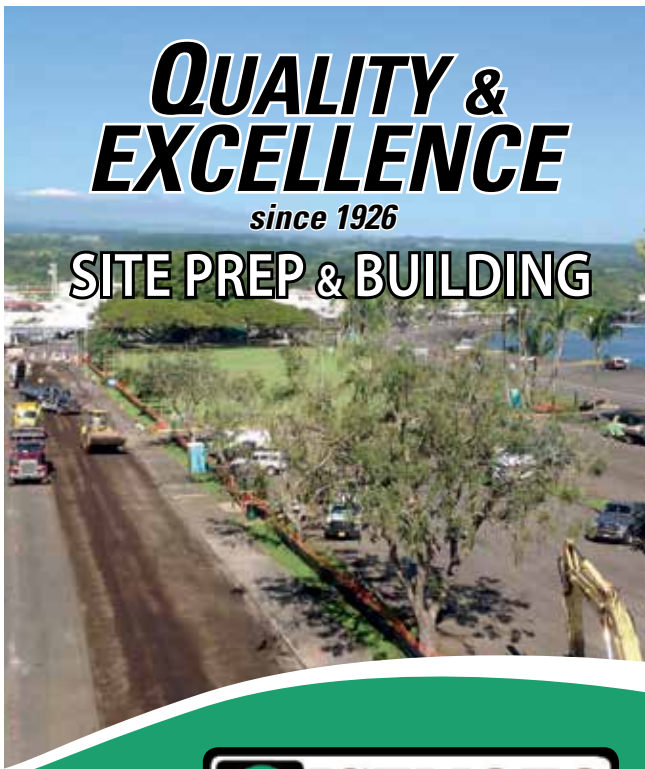
Under construction now is the \$33.6 million University of Hawaii Daniel K. Inouye College of Pharmacy, which is slated to open in September, and the long-awaited Office of the Prosecuting Attorney building in Kona.

Isemoto projects going forward will be affected by tariffs with China.

"As long as the U.S. economy remains strong, our state and county economies should remain steady," Isemoto says. "While steel tariffs seem to have stabilized, the ongoing China trade agreement could affect the construction industry as a trickle-down effect."

QUALITY & EXCELLENCE
since 1926

SITE PREP & BUILDING



Hilo: Ph (808) 935-7194 Fax (808) 961-6417
Kona: Ph (808) 329-8051 Fax (808) 329-3261
e-mail: isemoto@isemotocontracting.com



Lic ABC1036

RO RO RO YOUR CARGO



GENTLY ACROSS THE SEA

We make shipping and logistics easy for you.

We do this by offering customized solutions for unconventional or oversized cargo via RO RO, rail, air or other seafaring vessels. That means recommending the vessel that best matches your shipment, and using equipment designed to securely load and lash it. Whether your cargo originates from the U.S. Mainland or an international origin, you are working with one company from start to finish – Dependable.

Why RO RO?

- Specialized equipment is not required which reduces the number of switches, minimizing the risk of damage.
- Loading and unloading are done via a ramp, which ensures safer handling.
- Adjustable decks provide more flexibility and clearance in loading and storage.
- Cargo that is secure under a deck and safe from the elements requires simpler packaging.

So next time you have to ship something out of the ordinary, either ocean freight or airfreight, please call or email us at projects@dhx.com.



Toll Free (800) 488-4888 x1208

www.dhx.com

Member – World Cargo Alliance
ISO 9001 Registered



Toll Free (888) 488-4888
International +1 (310) 669-8888

www.dgxglobal.com

Member – World Cargo Alliance
ISO 9001 Registered
C-TPAT Validated
IATA Member & TSA Certified

The Supply Chain Partner You Can Depend On!™

A division of | DEPENDABLE SUPPLY CHAIN SERVICES

DEPENDABLE
Supply Chain Services

DEPENDABLE, slogans and the color combination of purple and magenta are trademarks of Dependable Global Express, Inc. or affiliates. ©2018 DHX



ROYAL CONTRACTING CO. LTD.

CONSTRUCTION SPECIALTY: General contractor, heavy equipment | YEARS IN HAWAII: 58 | EMPLOYEES IN HAWAII: 160 | PUBLIC SECTOR WORK: 30 percent WORK SUBCONTRACTED: 30 percent



A drone view of Koa Ridge, one of Royal Contracting's projects

Royal Contracting Co. Ltd. in 2018 completed reconstruction of Kalaeloa Boulevard, easing traffic in and out of Campbell Industrial Park, one of West Oahu's busiest areas.

The work in Kapolei, which included widening Kalaeloa Boulevard from Lauwiliwili Street to Malakole Street, was part of a \$50 million project for the Kapolei Properties Division of the James Campbell Co.

Royal, says Vice President Leonard Leong, completed the project "with only one accident. This was remarkable based on daily traffic values, with heavy trucks, City and County rubbish

trucks and vehicles of employees at Campbell Industrial Park."

The general contractor, founded in 1961, reports earnings of \$83.2 million in 2018 and lands in the No. 13 spot among this year's Hawaii's Top 25 Contractors. Royal's receipts reflect an 18 percent decline from 2017's \$102.2 million when Royal was ranked No. 11.

Royal, which had 160 employees last year, reports doing 30 percent of its work in the public sector, and says it sees "an upturn in private construction" this year.

"For civil sitework, we expect more projects at Hoopili and Koa Ridge," says Royal's Loke Leong.

Royal's lineup also includes various projects on the elevated rail for the Honolulu Authority for Rapid Transportation (HART).

Loke Leong says the firm's most challenging project in 2018 "was meeting HART's schedule for On Call Contract. Response time could be as short as a day. Nature of work varied from relocating trees to removing abandoned utility lines such as water, fuel, drain, sewer or gas."



KAPIOLANI HOSPITAL FOR WOMEN AND CHILDREN



WALGREENS KEEAUMOKU



KAANAPALI OCEAN RESORT



FOOD COURT AT ALA MOANA

BEK appreciates the partnerships we have with the Top 25 General Contractors for the past 36 years. Thank you for your continued support and dedication towards our mutual success.

BEK, Inc.

COMMERCIAL WALLS & CEILING SYSTEMS

Todd R. Middleton
PRESIDENT

99-1386 Koaha Place, Aiea HI 96701

Tel: 808-486-9653 • Fax: 808-488-1903 • estimate@bekinc.com • www.bekinc.com



“Immer Besser”... Forever Better

INspiration Design Studio showcases one of Hawaii's largest selection of Miele home appliances at our Honolulu Design Center showroom.

Miele is a family owned business established in 1899 and is recognized as one of the world's most trusted and desirable premium brands of quality appliances for the kitchen and laundry.



They are the only manufacturer who maintains their standard of quality by testing their products to the equivalent of up to 20 years of use.

Miele believes in clean lines and timeless elegance. Nowhere else will you find such a comparable range of built-in kitchen appliances, with consistency in design lines and color options, to suit the most diverse of interiors and kitchen cabinetry.

Whatever the style of your kitchen: Miele is always a perfect match.

Please call us at 808.237.5460 to arrange a showroom tour.



INspirationInteriors.com



Honolulu Design Center
1250 Kapiolani Blvd. • t: 808.956-1250
Hours: Monday - Saturday 9am - 8pm & Sun. 10am - 6pm



Kapolei Commons
4450 Kapolei Parkway • t: 808.237-5480
Hours: Monday - Saturday 10am - 9pm & Sun. 10am - 6pm



Pearlridge Center Wai Makai
98-1005 Moanalua Rd.. • t: 808.484-0245
Hours: Monday - Saturday 10am - 9pm & Sun. 10am - 6pm



ALLIED BUILDERS SYSTEM

PARENT COMPANY: RAM Corp., Honolulu | CONSTRUCTION
SPECIALTY: Construction and development | YEARS IN HAWAII: 40
EMPLOYEES IN HAWAII: 69 | PUBLIC SECTOR WORK: None | WORK
SUBCONTRACTED: 68 percent



Gary Oda

Tapping into the burgeoning private sector market, Allied Builders System (ABS) ranks No. 14 among Hawaii's Top 25 Contractors and anticipates that 2019 will be a banner year.

"2019 will be a record year for us in terms of revenue, and there continues to be a steady stream of new projects coming online as we progress through 2019," says Gary Oda, ABS president. "We are cautiously optimistic on the workload beyond 2019."

ABS, which is locally owned by RAM Corp., posted earnings of \$68.2 million in 2018, an increase of 12.7 percent over the \$60.5 million in 2017

when it ranked No. 19.

One of Allied's chief achievements last year was the completion of the dual dealership for Servco Lexus Maui and Servco Subaru Maui at the Maui Business Park. Located on three acres of unimproved land in Kahului, the project included stand-alone showrooms, a service facility and carwash.

The completion of the project came about despite labor shortages, says Oda.

"The tight labor market has primarily impacted our projects via our subcontractors," he says. "As our many subcontractors are faced with labor challenges, this impacts their ability to properly staff projects and that impacts completing their tasks as scheduled."

Looking back at the collaboration needed to finish the design-assist project on Maui, Oda says the project required everyone to work together: owners, construction managers and the contractors.

"(Everyone) partnered to accelerate the project completion timeline and generate impactful value engineering solutions to meet budgets," he says.

Oda says he anticipates 2019 will bring the completion of Iolani School's Kindergarten-First Grade (K-1) Community project, which features 10 classrooms in five buildings that blend outdoor learning spaces with indoor instructional areas.

Shipping to Hawaii?



We've got you covered.

Lynden is proud to offer barge service to Hawaii from the Pacific Northwest. With every other week barge service, you can now choose the mode – barge, ship or air – that best fits your schedule and budget. With Lynden you only pay for the speed you need!



lynden.com | 1-888-596-3361



RIGHT NOW, WE'RE OFFERING 0% FOR 60 MONTHS
 ON A NEW CAT® COMPACT TRACK LOADER, MINI EXCAVATOR AND SKID STEER
 LOADER WITH A 2-YEAR STANDARD WARRANTY.**



Contact your Hawthorne Cat Sales Representative for complete offer details.
Hawaii | 808.676.0218 Guam | 671.649.4228 San Diego | 858.674.7107

LET'S DO THE WORK.™

*Financing offers valid from June 1, 2019 to September 30, 2019. 0% for 60 months finance rate available only on the following new machines manufactured by Caterpillar Inc.: Cat mini excavators, compact track loaders, multi terrain loaders, skid steer loaders and compact wheel loaders (903-908 models only). 0% for 36 months, plus a 3-year or 3,000 hour Powertrain & Hydraulics Equipment Protection Plan only on the following new machines manufactured by Caterpillar Inc.: Cat compact wheel loaders (910-914 models), backhoe loaders, small dozers, small wheel loaders and telehandlers. To be eligible for an Equipment Protection Plan offer (where applicable), the machine must be financed with Cat Financial. Financing and published rate terms are subject to credit approval through Cat Financial for customers who qualify. Buyers are not guaranteed to qualify. Higher rates may apply for buyers with lower credit rating or qualifications. Offer available only at Hawthorne Cat. Flexible payment terms available to those who qualify. Offer is available to customers in the USA and cannot be combined with any other offers. Offer subject to machine availability. Offer may change without prior notice and additional terms and conditions may apply. Contact Hawthorne Cat for details. **The 2-year standard warranty (2,000 hours or 24 months, whichever occurs first) applies only to new Cat mini excavators, compact track loaders, multi terrain loaders and skid steer loaders.

© 2019 Caterpillar. All Rights Reserved. CAT, CATERPILLAR, LET'S DO THE WORK, their respective logos, "Caterpillar Yellow," the "Power Edge" and Cat "Modern Hex" trade dress, as well as corporate and product identity used herein, are trademarks of Caterpillar and may not be used without permission.



www.hawthornecat.com

HAWAII'S
TOP 25
CONTRACTORS

#15

ALAKAI MECHANICAL CORP.

PARENT COMPANY: Taisei Oncho Co. Ltd., Japan | CONSTRUCTION SPECIALTY: Mechanical contractor | Years In Hawaii: 45 | EMPLOYEES IN HAWAII: 220 | PUBLIC SECTOR WORK: 16 percent | WORK SUBCONTRACTED: 19 percent



Among Alakai Mechanical's recent major projects is the Park Lane Ala Moana.

Alakai Mechanical Corp. reports revenue in calendar year 2018 at \$58.7 million, a decline of 27 percent from 2017's \$81.1 million, and has slipped a notch to No. 15 among Hawaii's 25 Top Contractors.

Last year, Alakai Mechanical ranked No. 14 in the survey.

Among the company's notable projects is the 7.3-acre Park Lane Ala Moana. Projects completed in 2018 include the Combat Aviation Brigade Company Phase 2 on Wheeler Army Airfield adjacent to Schofield Barracks in Honolulu, and comprised of approximately 1,389 acres of land. It is home to the 225th Combat Aviation Brigade.

An ongoing project is the Sheraton Waikiki Guestrooms, with an expected completion date at the end of the year.

The Sheraton Waikiki renovations, amounting to more than \$100 million, will upgrade 1,636 guestrooms.

NAIOP Hawaii, the state's leading commercial real estate association, last year honored the Park Lane Ala Moana job with the New Project Award (Commercial/Other Over 40,000 Square Feet) at the organization's 21st Kukulu Hale Awards. The entrant was Bank of Hawaii for developer/owner AMX Partners LLC, with lead design firms Solomon Cordwell Buenz and Benjamin Woo Architects.

Notable past projects by Alakai Mechanical include the 36-story Hilton Hawaiian Village Grand Waikikian Tower; Kaiser Permanente Hawaii's first major two-phase renovation; Ritz-Carlton Residences Kapalua Bay; and the Hale Koa Military Resort on 72

acres fronting the beach at Waikiki.

Alakai Mechanical specializes in air conditioning, sheet metal duct fabrication, plumbing, commercial kitchen and design-build. Alakai's work done for the public sector amounts to 16 percent, and 19 percent is subcontracted. Founded in 1974, Alakai Mechanical employs 220 workers. Its Japan-based parent company is Taisei Oncho Co. Ltd., which also has offices in Guam, the Philippines, China and India.

Alakai Mechanical President Darryl Kanno forecasts that the building industry strength for the rest of 2019 will remain close to that of 2018.

"For our company, we are trying to hit the same kind of revenue we did last year, and trying to do more in a slower market," he says.

HEART AT WORK



We put our heart and soul into every project.

From simple assessments to full design-build projects, our experienced personnel provide innovative solutions that save time and costs.

As Hawaii's leading mechanical construction company, we have been providing excellent service and value to commercial builders and property managers in our state since 1974.

- Plumbing
- Flow-liner system
- Air conditioning
- Ventilation
- Duct cleaning
- Sheet metal duct fabrication
- Food service & stainless steel equipment
- Energy management
- Design & Build

How can we assist you with your next project?

Call us at (808) 834-1085 or visit us online at alakaimechanical.com.



ALAKA'I
MECHANICAL
CORPORATION

alakaimechanical.com

2655 Waiwai Loop
Honolulu, HI 96819

LIC. #C-7338

HAWAII'S
TOP 25
CONTRACTORS

#16

COASTAL CONSTRUCTION CO. INC.

CONSTRUCTION SPECIALTY: New residential construction, framing and drywall | YEARS IN HAWAII: 46 | EMPLOYEES IN HAWAII: 210 | PUBLIC SECTOR WORK: 5 percent | WORK SUBCONTRACTED: 25 percent

Leaping to 16th place in Hawaii's Top 25 Contractors from last year's perch at No. 20, Coastal Construction Co. Inc. collected \$57.2 million in 2018 receipts, a slight dip from 2017's tally of \$57.5 million.

"Being in such a competitive market, we have been fortunate in 2018 to be able to provide work to many employees," says Kenneth Sakurai, president of the 46-year-old Hawaii firm specializing in new residential, framing and drywall projects.

In 2018, Coastal's 210 employees completed D.R. Horton's Haakea and Lehua neighborhoods in Hoopili, Castle & Cooke Hawaii's Puuwai



Coastal Construction is installing framing and drywall at Kamalani in Kihei.

Place and Kahauiki Village Phase 1. "Haakea and Lehua were great because single-family housing is in our

wheelhouse, and what we do best," Sakurai says.

The firm maintained its usual 5 percent public-sector allocation with the Kona Judiciary Building, another 2018 wrap.

"Kona Judiciary was also a notable experience," says Sakurai. "Working with Nan on the Big Island has been very successful." While Judiciary's scale "was somewhat daunting," Sakurai says, "once again, employees pulled through for another successful project."

Coastal's 2019 lineup includes Kohina at Hoopili, Mohouli Phase 3 and Kamalani in Kihei. At Kohina, scheduled to close in June 2020, Coastal is installing framing and drywall. At Kamalani's townhomes, Sakurai says, the firm is general contractor and self-performing "framing, drywall, finishing and general condition." As GC on Mohouli Phase 3—also set to wrap in June 2020—Coastal is reportedly doubling the Hilo development's units.

With Coastal's success "based on a highly skilled workforce and quality work," Sakurai says, the firm is looking forward "to future opportunities with Castle & Cooke at Koa Ridge in 2020" as well as "other types of projects."

Safety is what we do!



Temporary Traffic Control



Traffic Control Product Rentals



Traffic Control & Safety Product Sales



Specialty Products

Road Safety Services and Design

DBE Disadvantaged Women and Minority Owned • Equal Opportunity Employer

214 Sand Island Access Rd, Bay N • Honolulu, HI 96819

808-848-7773 • RoadSafetyServicesandDesign.com

NO MATTER WHAT YOUR PUMPING NEEDS ARE PACIFIC PUMP & POWER IS THE SOLUTION



PACIFIC PUMP & POWER stocks a pump rental fleet offering a wide range of capabilities, including submersible electric pumps, submersible hydraulic pumps, pneumatic diaphragm pumps, dredge equipment, air compressors, generators, light towers and centrifugal pumps. We stock a selection of McElroy fusion Equipment for rental and sale. Whether your project is big or small, Pacific Pump & Power has the equipment, the staff and the experience to assist you with your project needs.

WITH HUNDREDS OF SEWER BYPASSES UNDER OUR BELT OVER THE LAST DECADE SERVING THE ISLANDS, WE ARE HAWAII'S LEADING EXPERTS ON SEWER BYPASSING. OUR EXPERIENCED TEAM FROM THE FIELD TO THE ENGINEERING TABLE WITH THE MOST RELIABLE EQUIPMENT TO SUPPORT US MAKES US THE BEST AND EASIEST SOLUTION TO YOUR BYPASS.



OAHU: (808) 672-8198
91-503 NUKUAWA ST.
KAPOLEI, HI 96707
WWW.PACIFICPUMPANDPOWER.COM



PUMPS / GENERATORS / COMPRESSOR – RENTALS / SALES / OPERATIONS / SERVICE



GROUP BUILDERS INC.

CONSTRUCTION SPECIALTY: Drywall, plastering, carpentry/cabinetry, acoustic, insulation, fireproofing | YEARS IN HAWAII: 39 | EMPLOYEES IN HAWAII: 152 | PUBLIC SECTOR WORK: NA | WORK SUBCONTRACTED: 0.5 percent

Group Builders Inc., reports company President Lito Alcantra, had a “fairly good year” in 2018, with earnings of \$52.6 million to rank No. 17 on this year’s Hawaii’s Top 25 Contractors list.

“We were able to meet modest goals, and kept up with deadlines on all projects, some of them accelerated, short, fast-track,” Alcantra says. “Our team handled them very well, and I thank them for being patient while we wait on the schedule of our upcoming projects.”



Lito Alcantra

Group Builders, which has been doing business in the Islands for 39 years, dropped four rungs from last year’s survey when it ranked No. 13 with \$82.1 million in 2017 receipts.

Projects the contractor completed in 2018 include A’eo Ward Village, Kapiolani Residences Phase 1, CONRAC Maui and The Ritz-Carlton, Waikiki Beach. Phase 2.

Among its ongoing projects, with estimated completion dates, are USARPAC (October 2020), Waikiki Parc (October), Makena Kula Villas on Maui and Koele Lodge on Lanai.

“Every project is positively a unique challenge,” Alcantra says, “and we continue to improve our proficiency skills, not just with trades training, but also keeping up with information technology, updated with safety certifications and requirements and maintaining proper coordination with the other teams involved in each project.”

Group Builders continues to be among the top employers among Hawaii’s general contractors. Last year, the company reports 152 employees on its payroll, down from 266 workers in 2017 and 437 in 2016.

Group Builders specializes in drywall, plastering, carpentry and cabinetry, acoustic, insulation and fireproofing.

Alcantra says he expects “definite growth in 2019 with lots of jobs,” but adds that “so far, 2019 is still slowly

gearing up. We anticipate picking up more speed toward the end of this year and in the following year.

“At this point, the future looks robust, with the proper financing and sales for all teams involved in the upcoming projects.”



Group Builders completed work on Kapiolani Residence in 2018.

GROUP BUILDERS, INC.

General & Specialty Contractor

License No. ABC 10164

Our Specialties

- Acoustics • Fireproofing
- Drywall • Millwork
- Building Insulation • Cabinets
- Lath & Plaster
- Exterior Insulation Finish Systems



Lito Alcantra
President

- Quality
- Integrity
- Responsibility

"Mahalo to the men and women who continue to be a part of the Group Builders team, taking on with us the challenges after 40 years. Looking at our projects around the state of Hawaii, it makes me more humble and appreciative of all the work you do and how well you carry on our mission's core values of quality, integrity and responsibility. Congratulations and keep up the great work."

Main Office:

511 Mokauea Street
Honolulu, Hawaii 96819
Ph. (808) 832-0888 / Fx. (808) 832-0890

Email:

info@groupbuilders.net

Main Office:

511 Mokauea Street
Honolulu, Hawaii 96819
Ph. (808) 832-0888 / Fx. (808) 832-0890

Website:

www.groupbuilders.net



American Savings Bank Campus



Ae'o Whole Foods & Tower



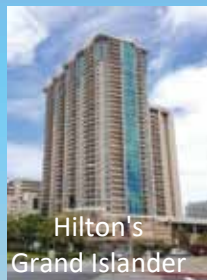
Parklane at Ala Moana



Aulani, A Disney Resort & Spa



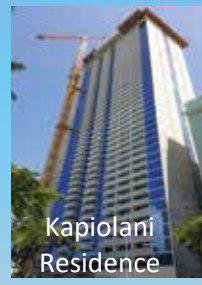
Ritz Carlton Ph 1 & 2



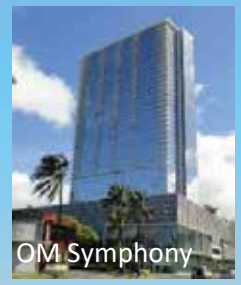
Hilton's
Grand Islander



Anaha Tower



Kapiolani
Residence



OM Symphony

HAWAII'S
TOP 25
CONTRACTORS

#18

RALPH S. INOUYE CO. LTD.

CONSTRUCTION SPECIALTY: New buildings, renovations, design-assist | YEARS IN HAWAII: 57
EMPLOYEES IN HAWAII: 60 | PUBLIC SECTOR WORK: 80 percent | WORK SUBCONTRACTED:
70 percent

Ralph S. Inouye Co. Ltd., which does nearly 80 percent of its work in the public sector, drops two notches to No. 18 on Hawaii's Top 25 Contractors list.

Earnings of \$52.8 million in 2018 were down 21 percent from 2017's \$66.9 million.

The general contractor, which has been doing business in Hawaii for 57 years, last year experienced the passing of its founder, Ralph S. Inouye.

"He will be sorely missed, but RSI will carry on with his legacy going forward, with the solid foundation he laid for us," says Michael Inouye, RSI vice president.



Ralph S. Inouye Co. Ltd. completed work on First Hawaiian Bank's Manoa branch.

Over the decades, RSI has completed thousands of design-builds for commercial renovation, educational, medical and industrial buildings. It

reports doing 80 percent of its work in the public sector last year.

The company, however, did close out the year with two key successes: the Waianae Coast Comprehensive Health Center and the \$6.2 million design-build for First Hawaiian Bank in Manoa in March. The FHB project involved remodeling an existing three-story building and adding a new two-story with reinforced concrete and steel.

"RSI helped to complete the project within the client's budget by assisting in a significant value engineering exercise at the beginning of the project, and adopting lean construction principles to execute the project on schedule," Inouye says.

Another notable project for RSI is a new \$7.7 million water bottle facility on Nimitz Highway called Toell USA. The company is renovating a 22,000-square-foot metal warehouse, which includes structural improvements and replacement of exterior metal wall and roof paneling and updating electrical, plumbing and fire safety systems, Inouye says.

Toell USA exports Hawaii bottled water to Japan and uses reverse osmosis technology to purify the water.

Looking ahead, however, Inouye says the company sees a slowdown occurring in some sectors of the construction industry.

kloECKNER metals

EXCEEDING
EXPECTATIONS

UNPARALLELED
QUALITY & ON-TIME
DELIVERY



**METAL
ROOFING**

Trusted, Tested, Tough, our high-performance, premium Metal Roofing Systems have a long, successful track record in Hawaii, with many design and color options.

**STEEL
SERVICE
CENTER**

Hawaii's largest inventory of quality steel products. We offer reliable on-time delivery, and responsive service from our experienced team.

**HOT-DIP
GALVANIZING**

Protecting Steel for Generations
Hot-Dip Galvanizing provides superior long-term protection, ideal in Hawaii's demanding environment.



SERVING ALL ISLANDS SINCE 1959

Oahu (808) 682-3000 | Neighbor Islands (800) 352-3920 | Email HIsales@kloECKnermetals.com

60th ANNIVERSARY Proudly serving our customers since 1959



The Legacy Continues



Oahu (808) 832-9245 • Maui (808) 877-5068
HC&D • 2344 Pahounui Drive • Honolulu, HI 96819 • www.hcdhawaii.com

HAWAII'S
TOP 25
CONTRACTORS

#19

ARITA POULSON GENERAL CONTRACTING LLC

CONSTRUCTION SPECIALTY: Commercial, light industrial, medical, multifamily | YEARS IN HAWAII: 32 | EMPLOYEES IN HAWAII: 55 | PUBLIC SECTOR WORK: 30 percent | WORK SUBCONTRACTED: 73 percent

Arita Poulson General Contracting LLC (APGC) drops one notch to No. 19 on the Hawaii's Top 25 Contractors list following a 19.5 percent dip in revenue—from \$64.8 million in 2017 to \$52.1 million last year.

“While 2018 was very successful in comparison to past years, we did not hit our forecasted revenue mark due to owner-driven late starts on a couple of larger projects,” says Brad Espedal, director of project controls at APGC. “Luckily, we always have enjoyed a backlog of work available to us from our repeat clients”—and usually, Espedal notes, repeat clients account



Arita Poulson's work includes a \$5.6 million renovation and addition to the Valley of the Temples Administrative Building.

**Up to \$4k off
on Excavators!***

Contact Allied for program details.



alliedmachinerycorp.com

TAKEUCHI

Allied Machinery Locations:

Lihue	808.245.8581
Wailuku	808.986.0691
Hilo	808.982.7728
Kona	808.334.0102
Waipahu	808.671.0541



*Available on Select Models. Now through December 31, 2019. Dates are subject to change.

for more than 75 percent of APGC's builds.

APGC, which specializes in the commercial, light industrial, medical and multi-family markets, hit nearly all those targets during 2018. Projects completed last year include big-ticket jobs like the \$8.1 million Napili Surf Renovation and the \$3.3 million Napili Puamala Alteration, plus 14 smaller projects in Hawaii's commercial, medical and institutional sectors that have a combined value of about \$23 million.

As APGC and its 55 employees expand from the firm's original Maui base to the rest of Hawaii, many 2018 builds—like the ABC store at Lahaina Cannery Mall—are Maui projects.

“Having had a base on Maui for over 30 years, we enjoy advantages over Honolulu-based contractors who come to Maui for the one-off project,” Espedal says. “As a result, Maui historically has outpaced our Oahu branch” despite APGC's increasing penetration on Oahu.

“For one year our Oahu operations out-performed our Maui operations,” Espedal says, but “our Maui branch revenue has been outpacing the Oahu



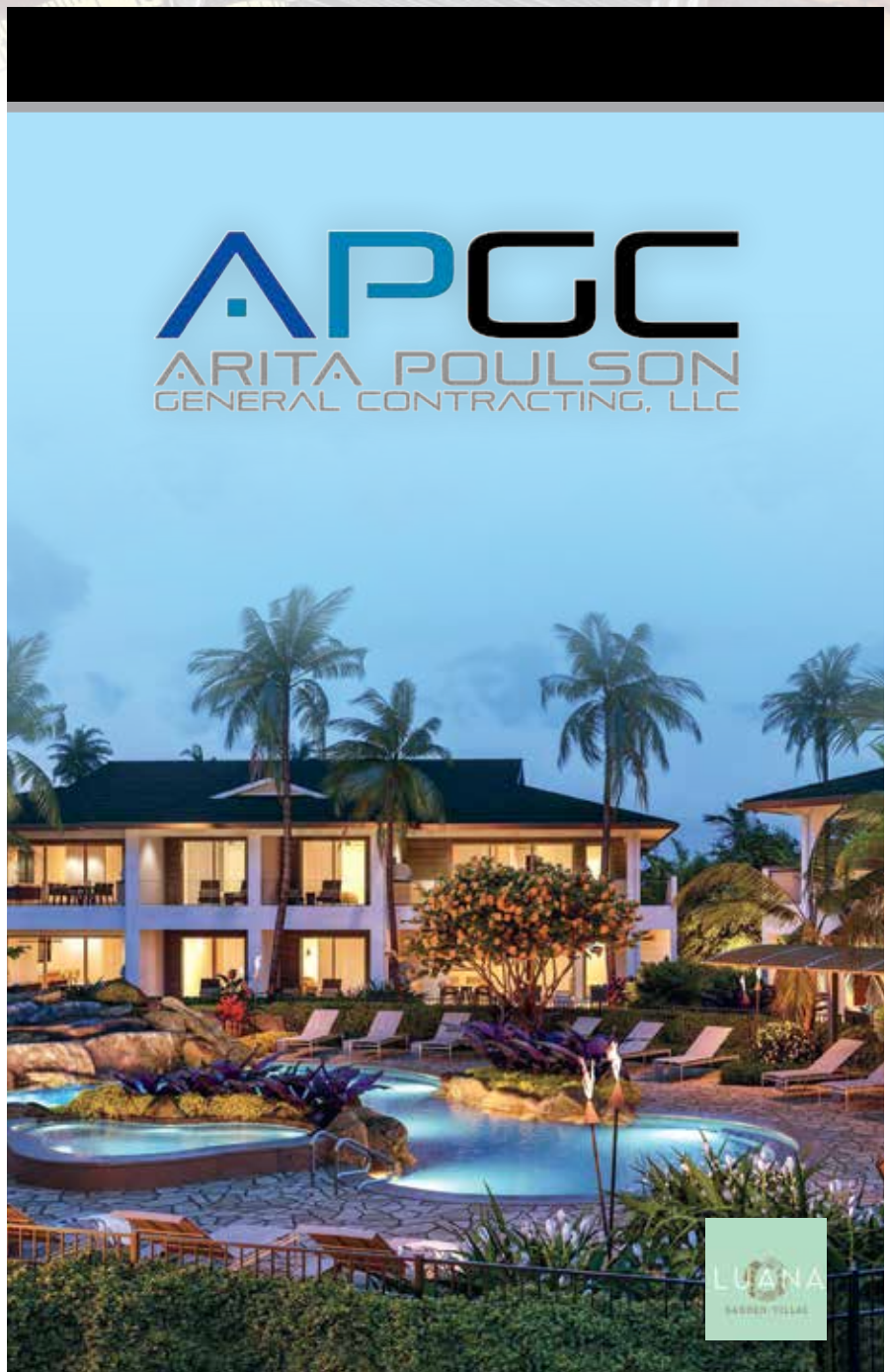
branch for the last two years, and we expect that to continue through mid-2020.”

Notable ongoing APGC projects, Espedal says, also have closely scheduled wraps: the \$3 million Enterprise Rent-A-Car at the Maui CONRAC (May); the \$5.6 million renovation of Valley of the Temples on Oahu (July); the \$2.3 million Buffalo Wild Wings AMSC facility (September); and the \$80.9 million Luana Garden Villas luxury residences on Maui (April 2020).

“APGC subcontracts out about 70 percent of the work, and we usually self-perform the management, and rough and finish carpentry,” Espedal says.

This has developed the 37-year-old company’s strong subcontractor base on all islands. “Often we are the preferred contractor to work with by our subcontractors as well as our clients,” Espedal says. “As a result, we get very competitive pricing from the best subcontractors.

“We expect the current pace of construction for the industry as a whole in Hawaii to be steady through the fourth quarter of 2019.”



**BUILDING RELATIONSHIPS
FOR OVER 30 YEARS**

(808) 871-4787

www.aritapoulson.com

Lic. #BC-13759

RENDERING COURTESY OF LUANA GARDEN VILLAS



SHIOI CONSTRUCTION INC.

CONSTRUCTION SPECIALTY: Multifamily/affordable, medical, resort, design-build, drywall and plaster | YEARS IN HAWAII: 71 | EMPLOYEES IN HAWAII: 266 | PUBLIC SECTOR WORK: 29 percent | WORK SUBCONTRACTED: 30 percent

As it celebrates 71 years of doing business in the Islands, Shioi Construction Inc. claims the No. 20 spot among Hawaii's Top 25 Contractors with earnings of \$52 million in 2018.

Founded in 1948 by Kenneth Shioi, the Pearl City-based contractor had 266 workers on its payroll last year. The company specializes in multifamily and affordable residential construction, along with design-build, medical, resort and drywall and plaster jobs.

Shioi reported earnings of \$66 million in 2017 to rank No. 17 in last year's survey and is projecting a slight revenue increase to \$69 million in 2019.

Projects that Shioi completed in 2018 include the Sheraton Kauai Garden Wing Conversion Phase 1 and the Timbers Kauai Ocean Club & Residences.

Among the many ongoing projects for Shioi is the \$30 million Koa'e Workforce Housing LP, estimated for completion in August 2020. Another is an \$11.9 million job at PiliMai luxury townhomes and condos at Poipu for owner Kiahuna Fairways LLC.

Shioi's diversity of work also includes a covered playcourt at Waimea Canyon Middle School valued at more than \$3.1 million for the state Department of Education, and a \$2.3

million fuel farm and terminal office building for Air Service Hawaii Inc.



Shioi Construction has completed its work on the Kilauea Lighthouse Village project.

GOODFELLOW BROS.
ESTABLISHED 1921

PROJECT FOCUSED. COMMUNITY MINDED.

Our mission is to be the contractor of choice by our clients, employees and the communities in which we live and work.

WWW.GOODFELLOWBROS.COM
HAWAII ABC 36307 808.879.5205

We Help Your Project Fly

Fort Shafter Command & Control Center

**Scaffolding • Forming • Shoring • Delivery
Build • Dismantle • Rental • Sales • Service**

**Big or Small, We Do It All
with 3 locations to serve you.**

HONOLULU (808) 841-1111 MAUI (808) 877-3177 KAPOLEI (808) 682-4680

ATLAS SALES
SCAFFOLDING • FORMING

www.atlas-sales.com
sales@atlas-sales.com
Hawaii Contractor's License #C-21658

IF YOU HAVE TO CHOOSE... **CHOOSE RIGHT.**



ibew1186.org
808.847.5341

*Lighting your
path to the future*

What do you get when you choose to hire an IBEW Local 1186 electrician?

- Unparalleled training in a five-year, 10,000 OJT hours, 900 classroom hours (over and beyond 240 hours required by the state) state and internationally-recognized apprenticeship program
- Continued education for members in safety, technology and skill upgrades
- Obtaining and renewal of an Electrical Journeyman (EJ) license is held to the highest standards of the law including, but not limited to: strict license:unlicensed worker ratios (1:1) and visible license (must be on your person at all times)*
- Have peace of mind knowing that the most qualified, well-trained, and safety-focused electrician is working on your next residential, commercial, or industrial job by calling an IBEW Local 1186 contractor today

*State fines of up to \$500 for each violation. Act 28 (SLH 2010), Hawaii Revised Statutes §444-9.5. Work performed by an unlicensed worker may also be rejected by your homeowner's insurance policy. Call our Compliance Department at 841-6169 for more information.

HAWAII'S
TOP 25
CONTRACTORS

#21

HONOLULU BUILDERS LLC

CONSTRUCTION SPECIALTY: Commercial, design-build, hospitality, residential | YEARS IN HAWAII: 17 | EMPLOYEES IN HAWAII: NA | PUBLIC SECTOR WORK: None | WORK SUBCONTRACTED: 65 percent



Honolulu Builders is working on its third Down To Earth store, like this one in Kakaako.

Honolulu Builders LLC climbs four notches in the Top 25 Contractors list after completing six multimillion-dollar projects last year, all the result of delays from the year before.

With revenue posting at \$47.2 million in 2018—nearly twice the \$24.8 million it reported in 2017—Honolulu Builders is No. 21 on this year's Top 25 Contractors list.

"Some of these projects that were bid took a year and half," says Dan Jordan, principal of the company which was founded in 2008. "It's really a timing of financing, and now we're seeing a lull."

A tight subcontractor market is making bidding competitive and causing a slowdown in bidding and negotiated activity, Jordan says. But

hopefully, he adds, there will be an upturn in the third quarter of this year.

"2019 will be smaller year-wise due to less projects starting in the first two quarters," Jordan says. "We're hoping we can use the competitiveness from our subcontractor community to drive down per-square-foot costs of projects to entice owners to move forward with their build or expansion plans."

The biggest project on Honolulu Builders' books is a \$12 million warehouse in Iwilei for Dependable Hawaiian Express (DHX). The 76,000-square-foot warehouse and distribution facility on Nimitz was on schedule for completion in July.

In the coming year, Jordan says Honolulu Builders will be spending a lot of time in Kailua on a \$4 million design-build Down to Earth food store in the former Macy's building. It will be the company's third Down to Earth, having completed others at Pearlridge and in Kakaako, Jordan says.

Also in Kailua, the company

completed a \$2.8 million project for craft brewery Maui Brewing Co. at the former Macy's site.

Along with the Pearlridge Down to Earth, a \$3.5 million project, other jobs completed last year include renovation work at Leilani's Restaurant in Lahaina (\$3.5 million), Ross at Windward Mall (\$3.2 million), International Trucks of Hawaii in Kapolei (\$5.5 million) and Pieology (\$750,000).

This year, Honolulu Builders' workload (with estimated completion dates and value) also includes REAL, a gastropub in Kakaako (February, \$1.3 million); Kapolei Enterprise Center (April, \$12 million); and the Damien and Marianne Heritage Center in Waikiki (October, \$3.5 million).

The company reports doing 65 percent of its construction work in private sector commercial, hospitality and residential, and the company is seeing a strong market for warehouse building, retail and restaurants, Jordan says.



Dan Jordan

LET US USE OUR PROJECT EXPERIENCE TO BUILD FOR YOUR SUCCESS

COMMERCIAL • RETAIL • DESIGN/BUILD • RESIDENTIAL



SALES, STORAGE & SERVICE FACILITY FOR INTERNATIONAL TRUCKS OF HAWAII



DUKE'S WAIKIKI RETAIL RENOVATION



NEW WAREHOUSE SHELL BUILDING, LOT 20



NEW WAREHOUSE FOR:
DHX DEPENDABLE HAWAIIAN EXPRESS



MAUI BREWING CO. KAILUA RESTAURANT
AT THE LAU HALA SHOPS

800 Bethel Street, Suite 401
Honolulu, HI 96813
[P]: 808.521.1855
[E]: info@honolulubuilders.com
www.HonoluluBuilders.com



HONOLULU BUILDERS



MARYL GROUP CONSTRUCTION INC.

CONSTRUCTION SPECIALTY: General contracting, framing subcontractor | YEARS IN HAWAII: 9 | EMPLOYEES IN HAWAII: 150 | PUBLIC SECTOR WORK: 10 percent | WORK SUBCONTRACTED: 60 percent

After a six-year absence from the annual Hawaii's Top 25 Contractors survey, Maryl Group Construction Inc. returns at No. 22 with 2018 earnings of \$35 million.

"2018 was a growth year for Maryl," says Mark Kong, president of the Honolulu-based company. "Although our focus as a general contractor is on residential, commercial, retail, hospitality, education and medical work, we expanded our wood and metal framing expertise into subcontracting to other general contractors."

Maryl's jobs include Kenolio

Apartments, a Lahainaluna High School classroom building on Maui and Safeway at Waikele Center.

In 2018, it also completed Wailea Village Center, a \$10 million, 22,000-square-foot boutique shopping center. Other jobs that wrapped last year were Petco, TJ Maxx, plumbing replacement at the University of Hawaii, K-Mart demolition and D.R. Horton's Akoko and Kehalani subdivisions.

Ongoing projects with estimated completion dates include Kapolei Commons J2, J3 in September; Kenolio Apartments in May 2021; WC Safeway in October; D.R. Horton

Kehalani Ph. 2 in September; Kahoma Village in May 2020; and Wheeler carports in October.



Maryl Group completed work last year on the 22,000-square-foot Wailea Village Center.

Metal Trusses
FROM TRUSS SYSTEMS HAWAII

PROJECT #12,724
MULTI-USE BUILDING
BYU CAMPUS, LAIE, OAHU

Our Aegis™ metal trusses are LEED certified and resistant to insects, fire, and mold. This makes them the perfect choice for Hawaii's commercial and residential projects.



CONTACT US FOR A FREE ESTIMATE:
808-877-0036 • sales@trussys.com
www.TrussSystemsHawaii.com



GPRM Prestress

Innovative solutions with architectural and structural precast prestressed concrete.

For information, call 808/682-6000

QUALITY • PERFORMANCE • COMMITMENT

91-063 Malakole St Phone: 808/682-6000
Kapolei, HI 96707 Fax: 808/682-6001
E-mail: lkempers@gprmp.com Website: www.gprmp.com



HOTROD XL

FIRESTOPPING FOR BUILDING JOINTS

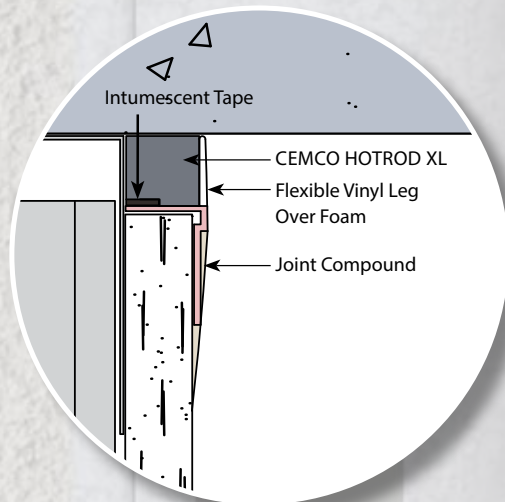


**NEW
PRODUCT!**

CEMCO HOTROD XL is a composite fire rated wall mount deflection bead that provides 1- and 2-hour fire-ratings in lieu of fire sealant for both dynamic and static joints according to **UL-2079 5th edition** (for both standard walls and shaft walls) and is sound tested according to ASTM E90.

- **HOTROD XL** provides BOTH 1- and 2-hour fire ratings in ONE PROFILE and provides an L-rating of less than 1 CFM/Lin Ft for ambient and 400 degrees F.
- **HOTROD XL** combines compressible firestopping foam with an easy to install finish vinyl drywall accessory for a single-step application.
- **HOTROD XL** has a pink perforated attachment flange (mud leg) that is easily identified by the inspector as a UL certified firestopping accessory and a white vinyl flexible leg that conceals the compressible firestopping foam that can be painted.
- **HOTROD XL** has no installation temperature or humidity restrictions.
- **HOTROD XL** can be pre-installed to the front or back side of the drywall, to eliminate any post firestop installation work after the drywall is installed.
- Foam compresses to be fully concealed behind flexible vinyl leg, the flexible vinyl leg can then be painted and works as a guide to ensure the proper deflection gap width is maintained.
- UL listings/approvals: HW-D-0624; HW-D-0625; HW-D-0554; HW-D-0550; BW-S-0024; WW-D-0104.
- **U.S. Patent No. US 9,683,364 and US 10,184,246**

**AS SEEN AT THE
2019 INTEX EXPO!**



← Scan the code to view the installation video!

www.youtube.com/watch?v=t0gpTlaTLTs&t=1s

HAWAII'S
TOP25
CONTRACTORS

#23

HEALY TIBBITTS BUILDERS INC.

PARENT COMPANY: Weeks Marine Inc., Cranford, N.J. | CONSTRUCTION SPECIALTY: Marine construction, dredging, pipelines, deep foundations including piledriving, drilled shafts and auger cast piles | YEARS IN HAWAII: 55 | EMPLOYEES IN HAWAII: 90 | PUBLIC SECTOR WORK: 80 percent | WORK SUBCONTRACTED: 20 percent

Posting \$33.6 million in 2018 receipts, Healy Tibbitts Builders Inc. weighs in at No. 23 among Hawaii's Top 25 Contractors.

Healy Tibbitts, which was No. 22 last year, reports a 17.8 percent dip in revenue from \$40.9 million in 2017.

However, "the market for our sector of work, including waterfront construction, dredging and deep foundations, has improved dramatically," says Rick Heltzel, president and CEO of Healy Tibbitts. "Since second quarter 2018, we experienced a dramatic increase in core project opportunities, and have had success at

winning a good portion of this work." The firm's 90 Hawaii employees list five challenging job sites and deadlines:

- Installing a work trestle across Moanalua Stream for the Honolulu Authority for Rapid Transportation's Airport Guideway project (March)
- Replacing a 24-inch underwater waterline from Ford Island to Landing C, Pearl Harbor (June)
- Maintenance dredging at Pearl Harbor (October)
- Kawaihae Small Boat Harbor boat launch ramp and loading docks (November)
- A 36-inch force main replacement on Kamehameha Highway (June 2020).



Pilings for the HART trestle project, located next to Nimitz Highway, are within a few feet of a gas line and an active sewer force main.

HAWAII'S
TOP25
CONTRACTORS

#24

ALAN SHINTANI INC.

CONSTRUCTION SPECIALTY: Historic renovation, remodeling | YEARS IN HAWAII: 35 | EMPLOYEES IN HAWAII: 50 | PUBLIC SECTOR WORK: 90 percent | WORK SUBCONTRACTED: 70 percent

Alan Shintani Inc. reaped a 17 percent increase in revenue in 2018, and leaps into this year's Hawaii's Top 25 Contractors rankings at No. 24.

Shintani reports earnings of \$28.9 million last year, topping the \$24.6 million the firm earned in 2017.

"2018 was a great year. We exceeded our operation goals and expectations for our fiscal year," says Alan Shintani, president of the Waipahu-based company.

In April, the Hawaii Regional Council of Carpenters honored Alan Shintani as 2019 Union Builder of the Year.

"Alan Shintani Inc. continually searches for best-value solutions in



Among Alan Shintani Inc.'s projects last year was the boat landing at Joint Base Pearl Harbor-Hickam.

construction," Shintani says. "Whether it is building new or modernizing old structures, we endeavor to build it for the future generations. We will continue toward our goals while being cognizant of the type of footprint we leave behind us."

Projects it completed in 2018 include the boat landing railing and deck at

Joint Base Pearl Harbor-Hickam, renovation for the Transportation Security Administration at Lihue Airport and other federal jobs.

Among its ongoing work are projects at Pearl Harbor Naval Shipyard, Marine Corps Base Hawaii in Kaneohe and at Schofield Barracks.



CACHE VALLEY ELECTRIC



A TRADITION OF EXCELLENCE SINCE 1915

At Cache Valley Electric, we are proud of our people and we have been illuminating industry for over 100 years. CVE is a leader in all fields of electrical construction including industrial, enterprise, emergency service, and maintenance. CVE also provides technology solutions such as teledata and multimedia.

LEARN MORE ABOUT CVE HAWAII:
808-354-0080 | WWW.CVE.COM

733 Bishop Street Suite 2170
Honolulu, HAWAII 96813

ADDITIONAL OFFICES IN: UTAH |
OREGON | TEXAS | ARKANSAS

HAWAII'S
TOP 25
CONTRACTORS

#25

S&M SAKAMOTO INC.

PARENT COMPANY: S Group Inc., Honolulu | CONSTRUCTION SPECIALTY: General contractor
YEARS IN HAWAII: 79 | EMPLOYEES IN HAWAII: 34 | PUBLIC SECTOR WORK: 40 percent | WORK
SUBCONTRACTED: 70 percent

With more than three-quarters of a century of Hawaii construction under its belt, S&M Sakamoto Inc. has a solid understanding of the Island market.

“We see the industry holding steady for 2020. That’s good news for our economy,” says Dale Sakamoto Yoneda, president. She adds that the economy appears robust for private sector construction.

S&M Sakamoto, which reports doing less than half of its projects in the public sector last year, posted earnings of \$28.8 million to round out the Hawaii’s Top 25 Contractors.



The Hawaii Okinawa Plaza was among S&M Sakamoto’s projects last year.

Despite S&M Sakamoto’s increase from \$27.6 million in earnings in 2017, the firm drops out of the No. 23 spot, which it held for four straight years.

Some of the projects S&M Sakamoto completed in 2018 include the Hawaii Okinawa Plaza and the

Windward Community College child-care center. The Hawaii Okinawa Plaza is a \$6.7 million retail and office building at the corner of Ka Uka Boulevard and Ukee Street, across the street from the Hawaii Okinawa Center in the Waipio Gentry area of Waipahu.

**OVER 30 YEARS
OF QUALITY
SITE WORK**



SITE WORK SPECIALISTS!
Servicing Oahu and Maui

1176 Sand Island Parkway
Honolulu, HI 96819-4346
Phone: (808) 843-0500
Fax: (808) 843-0067
Lic. # ABC-14156



Drill Pro

Lic. # C-17120

www.DrillProCo.com

808-306-5095

12”-60” Diameter / Up to 40’ Deep



“Hawaii’s Tight Access
Drilling Source”

THE BOILERMAKERS ADVANTAGE DONE RIGHT THE FIRST TIME.

Boilermakers are the skilled craftsmen and women trained and committed to stand apart as the best. We use our hands and our brains to solve the hardest problems. We step up when others step back.

Boilermakers are the choice for owners and contractors who want to get the job done right —on time, within budget and safely. Every time.

We guarantee highly trained and skilled welders, riggers, mechanics and apprentices to work in high-hazard industrial facilities: shipyards; refineries; biomass, nuclear, coal, gas and oil power plants; and more.

Let's work together to make your next project a success.

Local 627 Boilermakers erect a water tank overlooking the Honua Ola Bioenergy biomass plant north of Hilo.



BOILERMAKERS

LOCAL 627

PROUDLY SERVING HAWAII, ARIZONA AND NEW MEXICO
www.boilermakers627.com 602-495-1282

Noteworthy Contenders

CONSTRUCTORS HAWAII INC.

CONSTRUCTION SPECIALTY: General construction | YEARS IN HAWAII: 47 | EMPLOYEES IN HAWAII: 44 | PUBLIC SECTOR WORK: 30 percent | WORK SUBCONTRACTED: 80 percent

Constructors Hawaii Inc.'s revenue has risen to \$26.3 million in 2018, a solid increase from 2017's nearly \$21 million, to place among the Noteworthy Contenders on Hawaii's Top 25 Contractors list.

In 2018, Constructors Hawaii completed playroom interior renovation at the Kapiolani Medical Center for Women & Children; the Ucera medical office at Pali Momi; the SenPlex Campus; the YMCA Laniakea Reroof and Preservation of Balustrade and Ironwork; and the Cathedral of Our Lady of Peace-Sanctuary Renovation.

Constructors Hawaii has wrapped up work on the new Waimanalo Health Center. Ongoing projects include the Kapiolani Medical Center for Women & Children's Kitchen and Dining and the Pacific Fleet Submarine Museum.

The 47-year-old general contractor performs 30 percent of its work in the public sector, with 80 percent subcontracted.

"The most interesting project we completed in 2018 was the Cathedral Basilica of Our Lady of Peace, Phase 2B Sanctuary Renovation," says Constructors Hawaii President Colin Yoshiyama. "This project just won the 2019 Kukulu



Constructors Hawaii Inc.'s projects include renovations to the sanctuary at the Cathedral of Our Lady of Peace.

Hale Award for a nonprofit project."

The Cathedral of Our Lady of Peace, the mother church of the Diocese of Honolulu, as well as the church in which Saint Damien of Molokai was ordained in 1864, is at the north end of Fort Street Mall in downtown Honolulu. It is a state and nationally recognized historic landmark, and the oldest church in continuous use as a cathedral in the United States.

"The most unique challenge for us was the construction of the new Westminster-style crypts beneath the altar which involved pouring concrete right next to the entombed bishops," Yoshiyama says.

PARADIGM CONSTRUCTION LLC

CONSTRUCTION SPECIALTY: General contractor, heavy civil and building | YEARS IN HAWAII: 14 | EMPLOYEES IN HAWAII: 25 | PUBLIC SECTOR WORK: 30 percent | WORK SUBCONTRACTED: 35 percent

Paradigm Construction LLC, which is based in Waipahu, reports earnings of \$18,181,364 in 2018 to land a spot among the Noteworthy Contenders.

Although it was a good year for the 14-year-old general contractor, it did not measure up to 2017's revenue of \$24.7 million, which garnered the No. 24 ranking last year.

Despite the 26 percent decline, however, Paradigm stayed busy with work on several key projects in 2018, including Puuwai Place and Ewa By Gentry Area 51 subdivision.

Paradigm, which reports doing 30 percent of its work in the public sector, currently is working on another Ewa By Gentry job at the Keilii subdivision.

SCRAP METAL RECYCLING
IT'S WHAT WE DO!

We Work with:

- Construction, Electrical, Plumbing & Demolition Contractors
- Military, Utilities & Solar Industries
- Hotel Renovations & Maintenance

Lenox Metals has diverted over 150 million pounds of industrial & commercial scrap metals out of Hawaii's landfill.

SAFETY INTEGRITY RELIABILITY

BBB ACCREDITED BUSINESS

LENOX
LENOX METALS, LLC

808-682-5539 | LenoxMetals.com | [f](https://www.facebook.com/lenoxmetals)

ELITE PACIFIC CONSTRUCTION INC.

CONSTRUCTION SPECIALTY: General contractor | YEARS IN HAWAII: 17
EMPLOYEES IN HAWAII: 44 | PUBLIC SECTOR WORK: 85 percent | WORK SUBCONTRACTED: 70 percent

Elite Pacific Construction Inc. garnered honors as a top place to work in Hawaii and reports an accident-free year in 2018. And though the 14-year-old company's earnings were down 13 percent from the previous year, President Mathew Lee says he expects a "continuation of recent years' demand for construction."

Elite Pacific reports revenue of \$15,983,647 last year, down from \$18.3 million in 2017.



Elite Pacific jobs last year include the new T-hangar and infrastructure improvements Phase I at Kalaeloa Airport

The Kaneohe-based contractor reports doing 85 percent of its work in the public sector in 2018. Jobs include the Kalaeloa Airport T-hangar, the University of Hawaii Music Complex, the UH-West Oahu Piko project, various Kaiser Pharmacy projects and the USACE Hale Koa Hotel.

Ongoing projects include the Puu Ualakaa Park radio communications facility, the Lyman drain ditch, the Kaiser Moanalua elevator system and the Board of Water Supply emergency generators.

Cool air isn't the only benefit of our new rooftop HVAC.


Meet *Building Magazine's* "Top Money-Saving Product" and the "Silver Status" winner in the Dealer Design Awards. Carrier's Weather Expert® exceeds the federal minimum energy standards by more than 34% with an industry-leading IEER of up to 21.0. Like all Carrier products, these units are designed for ease of installation on new buildings or as an upgrade.

For the most cost-effective, dependable HVAC backed by the best technical support, parts and training in the islands, turn to the experts. Turn to Carrier.



Available from 3 to 23 tons



turn to the experts 

Locally owned distributor: **Carrier Hawaii**
Kapolei Honolulu Kahului Kailua-Kona
(808) 677-6339 • CarrierHawaii.com

Noteworthy Contenders

BARKER KAPPELLE CONSTRUCTION LLC

CONSTRUCTION SPECIALTY: Custom Residential | YEARS IN HAWAII: 13 | EMPLOYEES IN HAWAII: 13 | PUBLIC SECTOR WORK: None | WORK SUBCONTRACTED: 36 percent

Barker Kappelle Construction LLC (BKC) reports a nearly 14 percent increase in revenue in 2018 to land among this year's Noteworthy Contenders.

BKC reports earnings of \$8.2 million last year. In 2017, the Kailua-based contractor, which specializes in custom residential work, reports earnings of \$7.2 million.

The 13-year-old company says it completed 20 projects last year and BKC CEOs Phillip Barker and Brett Kappelle say they anticipate a 25 percent surge in the number of jobs in 2019.

Recently joining BKC's team are Jessica Botti, project coordinator, and Kenneth Downes, site superintendent.



Among BKC's projects in 2018 was a Lanikai custom residence.

PACIFIC VISTA DEVELOPMENT LLC

CONSTRUCTION SPECIALTY: General engineering building contractor | YEARS IN HAWAII: 6 | EMPLOYEES IN HAWAII: 14 | PUBLIC SECTOR WORK: None | WORK SUBCONTRACTED: 25 percent

Pacific Vista Development LLC of Kailua claims Noteworthy Contender status this year behind more than \$2.5 million in 2018 earnings.

Pacific Vista, which turned six years old in late May, saw a decline in earnings last year from the \$4.2 million earned in 2017.

Projects for the company, which is headed by Tommy Chuklanov, last year include renovations at The Ritz-Carlton Kapalua. The company also will build a custom home along with other residential jobs on the Island of Hawaii this year. Another project in 2019 will be the Aston Waikiki Sunset.

Pacific Vista, which reports it subcontracted 25 percent of its work last year, also welcomed two new members to its team: Jason Hulce and Serge Fort.



Pacific Vista Development LLC's projects in 2018 include renovations to The Ritz-Carlton Kapalua guest suites.

MAHALO

For more than 30 years you have shared your company's history, activity, financial information and other statistics to help us compile the now-iconic list of Hawaii's Top 25 Contractors and highly respected Noteworthy Contenders.

Many of you have been with us from the first ranking in 1987. Some of you left for a while and then came back strong, and some are new to the list. Through it all—the robust times and the not-so-robust days—all those who make up Hawaii's construction industry have remained resourceful, determined to succeed and grow—and give back to the community.

We are proud to know each and every one of you. And we look forward to many more years of Hawaii's Top 25 Contractors and Noteworthy Contenders.

Mahalo!

SIGN UP YOUR TEAM

Red Wing for Business Footwear Programs

www.redwingsafety.com

RED WING
SHOES®

98-1277 Kaahumanu
Street, #131
Aiea, HI 96701
(808) 486-3292

1130 N. Nimitz
Highway, #A122
Honolulu, HI 96817
(808) 533-3292

GATORBAR®

→ RUST-FREE REBAR FOR ←
LONG LASTING CONCRETE

WILL NOT RUST ■ STRONGER THAN STEEL ■ COST LESS THAN STEEL ■ EASY TO USE



PERFECT FOR POOLS
- CUSTOM POOL KAILUA



30,000 SQ. FT. SLAB - KAPOLEI, HAWAII



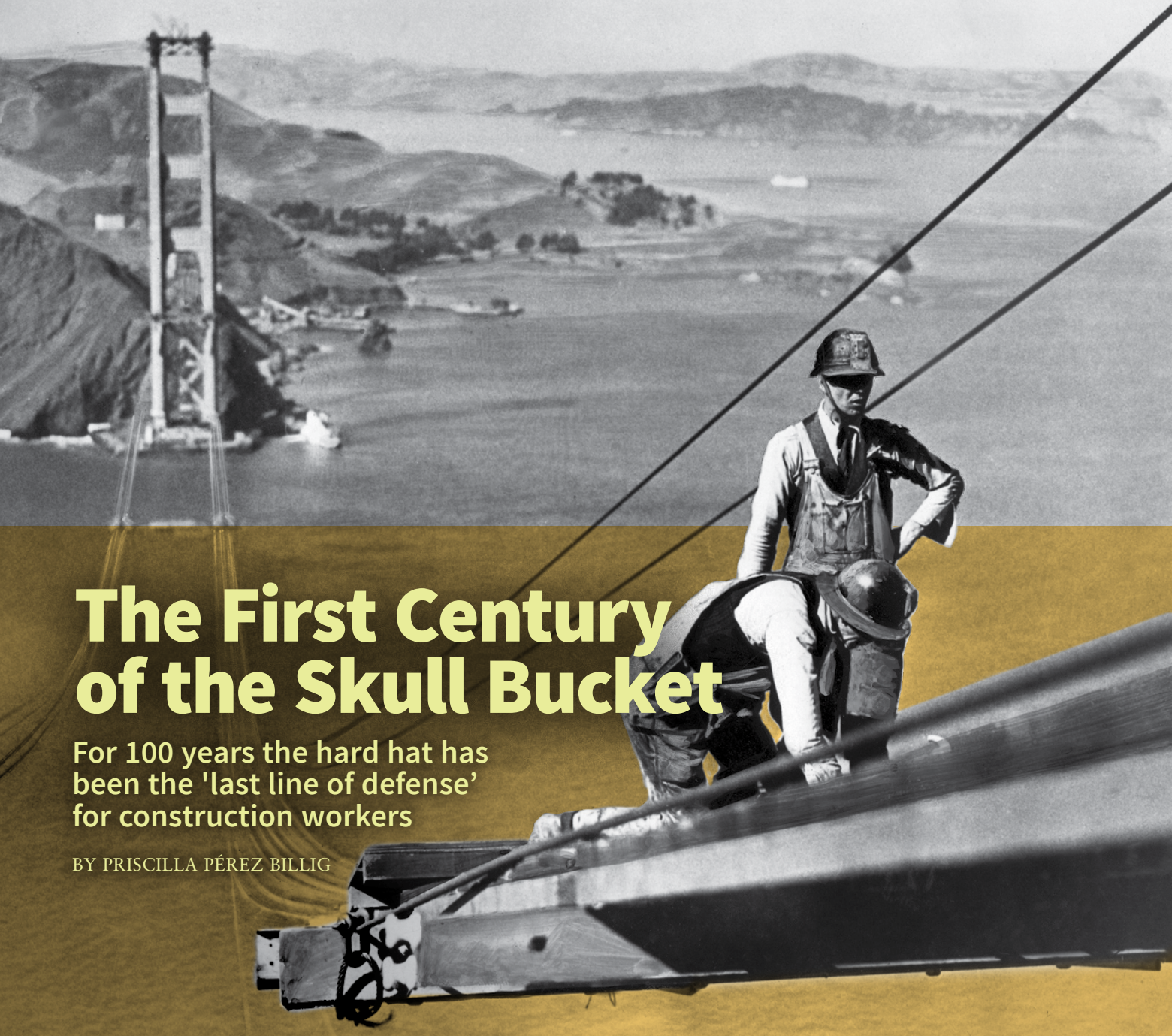
EWA BEACH CHURCH FOUNDATION



KAPOLEI WAREHOUSE WALLS & SLABS

FOR TECHNICAL INFORMATION CALL:
PAUL KANE - ALOHA MARKETING
808.537.2811
www.aloha-marketing.com

AVAILABLE NOW! PRODUCT DETAILS & PROJECTS: GATORBAR.COM



The First Century of the Skull Bucket

For 100 years the hard hat has been the 'last line of defense' for construction workers

BY PRISCILLA PÉREZ BILLIG

Going back more than 100 years, workers in industries such as construction, ship building and mining have used creative means to protect their heads from injury. Wearing sun-cured caps covered with tar or donning leather hats, workers' ultimate goal was to improve personal safety.

Bullard, a fifth-generation family-owned manufacturer of personal protection equipment (PPE) founded by Edward Bullard in 1898, introduced the leather-rimmed Hard Boiled hat made from steamed canvas, glue and black paint in 1919. Bullard based his design on the Doughboy helmet

used by the U.S. Army in World War I, and introduced his prototype—one of the first innovations in industrial PPE.

Over time, material for the production of the hard hat evolved to steel, aluminum, fiberglass and finally thermoplastics, with today's product primarily made from high-density polyethylene. An inner suspension system attached inside the shell helps reduce impact forces, and hard hats can withstand up to 1,000 pounds of impact from

(Above) For the construction of the Golden Gate Bridge in San Francisco in the 1930s Bullard supplied redesigned hard hats for workers. The first "Hard Hat Area" was designated on the bridge construction site.

PHOTO COURTESY BULLARD

small falling objects.

"It's no secret that personal protective equipment, including hard hats, is a worker's last line of defense while on the job," says Stacey Simmons, Bullard's product manager for industrial head and face protection. "I have heard so many stories from workers who have credited wearing a hard hat with saving their lives."

For protecting a worker on the job,



Stacey Simmons

Bullard's original
Hard Boiled hat
design was based
on the Doughboy
Army helmets
used in WWI.
PHOTO COURTESY
BULLARD



Bullard developed
the distinctive
three-rib, heat-
resistant fiberglass
hard hat in the
1940s.
PHOTO COURTESY
BULLARD



In 1938, Bullard designed and manufactured the
first aluminum hard hat, considered very dura-
ble and reasonably lightweight for the time.
PHOTO COURTESY BULLARD



Workers construct the Hoover Dam in Nevada in 1933 wearing Bullard hard hats.
PHOTO COURTESY BULLARD



From Plans... to Plate Line...



*Certified Truss Manufacturer
Locally Owned & Operated
Statewide Services*



91-227 Hanua St. (Campbell Industrial Park), Kapolei, HI 96707
(808) 690-1222 fax (808) 690-1322
www.precisiontrushawaii.com



Bullard's newest hard hat, the first with an innovative, see-through visor
 PHOTO COURTESY TOM LUDWIG/BULLARD

Darin Fushikoshi, inventory control manager for Safety Systems and Signs Hawaii, says his company provides hard hats in two styles of shells.

“One is like a baseball cap, and one has a full brim all around the hard hat for extra protection,” Fushikoshi says. “The head is everything, the most precious part of your body. If something comes in contact with your head, you most likely will suffer a severe accident, especially on a high-rise construction site where you’re working below. If something falls, the hard hat could save your life.

“Of all the safety products that are critical to have, I’d say the hard hat is number one.”



In 1982, the standard hard hat changed again with the incorporation of a non-slip ratchet suspension with a knob in the back for simple sizing. The hard hat today is known in the industry as the C30 and is produced from polyethylene plastic, making it lightweight, durable, easy to mold and non-conductive to electricity.

PHOTO COURTESY BULLARD

About two decades ago, the American National Standards Institute allowed the development of a ventilated hard hat to keep wearers cooler. It also allowed accessories, such as face shields, sun visors, earmuffs and perspiration-absorbing lining cloths. Attachments may include radios, walkie-talkies, pagers, and cameras.

“The reality is that utility and construction workers need hard hats to stay safe



A 1950s ad promoting use of the hard hat
 PHOTO COURTESY BULLARD

when performing their tasks, and are required by law in specific situations and environments,” Simmons says.

Today, 20 million Americans wear hard hats on job sites. Approximately 120,000 on-the-job head injuries occur each year, and nearly 1,500 of them are fatal.

“Unforeseen accidents can happen in the blink of an eye and change our lives forever, but workers can help to avoid hazards and injuries by wearing head protection,” Simmons adds. “The hard hat remains an essential part of a worker’s attire on job sites across America.” 🏠



The ‘S62’ model fosters more airflow inside the hard hat, keeping the user cool and comfortable while providing quality protection.
 PHOTO COURTESY BULLARD



100 Years of Innovative Solutions

Celebrating our 100th Anniversary of the invention of the Hard Hat with a special AboveView™ Promotion!

Get 20% off your purchase of the innovative AboveView hard hat from now through November.*

Call Bullard Sales Support at 877-BULLARD, ext. 815, or find a distributor at wtb.bullard.com to take advantage of this special offer.

*Minimum quantity of 20 hard hats required.

 **Bullard**
www.bullard.com/aboveview





Stop Intrusions Before They Happen

Experts offer ways to firm up security on the construction jobsite

BY PRISCILLA PÉREZ BILLIG

Jobsite video monitoring
PHOTO COURTESY BRINNO

It's the end of the day, or night, and the building crew is ready to go home. What they leave behind is not just a jobsite, but valuable tools, vehicles, equipment and materials vulnerable to theft and vandalism. The U.S. National Insurance Crime

Bureau estimates that more than \$1 billion in construction equipment is stolen each year.

"Everything is at risk of being stolen on a jobsite," says Christine Lanning, president and owner



Christine Lanning

of Integrated Security Technologies (IST), a Waipahu-based electronic security systems company. "We've seen entire tractor trailers with backhoes on them stolen. However, the most likely items are still those that can be carried easily, and pawned quickly or sold at

the swap meet, in a garage sale or to other contractors."

Alakai Mechanical Corp. President Darryl Kanno says his crew usually secures tools in a "gang box." They also chain and padlock machinery and equipment, but the extent of jobsite security, Kanno says, is usually



Darryl Kanno



Justin Labore

up to the general contractor. Nordic PCL Construction Inc.'s Justin Labore, superintendent on the American Savings Bank Campus construction project, led the daily efforts on securing the site

from the public, as well as the growing homeless, challenge in the area.

"My primary concerns included, but were not limited to material and equipment and tool loss, vandalism and trespassing from young thrill-seekers," Labore says. "Typical security strategies used at American Savings Bank Campus included 24/7 security/police patrols; a 12-foot site fence and padlock/tool locks onsite."

Nordic's Emberly Valgardson, superintendent to Ke Kilohana at Ward Village, says she dealt with similar vandalism and trespassing issues.

"In addition to the site fence, padlocks and patrols, the Ke Kilohana team implemented a color coding system to track the tools on site,"



Emberly Valgardson

Valgardson says. “The colors were assigned to foremen and their crews to ensure crew members were tracking and working with their assigned tools. Tool loss and damage decreased significantly with this color-coding system. Foremen took ownership of their tools and ensured they were put away and cared for as if they were their own personal tools.”

Security Assessment

Lanning of IST suggests starting with a basic physical security assessment. She says this can be done by the contractor or a professional who would conduct an Enterprise Security Risk Management survey.

“A basic physical security assessment will help an organization identify assets, assess threats and identify and quantify vulnerabilities,” Lanning says.

“Foremen took ownership of their tools and ensured they were put away and cared for as if they were their own personal tools.”

—Emberly Valgardson

The idea is to understand what is low-risk versus high-risk, and what is a low-probability versus high-probability so you aren’t spending more money than the asset is worth.”

She adds that areas to consider are lighting, security intrusion systems, equipment trackers, video surveillance systems, guard services and basic security policy/culture.

“All of these measures have pros and cons,” Lanning says. “Depending upon the environment and risk factors, a few layers of security may be required to protect high-value assets.”

Lanning points out that video surveillance of any kind, even cameras



Installation of access control system at a major Hawaii data center

PHOTO COURTESY IST

with facial recognition features, does not stop anyone from stealing anything when it’s only used for post-incident forensics, after something has already happened. Active surveillance monitoring can be deployed with human interaction to respond to alerts of after-hour or weekend intruder presence.

“Many insurance companies offer premium discounts for security

systems, similar to fire protection,” Lanning says. “If security is a critical aspect of a project, you have to do your homework.”

Keith Maupin is Layton Construction Co.. LCC’s superintendent on the Marriott Residence



Keith Maupin

BUILDING A SOLID REPUTATION FOR OVER FIFTY YEARS.









Epoxyes, Sealers









When your projects call for concrete admixtures, concrete color hardeners, liquid bonding adhesives, water-proofing systems and sealants or fire / safety

products, count on us. For new construction & restoration projects, our large inventory and fifty years of experience in this industry are ready to help.



BONDED MATERIALS COMPANY

Kailua Kona (808) 326-2477 / Honolulu (808) 832-1155 / www.BondedMaterials.net



Marriott Residence Inn Kapolei construction site
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

Inn Kapolei project, a four-story, 135,000-square-foot hotel with 183 rooms for residents and visitors to West Oahu.

“This project has provided some challenges when it comes to theft,” Maupin says. “We have had multiple occasions where our jobsite has been broken into and tools or materials have been stolen.

“In an effort to mitigate these thefts we have set up security cameras around the site. We have had success with a couple of cases where we were able to clearly capture the person on camera and in one case, we were able to recover some stolen tools.

“In addition to the security cameras prior to receiving our permanent doors and window fixtures,” Maupin adds, “we built temporary wooden doors and window coverings to restrict trespassers from entering the building.”

Preventing Thefts

According to the “2016 Equipment Theft Report” by the National Equipment Register and the National Insurance Crime Bureau, equipment users should secure machines by disabling them using hydraulic cylinder locks, ignition or hydraulic system lockouts, or simply by removing battery cables. And equipment should

never be left on trailers.

Value and mobility are two key factors that determine the type of equipment thieves are most likely to steal. Value, however tempting, may be less attractive to thieves if the target, such as a large excavator, is too large to move easily.

“The idea is to understand what is low-risk versus high-risk ... so you aren’t spending more money than the asset is worth.”

—Christine Lanning

The types of high-value equipment reported stolen frequently are wheeled machines, such as wheel loaders. Wheel loaders and bulldozers are the most valuable types of equipment but backhoes and skid steers are easier to transport and perform multiple

functions on jobsites; therefore, the latter group represents a greater percentage of thefts. Only 21 percent of stolen equipment was recovered in 2016, the latest statistics available.

Theft is not always the ultimate intention. A May fire at Waimanalo’s Sherwood Forest, where the city plans a park development project, has prompted a police arson investigation. The Honolulu Fire Department estimates damage to an excavator at \$200,000 and to a bulldozer at \$50,000.

According to Business Development Manager Gene Stoudt at Securitas Security Services, demand for security officers on building construction sites remains robust. As with many local businesses, general contractors can run on a pretty tight budget.

“This makes the need for a solid security presence immeasurable,” Stoudt says. “Some of the difficulties in acquiring a vendor include the fact that many construction projects are several weeks to several months, rather than annual or multi-year contract opportunities. And with today’s tight labor



Gene Stoudt

Construction Site Security Systems

1. Written Security Policy
2. Fences and Locks
3. Posted Notices
4. Proper Identification and Record Keeping
5. Lighting
6. Alarms
7. Checkout System
8. Limited Access
9. Off-Site Parking
10. Secured Storage
11. Guards
12. Jobsite Security Camera and Video Surveillance

SOURCE: Pro-Vigil High-Tech Video Surveillance Systems

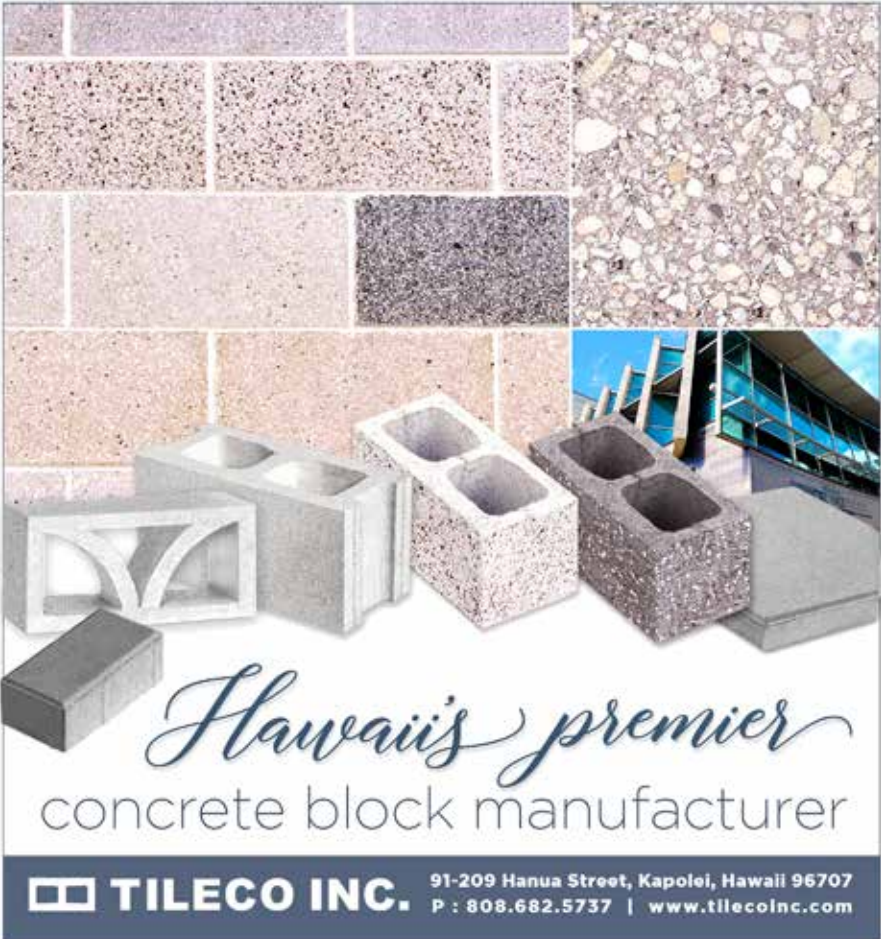
market, vendors can have a difficult time staffing the shorter-term projects, resulting in much higher pricing.

“The larger, long-term projects have a much higher need and risk to navigate.”

For example, Stoudt points out, a site may contain vital equipment worth several hundred thousand dollars, and said equipment is critical to construction completion and schedule adherence. Should unauthorized persons access the site and vandalize equipment or completed work, the repair and replacement cost to equipment and property, coupled with the lost time, could be devastating to the general contractor and developer.

Theft is another potential issue. On some sites, there are multiple vendors, subcontractors and equipment being delivered and removed from sites and construction yards valued at tens of thousands of dollars and, again, lost production time, which is another large cost overrun factor. It is vital to have a company well-versed in access and inventory control before it is found to be “missing.”

“The most effective security measure is to have guards onsite, along with any technology applicable to each project as a force multiplier to ensure a solid protective services plan and implementation,” Stoudt says. 🏠



Hawaii's premier
concrete block manufacturer

TILECO INC. 91-209 Hanua Street, Kapolei, Hawaii 96707
P : 808.682.5737 | www.tilecoinc.com

Expanding Your Brand

Effective Print Marketing Increases Your Company's Sales and Exposure

**FLYERS • MAILERS • BROCHURES • NEWSLETTERS
RACK CARDS • POSTERS • PROGRAMS**

Large or small, you can count on us for quality service and competitive pricing.

**OFFSET & DIGITAL PRINTING | MAILING SERVICES
CREATIVE DESIGN | CONTENT DEVELOPMENT**

*Publishers of Building Industry Magazine,
Hawaii Hospitality, Building Management Hawaii*
Locally Owned and Operated for 65 Years.

TRADE
PUBLISHING & PRINTING

808-848-0711 • TradePublishing.com



In 2018, CRW and Greenpath Technologies worked in tandem to complete a new roofing system (CRW) and a new PV system (GT) at Honolulu's Airport Hotel to meet the new 2015 IECC.

PHOTO COURTESY COMMERCIAL ROOFING & WATERPROOFING HAWAII INC.

Is Your New Project in Compliance?

How 2019 regulations are changing Hawaii construction sites

BY BRETT ALEXANDER-ESTES

When builders and designers apply for new 2019 building permits, their plans must follow Hawaii's new energy code.

Not everybody got the memo.

"Currently, many applications submitted after March 31, 2019 have been returned to the designer to revise the plans to indicate conformance with the 2015 IECC," says Timothy Hiu, deputy director at the Honolulu City and County Department of Planning and Permitting (DPP).

Jobsites are changing with other new legislation, too—some in a big way. For example, there's \$3.4 billion in new public works appropriations awaiting Gov. David Ige's signature. Also:

- Bill 79 aims to help curb construction of so-called "monster homes."

- Bill 7, recently signed into law by Honolulu Mayor Kirk Caldwell, eases restrictions on certain redevelopment

projects that can be used for new housing.

- Hawaii's longstanding building

2015 IECC: Neighbor Island Amendments

The main amendments to the 2015 IECC incorporated by Kauai and Maui include:

- Exempting some lighting control requirements when the lighting power density of 70 percent (Kauai) or 60 percent (Maui) or less than the allowed lighting power density.
- Changing the required floor insulation value from R-13 to NR (not required).
- Certain mass walls do not require insulation.
- Including a proposed ceiling fan requirement; substituting "shall" to "may."
- Including a proposed residential electric-vehicle-ready requirement; substituting "may" for "shall."
- Other provisions relaxing roofing insulation and blower door testing requirements are included.

and residential construction codes are currently undergoing substantial revision.

Builders who jump on opportunities sparked by new legislation will likely be rewarded, and projects that meet new regulations will likely go more smoothly.

\$3.4 Billion for CIP

HB1259, now on the governor's desk, funds the state's capital improvement projects (CIP) for the "fiscal biennium beginning July 1 2019, and ending June 30 2021." These allocations include \$170 million for the Daniel K. Inouye International Airport new Mauka Concourse in Fiscal Year 2020. Deadline for Ige's signature is July 9.

Bill 79

Bill 79 states the ratio of the area of a detached dwelling to the area of the surrounding lot (FAR) shall be 0.7, or no greater than 70 percent. The bill also mandates additional inspections by the DPP and regulates parking spaces, among other requirements.

"We are confident Bill 79 will produce much-needed rental housing to help address our housing crisis," says Gladys Marrone, CEO of the Building Industry Association of Hawaii. "The relaxation of regulatory requirements that do not impact health and safety is an incentive that reduces the cost of construction while still maintaining the integrity of the structure. We support every effort to bring more housing to our residents."



Gladys Marrone

Bill 7

With an eye to two- and three-story Honolulu walkups built through the 1970s, Caldwell's Bill 7 aims to spur renovations that will provide new affordable housing.

The bill provides incentives such as greater density, taller heights, less setback and no required parking to Oahu owners of properties that are 20,000 square feet or less.

"We do believe Mayor Caldwell is on the right track," says Doug Rogers, vice president at Moss & Associates

2015 IECC Highlights

The 2015 IECC is in the process of implementation by Hawaii's counties, and includes new energy regulations for commercial and residential construction.

COMMERCIAL

Highlights of the Hawaii amendments for commercial buildings include:

- Non-air-conditioned habitable spaces must comply with the 2015 IECC.
- Some walls are exempt from exterior insulation requirements, provided they have either a visible light reflectance of 64 percent or are shaded with an overhang of 30 percent (3 feet over a 10-foot high wall) or greater.
- Hotel room lanai doors must have switches that shut off the room air conditioning if left open.
- Hotel rooms must have master control devices that automatically shut off energy-using equipment after occupants leave rooms.
- Tenant spaces of 1,000 square feet and larger must be sub-metered and the tenant must have access to energy use information.
- Repaired and recovered roofs may comply with the national code provisions or install two of the following: radiant barriers, reflective coatings, or vented attic space.

RESIDENTIAL

Highlights of the Hawaii amendments for residential buildings (one to three floors in height) include:

- Designers choose from four compliance options: "Prescriptive," "Performance," "Energy Rating Index" or the "Tropical" path. Hawaii amendments to these options include:
 - Walls may have visible light reflectances of 64 percent or greater or overhangs of 30 percent (3 feet over a 10-foot high wall) or greater in lieu of external wall insulation.
 - Ceiling fans or ceiling fan rough-ins required.
 - Repaired or recovered roofs may install two of the following: radiant barriers, reflective coatings or vented attics in lieu of model code requirements.
 - The Tropical Zone option allows no more than 50 percent air-conditioned space and requires extensive free vent area to allow the flow-through of outside air.
 - The Tropical option allows many trade-offs to reduce construction costs while maintaining health and comfort.



Doug Rogers

Hawaii. "Moss works with a few of the more active developers of large-scale affordable housing throughout the state, and we see firsthand the struggles they have bringing these developments to life.

"We also believe as developers and property owners dig into the details and understand the ordinance, we will see an explosion of smaller-scale, multi-family affordable housing units."

Over time, Rogers says, Hawaii builders may find that there are parts

of the ordinance that need minor adjustment. Moss and similar firms that guide affordable housing design and development, he says, can provide "input with the further refinement of the ordinance."

2012 International Building Code/2012 Residential Building Code

According to a January 2018 posting on the website of the American Institute of Architects Honolulu Chapter, the Hawaii Legislature has mandated that the State Building Code Council (SBCC) adopt the newest IBC/IRC codes within two years of their

publication date.

The 2018 IBC/IRC codes were published in November 2017. Currently, local architects, engineers and the SBCC are reviewing the provisions of the two codes, which cover everything from concrete density to hurricane requirements.

2015 IECC

“As of April 1, 2019, the 2015 International Energy Conservation Code (IECC)



Howard Wiig

became law state-wide in Hawaii,” says Howard Wiig, energy analyst at the Hawaii State Energy Office. “Homes and buildings built to the 2015 IECC on average are over 30 percent more efficient than those built to the 2006 IECC.”

2015 IECC County Amendments

As the code is implemented state-wide, some counties have proposed additional amendments of their own.

Kauai officially adopted its version of the new code on March 31. Plans submitted prior to March 31 will be approved if designed to the 2009 IECC with local amendments. To date, say Kauai Planning Department officials, there has been no significant increase in plan denials during the review cycle for lack of code compliance.

The effective date of the Maui 2015 IECC was June 23. Maui County has not made major changes.

On Hawaii Island, the “Hawaii County Department of Public Works began mandating the 2015 IECC as of March 31,” says Neal Tanaka, deputy building division chief at the county. “We have not adopted a county version yet. Proposed amendments will be introduced with the Administrative Code in the third quarter of 2019.”

Go to the county website at records.hawaiicounty.gov/weblink/DocView.aspx?dbid=1&cid=100221&zcr=1 for information.

New City Codes to Come

The City and County of Honolulu is expected to propose more extensive amendments this summer. “Since the Honolulu City Council has only begun



The Natural Energy Laboratory of Hawaii Authority project (completed Q2, 2019) by Greenpath Technologies
PHOTO COURTESY GREENPATH TECHNOLOGIES INC.

A Green Path to Compliance

Commercial Roofing & Waterproofing Hawaii Inc. (CRW) and Greenpath Technologies Inc. (GPT) have long used construction methods and materials in anticipation of the 2015 IECC.

“Commercial Roofing and Greenpath Technologies have been installing energy-efficient roofing systems alongside photovoltaic (PV) power systems for years prior to the 2015 IECC compliance coming into effect,” says Larry Young, vice president at CRW.

In 2018, Young says, the firms’ work on Honolulu’s Airport Hotel is one example of successful code compliance. CRW did the roofing system installation; GPT did PV installation.

In the second quarter of 2019, says Charles Chacko, president at Greenpath, the firm completed a code-compliant, turnkey project that made use of Greenpath’s engineering, procurement and construction services.

Greenpath won “a commercial PV system project through competitive public procurement from the Natural Energy Laboratory of Hawaii Authority in 2018,” Charles Chacko says. “The project involved provision of a 175 kW design-build-operate PV system on Power Purchase Agreement terms.” Greenpath, he says, completed additional roof repairs and a Glint & Glare solar array assessment, obtained Federal Aviation Administration clearance, and integrated the new PV system with existing electrical infrastructure and prevailing utility restrictions.

“We have a good understanding of what is being required to meet the energy code requirements, and will advise accordingly,” says Young.



Larry Young



Charles Chacko

its adoption process (Bill 25, 2019), the State Energy Code is the interim energy code for the City and County of Honolulu,” says DPP’s Hiu. “DPP will update its website to reflect the new 2015 IECC, and staff is available to respond to questions from the building industry.”

Hawaii Energy rebates are designed to offset at least some of the cost of implementing the new code, says Peter Stone, principal at Green Building Hawaii, a Maui company specializing in energy-smart design, construction and training.



Peter Stone

For builders who are not yet familiar with the code or are dragging their feet, Stone says “since the energy code really only became a requirement in April 2019 ... there will be a significant lag before the code will be required, since most projects are permitted years in advance and are grandfathered in.”

Just enough time for builders to catch up. 🏠



Just meeting the building code
is **NOT** enough.

**Concrete withstands disasters,
endures the test of time and protects your investment.**

Resiliency can be understood as the capacity to anticipate and minimize potential destructive forces through adaptation or resistance. **For anything to be truly sustainable, it should be resilient as well.** Concrete has the potential for future use and re-use, having a long service life with low maintenance costs for generations to come.

Concrete. Resilient. Sustainable.



CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII

808-848-7100 | ccpihawaii.org

MAJOR UPGRADES

Reshape the Islands

GCs report modernization projects at Hawaii's airports, harbors and piers are in full swing

BY PRISCILLA PÉREZ BILLIG

The Hawaiian Islands, for good or bad, have come a long way since courageous Polynesian navigators first set sail for a land of lore to the north. Today, the march of time and its attendant progress have ushered the state into the throes of modernization.

The governor's \$3 billion Airport Modernization Program has taken flight to reach Hawaii's 2045 clean-energy goal. Funded by airline rents and landing fees, federal grants, passenger facility charges and airport revenue bonds paid back with airport user fees, the State General Funds are left virtually untouched. At Daniel K. Inouye International alone, the estimated cost is \$750 million.

Along with the facelift to Hawaii's airports, harbors and piers are also starting to show off some stunning results. Completed projects are taking their bow to infrastructure enhancements and strutting their stuff.

At the Airport

"We have developed a conservative approach to capital planning and delivery that focuses on strategic planning, extensive monitoring, mitigating construction risk focus on cost over-runs, keeping projects on time, maintaining flexibility to scale projects in response to demand and minimizing operational interruptions," says Tim Sakahara,

director of communications at the state Department of Transportation (DOT). "Of course, we're continually exploring various funding alternatives to expedite critical projects."



Tim Sakahara

The Ellison Onizuka Kona International Airport (formerly Kona International Airport) at Keahole, originally designed for interisland operations, will become the first airport in the world to be cooled by deep ocean water. Once the system is proven, it will be added to other state airports, which also will face major improvements to accommodate increased aviation activities. Nan Inc. is the lead contractor on the airport modernization efforts.

Jan War, chief operations officer with the Natural Energy Laboratory of Hawaii Authority, explains the basics of using cold deep seawater as a process of plumbing up water from a depth of 2,000 feet, dated to be at least 1,250 years old and possibly originating in the polar regions of the



Jan War



The DOT has installed 7,200 solar panels at the Daniel K. Inouye International Airport. PHOTO COURTESY DOT







Aerial view of the new Consolidated Rent-A-Car facility at the Kahului Airport
PHOTO COURTESY DOT



Rendering of the Kona Jet Center at the edge of Ellison Onizuka Kona International Airport
PHOTO COURTESY AV8 PARTNERS



Solar-run electric tram at Kahului Airport
PHOTO COURTESY DOT

Pacific Ocean. Cold seawater becomes the primary refrigerant to chill fresh water used in a separate system. In turn, the fresh water will be used to chill the air conditioners at the airport's buildings.

One challenge, War says, is the matter of expanding the current buildings because most are cooled by natural breezes. Seawater's economy of scale requires the DOT to put in several thousand tons of air conditioner load to justify the cost.

"The heat transfer facility is on our property line and we would pump the cold seawater to the heat transfer facility. The airport would have some sort of cold freshwater system that would be tied to the new buildings or whatever buildings they plan to air-condition," War says. "The concept essentially saves about 80 percent of the energy or operating cost of a standard air conditioning system. That's why it's so attractive."

"We're seeing some unique renewable energy projects that involve specialized offshore installations in Hawaii."

—Rick Heltzel

Also debuting this year at the Ellison Onizuka Kona International Airport will be the Kona Jet Center, being developed by AV8 Partners and offering a 36,000-square-foot hangar able to house the largest private aircraft in the world. No general contractor has been selected.

"The new CONRAC in Honolulu is more than halfway finished," Sakahara says. "It will house all the major companies in one central location. We will have one shuttle service deliver customers to the building no matter which company they are using. The buses will be electric and will take dozens of fossil fuel buses off the road."

The DOT's Airports Division has



Healy Tibbitts installs concrete mooring piles designed to expand the harbor by 45 additional slips.
PHOTO COURTESY HEALY TIBBITTS BUILDERS INC.



The *Daniel K. Inouye* arrives in Honolulu.
PHOTO COURTESY MATSON INC.

installed 7,200 photovoltaic solar panels on the roofs of the parking structures for Terminals 1 and 2 at the Daniel K. Inouye International Airport, which handles 20 million passengers each year.

The DOT's 20-year contract with Johnson Controls is a strategic and technical partnership and the largest single-state Energy Savings Performance Contract of its kind in the nation. The project, begun in 2014, is expected to save \$600 million in energy costs through the life of the contract.

"More than 24,700 solar panels have already been installed statewide to capture energy from the sun," Sakahara says.

A new Hawaiian Airlines Cargo/Maintenance Facility consolidated its existing cargo operations, aircraft maintenance, loading docks, support offices and customer service operations into an integrated facility.

Relocating Hawaiian Airlines' operations allowed for the demolition of its previous facilities to make room for the widening of Taxilanes G and L to accommodate larger planes at

Terminal 1 and connecting it with the new \$230 million Mauka Concourse, with general contractor Hensel Phelps directing construction operations.

"The Leadership in Energy and Environmental Design (LEED) Silver Certified facility will accommodate eleven narrow-body aircraft or six wide-body aircraft," says Sakahara.

Sakahara adds that "the second-level departure area will include a new air-conditioned Transportation Security Administration checkpoint

with six lanes to screen passengers faster and reduce the amount of time spent in security lines."

The concourse will also include passenger holdrooms and boarding areas, restrooms, information kiosks and agricultural screening to allow for domestic departures. A new Ramp Control Office will be constructed, with gate management, flight management and fire alarm systems that tie back to the existing State Ramp Control Office. It is scheduled to be completed by the end of 2020.

Kahului Airport on Maui, serving more than 7 million passengers last year, contributes more than \$24 million annually in rental car customer facility charges, more than any other airport in the state.

Lead contractor Hawaiian Dredging Construction Co. Inc. has completed work on the Consolidated Rent-A-Car (CONRAC) facility at Kahului Airport, which boasts nearly 4,400 car rental company and employee parking stalls. The project has been certified LEED Silver.

One of Kahului's most charming



PERMANENT INSTALLATIONS

For Building Exterior Façade Maintenance

Sky Climber's Permanent Installation Division designs and manufactures building-specific access equipment for ongoing building maintenance and window cleaning operations.



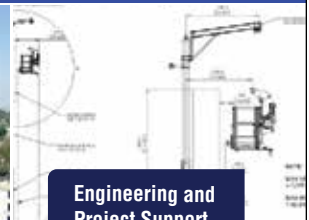
Rooftop Anchors

Used to tie off workers using RDS (Rope Descent Systems)



Davit Arms

Used for mid/high-rise access in window cleaning and maintenance operations.



Engineering and Project Support

Design, testing and project management for permanent installations on both new construction and existing buildings.

1629 Kahai Street
Honolulu, HI 96819

✉ sch@skyclimberhawaii.com
🌐 www.skyclimberhawaii.com
☎ (808) 845-1777

License #C30493



The *Kaimana Hila* departs Philadelphia where it was built.
PHOTO COURTESY MATSON INC.

maintenance dredging at Pearl Harbor.

“The Replace 24-inch Underwater Waterline Crossing from Ford Island to Landing C, Pearl Harbor project was an extreme project which included installation of 3,300 linear feet of 24-inch fuseable PVC pipe underneath the channel between Ford Island the Pearl Harbor Shipyard,” Heltzel says. “The work was successfully accomplished using the state-of-the-art horizontal directional drilling method.”



Rick Heltzel

Healy Tibbitts completed the Kewalo Basin Harbor Improvements Pile Driving last year at a cost of over \$1.3 million. Workers mobilized a crane barge, deck barge, tugboat and pile driving template to Kewalo Basin and installed 22 precast prestressed octagonal concrete mooring piles, each 20 inches wide by 75 feet long, including predrilling and load testing, that were designed to expand the harbor by 45 additional slips.

Healy also used its larger-capacity floating 50-foot by 160-foot barge, 45-foot by 145-foot supply barge and support tugboat and anchor handling scow to safely remove large sections of the existing concrete at Piers C

features is an electric tram built on a half-mile rail system to provide travel between the airport terminal and rental car counters, eliminating the use of fossil-fueled shuttle buses. The tram is powered by solar panels located throughout the airport property.

The electric tram route connects the main airport terminal to the CONRAC.

At a total cost of \$340 million, modernization efforts at Kahului Airport were funded solely by a Customer Facility Charge, a daily charge of \$4.50 applied to rental car customers. No taxpayer funds were used.

Harbor Lights

The Harbors Modernization Plan is full steam ahead with Kiewit Infrastructure West Co. as GC for the new Kapalama Container Terminal (KCT) cargo yard project at Honolulu Harbor, the largest capital improvement project in the history of Hawaii’s commercial harbor system.

Bordering the existing interisland cargo yard, KCT will give access to approximately 50,000 truckloads per year to move directly between the facilities. This location removes these trucks from Nimitz Highway and reduces roadway congestion.

The KCT is being built in two phases over a four-year period at an estimated cost of \$448 million. Completion is targeted for 2020.

Carter W.S. Luke, engineering program manager at the DOT’s Harbors Division, says bids on KCT’s Phase II Wharf and Dredging project will go out for bid later in the year, probably August or September.

The project will add 1,860 linear feet of cargo ship berths and 1,000 feet for barge and barge tub operations.

The Phase II public bid will cap at \$240 million, with a targeted commencement date of early 2020 and an estimated three years to complete. Total area will cover 84 acres.

Designed to relieve some of Honolulu Harbor’s congestion, Kalaeloa Barbers Point Harbor is the second-busiest harbor in the state and the primary harbor for the importation of liquid-bulk and dry-bulk cargoes. It serves as the hub for exporting these products to the Neighbor Islands.

The DOT’s Harbors Division has acquired 54 acres of land adjacent to the harbor which will be available for additional terminal and storage space.

Rick Heltzel, president and CEO of Healy Tibbitts Builders Inc., addressed challenging jobsites. Specializing in waterfront and foundation work, Healy Tibbitts is currently performing



Matson’s gantry cranes and deployment of four ships by 2020 is part of a multi-year \$60 million Sand Island Terminal expansion and modernization project.
PHOTO COURTESY MATSON INC.



Kiewit works on Phase I of the Kapalama Container Terminal
PHOTO COURTESY KIEWIT INFRASTRUCTURE WEST CO.

and D, including transporting to a nearby pier at the old Fisherman's Wharf and offloading. In the congested marina facility, waterways are narrow and crowded with piers and transiting boat traffic.

"We're seeing some unique renewable energy projects that involve specialized offshore installations in Hawaii," says Heltzel. "In addition, the Hawaii Department of Land and Natural Resources has funding for several small boat harbor improvement projects around the state. The federal market is also providing several dredging, waterfront and pipeline projects for fiscal year 2019."

Smaller projects are underway or slated for harbor improvements on the Neighbor Islands of Hawaii, Maui and Kauai.

On the Waterfront

One upgrade that is transforming cargo loading and unloading at Honolulu's hub terminal at Sand Island are Pacific shipping company Matson Inc.'s three new 65 long-ton capacity gantry cranes weighing approximately 1,290 tons each.

The gantry cranes will figure significantly in the \$60 million terminal expansion, part of the DOT's Harbors Modernization Plan, which includes upgrades to three existing cranes and a 30 percent expansion of waterfront space.

Matson has invested in the 3,600-TEU containership *Daniel K. Inouye*, the largest containership constructed in the U.S., and also Matson's fastest vessel.

Along with its sister ship, the *Kaimana Hila*, the vessels' combined cost is approximately \$418 million. They are the first of four new vessels that Matson plans to put into its Hawaii service during the next year.

"The greater capacity of our new ships will improve the efficiency and speed with which we deliver goods to Hawaii and recirculate and position empty containers around our network, enabling us to carry more on each voyage during periods of high demand," says Keoni Wagner, director of corporate communications for Matson. "The increased capacity will also allow us to maintain the same peak efficiency with market growth over the next few decades."

Wagner adds that Matson outgrew its terminal footprint on Sand Island years ago. Instead, Matson currently operates out of four separate locations, including one in West Oahu. All of Matson's vessel operations are focused at its Sand Island Terminal, which is being modernized and expanded over the next few years. 🏠

'Green Ship' Technology Features

Matson says its new ships reduce overall fleet emissions and increase environmental safety. Greater fuel efficiency reduces emissions. Freshwater ballast systems and double-hull fuel tanks offer an added margin of environmental safety.

When all four are in service replacing older, smaller vessels, Matson will operate its Hawaii service with nine ships instead of the current 10, with no reduction in total capacity. So, in addition to each vessel reducing emissions with greater fuel efficiency, operating fewer vessels also reduces fleet emissions overall.

"The new ships' engines have dual-fuel capability, meaning we will be able to run them on liquefied natural gas, which would further reduce emission—if and when it becomes commercially viable and sufficiently available in the markets we serve," says Keoni Wagner, director, corporate communications for Matson.

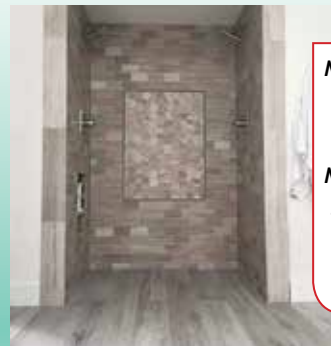
Daniel K. Inouye Aloha Class Ship Facts

- 130 miles of electrical cable was used in its construction.
- Propeller weighs 72 tons.
- 60,000 gallons of paint were used, enough to paint 10,000 cars.
- Total structural steel weight—13,108 tons.

SOURCE: MATSON INC.

HYDRO-BLOK™

The BETTER Shower System



No delays, No finger pointing between trades, No copper pans, No odor, No dust, No vulnerable membranes, No curing time, No sore backs from heavy lifting, No food source for mold or mildew, No bowl shaped pans requiring small tiles

What is Hydro-Blok?

- It is the easiest way to build a water-proof or tub surround at a price you can afford.
- The Hydro-Blok system provides you with a hassle-free way to build and customize the shower of your dreams.
- DIYers and contractors will be impressed with this waterproof shower system of pans, wallboard and accessories that are lightweight, strong and ready for your tile or stone creations.



Visit our showroom located at
284 Kalihi Street, Honolulu, HI 96819

808-841-2565
hawaiiglassblock.com





The Guam Contractors Association welcomed its new board of directors in May, with Sen. Jose Terlaje, left, performing the ceremony.

PHOTO COURTESY THE GUAM DAILY POST/DAVID CASTRO

Barrett Heads Guam Contractors Board

Hawaiian Rock's Errett to serve as GCA's vice chairman for 2019-2020

Jessica M. Barrett of Barrett Plumbing takes the reins of the 578-member Guam Contractors Association (GCA) following a swearing-in ceremony for its 2019-2020 Board of Directors in May.

Founded in 1959, the nonprofit GCA "is dedicated to promoting the common business interests of its member contractors, subcontractors, material suppliers, equipment lessors and other businesses related to the construction industry" on Guam, according to its website. It says its mission is "to be the industry leader and resource for Guam and the region promoting and fostering excellence in the construction industry."

Peter Errett Jr. of Hawaiian Rock Products will serve as vice chairman and Bill Beery of Tutujan Hill Group is



Jessica Barrett

secretary-treasurer. Immediate past chairman is Mark Mamczarz of Black Construction Corp.

James Martinez continues as president of the GCA.

Joining the board as Contractor

Directors are Zenon Belanger of Aleut Remediation, Harold Cullick of Dylan Mechanical, Mary Grace Jacot of SET Pacific, Kevin Kruger of Granite Construction and Shoja Rezvani of Contrack-Watts Constructors.

Associate Directors are Camillo Lorenzo of Matson Navigation, Mark Cruz of Mid Pac Far East, Patty Lizama of Isla Life Insurance and Bill Bernardo of First Hawaiian Bank.

4 Contractors Gain H-2B Workers from the Philippines

Four Guam contractors' petitions for 355 H-2B visa workers from the Philippines have been approved by the U.S. government, according to a report by the *Pacific Daily News*.

The contractors who got approved for H-2B workers were Core Tech for 258 workers, Nan Inc. for 59 workers, 19 for J Corp. and 19 for Northern Construction, according to the governor's office. Core Tech also was allowed to apply for a second project using 258 current H-2B workers.

The approvals came despite the recent removal of the Philippines from the list of those approved for new H-2B workers.

"The H-2B denials in 2017 and the ban placed on the Philippines created a shortage of labor on Guam, driving up the price of construction and halting

many projects on our island," says Gov. Lou Leon Guerrero.

Guam officials say there are 858 visa workers currently on Guam and 629 workers scheduled for arrival, according to a report by the Associated Press. Officials also say such projects as the airport, roads, hotel construction and renovation and utilities have been approved in recent months.

New Sinajana Police Precinct Set to Open

The opening of the new Guam Police Department Central Precinct Command in Sinajana was expected in late June following numerous delays that added almost a year to the construction, according to a report by *The Guam Daily Post*.

The new precinct sits on a 3.18-acre lot along Route 4, near Chalan Canton Tutujan, and is being built with federal funds provided by the U.S. Department of Housing and Urban Development. The construction cost is about \$3.1 million, and the lot cost another \$1 million.

Guam Housing and Urban Renewal Authority Executive Director Ray Topasna says "the contractor has done a good job with bringing in the requisite construction personnel in order to get this project completed within a timely manner." 🏠



James Martinez

HAW'N
ROCK PRODUCTS
GUAM



your vision
our reality

At Hawaiian Rock Products, we are always ready to meet your construction needs. In Guam, we have a fleet of over 200 construction vehicles and a workforce of over 200 employees. We operate state of the art facilities, strategically located throughout the island with the capacity to fulfill any project size requirements. Our vast fleet of equipment continues to expand along with the growing needs of the industry. We are here to provide you with the quality products and services you need, when you need them.



2008
Business
Laureate



Building The Marianas Since 1958



AMERICAN CONCRETE PUMPING ASSOCIATION
The Source for Concrete Pumping Professionals

READY MIX CONCRETE • ASPHALTIC CONCRETE • CONCRETE BLOCKS • CONCRETE PIPES AGGREGATES • PAVING CONTRACTOR
1402 Route 15, Mangilao, Guam 96913 • Tel: (671) 734-2971/8 • Fax: (671) 734-0990 • www.hawaiianrock.com

Formby Tapped to Lead PRP

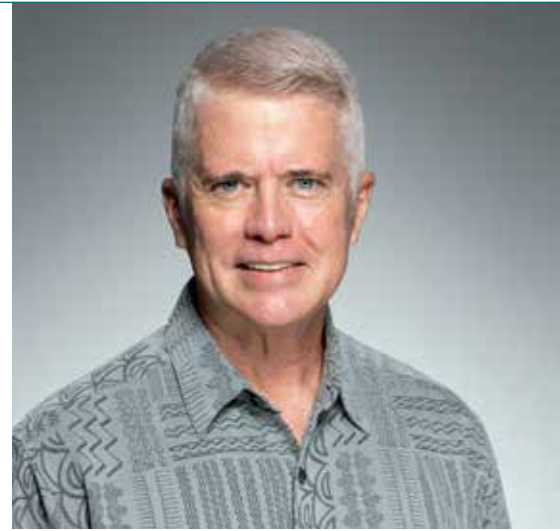
Mike Formby, a Hawaii attorney and government official who has been involved in the development of many top public works projects, has been appointed executive director of Pacific Resource Partnership, a nonprofit that represents the Hawaii Regional Council of Carpenters and more than 240 contractors.

Most recently, Formby served as an interim Honolulu city councilmember representing Council District 4 (Waikiki and East Honolulu). He also has served as acting executive director of the Honolulu rail project and as chief of staff for former U.S. Rep. Colleen Hanabusa.

“PRP is a natural fit for me,” says Formby, whose term as PRP’s

executive director began on June 25. “In my new role, I’ll be able to focus on the two things most important to me: advocating for sound public policies and implementing those policies in a way that positively impacts the state of Hawaii and its residents. My work experience aligns perfectly with PRP’s mission to strengthen the economic health of the state and to be a champion for working families.”

In addition to sitting on the board of directors for the Honolulu Authority for Rapid Transportation and serving as HART’s acting executive director from August through November 2016, Formby served as acting director of the state Department of Transportation and deputy director



Mike Formby

of DOT’s Harbors Division. He also led the team that oversaw development and implementation of the state’s \$700 million Harbors Modernization Plan.

Alii Builders and other project partners at the Mokuaikaia Church Phase One blessing and groundbreaking ceremony. PHOTO COURTESY STEVEN TABURA



Mokuaikaia Church in Kailua-Kona was founded in 1820.

PHOTO COURTESY GLEN DOHIE

Alii Builders Starts Preservation Project

Alii Builders in May broke ground on Mokuaikaia Church’s Phase One Preservation Effort.

The May blessing ceremony celebrated the launch of Phase One, which will fortify the sanctuary while maintaining the building’s historic character. Mokuaikaia Church, Hawaii’s first Christian church, was

founded in 1820 in Kailua-Kona.

Phase One will strengthen the entire structural system to reduce stresses in the original stone masonry walls, install large steel beams for stability, and replace ohia posts and beams damaged by rot or termites.

Phase One is expected to wrap in September.



NUCA Hosts Golfers

The Hawaii Chapter of the National Utility Contractors Association (NUCA Hawaii) held its annual golf tournament at Hawaii Prince Golf Club on April 26. Among the attendees were, from left, Kaeo Gourvica of Pacific ComTech, NUCA Executive Director Sheryl Matsuoka, Bill Spiegelberg of Ikaika/Osmose Utilities Services Inc., NUCA President Michael Barstis and Kalani Kamanu of Pural Water Specialty Co. Inc. Spiegelberg and Kamanu are past presidents of the organization.

Celebrating 50 years in Hawaii



QGI Fastest Trowel Competition



QUALITY GENERAL
Lic. #ABC-13362

808-487-3614
QualityGeneral.com



Link-Belt Crane Dealer for Hawaii & the Pacific Islands

CRANE SALES, SERVICE AND RENTALS.
BUCKET-TRUCK SALES, SERVICE AND RENTALS.
OSHA INSPECTIONS.



Link-Belt
CRANES

808.545.4884 dbcehi.com

Grace Wraps Arizona Memorial Drive Project

Grace Pacific LLC in May completed repaving Arizona Memorial Drive, the entryway to Joint Base Pearl Harbor-Hickam's world-famous USS Arizona Memorial Visitor Center.

The road and the area fronting the Center—Oahu's most popular attraction—were worn down due to heavy daily use by tour buses and traffic.

The USS *Missouri* Memorial

Association and the USS *Bowfin* Submarine Museum & Park funded the \$850,000 project in partnership with the U.S. Navy, which allows rent paid by the two facilities to be used for projects that help maintain Navy property.

"This project supporting the USS Arizona Memorial Visitor Center epitomizes what was envisioned when the *Missouri* and *Bowfin* entered

into long-term leases with the Navy," says Michael Carr, president and CEO of the USS *Missouri* Memorial Association. "What's most important is that the facilities and quality of guest experience are being improved for all those who come to see and learn about the historical events and museum memorials of Pearl Harbor."

The project began on May 13.



At Hausten Gardens' recent rededication ceremony, from left, Kahu Kordell Kekoa; Joelle Chiu from Ahe Group; Cathy Alana from Ahe Group; Brad Bullock, senior vice president of CREA; Makani Maeva, president and CEO of Ahe Group; Craig Hirai, executive director of HHFDC; Sara DeVries from Ahe Group; Dean Maeva.

PHOTO COURTESY AHE GROUP

Hausten Gardens Wraps, Re-opens

Hausten Gardens, an aging Moilili apartment complex acquired and



redeveloped for \$17.3 million by Ahe Group and Redwood Housing, has re-opened following an eight-month renovation by general contractor Vaughn Bay Construction of Tacoma, Wash.

The complex, built in 1979, will offer Hawaii seniors 50 affordable rental units for the next 45 years.

"There are many aging properties across the state like Hausten Gardens that are in need of significant capital investment and are at risk of being sold or converted to market rate rentals," says Makani Maeva,

president and CEO of Ahe Group.

"Current residents are being priced out of neighborhoods, and we didn't want to see this happen to the seniors who call Hausten Gardens home. This was a good investment for us and our community."

The Hawaii Housing Finance and Development Corporation (HHFDC) assisted with project financing. Other partners include Bank of Hawaii and CREA LLC. The project broke ground in January 2018 and wrapped in August.

NEVADA

Las Vegas Tabs Builder for Underground Transport

Elon Musk's The Boring Co. won the \$48.7 million contract from the Las Vegas Convention and Visitors Authority for design and construction of a people-mover system at the Las Vegas Convention Center.

The scope of the work includes three underground passenger stations with elevator/escalator access, a pedestrian tunnel, two vehicular tunnels, an equipped control room and cellphone, WiFi, intercom/PA, remote data and ventilation and life safety systems.

The tunnels will be approximately one mile long, extending the length of the newly renovated convention center. The project is scheduled for completion in time for the revamped convention center's first big show in January 2021.



Rendering of the people-mover system in Las Vegas

partnerships with U.S. companies can help expedite NASA's return to the Moon with the first woman and next man by 2024."

The contract, according to a report by futurism.com, requires a 12-month base period for Maxar to design the power and propulsion element, which NASA describes as "a high-power, 50-kilowatt solar electric propulsion spacecraft."

CHINA

Hundreds of New Airports Planned

To meet the fast-growing demand for more seats among its air industry, China's government is planning to build hundreds of new airports, according to a report by CNN.

The government has embarked on a multibillion-dollar airport building program for new runways and terminals, CNN reports.

China officials estimate around 450 airports will be needed across the

country by 2035. China currently has around 235 airports, but many lack the capacity to sustain the increase in passenger numbers and flights.



Rendering of the Grande on Plot B4 Project

DUBAI

Grande on Plot B4 Project Awarded

The United Arab Emirates' Emaar Development PJSC has awarded the Grande on Plot B4 Project to China State Construction Engineering Corporation Middle East. The contract is valued at almost \$207.5 million.

The project is located along Sheikh Zaid Road, beside the Burj Khalifa Tower, the core area of financial and commercial activity in Dubai. Scope of work for the project includes a 70-story high-rise residential building offering 882 units, residential apartments with basements and electro-mechanical and plumbing-related works.



NASA's plans include a Moon-orbiting space station.

PHOTO COURTESY NASA

WASHINGTON, D.C.

NASA Picks Firm to Build Lunar Station

NASA awarded a contract worth a maximum of \$375 million to Colorado-based Maxar Technologies in May as its first construction partner for the lunar Gateway.

According to NASA, the spacetech company will develop and demonstrate power, propulsion and communications capabilities for the Moon-orbiting space station—an integral piece of the lunar Gateway project.

NASA Administrator Jim Bridenstine says the "power and propulsion element is the foundation of Gateway and a fine example of how



Beijing's new Daxing International Airport conducted its first flight tests with passenger aircraft in May.

PHOTO COURTESY GETTY IMAGES

SWE Honors Hawaii Engineer

Kristen Yoshida, a project engineer at Honolulu-based planning, engineering and landscape architecture firm

Belt Collins, was the recipient of a WE Local New ELiTE (Emerging Leader in Technology & Engineering) Award by the national Society for Women Engineers (SWE).

The inaugural WE Local New ELiTE Awards were awarded to eight individuals nationally. The award honors

women who have demonstrated outstanding technical performance as well as leadership in SWE and the community in the first 10 years of their career. Yoshida was the only woman engineer from Hawaii to receive the award.

Yoshida earned her bachelor's and master's degrees in civil and environmental engineering from the University of Hawaii at Manoa in 2009 and 2014, respectively. Her recent projects include Keolu Hills Water System Improvements, Part II; NPDES MS4 Retrofit Structural BMP Improvements Program; and the Pacific Heights Water System Improvements, Part II.



Kristen Yoshida

Yoshida is a licensed professional engineer in Hawaii, Certified Water Pollution Plan Preparer and Certified Professional in Erosion and Sediment Control. She is the immediate past chair for the Hawaii Council of Engineering Societies and a member of the American Society of Civil Engineers.



Bob Peterson

Peterson Joins Grace Pacific

Bob Peterson has joined Grace Pacific LLC, a subsidiary of Alexander &

Baldwin (A&B), as a sales representative for its aggregate products.

Previously, he was at GP Roadway Solutions for 17 years and operated his own company, Peterson Sign Co.

Bowers + Kubota Adds Six

Bowers + Kubota (B+K), a Hawaii architectural, construction management and engineering firm, has added



Jeff Martina



Trevor Lillis

six new staff members.

Jeff Martina joins as a facilities construction resident engineer on the firm's Honouliuli Wastewater Treatment project.

Trevor Lillis joins as GIT-project engineer on the firm's Maui projects.



Allan Basco



Guy Inouye

Allan Basco joins as marketing coordinator.

Guy Inouye joins as construction manager on the firm's Board of Water Supply projects.



Ivy Abamonga-Szypillo



Charissa Wong

Ivy Abamonga-Szypillo joins as PE-lead engineer on the city's HART rail project.

Charissa Wong joins as IT manager.

...BUILDING HAWAII, continued from page 17

sustainable, just as a way of doing things. So we're talking about maybe doing a fall break project and then another one during the spring, maybe even during the summer. We're looking at future projects, not just on our campus. It's not just about us. Makakilo Elementary would like to re-do their stage. I asked Layne, maybe we can get my engineering students involved in what the stage could look like, build it out, pour concrete, using GCA as adult mentors to make sure it's all done according to code.

"We want our projects to be relevant,

and show how work we do in class can contribute to something larger."

Machida is on board with that. "This brings it full circle for the Kapolei students who started at Makakilo Elementary, and it gives the students at Makakilo a path to follow with the high school students as their models," he says.

By the way, Castle High is also working with GCA on its own construction academy with the mentoring of Albert C. Kobayashi Inc. (**Michael Young**) and Honolulu Painting (**Ron Yanagi**), as well as American Standard

Concrete Pumping, Hawaiian Cement and Jayar Construction. Starting on June 3, 18 selected students were to construct new sidewalks on the Kaneohe campus and paint the counselor's office and apply a slip-resistant coating on the main sidewalk fronting the administrative offices.

And there's talk of more schools starting their own construction academies. 🏠

.....
Have a good story about someone doing good things in Hawaii's construction industry? Please contact me at Don@tradepublishing.com.

Casement Windows

Ply Gem has added new dark vinyl exterior color options to its West Pro Series 700 casement and awning windows. Builders, remodelers and architects can now deliver black and bronze designs in a window developed to be resistant to the weather and climate elements found in the Western United States. The color technology allows the specially formulated dark exterior color to be coextruded over the core profile during the extrusion process. The West Pro Series 700 window is designed to reflect sunlight and simultaneously allow for UV light to pass through to limit heat absorption. The co-extruded dark layers are available with a white interior for interior design flexibility.

www.plygem.com

Multipurpose Screws

Designed for use in treated lumber and exterior, coastal environments, SPAX multipurpose screws are available in both flat head and pan head styles in zinc and yellow zinc coatings. The multipurpose construction screws are designed for use in a wide range of materials including wood, masonry, concrete, plastic and sheet metal. No pre-drilling is necessary with the exception of masonry and concrete. The screws are heat-treated to Grade 5 durability to guard against camming out and breaking. This product is available at Home Depot locations throughout Hawaii.

www.spax.us



Jobsite Camera

Monitor your construction job site, monitor performance quality, find inefficiencies and improve your business practices. The Brinno Construction Trio Bundle Pack (BCC2000) EMPOWER time-lapse camera



delivers full HD HDR images and the extended power housing strengthens the long-lasting outdoor photographing functionality. The clamp mount kit enables any shooting angle in open space.

www.brinno.com

Hand Sanitizer

OpenClean Technologies introduces the world's first hand-sanitizing door handles. Office buildings, restaurants, hotels and bars can now integrate or replace existing restroom door handles with two versions—TurnClean and PullClean—that allow hand sanitizing and opening the door upon exit into one seamless movement. The easy to refill, tube-shaped cartridge fits into

a hollow door handle and releases a small amount of medical-grade sanitizer that kills more than 99.99 percent of germs. PullClean contains 420 pumps per cartridge and TurnClean holds 500.

www.open-clean.com



Edmund Aczon, Karen Lee, Conrad Murashige, Gina Mangieri, Ron Taketa, Scott Murakami, Bill Irwin



Dione Kalaola, Kai Ho'onuli, Mitch Tymanes

Journeymen Certification

The Hawaii Carpenters Apprenticeship and Training Fund held its Journeyman Recognition Ceremony on June 1 at the Hawaii Carpenters Apprenticeship and Training Center in Kapolei. One-hundred twenty-seven apprentices earned their Journeyman Certificates in 2019, and 55 journeymen and journeymen attended the ceremony. The event is a culmination of 8,000 work hours plus 655 related instructional hours for carpenters, or 535 related instructional hours for drywallers.



Dominic, Kaohu, Dakota, Donovan and Joseph Tuinei



April Acquavella, Mereane Hamatake, Dusseigneur Kodama, LeeAnn Villa



Chelsea and Tim Smith, Ryan and Dale Sakamoto Yoneda



Keith Hirota, Bill Irwin, Heidi Armstrong, Alan Hinahara, Mark Luma



Kimo Ing, George Boeman, Robert Locquiao, Paul Tamayo



Tegan Hilyard, Vinh Chau, John and Lahela Twist



Guy Shibayama, Scott Murakami, Karen Lee, Conrad Murashige, Lito Alcantra



Marian August, Johnathan August, Manuel August, Edmund Aczon, Kapano Kekuewa



Corey, Kyten, Kylena and Sherelle Lum



Rachelle, Aina, Balian and Alexander Garbin



Dwayne, Kayden, Kylee and Ashley Acob



Razel Rival, Leonardo Macaraeg

10 Essential Soft Skills Needed to Succeed in Today's Workforce



Graduation ceremonies have now passed and graduates are slowly being introduced to the culture of their new employer. They quickly realize “this isn’t college anymore.” There is much to learn for these new graduates if they want to have a rewarding career.

To be successful in today’s construction industry, there are certain fundamental skills to excel in a career. These “soft skills,” such as listening, humility, emotional

intelligence etc., are not taught in school. However, they can be learned and enhanced through experience.

A critical component for graduates to achieve business success is being aware of and mastering the soft skills.

As an employer, it will benefit the new employee and the company, if there is an active awareness, discussion and pursuit of the soft skills early in their career. Here are 10 essential soft skills for new graduates:

Empathy

One is not born with empathy; however, it is arguably one of the most important soft skills to enter the workforce. Without empathy, you won’t understand where someone is coming from, or have the ability to read people and situations in order to connect and build trust.

Emotional Intelligence

Emotional intelligence is the ability to assess and manage your own emotions as well as build meaningful relationships. One can have a high IQ and a low emotional intelligence and not be successful. Conversely, it is possible to have a high emotional intelligence with a moderate IQ and be very successful. The wonderful aspect of emotional intelligence is that one can raise their emotional intelligence level.

A great reference book is “Emotional Intelligence Workbook 2.0” by Travis Bradberry.

Active Listening

In today’s digital world it is difficult to remain focused when someone is speaking to you. It is said: “To be interesting, is to be interested.” Meaning, listen carefully when others speak and you will stand out.

Have the discipline to not glance at your phone or computer when others are speaking. Seek to understand before being understood.

Humility

Many new graduates can accidentally want to let others know about how smart they are and, it is true, they are smart. However, understand you

are not being weak or meek; instead, be willing to remain quiet in order to learn. Always be prepared to ask questions or to hear the opinions of others.

Communication Skills

The ability to speak with clarity in verbal and written forms is paramount. If English is not your native language, work to master the language. Constantly seek feedback from others to ensure they understand you. And if they don’t, ask why. Right or wrong, in today’s culture, first impressions are lasting, and great communication skills can go a long way toward creating a great first impression.

Creative Problem Solving

Throughout high school and college, graduates were trained to work in collaborative groups. Seek to demonstrate your ability to problem-solve in unexpected ways, and you will stand out.

Resilience

Resilience is the ability to readily recover from adversity. As recent graduates, there will be times when work assignments don’t go well. Sometimes this can happen for several days or weeks. Focus on trying to learn from every situation and treat it as a valuable lesson. Many great entrepreneurs operate with the mindset: “Success is built on a mountain of failure.”

Don’t be tempted to change jobs frequently as you will lose your ability to become resilient.

Willingness to Ask Questions

You may be cautious about asking too many questions. Don’t be, as

this is how to learn. If you have not been assigned a mentor, seek to find someone in the company. They can be a coach and possibly a champion during your career, and as time goes by, they will be remembered fondly.

Ability to Contextualize

Strive to make decisions within the broader context of your organization’s vision, mission statement and core values instead of focusing your own narrow framework regarding the current situation. You will be considered a big thinker.

Insightfulness

To be insightful is to have the ability to understand the motivational forces behind one’s actions, thoughts or behaviors. Pay attention to how you show up in different situations. Ask for feedback from those you trust to provide honest evaluations. Aim to constantly improve.

The Gen Y generation is optimistic, able to multitask, tenacious, tech-savvy, driven to learn and team-oriented. Start the process by identifying the top three soft skills needed in your company for all employees to thrive and excel.

Companies that provide consistent training for improvement in the soft skills will certainly reap the countless benefits and capitalize on the strengths this generation and others offer. 🏠

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

Aon Construction Services Group

**Your Trusted Advisor
for Construction Risk**

Aon Risk Services, Inc. of Hawaii
201 Merchant Street, Suite 2400
Honolulu, HI 96813
(808) 540-4335 or www.aon.com

AON
Empower Results[®]

PROJECT TRANSPORT

It's as good as there!

We Are Your Mid-Pacific Shipping Experts



Project Transport

is your specialist for shipping all of your construction equipment and materials between the U.S. Mainland and Hawaii. We provide turn-key solutions for all types of shipments, from single cartons to the most ambitious, demanding project shipments.

Call us today for a quote!

Competitive Rates, Superior Service

- Less Than Container & Full Container Loads
- Flatracks and Specialized Equipment
- Roll-On, Roll-Off
- Break-Bulk & Oversized Cargo
- Crane / Heavy Lift Service
- Vessel Charters
- Professional Export Packing & Crating
- Expert Project Logistics Management
- Complete, Door-To-Jobsite Service

HAWAII • GUAM • PACIFIC ISLANDS • ALASKA

Phone: (626) 303-4500 • Fax: (626) 303-4550

Email: Quote@Project-Transport.us • Web: www.Project-Transport.us