

BUILDING INDUSTRY HAWAII

SEPTEMBER 2019/\$4.95

Construction and Culture at Maunakea

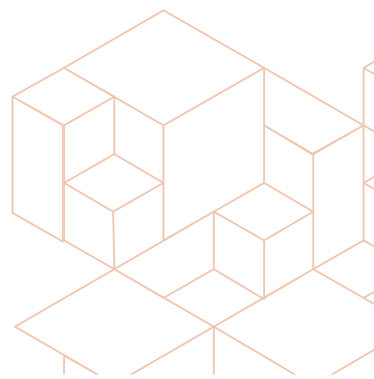
Native Hawaiian 'protectors'
speak from the heart



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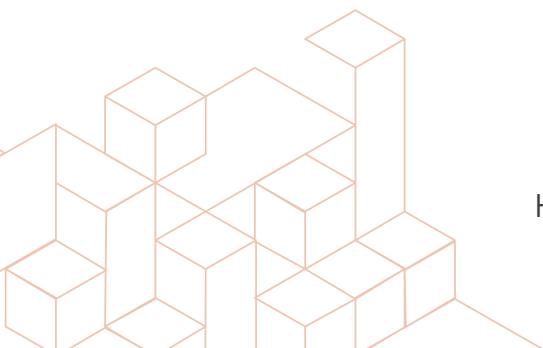
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The Culture of the Community

Whether the controversial Thirty Meter Telescope is ever built at Maunakea—or in the Canary Islands or even on the Moon—protests by Native Hawaiians and their supporters against the TMT hopefully will result in greater sensitivity toward cultural values.

It makes sense that there's a basic responsibility to heed and respect the Native Hawaiian traditions and values and do all it takes to reach a reasonable and peaceful settlement.

During a recent visit to her office at DTL Hawaii in downtown Honolulu, Mālia Ka'aihue put it this way:

"If you're here and you're local ... and you decide that this is where your bones are going to be and this is where you are going to raise your children, then you are part of that host culture."

Ka'aihue is principal at DTL (detail), a consulting agency that partners with WCIT Architecture. On its Facebook account, DTL notes that it is a "Hawaiian Strategy Studio that helps clients reposition, develop and innovate change through strategy, design and communication."

She says it's an "interesting time in the industry where there is kind of a demand for community to be engaged and involved and a savvy to the way in which they will engage, especially using platforms like social media and other communications tools.

"There's also this kind of desire to have things more Hawaii as people see the migration of local families and the building of high-priced towers.

"I think a lot of this led up to what we see in the current Maunakea struggle."

So what can contractors and developers do? For one thing, just as safety training is an integral part of planning a project, perhaps adding in Hawaiian cultural education might better serve the building industry.

In other words, reach out and take part

in the community.

"In 2019, all businesses have a responsibility to be smart on Hawaii's history—and not only Hawaii's Hawaiian history, but Hawaii's history, period. And they need to be accountable to that," Ka'aihue says. "So for people like contractors and people who hire contractors, because they actually wield the powers ... I always say that

it's the people you bring into your tent that's going to make or break your project. They have an absolute responsibility to the history and culture of Hawaii and the places on which they're building."

Like many Native Hawaiians, Ka'aihue urges Hawaii's people and businesses to become more willing to engage in dialog, to help bridge perspectives and develop solutions that are acceptable to all sides of an issue.

In her line of work as a "community and cultural liaison," she uses a methodol-

ogy designed to "bring people closer to the land." The Kakaako towers by The Howard Hughes Corp. are among her firm's successful recent ventures.

She is urging builders to "implement a culture of community into their projects."

Associate Editors Brett Alexander-Estes and Priscilla Pérez Billig recently trekked to the campsite of the Maunakea "protectors" and talked story with Native Hawaiians and supporters of the protest against the telescope being built there. Also, a TMT executive is the subject of a candid Q&A on the controversial project. Be sure to read these reports in this issue. 🏠

A hui hou,



david@tradepublishing.com



One of the many home-made signs marking the road closure at Maunakea and signifying the resistance against the Thirty Meter Telescope construction.
PHOTO BY PRISCILLA PÉREZ BILLIG

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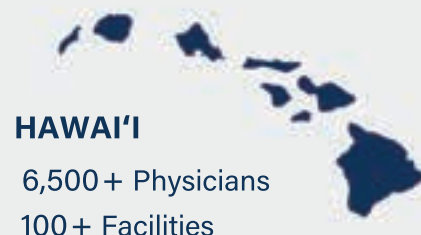
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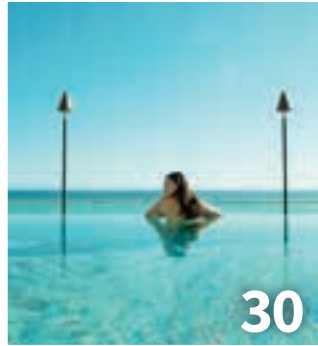
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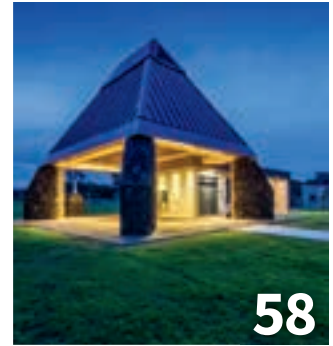
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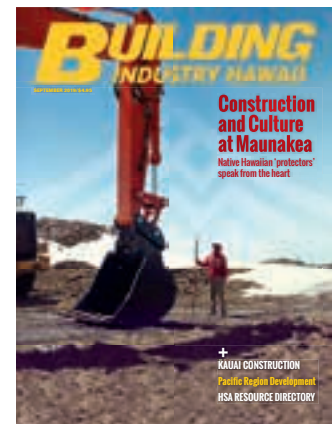
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A protestor blocks the start of construction of the Thirty Meter Telescope at Maunakea.

*Photo Courtesy Lākea Trask
Design by Ursula A. Silva*



COMING IN OCTOBER

Building Industry Hawaii reports on upcoming **Infrastructure** projects as well as an update on **Maui Construction**. Our coverage also includes a look at how **Unions and Trade Organizations** are working to ensure a solid workforce. And we offer a preview of the **Pacific Building Trade Expo**.

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SEPTEMBER 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 to sign up for the next available class.

SEPTEMBER 6

GCA's 2nd Annual Scholarship Golf Tournament

The General Contractors Association of Hawaii (GCA of Hawaii) scholarship golf tournament

will donate proceeds to support the GCA's Scholarship Program for students enrolled in the College of Engineering at the University of Hawaii-Manoa. Various team matchups; sponsorships available. Awards reception at Bird of Paradise restaurant will follow play.

10:30 a.m. (check-in and lunch); 11:30 a.m. (shotgun start). Hawaii Prince Golf Course, 91-1200 Fort Weaver Road, Ewa Beach. Register at gcahawaii.org or email Judee at judee@gcahawaii.org by Aug. 23. Fee: \$200 per person or \$600 per team.

SEPTEMBER 10-12

Construction Quality Management

GCA of Hawaii, the U.S. Army Corps of Engineers, Honolulu District and the Naval Facilities Engineering Command, Pacific Division present

three-day mandatory USACE and NAVFAC training/certification for appointed contractor quality control system managers (CQCSM). Valid for five years. Two employees per company per course.

Noon-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to gcahawaii.org or contact Judee at 833-1681 ext. 14 or gca@gcahawaii.org. Fee: GCA members \$95; nonmembers \$125.

SEPTEMBER 14

AIA Honolulu 2019 Design Awards

Hawaii's top 2019 architectural designs and build-outs will be announced and celebrated at the American Institute of Architects Honolulu Chapter's (AIA Honolulu) annual gala featuring cocktails, heavy



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pupus, live music and the people and stories behind this year's winners.

5-9 p.m. Jefferson Hall, East-West Center, 1777 East-West Road. RSVP and purchase tickets by Sept. 11 at contact@aiahonolulu.org. Tickets: AIA Honolulu members and guests \$100 per person; students \$30 per person. Full refunds through Sept. 11.

**SEPTEMBER 14, 28;
OCTOBER 12**

AIA Architectural Walking Tour of Honolulu

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

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

SEPTEMBER 18

ARE Review: Introduce – Project Development & Documentation

This AIA Honolulu prep session covers ARE 5.0 (Introduce – Project Development & Documentation). Jonathan Ramento of AHL takes questions and provides study tips for those on the path to licensure. AIA Honolulu's Cohort program offers extended ARE prep in six sessions. 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. Fee (6 sessions): AIA members \$250; nonmembers \$360.

SEPTEMBER 19

BIA-Hawaii Networking Night: Daltile

The Building Industry Association of Hawaii (BIA-Hawaii) invites you



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5:30-7:30 p.m. Daltile Showroom, 1200 N. Nimitz Hwy. To register and for more information, go to biahawaii.org. BIA-Hawaii members free; nonmembers \$20.

SEPTEMBER 21, 28

Contract Documents (AGC's STP Unit 4)

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

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua

St. Limited seating. Register with payment by Sept. 6 at gcahawaii.org or email Gladys Hagemann at gladys@gcahawaii.org. Fee: GCA of Hawaii members \$295; nonmembers \$395. No refunds after Sept. 6. Replacements accepted.

SEPTEMBER 23-26

OSHA 510 – Standards for the Construction Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OSHA certificate course covers OSHA standards, policies and procedures in the construction industry, and provides health and safety principles to prevent injury. Topics include OSHA "most hazardous areas," safety programs, fall protection and more. Various credits available. All materials provided on the first day of class.

8 a.m.-4 p.m. (daily). CTC Pacific,

94-487 Akoki St., Waipahu. Register online at osha.ucsd.edu or via email. For more information, go to biahawaii.org, call (800) 358-9206 or visit osha.ucsd.edu. Fee: \$765. No refunds after Sept. 9.

SEPTEMBER 26

Identifying Trouble Areas in Residential Buildings & Permitting

A BIA-Hawaii workshop for seasoned and novice realtors. Two licensed general contractors cover basic building construction, ADUs, permitting basics and more. Counts for four DCCA 2019-2020 biennium continuing education credits.

8 a.m.-1 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Register with payment at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$100; nonmembers \$150.

SEPTEMBER 28

NAWIC Board Installation Dinner

The National Association of Women in Construction Hawaii Chapter welcomes and celebrates its 2019/20 officers and directors with entertainment and a special dinner.

5-6 p.m. (cocktails/social hour); 6-8:30 p.m. (dinner with program to follow). Café Julia, 1040 Richards St. Register by Sept. 20 at <https://nawic-installation-dinner2019.eventbrite.com>. Fee: \$65.

OCTOBER 2

First Aid/CPR/AED Certification Class

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

8 a.m.-1:45 p.m. ABC Hawaii Training Room 201A, 1375 Dillingham Blvd. Register with payment by September 25 at abchawaii.org. ABC members \$125; nonmembers \$150.

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OCTOBER 5

2019 Canstruction at Kahala Mall

"It CAN be done!," AIA Honolulu's 14th annual competition, moves to Kahala Mall and features giant canned good sculptures created by teams led by architects and engineers. Canned goods are donated to the Hawaii Foodbank after this year's winners are chosen. Keiki (ages 5-12) pitch in 10 a.m.-noon at Kids CAN Corner. Donate a can and cast your vote Oct. 5-12 for the 2019 People's Choice Award winner. Awards ceremony Oct. 13 at 9 a.m. with "decanstruction" to follow.

9 a.m.-1 p.m. (Canstruction build-out). Kahala Mall (between Sunglass Hut, Champs, Macy's and The Walking Company), 4211 Waialae Ave. For more information, go to aiahonolulu.org or call 628-7243.

OCTOBER 1

2019 Pacific Building Trade Expo

The 2019 Expo showcases this year's top building industry products and services from more than 300 vendors and presents more than two dozen AIA-registered continuing education seminars. Produced by the Honolulu chapters of the American Institute of Architects (AIA Honolulu) and the Construction Specifications Institute (CSI) and presented by Honblue, this year's Expo marks its 20th anniversary.

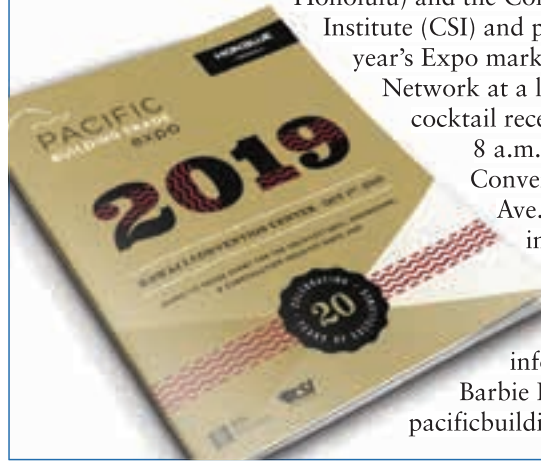
Network at a lunch buffet and Pau Hana cocktail reception.

8 a.m.-5:30 p.m. Hawaii Convention Center, 1801 Kalakaua Ave. Free admission for AEC

industry professionals and contractors. Register at pacificbuildingtradeexpo.com. For more

information, contact

Barbie Rosario at barbie@pacificbuildingtradeexpo.com.



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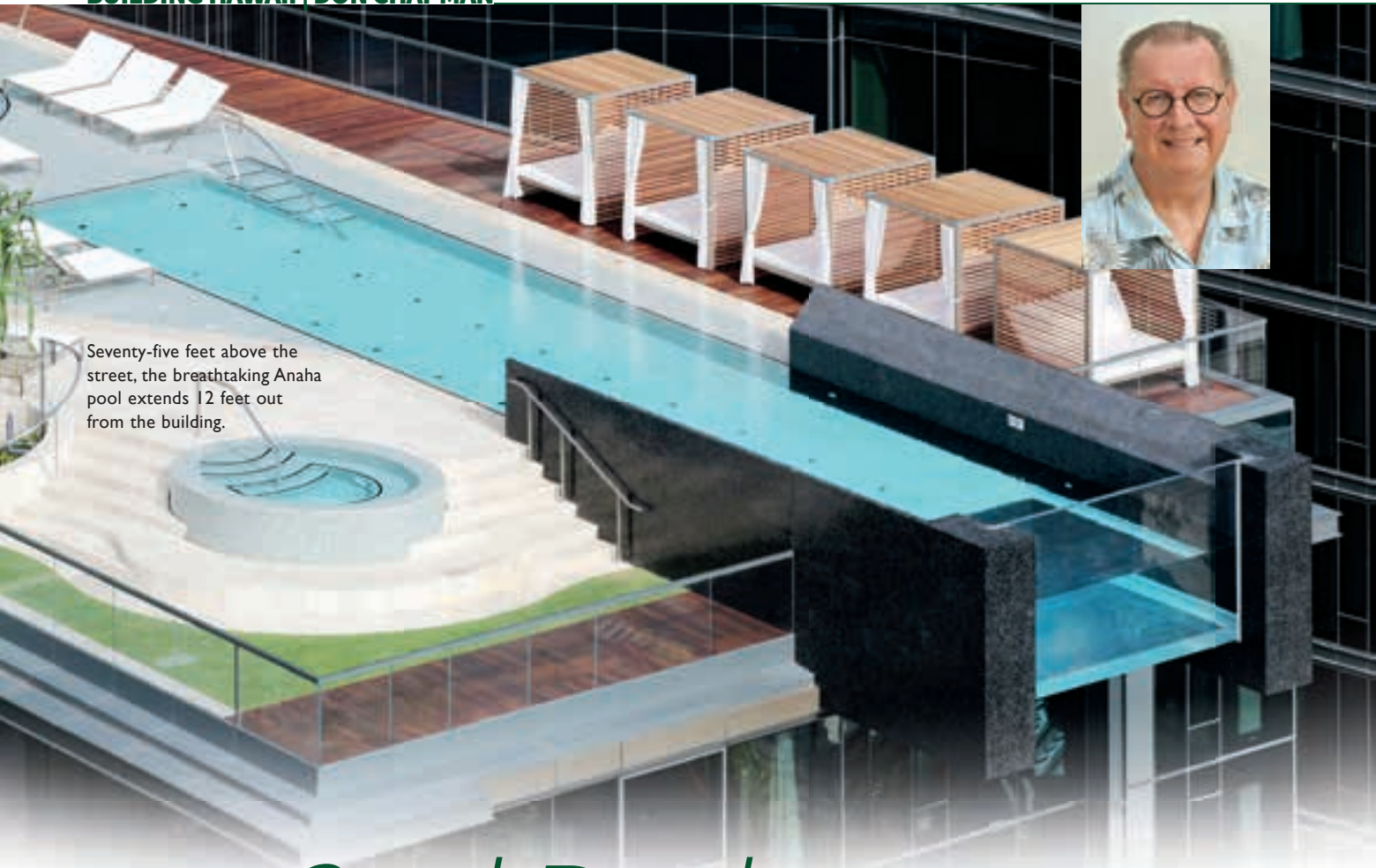
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Seventy-five feet above the street, the breathtaking Anaha pool extends 12 feet out from the building.

The Cool Pool Guy

Wendell Lee has designed amazing pools around the world, but none like the Kakaako condo tower pool that hangs over the street

Having designed and built pools around the world in a career that spans 40 years, Wendell Lee thought he'd seen just about everything. And then a representative of The Howard Hughes Corp. came to him with a first-time idea. For the new Anaha condo tower in Kakaako, they wanted a rooftop pool that hangs over the street, 75 feet below. A see-through acrylic pool.

"It's something obviously
Wendell Lee



we'd never done before," says Lee, president and principal designer for Pacific AquaTech, at the company's Kalaeloa offices.

With a client list that includes Hilton, Marriott, Outrigger, Disney, Hyatt Regency, Westin, Sheraton, Four Seasons, Ritz Carlton and Embassy Suites, and an equally impressive list in Asia, Lee and Pacific AquaTech—the design/engineering company affiliated with Pacific AquaScapes construction, headed by Don Morrison and Frank Fontana—have built scores of big projects that combine pools and waterfalls and rocks and caves.

But never a pool that defies gravity, stretching 12 feet into nothing but air beyond the building's edge.

"There was definitely something of a learning curve from an engineering

standpoint," Lee says. "We've done acrylic and glass pools before, but this is the first time it extended beyond the end of the building. We worked with the acrylic manufacturer and their engineers to simplify the process."

It instantly became one of his favorite projects: "I like it when we do something that is different, unique, something that makes a statement. Anaha was exciting, and the outcome was too, as you can see when you walk below it."

The pool for Disney at Aulani presented other new challenges: "Now that is a different animal. It has interaction in the pool, it has discovery in the pool."

A Disney project in Florida involved a pool where humans swim with fish, and vice versa: "We had to consider



Wendell Lee says designing the pool at Disney's Aulani was a different challenge because it involves interaction and discovery.

the health of both.”

He's currently working on another fun project: “We have one now where a zip line will drop people into a pool.”

Then there's a stainless steel pool for the Kroc Center: “It doesn't rust, doesn't spall, doesn't deteriorate like concrete would.”

A career in pool design was not on Lee's mind while studying architecture and engineering at the University of Colorado. Later, having dropped out of law school at the University of Hawaii—which he entered to please his parents—the Punahou grad was “working for Makai Ocean Engineering out in Waimanalo at the pier, and Steve Kaiser of Sea Life Park asked me to do some preliminary design for a wave pool they wanted to add. So I did some drawings and sketches for them and made a presentation.

“A gentleman named **Richard Heaton** of Hardscapes Hawaii saw my work—he was doing some water features and pools at that time, design and construction. He contacted me and asked if I'd like to do that for a living. (laughs) That was something I never thought about. I'd never even heard of it, especially something that could last this long. I had no idea the places it would take me, places I never thought I'd get to.”

His passport is indeed well-traveled, with stamps from Barbados, Australia, New Zealand, Singapore, Indonesia, Vietnam and China, and a few Middle Eastern countries.

Although **Chris Hemmeter** wasn't a pool designer by trade, Lee gives the late, legendary hotel magnate credit for starting a worldwide trend: “That was the beginning of what we would

call true resort pools in Hawaii. Hilton Waikoloa, the Grand Wailea on Maui, those properties were at the forefront around the world. That basically started the industry.”

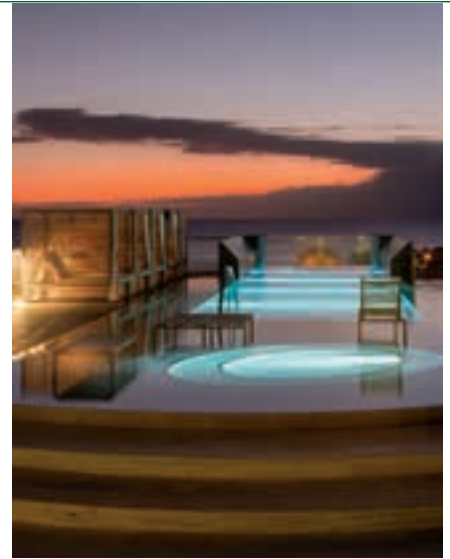
That original generation of cool hotel pools is now going on 30 years old.

“One of the things keeping our industry busy is a lot of properties in Hawaii are aging, so they're redeveloping themselves, with more amenities,” Lee says. “Grand Wailea is just one of many, along with Mauna Lani, the Lodge at Koele and Manele Bay, they're undergoing huge changes, looking trendy and new. That's a lot of our market right now.

“There's more opportunity in Southeast Asia—they really want to have a lot of water in their projects. It's kind of a feng shui thing, and association with water. It accentuates the architectural design, rather than having a small water feature just to have a feature.”

As important as visuals are, Lee also engineers sound.

“Developers and architects like to use water for white noise to cover the sound of traffic, or foot traffic, things of that nature,” he says. “They also like it for the ambiance, to create that mood, a level of noise that creates a certain image for that property. But it has to be done carefully. It can get very loud, very annoying. But it's usually for the positive. We know what makes noise. We know water-to-water contact—splashing—creates more noise. We can create white noise with water walls, things with less splash, less vertical drop. We don't have it to a science where we get the perfect decibel or tones, anything like that. But we do know how to control with velocity and the water effects.”



The pool at Anaha at sunset

Regardless of the project, Lee tries to build safety into each: “One thing we are concerned about on the design portion, we try to utilize the highest level of (water) turnover rate in the sanitation system. From a design standpoint, we have a responsibility that people using the pool can do so safely—whether it's signage, depth markers, sanitation.”

Speaking of sanitation as a safety issue:

“I would never go into a Jacuzzi on public property, ever,” Lee says. “It's just that it's such a small body of water, and bacteria can grow so quickly. It's an inherent fear based on what I know. I can't say it's not safe—I'd go into just about any public swimming pool—but spas I tend to steer away from. The key is the operator. They have to be diligent in maintaining the pool, testing the water and doing observations of the pool, and enforcing safety measures like showering before going into the water.”

Above all, he understands that a pool is mostly about the water, not his creativity, especially in the summer.

“I would love to say it's the design that makes it, but most people just want to jump in the water and cool off,” Lee says. “With all these 90-degree days we've been having, you do get some satisfaction that you're providing something of benefit for people.” 🏠

.....
Have a good story about a good person in Hawaii's construction business? Please shoot me an email at Don@tradepublishing.com.

Hawaii Island Tops Agency Awards

Six government agencies granted awards of \$39,566,092 during July, paced by the Department of Transportation, which issued \$26,537,812 in jobs.

The bulk of July's awards were for work on the Island of Hawaii (\$17,908,334) and on Oahu (\$14,076,264).

The month's tally, however, was a decline of more than 77 percent from the \$176,868,722 awarded in July 2018.

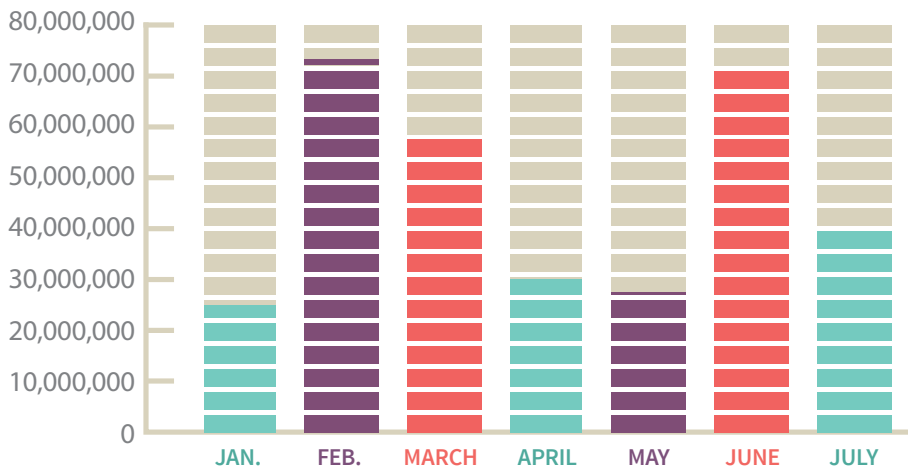
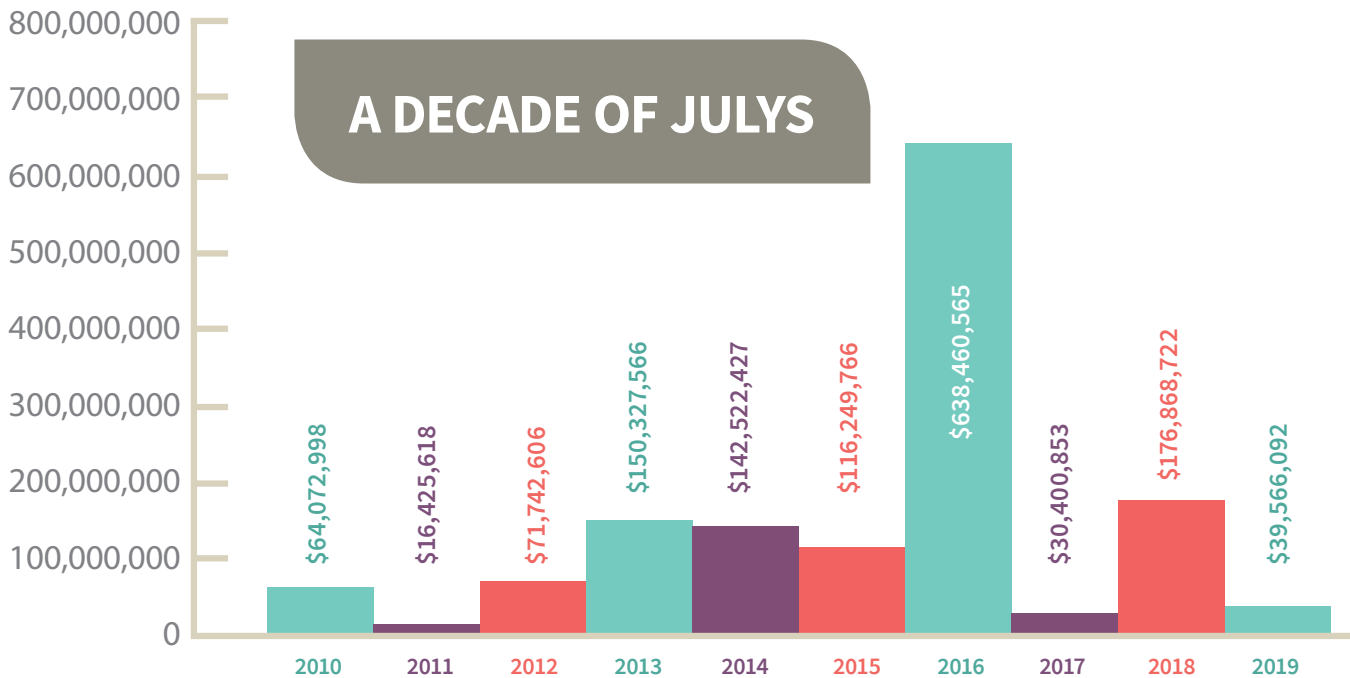
Jas. W. Glover Ltd. landed the largest contract of \$12,899,700 for work on the Koa south ramp taxiway and ramp

improvements at Ellison Onizuka International Airport at Keahole, Kailua-Kona. StarCom Builders Inc. won the next largest award of \$7,500,540 for building and ADA improvements at two Oahu apartment complexes.

Agency awards after seven months total \$324,892,390, a steep drop from last year's volume of \$1,307,674,006 during the same period.

| | |
|--------|--------------|
| Hawaii | \$17,908,334 |
| Oahu | 14,076,264 |
| Kauai | 4,096,136 |
| Maui | 3,485,358 |
| Total | \$39,566,092 |

| | |
|-------|--------------|
| DOT | \$26,537,812 |
| HPHA | 10,415,536 |
| DAGS | 1,174,235 |
| UH | 1,147,573 |
| DOE | 223,086 |
| DLNR | 67,850 |
| Total | \$39,566,092 |



| | |
|----------|---------------|
| JANUARY | \$25,105,725 |
| FEBRUARY | \$73,256,682 |
| MARCH | \$57,580,170 |
| APRIL | \$30,073,797 |
| MAY | \$27,470,641 |
| JUNE | \$71,542,283 |
| JULY | \$39,566,092 |
| TOTAL | \$324,892,390 |

Oahu

StarCom Builders Inc. \$7,500,540
Building and ADA Improvements to Makuu Alii (HA 1012) and Paokalani (HA 1036)

Sapigao Construction Inc......2,688,000
Kalanihua (HA 1024) and Makamae (HA 1046), Reroofing and Repairs

MEI Corp.1,174,235
Department of Defense, Fort Ruger, Buildings 90, 90C and 90D, Various Repairs and Maintenance

International Roofing & Building Construction 913,495
Hemenway Hall Reroof, University of Hawaii at Manoa

Weston Solutions Inc......825,634
Inspection and Maintenance of AST, UST and Storage Areas and Furnish Associated Waste Disposal Services, Statewide Airports

Sterling Pacific Construction.....267,000
Repair Mezzanine Roof and Railings at Pier 11 Shed, Honolulu Harbor

Peterson Bros. Construction Inc.226,996
HPHA School Street Sewer Repairs

Hawaii Works Inc......223,086
Central Middle School, Building A, Renovate Restrooms

MEI Corp.162,078
Holmes Hall, Suite 180, Rooms 309 A and D and 389, Rim18-01 Exterior Painting and General Repairs, UH-Manoa

International Construction Inc. 72,000
Various Buildings, George Hall and Small Animal Care Facility, UH-Manoa, Roof Drain Improvement 2018

Global Specialty Contractors Inc...... 23,200
Kaipaupau Stream Bridge

Maui

Arisumi Brothers Inc. 1,736,404
Baseyard Building Improvements at Kahului Airport

HI Built LLC.....854,034
Perimeter Fence Replacement at Molokai Airport

Site Engineering Inc......567,270
Baseyard Fueling System Replacement at Molokai Airport

JULY'S TOP 10 CONTRACTORS

| | |
|--|--------------|
| 1. Jas. W. Glover Ltd. (2) | \$14,173,700 |
| 2. StarCom Builders Inc. (1) | 7,500,540 |
| 3. Stan's Contracting Inc. (3) | 3,664,700 |
| 4. Sapigao Construction Inc. (1) | 2,688,000 |
| 5. Arisumi Brothers Inc. (1) | 1,736,404 |
| 6. MEI Corp. (2) | 1,336,313 |
| 7. Isemoto Contracting Co. Ltd. (2) | 1,118,434 |
| 8. Royal Contracting Co. Ltd. (1) | 1,079,700 |
| 9. International Roofing & Building Construction (1) | 913,495 |
| 10. HI Built LLC (1) | 854,034 |

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

Hawaiian Dredging Construction Co. Inc.259,800
Substructure Repairs at Kaunakakai Harbor, Molokai

Kahe Construction LLC..... 67,850
Waianapanapa Workshop Building Renovation, Hana

Hawaii

Jas. W. Glover Ltd......12,899,700
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

Drainpipe Plumbing & Solar LLC.....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

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

Maxum Construction of Hawaii LLC 59,500
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

American Marine Corp.240,563
Fender Repairs at Port Allen

LOW BIDS

The companies below submitted the low bids in July 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

MEI Corp.\$3,217,661
Accessibility Improvements, Phase II (Shidler), University of Hawaii at Manoa

Henry's Equipment Rental & Sales Inc......2,317,620
Sand Island State Recreation Area, Park Improvements, Phase V

Site Engineering Inc...... 1,195,556
East Kapolei II, Detention Basin Restoration

Ted's Wiring Service Ltd.681,899
Hawaii Emergency Management Agency, Outdoor Warning Sirens for Public Safety Statewide

MJ Construction Co......235,564
8806 Administration Human Resources Renovation, Honolulu Community College

Heide & Cooke Ltd.184,000
Kaahumanu Elementary School, Bldg. H, Replace Dumbwaiter

Maui

Maui Paving LLC.....2,177,779
Kea Street Pavement Reconstruction, S. Papa Avenue to S. Wakea Avenue, Wailuku

Diede Construction Inc...... 474,000
Kaunakakai Fire Station, Command Post, Molokai

M. Nakai Repair Service Ltd. 40,000
Kahului Fire Station Underground Fuel Tank Repairs

Tom's Backhoe & Excavation Inc...... 21,050
Keokea Park Access Improvements, Kula

Hawaii

Sterling Pacific Construction.....204,418
Kealakehe Elementary School, Building C Reroof, Portable 1, 2, 3 Reroof, Install Ceiling Fan

Summit Construction Inc.159,888
Department of Education Annex Kona, Exterior Renovation/Restoration

Isemoto Contracting Co. Ltd......159,700
Honaunau Elementary School, Install Security Screens/Doors, Capt. Cook

Stan's Contracting Inc......151,300
Ke Kula O Ehunuiakimalino, Cottage 3 Reroof and Install Outlets, Library Reroof, Install VFT and Install Fans

Stan's Contracting Inc......128,700
Kealakehe Intermediate School, Bldg. F, Restroom, Replace Fixtures and Partitions

Site Engineering Inc...... 88,500
Konawaena Middle School, Replace Fence, Install Ceiling Fans and Power Poles

Stan's Contracting Inc...... 13,870
Kealakehe High School, Parking Lot Replace 3 Missing Light Poles



Guam Wharf Gets an Upgrade

Healy Tibbitts and GMB JV strengthen Apra Harbor berthing facility

BY DAVID PUTNAM

For three years and four months, the Guam MACC Builders JV (GMB) worked on expanding and strengthening the 742-foot-long berthing facility at Naval Base, Guam. The result is a trophy project.

The project, says Rick Heltzel of joint venture managing partner Healy Tibbitts Builders Inc., brought an “extreme sense of pride for the

accomplishments of the entire X-Ray Wharf project team. To complete such an impressive berthing wharf project at the remote location of Guam is a remarkable achievement.”



Rick Heltzel

The \$49 million job—officially

called Project P-518, FY14 MCON P-518, X-Ray Wharf Improvements, Berth 1—garnered the Associated General Contractors of America’s Build America Award last year. It was one of seven jobs under NAVFAC Pacific’s \$400 million design-build (DB) and design-bid-build (DBB) multiple award construction contract (MACC) for Guam.

At its annual convention the first week of April, the Associated General Contractors of America recognized the best construction projects from 2018 with Build America Awards. Of those honored, Naval Base Guam X-Ray Wharf Improvements was selected as best New Federal and Heavy project.



GMB launched work on the wharf in July 2014. Healy Tibbitts, Watts Constructors LLC and Obayashi Corp. formed the Guam MACC Builders JV in 2010 to pursue the contract on the berthing structure at Apra Harbor that services the Navy's modern T-AKE cargo ship fleet.

"This new berthing complex facilitates the safe and efficient loading and unloading of the Navy's latest cargo ship class," Heltzel says.

The scope of the DBB work included providing a new sheet pile bulkhead including tie-back system, installing gravel fill between new and existing bulkheads and improving fill

using cement deep-soil mixing, dredging adjacent to X-Ray Berth 1 entrance channel and turning basin and installing pile-supported trestle and mooring dolphin.

DB work included strengthening the relieving platform area behind the existing bulkhead, including new concrete and AC paving, constructing a new bilge and oily waste system and a generator building and installing site utilities.

Heltzel notes that the project includes conducting the first dredging project with offshore disposal in Guam since the 1960s. "State-of-the-art GPS positioning system was used to monitor



Installing piling at the wharf



Healy Tibbitts completed work on Guam's Apra Harbor in 2018.

and record bucket and barge locations. An advanced 'silent inspector' system was used to monitor the dump scow draft and location in real time with a satellite uplink to the EPA," he says.

GMB dredged 83,000 cubic yards, with ocean disposal. The work also included driving steel H-piles for mooring bollard foundations, installing precast concrete utility trenches, replacing old three-legged anchor mooring, upgrading several electrical manholes, installing engineered backfill material to fill voids between new and existing bulkheads and much more.

The job's myriad challenges, Heltzel says, included planning and executing the work "to avoid disturbing the active Navy warehouse structure and associated operations located immediately behind the wharf." Others were "managing logistics for this remote island and resource-constrained location" and the "mobilization and demobilization of major floating

Key Project Members

GMB JV:

- Mike Delaney, project manager
- Fidel Sapigao, assistant project manager
- Paul Heuchling, quality control manager
- Cris Wise, senior project engineer
- Sarah Johnson, field engineer
- Mohammad Abu Jafar, concrete superintendent
- Joe Farago, site superintendent
- Bruce Richardson, pile-driving superintendent
- Ben Neal, marine superintendent
- Daniel Cryer, dredge superintendent
- Joe Fourby, safety manager
- Milind Desai, design manager for designer of record CH2M Hill

Major subcontractors:

- Kinden Electric and Hawaiian

- Rock, both local Guam companies, provided electrical installation and concrete supply/AC paving, respectively.
- GMB's lead design firm CH2M Hill provided engineering and design support for the design-build portion of the project.

NAVFAC Marianas project management team:

- Jacob Punzalan, contracting officer
- Patrick Quidachay, engineering technician
- Kevin Perez, contract specialist

NAVFAC Pacific:

- Eric Funasaki, design manager
- Carl Schultz, design project manager from Moffatt & Nichol, NAVFAC Pacific's lead design firm

equipment from Hawaii to Guam to support pile driving, anchor mooring relocations and dredging work."

Heltzel says the Navy recognized GMB for a "high-quality berthing facility as noted in the following performance evaluation remarks: 'Contractor's (GMB) quality control has been great. Contractor's QC team has vast experience managing QC

programs for NAVFAC waterfront, wharf and pier construction projects and has demonstrated a high level of understanding throughout the project.'

"All work was conducted using the three phases of control—preparatory, initial and follow-up—which avoided re-work and minimized punchlist items at project completion," Heltzel says.

As with any military project, job safety is a key point. "Healy Tibbitts and GMB are most proud of its safety performance on the project," Heltzel says, noting that "the Navy acknowledged this outstanding effort in its performance evaluation" following the project that entailed more than 230,000 man-hours.

"GMB's management team was passionate about safety because of the extreme hazards of the confined work area and multiple heavy equipment operations ongoing continuously," Heltzel says. "The project was supported by a fulltime site safety and health officer who ensured that all operations met the strict requirements of the Corps of Engineers' EM-385 Safety Manual."

The JV's effort to ensure job safety earned the Navy's "Good Catch Initiative" award. 🏠



The multimillion X-Ray Wharf upgrade project at Apra Harbor on Naval Base Guam was named one of the most substantial contracts of 2018 by the Associated General Contractors of America. PHOTO COURTESY AGC

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Hawaiian voyaging canoe crew member and teacher Lei'ohu Colburn demonstrates blowing the *pu*, or conch shell, used traditionally at the beginning of a sacred ceremony.



ON THE MAUNA

‘Protectors’ of Hawaiian cultural values speak from the heart about their beloved mountain

STORY & PHOTOS BY PRISCILLA PÉREZ BILLIG

Jutting almost 14,000 feet above exposed lava flows dating back 250,000 years and sparse shrubland sliced by piercing winds, Maunakea stands as the highest summit in Hawaii. It also hails traditionally as the Islands’ most revered “region of the gods.”

Native Hawaiians say the dormant volcano is an ancient spiritual symbol of indigenous connection to their land, to their ancestors and to their god of creation. Many of them, who call themselves “protectors” rather than protestors, also say construction of the proposed Thirty Meter Telescope would desecrate their sacred mountain.

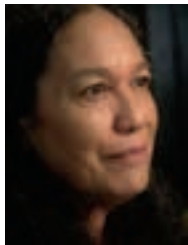
On the last Sunday in July, *BIH* writers joined the thousands set up at a makeshift, but highly organized, campsite more than halfway up the summit who had gathered for weeks in a show of passive resistance. Their mission—Native Hawaiians and non-Hawaiians, young and old—is to stop builders scheduled to prep the land on Maunakea’s northern plateau.

The *kia’i*, the guardians, spoke in determined voices about making a stand against a project they say betrays cultural and religious practitioners, noting the project circumvents guaranteed state and federal constitutional mandates.



They say this failure to follow the rule of law also victimizes local builders who signed up in good faith and now cannot take home a paycheck.

“What happens in cases like this is that workers and those who are dependent upon the construction contract itself wind up being the big losers,” says Mililani Trask, Native Hawaiian attorney and international human rights advocate. “Others, who are responsible for insuring the construction was ready on all legal fronts—they didn’t do their job.”



Mililani Trask

Mālia Ka’aihue, vice president of strategy for DTL Hawaii, a cultural advisory group, says, “for contractors, unions and corporations who hire contractors—they have an absolute responsibility to the people of Hawaii.”



Mālia Ka’aihue

Trask adds that the construction industry drives Hawaii’s economy and is, in a way, the backbone for labor.

“What can a contractor do to ensure that when the time comes for his contract to kick in that he’s able to get the job done and he’s not inheriting 40 years of political disagreement that should have been straightened out with the Department of Land and Natural Resources and the science community years ago, but it never has?” she asks.



Kenneth Lawson

Kenneth Lawson of the University of Hawaii William S. Richardson School of Law and a civil rights attorney, says his message to the people is to continue

with passive resistance and remain non-violent, citing examples of peaceful dissent in the protests of Gandhi, King and Lili’uokalani.

“There is a moral obligation to stand up against unjust laws,” he adds, paraphrasing Martin Luther King. “It’s not just about the sacred mountain. It’s about enough is enough. This is a combination of spirituality and morality. A movement like this pushes back on false narratives, and the false narrative being driven here is that the protectors won’t negotiate. Either the mountain is sacred or it’s not. If it’s sacred, leave it alone. So it’s not about negotiation.”

Despite passions running noticeably high, and state enforcement officers keeping tabs at a respectable distance, those gathered seemed to express a posture of quiet determination.

“We really believe we can stop this construction,” says Jonathan Osorio, dean of UH’s Hawaiiinuiakea School of Hawaiian Knowledge.



Jonathan Osorio

“Basically, the whole summit of the mountain has been treated as a free-for-all with the construction of telescopes. It’s a conservation district on ceded lands, and ceded lands are the crown and government lands of the Kingdom of Hawaii.”

Osorio says the most powerful objection comes from Hawaiians who say this is a sacred place. He adds that he would like to see all the other telescopes dismantled and lay bare the mountain as a pristine landscape once again.

“Five of them are going to be decommissioned,” Osorio notes. “But I want to be really clear about this: The decommissioning didn’t become a part of the solution until the protests of this telescope.”

Looking around him, Osorio says, “all of this that you see here, that’s a love for



Kalena Ho’opi’i and Ka’ōlino Glendon hoist the Hawaiian flag.

that mountain. And that love is actually fueling a great revival about Hawaiian practice and ceremony, knowing our history and becoming involved.”

In 2018, Supreme Court of Hawaii Justice Michael Wilson was the lone dissenting voice in the court’s finding that construction of TMT was not a “substantial and adverse impact” that would violate conservation law. Wilson argued that the TMT project “eclipses all other telescopes in magnitude” and should not have been granted a permit.

“Under this new principle of natural resource law,” Wilson wrote, “one of the most sacred resources of the Hawaiian culture loses its protection



because it has previously undergone substantial adverse impact from prior development of telescopes.”

Osorio suggests finding a way to teach the state about not cutting corners on large construction projects that impinge on the community in any way.

“It’s time for the state to do its job and actually manage its lands, and know who is accessing them, who finds value in them,” Osorio says. “The whole economy of the state has really been about keeping the gears of construction continually moving. You want to say ‘there has to be an ethical and sensible way of having an industry like this that

doesn’t simply build until there’s no more space to build.’ ”



Billy Freitas

Hawaiian elder Billy Freitas spoke at length—and with much passion—about the past, present and future of his people and the injustices heaped upon them since the time of Western contact.

“This position that we stand upon is so vital that if we do not prevail in this, our *keiki* and our future *makua* are going to suffer even greater than



Pua Kanaka'ole Kanahale, an elder of pure Hawaiian descent, drums the *pahu*.

our *kūpuna* in the past,” he says. “This checkpoint right here, that we fought for and we control to this point—there is no turning back. There is no turning back.”

Freitas adds that when he hears a young person recite the codes and articles of the Constitution that secure civil rights to their present action, “the future is bright for our people, under truth.”

Asked for the one thing he came away

with from his first day on Maunakea, 17-year-old Castle High School senior Fabian Silva-Pokipala says: “It was the *mana*, so intense. I never felt anything like it in my life. Everybody’s heart was so strong.”



Fabian Silva-Pokipala

TMT Safety Specs

The Conservation District Use Permit (CDUP) for Hawaii’s Board of Land and Natural Resources contains specifications designed to minimize or eliminate the impact of chemicals used at the TMT.

Specifications 889 through 899 under Section vi, “Hazardous Waste, Solid Waste and Wastewater” provide that:

- “The TMT Project will use three 5,000-gallon tanks—one for water storage, one for domestic waste storage, and one double-walled for chemical waste storage. It will also have two 25,000-gallon tanks containing fire-suppression water and above-ground 5,000-gallon tank for storing diesel fuel to power the emergency generator.” (899) (For comparison, a 5,000-gallon tank is about the size of a round, 15-foot by 4-foot-deep above-ground swimming pool; a 25,000-gallon tank is about the size of an 18-foot by 36-foot, five-foot-deep inground swimming pool.)
- “Like other existing observatories, the TMT Observatory will utilize vehicle and generator fuel, alcohols used for optics and general cleaning, liquid adhesives for optics bonding, various metals used for coating deposition materials, lubricants, hydraulic fluid, glycol coolants, and small quantities of acids, paints, and solvents. No mercury will be used by or at the Observatory, and no hazardous waste is

anticipated to be generated at the TMT Observatory.” (889)

- “Like many of the other observatories, mirror washing will be the primary maintenance activity associated with the TMT Observatory. Mirror washing wastewater is not a hazardous waste. ...” (891)
- Specifications 890 through 899 detail on-site waste and wastewater containment structures and procedures, and waste transport. These include:
 1. A secondary containment area for storage of hazardous materials with double-walled pipes, a leak monitor and daily leak inspections.
 2. Waste in transit will not fill containers to the brim to minimize spills.
 3. A Spill Prevention and Response Plan (SPRP) will be developed and implemented.
 4. “The TMT Project will provide the training, equipment and procedures for proper waste handling and disposal. ...” (896)
 5. A Waste Management Plan will address construction materials, transport and storage. (897)

For more on the Thirty Meter Telescope Management Plan, go to dlnr.hawaii.gov/occl/files/2019/01/TMT-Management-Plan.pdf



GOOD FOR HAWAII?

Q&A with TMT's VP on construction of the new telescope

BY BRETT ALEXANDER-ESTES



Gordon Squires

Construction of the Thirty Meter Telescope violates the fundamental beliefs of many people in Hawaii. So how will the TMT—as some supporters claim—improve the lives of Hawaii's people?

Gordon Squires, TMT vice president for external affairs, recently shared his views with *Building Industry Hawaii* on the benefits of the telescope to Hawaii's people and its construction industry.

BIH: TMT's webpage claims that during TMT's eight- to 10-year construction, the project will create about 300 local and specialized construction jobs. Is that true?

Squires: Yes.

BIH: How many of these jobs will go to local construction workers?

Squires: I think the commitment is, the vast majority, if not all of them. And we have a memorandum of understanding to work with local unionized labor as well.

Only those jobs that require specialized knowledge of telescope construction will be filled by people from outside Hawaii. We don't have the exact numbers.

BIH: What jobs will local workers likely perform?

Squires: They will do the grading, prepare the foundation, pour the concrete, build the structures, do the electrical, plumbing, air conditioning (and so forth).

BIH: Have TMT RFPs and ads for bids by local contractors already been released?

Squires: We have some agreements in place with Goodfellow Brothers.

BIH: Has decommissioning started?

Squires: One of the observatories has already started that process—the CalTech Submillimeter Observatory. It's not an instant process. They have to go through many of the same steps that you need to go through to build a telescope.

The other telescopes have not done the decommissioning process. The commitment is that another four—in total, five—will be decommissioned before TMT starts operation.

BIH: Are the CalTech and the other four observatories currently inoperable?

Squires: There's a misconception, or misunderstanding, I think, that there's a lot of observatories up there that are decrepit, or not doing good work ...

And that's absolutely not true.

(The CalTech telescope) ... ceased operations a couple of years ago. All the other observatories up there, with the exception of a UH-Hilo teaching telescope, are still functioning. ... They're all doing phenomenal work.

BIH: How long does it take for decommissioning to be approved?

Squires: (CalTech) is a couple of years in.

BIH: Is funding in place to pay for decommissioning?

Squires: Absolutely. There's monetary amounts identified for that, and a plan to make sure that it's available when required.

BIH: Will local construction workers handle decommissioning?

Squires: I would imagine so. Both in construction and decommissioning, I think, there will be a majority of local laborers.

(Decommissioning) has to be done in the right way, in an environmentally (responsible) way, and in a culturally sensitive way, and restore the site to its natural condition. So it's not a trivial endeavor.

BIH: There are persistent rumors that uranium or depleted uranium is a by-product of existing observatory operations, and will likewise be a by-product of the TMT. Can you confirm that there is no uranium or depleted uranium at present on Maunakea, and that the TMT will not use uranium or depleted uranium?

Squires: Yes. Thank you for asking that question. When I first heard that claim, I did not understand where it could possibly have come from. I mean, in terms of our power supply, TMT gets power off the grid like everybody else.

BIH: TMT's annual \$1 million THINK Fund donation to STEM educational programs is well-known. Can you tell us more about TMT's job training program?

Squires: TMT's Workforce Pipeline is part of the commitments made in the Environmental Impact Statement and Conservation District Use Permit. As such, TMT is obligated to begin it after construction is completed.

However, TMT has always been determined to be a part of the community, so we 'informally' began

the Workforce Pipeline in 2009 with grants to the Imiloa Astronomy Center of Hawaii, the University of Hawaii-RoboFESTival Scholastic Robotics Competition and Science/Engineering Fair, the UH-Hawaii Island Akamai Program, and the Waiakea High School Foundation-Hawaii Project for Robotics Education. (In total), TMT has provided over \$2 million to the Workforce Pipeline on Hawaii Island.

TMT has funded or participated in a number of events for high school students that let them explore construction work, such as Construction Career Day.

We have also been a part of efforts by the Workforce Investment Board and Department of Education, and have supported—and been on the board of—the Huiana program that provides internships for high school students in many occupations. Finally, we support Honolulu Community College in their two-year certification programs, including a two-week class at HCC for high school students.

BIH: Where do you think both sides can find common ground for resolution of Maunakea's issues?

Squires: These types of issues are not unique to Hawaii, unfortunately, but there is a real opportunity for Hawaii to be a beacon to the world, and find resolution on some of these larger issues that are beyond TMT and Maunakea. 🏠

Rules for Historic Preservation

The Department of Land and Natural Resources says that permits related to the TMT, as well as the overall astronomy preserve, have been reviewed by its State Historic Preservation Division.

The DNLN's rules governing regulations for preserving cultural artifacts and observing cultural practices on construction sites in Hawaii "would embody how these policies will be applied on the ground, both during construction and operations." The governing statute is Hawaii Revised Statutes (HRS) chapter 6E and applicable Hawaii Administrative Rules. They are:

- 13-276: Rules governing procedures and historic preservation review for governmental projects covered by sections 6E-7 and 6E-8 HRS (i.e., projects being carried out by or on the behalf of a state or county agency or on state or county land).
- 13-277: Rules governing requirements for archaeological site preservation.
- 13-279: Rules governing standards for archaeological monitoring studies.
- 13-280: Rules governing general procedures for inadvertent discoveries of historic properties during a project covered by historic preservation review process.
- 13-284: Rules governing procedures for historic preservation review to comment on chapter 6E-42, HRS, projects (i.e., projects requiring a state or county permit).
- 13-300: Rules of practice and procedure relating to burial sites and human remains.

Hale Ola 'Alua Opens

Constructors Hawaii and Waimanalo Health Center unveil new clinic

BY DAVID PUTNAM

PHOTOS COURTESY WAIMANALO HEALTH CENTER

Imagine yourself sitting in a large room surrounded by full-height glass walls with decorative window film custom-designed by a local artist, and a ceiling with six canted skylight wells bringing in natural light.

No, you're not in a palace or luxury hotel, though it might feel like it. Instead, you're in the second-floor waiting room at Hale Ola 'Alua, the

Waimanalo Health Center's new \$11.7 million clinic built by general contractor Constructors Hawaii Inc. (CHI).

"A new larger facility was needed to house outpatient healthcare services



David Thom

for the Waimanalo community and surrounding neighborhoods," says David Thom, CHI's executive vice president. "Services were designed to accommodate a 30 percent increase in patients that the center had seen over the past five years."

The nonprofit Waimanalo Health Center, which has seen patients since 1992, now has two sites: Hale Ola 'Akahi and Hale Ola 'Alua. The two structures are on Kalaniana'ole



Pediatrics patient waiting area

Highway near the Waimanalo Fire Station and across the street from Waimanalo Elementary and Intermediate School.

The 19,500-square-foot Hale Ola 'Alua will house the center's medical services, behavioral health, vision, *ma'iola* services, nutrition and

community services.

Constructors Hawaii began construction in November 2017 on the 1.1-acre site of the two-story clinic. The project was completed in April, with an open house held on May 1.

Construction scope of work, Thom says, included clearing and site work,





Second floor lobby and patient waiting area

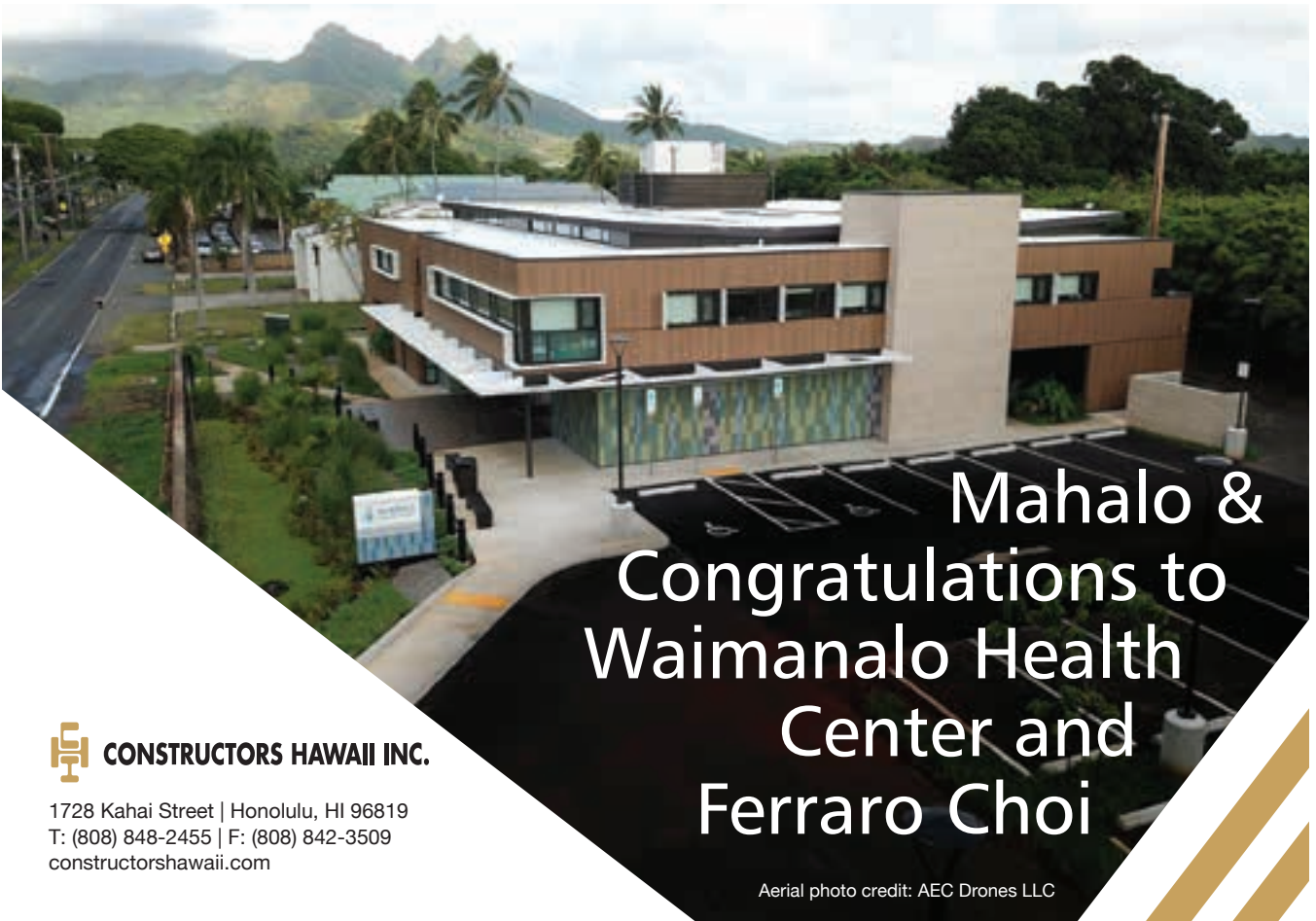
electrical and communications infrastructure, drainage, paving, walkways and landscaping. He says the building's exterior wall systems include fiber cement siding, split face concrete masonry unit (CMU) and ceramic tile. Interior finishes include glass walls with a custom-designed window film, porcelain tile, sheet vinyl and carpet tile.

Thom says "an existing HECO power line running over the building had to be relocated underground before vertical construction could proceed."

CHI's subcontractors, he adds, "performed a major part of this project. CHI's entire team of subcontractors did an outstanding job and came through

when they were needed most."

Overall, he says, the Waimanalo Health Center project "was a very positive experience for the entire construction team. Learning about the center's mission and its benefit to the community made CHI and subcontractors proud to be a part of the team that put together WHC's new facility."



Mahalo & Congratulations to Waimanalo Health Center and Ferraro Choi

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Hale Ola 'Alua Patient Check-in



First-floor lobby

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Thom lauded the contributions of key members of the project team. David Akinaka, Terry Kobayashi and Jason Takeuchi of Ferraro Choi and Associates were the design architects; Fred Erskine of Erskine Architects served as construction manager; and Waimanalo Health Center was represented by CEO Mary Oneha and Ghissou Rosala, facilities director.

CHI's Tasks and Specifications

- Sitework and footings
- Concrete slab-on-grade
- CMU elevator shaft
- Structural steel
- Concrete topping
- Wall framing
- Exterior siding
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“Communication channels were always open, contributing to an excellent collaboration between CHI and the project team,” Thom says. “Weekly meetings and site visits resulted in a constant flow of information to assure that construction would progress smoothly.

“WHC has received a lot of positive comments from their patients and the community, and they are all very impressed with how the building turned out.” 🏠



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Make Room FOR 10 MILLION

Extra space and extreme luxury top trends at Hawaii's 2019 hospitality projects

BY BRETT ALEXANDER-ESTES

As Hawaii gets ready to celebrate 10 million visitor arrivals this year, builders are creating the luxury that global visitors increasingly demand.

Opening this month, the new ultra-luxury Espacio hotel opposite Waikiki Beach offers nine 2,250-foot suites, each occupying an entire floor of the former Waikiki Beachside Hotel.

Hawaiian Dredging Construction

Co. Inc., Espacio's general contractor, gutted the 88-room, 11-story Aqua-Aston property, and outfitted the new \$50 million "Jewel of Waikiki" with Italian marble, Moroccan metalwork and in-suite spas.

Building cost per suite is approximately \$5.6 million.

"Espacio means 'space,'" says Theresa van Greunen, senior director of corporate communications at

Aqua-Aston Hospitality. "Espacio will be the first of its kind in Honolulu—and arguably even Hawaii. As wealth continues to grow, so does a need for privacy and high-touch experiences. What we're establishing here, our owners (Kowa



Theresa van Greunen



Construction of Sky Ala Moana's hotel tower is slated for later this year.
RENDERING COURTESY AVALON



Hawaiian Dredging is GC on the Halepuna Waikiki by Halekulani.
RENDERING COURTESY HALEPUNA WAIKIKI BY HALEKULANI

Waikiki LLC) are hoping to one day establish worldwide.”

Luxury Lineup

Hawaiian Dredging this year is also GC on three more luxury projects: the Mandarin Oriental near the Waikiki Convention Center, the Mauna Lani Bay Hotel on Hawaii Island and the Halepuna Waikiki by Halekulani.

Hawaiian Dredging will break

ground on the 36-story Mandarin Oriental—with a reported value of more than \$1 billion—in a matter of weeks.

Plans call for 125 guestrooms and suites and 99 ownership residences in a new 743,000-square-foot tower at the corner of Atkinson Drive and Kapiolani Boulevard.

“The Mandarin Oriental Hotel and Residences, Honolulu, will serve

as a new gateway to Waikiki and Ala Moana,” says Lisa Rapp, project architect at AHL (formerly Architects Hawaii Ltd.).



Lisa Rapp

According to Rapp, “owners will have access to a luxurious, resident-only amenity level comprising a feature

pool, outdoor lounge space complete with cabanas and fire pits, a karaoke room and Dolby Theater.”

Amenities for both residents and guests, she says, include a signature restaurant and bar on the second level, a retail salon, a wedding chapel, ballroom and meeting rooms, and an expansive indoor-outdoor terrace surrounded by gathering spaces. The property’s multi-level spa and fitness center, she says, “will be the largest and most lavish spa on Oahu.”

Other standout features include water play fountains in the entrance plaza and a cantilevered structure and reflecting pool in the sky lobby on the 20th floor. The project is slated to wrap in 2022.

At Mauna Lani’s renovation, Hawaiian Dredging is reportedly reducing the guestroom count from 368 to 333 to make way for more and larger suites, adding two new pools and expanding dining venues. First budgeted at \$100 million, the



Each of Espacio’s 2,250-square-foot suites features a spa.
PHOTO COURTESY AQUA-ASTON HOSPITALITY

renovation is now reported to be \$200 million—nearly as much as the property’s \$225 million purchase price in 2017—and is expected to wrap by January 2020.

The new Halepuna Waikiki by Halekulani, Hawaiian Dredging’s \$60 million renovation of the former

Waikiki Parc Hotel, creates 284 rooms and four suites. Rooms range in size from 309 to 335 square feet and suites range from 619 to 729 square feet. Main attractions include an eighth-floor raised wood pool deck with an infinity pool, bar, fitness studio, hospitality suite and open-air garden.



Hawaiian Dredging will soon break ground on the Mandarin Oriental.
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Halekulani Bakery & Restaurant, at Halepuna Waikiki by Halekulani
 RENDERING COURTESY HALEPUNA WAIKIKI BY HALEKULANI

At ground level, the new Halekulani Bakery & Restaurant will offer full-service, all-day dining. Halepuna is scheduled for an October opening.

High-end projects like Espacio, Mandarin Oriental, Mauna Lani and Hokulani can seem over the top, but actually have a practical purpose, says Bryan K.K. Li, NAIOP Hawaii Chapter president.



Bryan K.K. Li

“When it comes to vacation destinations, our visitors have myriad choices,” Li says. “So it’s extremely important to create reasons for loyal visitors to return to Hawaii, and for new visitors to be attracted to Hawaii.”

Opportunity Knocks

Since Hawaii hotels run at 90 percent capacity most of the time—one of the highest rates in the nation—mid-scale hoteliers are also expanding their Hawaii visitor plant.

Layton Construction Co. LLC is about to close on one new property in this sector, Marriott Residents Inn Kapolei.

The four-story, 135,000-square-foot hotel offers 183 rooms to West Oahu residents and visitors, and features a sport court and a pool area with nearby fire pit and barbecues,

says Michael Parker, the project’s preconstruction manager. “In addition,” he says, “the hotel offers some of the amenities that you would find in a home—a kitchen/kitchenette, refrigerator and microwave.”



Michael Parker

A light renovation, also called a “refresh,” occurs every 4 to 5 years, says Li, and is another rich source of work.

At the Waikiki Beach Marriott, says Ryan Nakaima, vice president



Ryan Nakaima

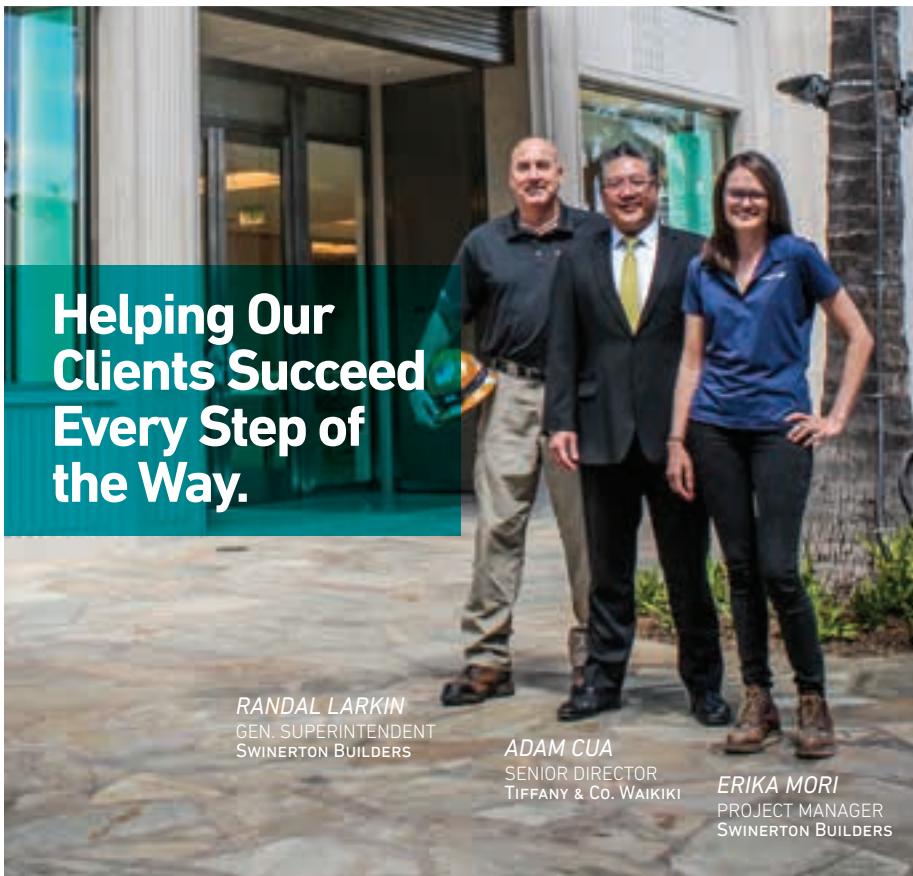
at Nan Inc., guest-room renovations started in January and are scheduled to wrap in the first quarter of 2020. “Scope includes the renovation of 656 guestrooms and suites in the Kealohilani Tower,” he says, “and 654 guestrooms and suites in the Paoakalani Tower.”

On Lihue, Layton Construction will soon wrap on guest room renovations at the Kauai Beach Resort. Scope includes new flooring, paint, wall covering, doors, trim, plumbing fixtures and shower glass.

In Kaanapali, Swinerton Builders



The future Social Club Patio at Sky Ala Moana
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is GC on guestroom and common area renovations at the Sheraton Maui Resort & Spa. The 508-unit guestroom project wrapped last year, and the common area refresh is scheduled to close in November.

“The new design of the lobby, currently in progress, provides a light touch to the building, and seeks to emphasize and enhance the resort’s enduring architecture and the property’s unique natural features,” says Rapp, AHL’s project architect. “The new layout provides more spaces for seating and relaxation, and draws guests to the dramatic views of Pu’u Keka’a (Black Rock) and the ocean. Overall, the renovation is a seamless blend of old and new, providing a fresh update to the look and feel of the resort.”

Linking Rail to the Sky

Avalon Development’s Sky Ala Moana, with a reported total value of \$510 million, is slated to start construction later this year.

The “two-tower, mixed-use residential, hotel and retail project encompasses more than one-and-a-half acres in the center of Ala Moana’s

transit-oriented development (TOD) district,” says Mark Berkowitz, project sales manager at Sky Ala Moana.



Mark Berkowitz

The 39-story hotel tower will offer 300 units with upscale appointments, as well as a 54,000-square-foot Sky Terrace amenity and recreation deck. Hotel tower construction is expected to take 33 months.

\$800 Million in Play

Timbers Hokuala, a new Kauai luxury resort with a reported value of \$800 million, will soon unroll new phases of construction.

These include condominiums, hotels, home sites and a 33,000-square-foot wellness, retail and restaurant complex. Currently, design development is underway on the next phase of townhomes and a 210-key hotel.

The hotel project, which combines a partial renovation and new construction, will likely submit its permit in the



Sky Ala Moana’s total project value is an estimated \$510 million.

RENDERING COURTESY AVALON

second quarter next year and break ground in late 2020.

A Worldwide Stage

“Rival (visitor) markets such as Mexico and Costa Rica have been working at ... improving their reputation as a viable vacation option for international travelers,” says Mufi Hannemann, president and CEO



Mufi Hannemann

of the Hawaii Lodging & Tourism Association.

Mexico, for example, “has witnessed record numbers in tourism, and is poised to see substantial growth ... as household names such as Hilton and Marriott have very large development plans in the pipeline,” Hannemann says. “Therefore, to stay competitive on the worldwide stage, our hospitality industry must remain vigilant, creative, and aggressive in strengthening our presence in our top markets, pursuing new opportunities, and responding to changes in the travel marketplace.” 🏠



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PRESIDENT'S WELCOME



Aloha All!

Welcome to our 22nd edition of our Resource Directory. The information enclosed will be helpful for your next steel framing, metal building, or metal roofing project.

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

We hope that you use this Resource Directory to your advantage as a valuable reference when sourcing your next project. We extend our appreciation to our advertisers and supporters who continue to contribute to make this publication available to you. Please support these companies.

Thank you to my fellow Board Members past and present who have volunteered effortlessly to ensure that

the Hawaii Steel Alliance and the growth of steel construction continues in the years to come. Feel free to contact the Hawaii Steel Alliance at info@hawaiiisteel.com with any questions you may have regarding steel framing as we continue to be the go-to resource.

Mahalo nui loa,

Alan Labbe
Alan Labbe
2019/2020 President
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The Hawaii Steel Alliance (HSA) was established in May 1997 to encourage and promote the widespread, practical and economic use of cold-formed steel framing and metal roofing for residential and commercial construction in the Pacific Rim. The HSA strives to be the pre-eminent worldwide steel framing resource for developers, contractors, engineers, architects, building officials, suppliers and homebuyers. The HSA has regular membership meetings and provides educational opportunities and training for its members.

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NAVIGATING THE ENERGY CODE FOR STEEL FRAMING

Many Paths to Acceptance

The state of Hawaii has adopted the 2015 International Energy Conservation Code (IECC) with amendments (Hawaii Energy Code). Currently, the four counties are going through the adoption process with their own local amendments, and soon all will have to comply with this newer version of the Energy Code. With the adoption of every new code, there usually is some confusion as to what the new requirements are, and the requirements for steel-framed construction is no exception. Fortunately, the Hawaii Steel Alliance participated in the committee meetings of the State Building Code Council to make sure that steel framing remains on a level playing field with other building materials.

One of the disadvantages of the 2015 IECC is that Hawaii is considered located in Climate Zone 1, a category also shared with South Florida, Guam, Puerto Rico and the Virgin Islands. We all know here in Hawaii that our climate is not the same as the other regions; that is why we worked aggressively to help develop amendments to the 2015 IECC to take advantage of the unique characteristics of Hawaii's climate. Based on our efforts, it is not difficult for steel framing to comply with the Hawaii Energy Code.

If you follow the basic path to compliance in the Energy Code (Sections 401.3 through R404) steel frame wall assemblies need to comply with Table R402.2.6 that requires, in addition to walls needing R13 insulation between the studs, a minimum of R4.2 continuous foam on the outside of the wall (about one inch).

Contractors that have already built homes using continuous foam in Hawaii have found an increase in cost from framing thicker walls, door frames, thresholds and window openings. They have increased the amount of waste on the jobsite resulting from

cutting foamboard insulation on the project. Also, there is a long payback in savings in Hawaii resulting from this additional insulation of approximately 40 years when you run models comparing energy bills versus the cost of construction. Fortunately, there are ways to avoid installing continuous foam, and still comply with the Hawaii Energy Code.

One alternative path is by using the Tropical Zone provisions (R401.2.1). In order for a home to be considered in a Tropical Zone, not more than one-half of the dwelling unit can be air conditioned. Ceiling fans or ceiling fan rough-ins must be provided for the bedrooms, and the largest space that is not used as a bedroom. Air leakage for the air-conditioned space must be considered, and other provisions addressing glazing, lighting and skylights must be met. The Tropical Zone only applies to residential buildings at elevations below 2,400 feet.

A second alternative path is using simulated performance analysis software (Section R405). Software such as Rescheck will almost always pass steel frame structures in Hawaii by concentrating on trading off the





fenestration U-factor. The maximum U in the 2015 prescriptive table is 0.50. Most windows on the market today will be at least half that so one may get enough out of the windows to effectively trade off the continuous foam insulation.

Perhaps the easiest way to satisfy the Hawaii Energy Code is by using the third alternative, or the Points Option in Section R407 of the amended code. Using this method there is a list of options that one can choose from to allow the home to comply. Using the Points Option, you need to have total cumulated points equal to or exceeding zero points.

For steel framed walls you start off with -1 points, but you can trade that off by adding points for using high-efficiency lighting and Energy Star appliances (e.g., refrigerators, washing machines and dishwashers), installing ductless air conditioners, using SEER 15 AC equipment, building tiny houses (smaller than 1,000 square feet), installing Energy Star fans or using solar PV.

As long as you come up with a total of zero points or above, the design will satisfy the Hawaii Energy Code.

.....
Look for notices on upcoming seminars to be conducted by the Hawaii Steel Alliance that will further explain how steel frame structures can easily satisfy the 2015 Hawaii Energy Code. For more information about navigating the Energy Code, or other best practices, please visit www.hawaiisteel.com.

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Steel framing means straighter walls, no extra furring involved and panelized construction that all contribute to manufacturing quality homes for Hawaii homeowners. Today, almost every major developer, including the military, chooses steel framing because of its durability and resistance to termites.

On Oahu, over 70 percent of residential structures are framed using steel. Most homeowners on Oahu have come to expect that their new home will be framed out of steel.



Steel framing provides a termite-proof solution for the structural integrity of the home. You do not have to worry about insecticides or other treatment to protect the structure. With steel, you will avoid expensive tenting costs and annual treatments. Steel is also resistant to rot, mold and insects. Steel will not shrink, warp, crack, creep, split or swell when subjected to moisture changes caused by preservative treatments, rain or changes in humidity.

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sacrificial corrosion of the zinc coating adjacent to the steel. In order for steel to rust, there must be a continuous supply of moisture. No water = no rust. Today, builders also protect the sill track by providing a tape barrier to protect it from any moisture that might migrate through the concrete.

Steel is the most recycled product in the world, more than paper, aluminum, glass and plastic combined. Steel contributes to LEED Certification and other green building programs. Debris from a steel-framed house accounts for only 2 cubic feet of landfill waste compared to about 50 cubic feet from traditional home construction.

You can count on using an environmentally friendly building product that will be strong, durable and green. Contact a Hawaii Steel Alliance member before you start your next project. They have a wealth of information, and all have one thing in common: They are on the cutting edge of building technology. Steel-framed structures are built to last.

.....
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- Patent pending.

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Prototype Homes for \$100K

HPM to launch pre-approved HalePlus in 2020

BY BRETT ALEXANDER-ESTES



Left to right: Gilbert Aguinaldo, Brandee Menino of Hope Services and Jason Fujimoto display HalePlus base model renderings in front of a prototype home under construction. PHOTOS COURTESY HPM BUILDING SUPPLY

HPM Building Supply will launch HalePlus, a line of pre-approved modular homes, on Hawaii Island in 2020.

HPM, which sells building supplies on Hawaii Island, Oahu and Kauai, is developing a HalePlus prototype with contractor Gilbert Aguinaldo of Pacific Rim Construction LLC in Keaau.

According to HPM, the new HalePlus homes will be pre-approved by the County of Hawaii. Plantation-style base models feature one bedroom, one bathroom and a covered lanai.

HPM manufactures HalePlus sections at its Keaau facility and will ship them to a homebuyer within three months of the manufacturing start date. Sections are then assembled onsite by a general contractor. Total

cost for a base model, including materials and labor, is approximately \$100,000—saving up to 40 percent of standard construction costs.

“The future of housing in Hawaii depends on speed, flexibility and affordability,” says Jason Fujimoto, president, CEO and fifth-generation owner of HPM Building Supply. “So many residents and families dream of having a home of their own, but are faced with Hawaii’s high cost of living. Especially after the Kilauea eruption last year, we wanted to do more to help our community and put homeownership within reach of more people.”

HPM is providing 12 HalePlus studio units at a discounted price to Hope Services to shelter low-income seniors behind Pahoehoe’s Sacred Heart

Church. These will be built next to 20 micro-shelters for lava evacuees that HPM helped to construct last year.

HalePlus one-bedroom modular homes are designed to be expandable and can be customized before or after construction. Add-on options in development include bedrooms, home offices, expanded kitchens and extra storage space.

The homes are also transportable and can be moved intact.

“After the devastation of last year’s lava flow, and the impact I saw on friends, neighbors and our community, I wanted to make sure our solution provided mobility,” says Aguinaldo. “With a little notice and a little work, these homes and their contents can be detached from their permanent footing and moved out of harm’s way.”

HalePlus housing “can be modified for whatever the community needs,” says Fujimoto. “It provides a County of Hawaii pre-approved, permissible and high-quality option for developers, companies and government agencies seeking scalability and cost-effectiveness.

“We truly appreciate the partnership of the County of Hawaii for their openness to explore innovative housing solutions in our community in partnership with the construction industry.” 🏠



Jason Fujimoto, Brandee Menino and Gilbert Aguinaldo inspect a HalePlus prototype under construction.

For more about HalePlus, go to hpmhawaii.com/haleplus

Pacific Construction 'Heating Up'

Isle builders are jumping on new jobs in Guam and around the Pacific Rim

BY BRETT ALEXANDER-ESTES

Like the Marine Corps at Guam's new Camp Blaz, Hawaii builders in 2019 are establishing new offshore strongholds, often with projects for the Department of Defense (DOD).

"The number of surety bonds issued to local contractors for offshore projects in 2019 is maybe 30 percent to 40 percent higher than two years ago," says Michael Grossi, vice president at Aon Insurance.

John Thielst, vice president at Coffman Engineers, sees a similar trend. Coffman's 2019 Pacific Region projects for the DOD, he says, have risen nearly 30 percent over last year.



John Thielst

Up for Grabs

Through 2020, Naval Facilities Engineering Command (NAVFAC) Pacific, NAVFAC Marianas, NAVFAC Far East and the U.S. Army Corps of Engineers will issue Pacific Region RFPs and bid requests with a combined value of more than \$1 billion.

Layne Machida, 2019 president of the General Contractors Association of Hawaii, says three member contractors were recently awarded "portions of, or (DOD) contracts in excess of, \$265 million on Guam for training areas, a dental/medical clinic, sewer system recapitalization and for a waterfront headquarters building."

The private sector is busy, too: Baldrige & Associates Structural Engineering Inc. (BASE) is currently

working on a Guam luxury resort.

Hawaii contractors are also showing up in unexpected places. Healy Tibbitts, for example, will soon

start work for NAVFAC Southwest in San Diego.

Rick Heltzel, president of Healy Tibbitts Builders Inc., says the \$27



million project and other offshore jobs are due to HT's strong supply chain.



Rick Heltzel

"With established offices and operations in both Hawaii and Guam," Heltzel says, "Healy Tibbitts is well-positioned to compete

on these types of projects throughout the Pacific Region."

Ryan Nakaima, vice president at Nan Inc., says his firm is similarly well-prepared.

"Nan Inc. has been performing projects in the Pacific



Ryan Nakaima

Region outside of the Hawaiian Islands since 1998," Nakaima says. "These opportunities helped facilitate Nan's operational expansion, and have allowed us to gain valuable experience in managing complex logistics and material procurement in highly remote areas."

Project clients gain, too.

"Logistically, the Hawaii contractor is closer to the offshore construction



Nan Inc. is reconstructing the shoreline on Kwajalein, RMI.
PHOTO COURTESY NAN INC.

sites on Kwajalein and Guam than a contractor from the continental U.S.,” Machida says, “making transportation and time zone communications easier to schedule during the workday.”

Guam

“Construction in Guam is heating up,” says Aon’s Grossi, and notes that federal project size—and spending—in Guam are increasing.

This is likely related to the \$8.7 billion construction of Camp Blaz, a new Marine Corps base in Finegayan.

“The design work for this program is really starting to ramp up.”

—Frank Humay

“Design work for this program is really starting to ramp up,” says Frank Humay, vice president at BASE, “and this will soon translate into a significant amount of construction activity.”



Frank Humay

Core Tech

International is already busy with ancillary work. The Guam builder is currently contracted for approximately \$567 million in projects for

NAVFAC Pacific, NAVFAC Marianas and commercial clients, says Chit Bathan, CEO at Core Tech.

“We have about 1,000 construction workers— both local and H2— working on our ongoing projects,” Bathan says. “NAVFAC Pacific has also released several RFPs for the upcoming military projects on Guam. We are also responding to these RFPs.”



Chit Bathan

Hawaiian Dredging Construction Co. Inc.

Hawaiian Dredging is currently in a joint venture with Core Tech International on the JFY, J-755 Urban

Combat Training, Anderson AFB \$149 million project and on two large projects for the Guam Waterworks Authority.

Nan Inc.

Nan Inc. is currently working on NAVFAC’s \$56.6 million Medical/ Dental Clinic, a new outpatient facility

in Apra Harbor’s family housing area at Naval Station, Guam. The project is slated to wrap next year.

Healy Tibbitts

Pending an expected award by the Guam Waterworks Authority, Healy Tibbitts will begin upgrading the Northern District Wastewater



Summer Towers, a current Guam project by Core Tech International, a leading Pacific Region GC PHOTO COURTESY CORE TECH INTERNATIONAL

\$800M Close-Up

Nearly \$800 million in 2019-2020 Guam projects are keeping Core Tech International and other contractors busy.

Core Tech International

- P3010 Strike Fuel Systems Maintenance Hangar—Andersen Air Force Base (AAFB), (\$92 M)
- P-3027 Pacific Airpower Resiliency (PAR) Tanker Group Maintenance Hangar—AAFB, (\$100.6 M)
- Summer Towers, (\$98 M)
- Bayview Hotel Renovation, (\$15 M)
- Summer Town Estate III, (\$17.4 M)
- Summer Town Estate IV, (\$22.6 M)
- Guam Waterworks Authority (GWA)—Umatac Merizo, (\$18.6 M)
- GWA—Interceptor Sewer Refurbishment, (\$22.9 M)
- Guam Power Authority—Tumon Lateral Conversion, (\$5.2 M)
- Urban Combat Training—AAFB, (\$148 M)
- Layon Landfill Cell 3/Related Work, (\$26.5 M)

Black Construction Corp.

- Aircraft Maintenance Facility & Corrosion Control Hangar—AAFB, (\$82 M)
- Live-Fire Training Complex—AAFB, (\$78 M)

Gilbane Federal (Calif.)

- Military Housing Complex—Naval Base Guam, (\$31.6 M)



Baldrige & Associates Structural Engineering Inc. is handling Guam's luxury Tsubaki Tower project.
PHOTO COURTESY TNN GUAM INC.

Treatment Plant to secondary treatment in early 2020.

HT will install a "400-foot-long diffuser pipe extension on the existing outfall pipeline," Heltzel says. "All work will be completed in offshore waters at depths of 140 to 160 feet."

Contrack Watts Inc.

Contrack Watts currently has two sizeable NAVFAC Pacific projects underway: the P-535 Sanitary Sewer System Recapitalization (\$41.1 million) and the Waterfront Headquarters Building, Apra Harbor, Naval Base Guam (\$22 million).

For the sewer project, Watts is



Contrack Watts is GC on the Waterfront Headquarters Building, Apra Harbor, Naval Base Guam.

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NAVFAC's P-109 Aircraft Maintenance Hangar during construction, a recent Guam project by Baldrige & Associates Structural Engineering Inc.
PHOTO COURTESY BASE

replacing pipes, lines, pumps and stations, as well as force mains, man-holes, generators and related electrical buildings at the Navy Main Base and nearby areas.

Apra Harbor's new Waterfront Headquarters Building is a 28,000-square-foot, reinforced

concrete facility that will support a Marine expeditionary force and the Port Operations Group. The project is aiming for LEED Silver.

Shoja Rezvani, general manager of Contrack Watts' Guam operations, says Watts "currently has operations in Hawaii, Guam and Japan, and continues

to follow all upcoming projects that fall within our areas of expertise."

BASE

In 2019, says Humay, BASE is seeing about a 25

percent increase in Pacific Region military and commercial projects over last year, with "most of our Pacific Region work currently in Guam."

BASE is handling the luxury Tsubaki Tower in Tamuning, the P-601 aircraft maintenance hangar at Joint Region Marianas, live-fire training ranges and several projects on the new Marine Corps Base Guam. These include the Medical/Dental Clinic, headquarters and base administrative buildings, dining facility and bachelor officers quarters.

Coffman Engineers

Coffman Engineers, says Thielst, "provides engineering and/or design-build services for projects around the Pacific Rim, including sites in Guam." Projects include "building renovation, hangars, BEQs, new buildings, fuels systems, utilities work, and site and facilities projects."



Shoja Rezvani



Nan Inc. will repair Fuel Tank #2 on Roi Namur, RMI
PHOTO COURTESY NAN INC.

Kwajalein / Marshall Islands

“It is getting easier to ship materials to projects due to a recent change in Matson’s shipping schedules,” says Michael Lynch, director of building operations at Nan Inc. This “cuts down the time from Kwajalein to the continental U.S., and vice versa, from 45-50 days to 25-30 days.”



Michael Lynch

That’s good news for Nan project managers on Kwajalein Island and nearby sites.

On Kwajalein, Nan is designing and executing a \$6.6 million overhaul of a power plant generator, and will soon complete work on a storage fuel tank (\$2.6 million) and a new solar PV array.

Projects on northern islands include work on a storage fuel tank (\$2.6 million) and a new solar PV array.

On Kwajalein, Lynch says, Nan deploys project parts and materials “many months in advance.

“It is getting easier to ship materials to projects within the region.”

—Michael Lynch

“All highly skilled workers need to be brought in on an as-needed basis,” he says. “Housing needs to be constructed prior to mobilization, and removed at the end of construction on most contracts.”

Japan

G70’s three design-bid-build projects in Japan for the U.S. Army Corps of Engineers meet DODEA 21st Century Education Facility Specifications/LEED Silver (Government Validated) standards.

Edgren High School’s 81,000-square-foot renovation is underway, and EJ King High School’s renovations and new builds totaling



Charles Kaneshiro

approximately 85,000 square feet are breaking ground this year. Edgren’s general contractor is NES Pacific. Nippo Corp. is GC at EJ King.

The Kinneck High School project, at 160,300 square feet and with a full

complement of athletic and support facilities, “is the largest school redevelopment project in the Department of Defense Education Activity (DODEA) capital improvement program for Japan,” says Charles Kaneshiro,

U.S. Army Corps of Engineers – Honolulu District Fiscal Years 2019-2020 Pacific Region Forecast*

Kwajalein Atoll

| PROJECT | EST. ADVERTISE | EST. AWARD |
|--|----------------|---------------|
| Bucholz Army Airfield Repair | FY19 Q4 | \$125M-\$175M |
| Kwajalein Medical Clinic | FY20 Q4 | \$50M-\$60M |
| Kwajalein Air Traffic Control Tower & Terminal | FY20 Q3 | \$30M-\$40M |
| Kwajalein Family Improvements | FY20 Q1 | \$25M-\$50M |
| Meck Island Power Plant | FY20 Q3 | \$25M-\$30M |
| Repair POL Pipelines and DLA Pier Repair Fac #965/Above Ground Storage Tanks | FY19 Q4 | \$5M-\$10M |
| Repair Golf Course Portico Bldg. 5879 | FY 20 Q3 | \$1M-\$5M |
| Rpr Water Catchment | FY 20 Q3 | \$1M-\$5M |

*Forecast Accurate as of July 23, 2019

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Nan Inc. will overhaul a generator (left) at the Power Plant Annex on Kwajalein, RMI.
PHOTO COURTESY NAN INC.

president and COO at G70. Kinneck High begins next year.

West Coast

Pending permit approval, Granite-Healy Tibbitts JV will start maintenance dredging of Piers 1, 3 and Paleta Creek at Naval Base San Diego later this year for \$27 million. Approximately 40,000 cubic yards will be dredged, transported, screened and discarded.

“Projects located at various strategic military installations throughout the Pacific Region provide significant

NAVFAC Projects 2019-2020 NAVFAC Pacific, NAVFAC Marianas, NAVFAC Far East

| PROJECT | Estimated Award Date | Estimated Award Amount | Probability Factor |
|---|----------------------|------------------------|---|
| NAVFAC Pacific Projects (in Guam and Marianas Region) | | | |
| Replace Andersen Housing Phase I, Andersen Air Force Base (AAFB), Guam | July-Sept. 2019 | > \$50M | Probable |
| Replace Andersen Housing Phase II, AAFB, Guam | July-Sept. 2019 | > \$50M | Probable |
| Replace Andersen Housing Phase III, AAFB, Guam | July-Sept. 2019 | > \$50M | Probable |
| Defense Policy Review Initiative-ACE Gym and Dining, AAFB, Guam | July-Sept. 2019 | \$20M-\$50M | Probable |
| Defense Policy Review Initiative-Ordnance OPS, AAFB, Guam | July-Sept. 2019 | \$20M-\$50M | Probable |
| Unaccompanied Enlisted Housing, Naval Base Guam | July-Sept. 2019 | \$20M-\$50M | AWARDED 6/2019 to California contractor |
| Air Pacific Resiliency-3 Hayman Munitions Storage Igloos, Naval Base Guam | July-Sept. 2019 | \$5M-\$10M | Probable |
| Air Pacific Resiliency-Bulk Fuel Storage Tanks, Naval Base Guam | Oct.-Dec. 2019 | > \$50M | Probable |
| Munitions Storage Igloos, Phase 2, AAFB, Guam | April-June 2020 | \$20M-\$50M | Probable |
| Defense Policy Review Initiative - GOJ Bachelors Enlisted Quarters - D, Naval Base Guam | Jan.-March 2020 | > \$50M | Probable |
| Defense Policy Review Initiative - GOJ Bachelors Enlisted Quarters - F, Naval Base Guam | Jan.-March 2020 | > \$50M | Probable |
| Defense Policy Review Initiative - Machine Gun Range - INC 1, AAFB, Guam | Jan.-March 2020 | \$20M-\$50M | Probable |
| Defense Policy Review Initiative - Machine Gun Range (INC), AAFB, Guam | Jan.-March 2020 | > \$50M | Probable |
| Defense Policy Review Initiative - Bachelors Enlisted Quarters H, Naval Base Guam | Jan.-March 2020 | > \$50M | Probable |
| Defense Policy Review Initiative - Central Fuel Station, Naval Base Guam | April-June 2020 | \$20M-\$50M | Probable |
| EOD Compound Facilities, Naval Base Guam | April-June 2020 | > \$50M | Probable |

project opportunities for Healy Tibbitts,” Heltzel says.

Rezvani agrees. The Pacific offers “the opportunity to expand our company’s footprint, attract new talent, and to send staff from the U.S. Mainland to other regions on a temporary basis to diversify their experience and help train new employees,” he says.

“The Pacific Region offers a huge volume of work.” 🏠

Building Industry Hawaii *Guam*
Correspondent *Mar-Vic Cagurangan*
contributed to this report.



In Japan, G70 is designer on the EJ King High School renovation project.
RENDERING COURTESY G70

| PROJECT | Estimated Award Date | Estimated Award Amount | Probability Factor |
|--|----------------------|------------------------|-------------------------------------|
| Navy-Commercial Tie-In Hardening, Naval Base Guam | April-June 2020 | \$20M-\$50M | Probable |
| PACAF Multi-Purpose Hangar, AAFB Guam | April-June 2020 | > \$50M | Probable |
| Air Pacific Resiliency - Earth Covered Magazines (Tindal), Tindal, Australia | April-June 2020 | \$5M-\$10M | Probable |
| Hardening Of Guam Pol Infrastructure - Tiyan Junction, Naval Base Guam | July-Sept. 2020 | \$5M-\$10M | Probable |
| Asia Pacific Stability Initiative - Munitions Storage Igloos Phase 3, AAFB Guam | July-Sept. 2020 | > \$50M | Probable |
| Asia Pacific Stability Initiative - Fuel Tanks With Receipt Pipeline & Hydrant System, Naval Base Guam | July-Sept. 2020 | > \$50M | Probable |
| Asia Pacific Stability Initiative - Airfield Development Phase 1 (Tinian), Tinian Guam | July-Sept. 2020 | > \$50M | Probable |
| Asia Pacific Stability Initiative - Parking Apron (Tinian), Tinian Guam | July-Sept. 2020 | > \$50M | Probable |
| Defense Policy Review Initiative - Water Well Field, AAFB Guam | July-Sept. 2020 | \$20M-\$50M | Probable |
| Defense Policy Review Initiative - Main And Commercial Gates, Naval Base Guam | July-Sept. 2020 | > \$50M | Probable |
| NAVFAC Pacific Projects (in Far East) | | | |
| Pier 5 (Berths 2 & 3), Yokosuka, Japan | Jan.-March 2020 | > \$50M | Probable |
| NAVFAC Marianas Projects (Guam) | | | |
| Upgrade Tank Farm, Naval Base Guam | July-Sept. 2019 | \$5M-\$10M | AWARDED 6/2019 to Hawaii contractor |
| Replace Waterline Mains in Lockwood Housing, Naval Base Guam | April-June 2019 | \$5M-\$10M | AWARDED 7/2019 to Guam contractor |
| Repair Aviation Fire Fighting Foam and Sprinkler System B2641, AAFB, Guam | July-Sept. 2019 | \$5M-\$10M | Probable |
| Construct Refueling Facilities at X-Ray Wharf | April-June 2020 | \$10M-\$25M | Probable |
| Renovation of Main NEX, Naval Base Guam | Jan.-March 2020 | \$10M-\$25M | Probable |

*** DISCLAIMER *** Naval Facilities Engineering Command (NAVFAC) announces the forecast of expected contract opportunities for October 2018 - December 2018 and January 2019 - December 2019. This forecast strives to make the best contractual solutions available to meet the full range of the Capital Improvement Business Line and clients needs. This document is for planning and informational purposes only and may not be all inclusive. See FEDBIZOPPS for actual solicitations.





An aerial view of the Pacific Missile Range Facility at Barking Sands, Kauai
PHOTO COURTESY PMRF

Construction on Garden Isle Remains Robust

Renewable energy, business facelifts and youth services keep Kauai builders working

BY PRISCILLA PÉREZ BILLIG

At the foot of the Na Pali Cliffs, on the western shores of Kauai, lies the Pacific Missile Range Facility (PMRF) at the Barking Sands Naval Base. There, AES Distributed Energy Inc. is building on the January launch of its Lawai solar generation and energy storage facility, the world's largest, with yet another system at Barking Sands.



Tomco Corp. has built two substations in Lawai to help integrate power from the solar facilities into the grid.
PHOTO COURTESY TOMCO CORP.

The new solar farm, AES PMRF, is expected to account for roughly 9 percent of AES sales. It will displace 2.8 million gallons of diesel per year and will produce enough power to energize 6,000 homes. This project is expected to begin commercial operation during

the second quarter of 2020, according to Rebecca Halford, proposal manager at AES Distributed Energy.

AES' up-and-running Lawai Solar and Energy Storage Project consists of 28 MW solar photovoltaic and a 100 MWh five-hour duration energy

storage system, and will eliminate the use of 3.7 million gallons of diesel a year. The project, along with the PMRF project at Barking Sands, is expected to help Hawaii meet its goal of reaching 100 percent renewable energy by 2045.



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Layton Construction is wrapping up work on the Adolescent Treatment and Healing Center in Lihue.
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

“With both the AES Lawai and AES PMRF projects, the Kauai Island Utility Cooperative (KIUC) has had to construct new substations in order to integrate the power from the facilities into the grid,” says KIUC President and CEO David Bissell. “While this is an additional cost to KIUC, it is necessary in order for us to best utilize the incredible solar resources these projects offer.”



David Bissell

the local general contractor for both

Halford adds that AES’ role is to develop, finance, engineer and construct, own and operate the project for the facility life span.

Tomco Corp. was

substations, located in Lawai at a building cost of \$8 million.

“These storage projects are moving us rapidly closer to our renewable goals,” Bissell says. “We are now able to supply roughly 65 percent of Kauai’s nighttime peak load with stored solar-generated energy. Accomplishing this in a cost-effective manner was just a dream a few years ago. The



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partnerships between KIUC’s engineers and those of some of the best renewable energy companies in the world are making the impossible a reality.”

Layton Construction is currently conducting various improvements at Kauai Community College (KCC) and the Adolescent Treatment and Healing Center, both in Lihue.

“The KCC job includes removal of existing roof, new insulation, metal decking, roof sheathing, waterproofing and roofing,” says Will Summerhays, executive vice president at Layton Construction. “Three different subcontractors are performing this work and can only remove as much of the existing roof as can be done in a day or before it rains.”



Will Summerhays

The operation required a substantial amount of communication and cooperation between Layton and its subcontractors, according to Summerhays.



Schurch Construction is expanding the Kauai Beer Company in Lihue. PHOTO COURTESY SCHURCH CONSTRUCTION CORP.

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Appleby Construction puts the finishing touches on a residence in Poipu.
PHOTO COURTESY APPLEBY CONSTRUCTION

“Our superintendent hosted a coordination and safety meeting before the project started to create a plan that everyone could agree on,” Summerhays says. “He also engaged our safety coordinator who worked closely with our subcontractors to establish a safety plan.”

The Adolescent Treatment and Healing Center is comprised of 12,000-square-foot single-story wood framed buildings on a 5.82-acre site with parking, landscaping and sports court. The Center is built with Energy Star-rated asphalt with a shingle roof and solar hot water system.

“The most standout feature of this project is the significance of the facility/project to the community and people of the island,” Summerhays says. “The residential treatment facility will help treat addictions of Kauai youth ages 12 to 18 who are dependent on marijuana, alcohol or other drugs.”

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Kauai Medical Clinic at Kauai Village Shopping Center
 PHOTO COURTESY SHIOI CONSTRUCTION INC.

HAWAII BUILDS WITH WOOD



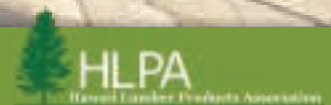
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Schurch Construction Corp. is in the middle of expanding the existing Kauai Beer Co. in Lihue. The 4,000-square-foot microbrewery project involves remodeling, rebuilding and adding a two-story building next door where Schurch tore down an old building. Starting from scratch, Schurch builders are putting up a pre-engineered steel building.

“All businesses are very excited and are remodeling or adding to their existing businesses.”
—Paul Schurch

“It’s a challenging job because we are surrounded by four walls, basically,” contractor Paul Schurch says. “When lifting to a two-story building, lifting 900-pound steel banders with a telehandler, it’s challenging because you don’t have that much space to maneuver. You have to be very

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Shioi Construction just wrapped on the Kilauea Market + Cafe.
PHOTO COURTESY SHIOI CONSTRUCTION INC.

careful and it's time consuming.”

Schurch adds that the entire Rice Street in Lihue is getting a facelift to revitalize the neighborhood.



Paul Schurch

“All businesses are very excited and are remodeling or adding to their existing businesses,” he says.

Appleby Construction is building the Steele residence at Kiahuna Golf Village in Poipu. The design firm, headed by John Underwood, is Island Architecture and Interiors.

The 3,600-square-foot, single-family residence boasts three bedrooms, 2 1/2 baths, a two-car garage, gas-on-demand water heating and Trex decking made from 95 percent recycled material.

“It takes 10-14 days longer to ship materials from the Mainland to the outer islands.”

—Robert Appleby

“Building on a small island has its challenges when there is a lot of construction due to the small number of lumber companies,” says contractor Robert Appleby.

“Availability of some materials can become scarce requiring getting material from up to three different lumber companies to complete just one phase of a project and buying longer lengths of lumber than needed, creating more waste. It also takes 10-14 days longer to ship materials from the Mainland to the outer islands.”



Robert Appleby

Shioi Construction Inc. and Creative Partition Systems (CPS), its drywall division, teamed up with AIA's Marc Ventura to build Kauai Medical Clinic at Kauai Village Shopping Center in Kapaa.

The new clinic is a tenant



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improvement project in an 8,000-square-foot shell that was first constructed in the early 1990s and creates more than 40 rooms, including exam rooms, consultation rooms, staff offices, restrooms, triage, breakrooms, a staff shower and a future x-ray room. Shioi's work scope included new storefront and siding, resilient flooring,



Val Tokuuke

ceramic tile, interior glazing, wood doors, three-form decorative panels, mechanical, electrical, and plumbing and a new CMU electrical room. Shioi's project team was led by Project Manager Val Tokuuke. CPS' work scope included framing, drywall, taping, acoustical ceiling and wood tile ceiling systems.

"One challenge for this build was last-minute changes," says Roy Shioi, president of Shioi Construction Inc. "Although days were added to complete the project due to these changes, the substantial completion

resilient flooring, ceramic tile, interior glazing, wood doors, three-form decorative panels, mechanical, electrical, and plumbing and a new CMU electrical room.

Shioi's project team was led by Project Manager Val Tokuuke. CPS' work scope included framing, drywall, taping, acoustical ceiling and wood tile ceiling systems.

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Tips on Insurance

Danielle Ulmann, assistant vice president and bond manager at Atlas Insurance Agency, works with several construction contractors on Kauai.

“I’m usually not dealing with a contractor one project at a time,” Ulmann says. “I’m looking at the contractor’s entire work program, all projects and aspects of their business in an effort to understand their entire business operation. As with all businesses, a contractor should have a good insurance agent, a good CPA, a good attorney, etc., that advise the contractor on their specific area of expertise.”

Ulmann says a Business Owner’s Policy, which bundles General Liability Insurance and Property Insurance into one plan, is usually not enough. Her advice to contractor clients would be to work with their insurance agent to evaluate all of their insurance policies to insure their operations are properly covered. Many times, purchasing different lines of coverage separately is a more comprehensive solution.

Ulmann advises that a contractor should be made

aware of what their policy covers because, by default, floods, earthquakes, earth movements and sometimes hurricanes are sometimes not automatically covered.

“Regarding property, a hurricane coverage option is something that should be presented by your insurance agent,” she adds. “Flood is also important too but, sometimes, it can be difficult to insure for flood, or it can be very expensive.

“I think it’s important to provide those options for clients when possible, especially on Kauai where we have seen a recent history of hurricane and flooding activity,” Ulmann notes. “You’re going to want to, at the least, explore these options for protection.

“With Kauai and other parts of our state being in recent news with flooding and windstorms, I would emphasize the importance of making sure that a contractor’s construction insurance agent has properly advised them on what their insurance policy covers—and what it does not cover.”



Danielle Ulmann

date remained the same.”

In June Shioi completed Kilauea Market + Café, one of nine building shells at the Kilauea Lighthouse Village project located in the heart of Kilauea town.



Roy Shioi

The 12,415-square-foot building is a slab-on-grade construction, with the major area being a pre-engineered meta building with parapets, Kingspan siding and a low-slope TPO roof. The other portion of the structure is timber framed with wood trusses, lap siding and metal roofing. A lava rock veneer runs along two sides of a covered walkway.

The store has a market/sales and liquor area, as well as a bar and dining area served by a full-service commercial kitchen. The ceilings in the sales area are open to structural elements and the bar, dining and liquor areas are finished with tile and stone counters and solid oak millwork.

“Our drywall division, CPS,



Kaua'i Medical Clinic at Kauai Village Shopping Center

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Kauai Community College's Culinary
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performed the metal stud framing, batt insulation, drywall-suspended ceilings and trellis and the rock veneer,” Shioi says. “The coordination was challenging for this project as we worked with a large team, including the building shell architect, interior TI architect and the multiple owners’ vendors.”

Shioi was also the general contractor for the 3,140-square-foot Kauai Community College Culinary Instructional Facility on the Lihue campus, completed this Spring. The learning center for food preparation and cooking is captured in a modern-style facility designed as a Hawaiian *hale* with copper roofing and moss rock columns.

The work scope included all the concrete foundation, masonry, wood framing, indoor kitchen and storage, *imu* pit, bread oven and concrete walkways. A rain garden was also assembled from rocks gathered from special places across the island.

“Cypress logs were shipped from Canada for this project,” Shioi says. “Our drywall division, CPS, installed the metal-framed soffits, interior drywall, acoustical ceilings and exterior lath and plaster.”

Shioi adds that the standing seam copper roof, with a steep 20/12 pitch with copper grilles at the top of the gables, posed a challenge to the roofing contractor as it had to identically match a mock-up that was constructed on the ground. Despite overcoming routine challenges confronting the building industry, Shioi is optimistic for continued work on the island.

“The Kauai construction market looks strong for 2020,” Shioi says. “We are hopeful to be working on the Princeville Resort renovation, Townhomes at Timber Hokuala, a Silver-West hotel above Kalapaki Bay, as well a condominium renovation project in Poipu next year.” 🏠

GCA Tabs Walthall as New EVP

Cheryl Walthall has been selected to serve as executive vice president for the General Contractors Association (GCA) of Hawaii. Her appointment was to begin on Sept. 3.



Cheryl Walthall

Walthall succeeds Johnny Higa, who served in the position for 20 years. She joins the GCA after working the past 12 years at Pacific Resource Partnership, most recently as director of strategic partnerships. PRP represents the Hawaii Regional Council of Carpenters and more than 240 member contractors.

“Cheryl brings the strong leadership, deep experience and tremendous vision needed to advance GCA of Hawaii into a dynamic new era,” says Lance Wilhelm of the GCA of Hawaii board of directors.

A graduate of the University of Hawaii at Manoa, Walthall also serves on the board of directors of Hawaii Construction Career Days.

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Hensel Phelps Cleared to Fly Drones Over People

General contractor secures FAA waiver to operate sUAS above populated jobsites

BY DAVID PUTNAM

Armed with a precedent-setting waiver from the Federal Aviation Administration, Hensel Phelps operates drones over human beings at four construction sites in its Pacific district, including the Daniel K. Inouye International Airport.

Hensel Phelps in June was granted the FAA's waiver to rule 107.39(a), which authorizes the use of "small unmanned aircraft system (sUAS) operations over human beings." The FAA states that Hensel Phelps was granted the waiver "because you have established adequate mitigations for risks involved with operating your sUAS."

Hensel Phelps' clearance to use certified operators stems from its use of a parachute-equipped sUAS—the first time a 107.39(a) waiver has been granted using a parachute system. Currently, Hensel Phelps is one of only nine companies, and the only general contractor, to be granted a 107.39(a) waiver for operation over people.

"With varied project focuses from

wastewater treatment, healthcare facilities to public infrastructure, Hensel Phelps finds that employing sUAS for the monitoring, analysis and inspection of their projects has been extremely beneficial," says Patrick Monahan of Hensel Phelps' business development office.

"From cost savings, time efficiencies and safety, many benefits of sUAS have been recognized. Placing an exact dollar value on the benefits realized by utilizing drones on the projects is nearly impossible given their wide-reaching benefits," he adds. "At Daniel K. Inouye International Airport, for example, the ability to overlay utility plans onto the sUAS imagery meant that project management and employees had a timely view of site conditions, protecting them from risks that otherwise may have been difficult to recognize.

"At another site on Oahu," Monahan says, "the ability to perform rapid volume calculations and site-grading analysis meant providing the project team with accurate and up-to-date

production and planning tools."

Hensel Phelps, according to its website, addressed the FAA's safety concerns by utilizing ParaZero's SafeAir Parachute System, which is compliant with ASTM F3322-18, Standard Specification for sUAS parachutes. According to the FAA, the ParaZero parachute used with the Phantom 4 drone is now available to other applicants.

The FAA says it will require applicants to undergo the same approval process as Hensel Phelps and provide testing, documentation and statement of compliance in their application.

Hensel Phelps' waiver was issued on June 1 and expires on June 3, 2023.

Since 2017, according to the FAA, six other Hawaii-based companies have received 107.29 waivers, which allow "night sUAS operations." They include Hawaiian Electric Companies, Dudek Hawaii, Hawaiian Dredging Construction Co. Inc., Hawaii UAV Service LLC, Drone Services Hawaii LLC and Hawaii Resolution. 🏠

Nordic PCL is GC for CPB's \$40M Upgrade

General contractor Nordic PCL Construction Inc. will handle Central Pacific Bank's planned \$40 million upgrade. The project, scheduled for full completion in early 2021, includes CPB's downtown headquarters, flagship main branch, online and mobile banking platforms and ATM network.

Called RISE2020, the scope of the work includes converting the bank's flagship main branch into a multi-functional facility with a community lanai and co-working spaces.

In another section of the main branch, Nordic PCL will construct a branch model called the CPB Lab that will feature advanced banking technologies, customer flows and flexible



Rendering of Central Pacific Bank's main branch

space configurations.

The project's design is by MGA Architecture. Completion of the CPB Lab is set for early 2020, and completing construction of the full main branch, with co-working spaces and indoor-outdoor lanai, is estimated for early 2021.



Rendering of CPB's interior lanai

Maui Kupono Builders Begins Work on Ala Moana Park Drive

Maui Kupono Builders LLC is on track to complete improvements to the main road in Ala Moana Regional Park in October.

The \$1.04 million project got underway in August. The scope of the work includes repaving, reconstructing and restriping of the entire stretch of Ala Moana Park Drive.

Tree pruning is planned, along with the installation of new speed bumps and vehicle loop sensors at the park road intersections with street lights. Also, the parking lot by the canoe hale will be improved.

HHC Announces New Tower, Park Expansion

The Howard Hughes Corporation will build Victoria Place, a single 350-unit residential tower, in place of the two Gateway towers previously planned on the site of the former Ward Warehouse. This will expand the open space in Ward Village's Victoria Ward Park along Ala Moana Boulevard.

"Our plan for the former Ward Warehouse location now reflects greater public amenities, more open green space and an increased connection to the waterfront," says Simon Treacy, president, Hawaii, at The Howard Hughes Corporation. "Victoria Ward's legacy continues to serve as our biggest inspiration as we transform Ward Village into a world-class destination that showcases the beauty and culture of our island."

According to HHC, Victoria Ward Park's new expanded section will incorporate elements of a nature preserve.



HHC's future Victoria Place in Ward Village
RENDERING COURTESY THE HOWARD HUGHES CORPORATION

Nan Lands Bid for \$49M Facility at JBPHH

Nan Inc. was awarded a \$49 million firm-fixed price contract in late July by Naval Facilities Engineering Command (NAVFAC) Pacific for work at the Communications/Crypto Facility at Naval Computer Telecommunications Area Master Station (NCTAMS) Pacific on Joint Base Pearl Harbor-Hickam (JBPHH) Wahiawa Annex.

The work includes renovating Buildings 261, 105 and 10, with completion expected in April 2021. The scope of the project consists

of removing walls and equipment; modifying electrical, mechanical, fire sprinklers, lighting, communication and security systems; renovating rest-room facilities, power, uninterruptible power supply, heating, ventilation, air conditioning systems, ceiling and doors; and painting interior and exterior areas.

“This project will result in a substantive improvement in our ability to execute a range of Information Warfare missions at the Wahiawa Annex, from assuring command

and control to Navy and Joint Commanders across the Pacific to Cyberspace Operations,” says Capt. Bryan Braswell, NCTAMS Pacific commanding officer. “Ultimately this investment in the Wahiawa infrastructure will improve our Information Warfare readiness in the Pacific.”

The contract was competitively procured via the Navy Electronic Commerce Online and Federal Business Opportunities website with three proposals received.

Kauai Marine Block Building First in U.S.

Brower Construction’s new athletic shelter at Kauai’s Island School, built with non-load-bearing walls made of ByFusion marine debris blocks, will be the first such structure built in the U.S.

PHOTOS COURTESY ISLAND SCHOOL



LAS VEGAS

MSG Sphere Takes Shape

Six construction cranes and more than 300 workers are at the site of the MSG Sphere, a first-of-its-kind performance venue with high-tech audio and visual capabilities in Las Vegas, reports the *Review-Journal*.

The 17,500-seat spherical structure, with Los Angeles-based AECOM as general contractor, will be 366 feet tall and 516 feet wide at its broadest point. Set to open in 2021, MSG Sphere is being built on 18 acres off Sands Avenue between Manhattan Street and Koval Lane. The Madison Square Garden Co. is the owner.

When it opens, the venue will treat guests to the world's largest and high-resolution LED screen which covers 160,000 square feet of display surface. The screen, equal to three football fields, will wrap the stage and audience.

NEW YORK

Firm Erects Largest 3D-printed Home

A New York company says it built the largest 3D-printed concrete house in the world on a site in Patchogue, N.Y.

S-Squared 3D Printers said it took just 12 hours to build the 500-square-foot home using its patent-pending Autonomous Robotic Construction System technology. The firm says



The 3D-printed concrete house in New York
PHOTO COURTESY S-SQUARED 3D PRINTERS

ARCS allows multiple machines to work together, condensing the construction schedule into hours and cuts construction costs by up to 70 percent.

The ARCS system, according to S-Squared, operates on low-power consumption technology, using the approximate current of a standard hairdryer. The company also says the machinery can be set up on a jobsite in as little as six hours, and that the structures will last 100 years, even if exposed to water, fire and mold.



Rendering of the MSG Sphere

The MSG Sphere is expected to be completed in 2021.

PHOTO COURTESY LAS VEGAS REVIEW-JOURNAL

SEATTLE JV Lands Bid for \$729M Light Rail

The Central Puget Sound Regional Transit Authority (Sound Transit) has awarded the joint venture of Stacey and Witbeck and Kuney Construction a \$729.3 million contract to complete the design for and build the 3.4-mile Downtown Redmond Link Extension in the Seattle suburb of Redmond.

According to reports, the light-rail project will extend the Blue Line from the Redmond Technology Station on the Microsoft campus to downtown Redmond and should be completed in 2024, one year after the \$3.7 billion East Link's segment into the Microsoft station is finished.



The Sound Transit plans a 3.4-mile extension to the Seattle suburb of Redmond.

PHOTO COURTESY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY

In addition to designing and building two new stations, the JV will also construct a 1,400-space parking garage, the overhead catenary system that will supply electricity to the line, traction power substations, train control and communications, special track work and utilities, as well as street and trail improvements.

CANADA Toronto Paces North American Construction

Toronto's construction industry continues to pick up momentum, with demand for housing and work space pushing development in the downtown core and other areas of the city.



Toronto's Union Park

RENDERING COURTESY ADAMSON ASSOCIATES ARCHITECTS

According to *Curbed*, data from the most recent "Rider Levett Bucknall (RLB) Crane Index" showed that the city had 120 active construction cranes in July, more than twice the second-most active city of Seattle.

An example is the \$2.7 billion Union Park project. In progress from Oxford Properties Group, a partner in New York's Hudson Yards, the project is scheduled to open in 2023. Encompassing twin 58- and 48-story office towers and apartments surrounded by public parkland, it will bring 4.3 million square feet of new mixed-use office, residential and retail spaces to the downtown area.

Kay Joins Hunt as EVP for Development and Planning

Paul Kay has joined Hunt Companies Inc.'s Hawaii Development Region as executive vice president for development and planning.

His responsibilities at Hunt include the development and asset management of over 530 acres at Kalaeloa, the former Barbers Point Naval Air Station. Kay's 33 years of experience includes master-planned community and infill development, both in the urban and suburban environments.

Previously, he was director of real estate planning and development for Kamehameha Schools. Before that, he was with Stanford Carr Development LLC, WB Kukio Resort LLC, RiverLakes Ranch and Castle & Cooke Hawaii.

A native of Hawaii, Kay earned a bachelor's in real estate and marketing at the University of Southern California Marshall School of Business.

Hunt's Colón Rejoins USS Missouri Board

Steve Colón, president of Hunt Development Group LLC's Hawaii Division, has returned to the USS *Missouri* Memorial Association's board of directors.



Steve Colón

Also joining the association's board as a new member is Rear Admiral Pete Gumataotao, USN (Ret).

Colón, who served 26 years in the Navy and Navy Reserve, was an association board member from 2012-2018. He retired from the Navy in 2006 as a captain and currently oversees the development activities on Oahu, Hawaii Island, Maui and Kauai for Hunt Development Group. He graduated from the United States Naval Academy in 1981 and earned his MBA in Finance from the Wharton School of the University of Pennsylvania in 1990.

Gumataotao currently serves as director at the Daniel K. Inouye Asia-Pacific Center for Security Studies. His 37 years of active duty service in

the Navy includes Commander, Strike Group Eleven / Nimitz Strike Group, and Commander Naval Surface Forces Atlantic. Gumataotao graduated from the U.S. Naval Academy in 1981 and earned a master's in strategic studies from the U.S. Naval War College in 1994.

Atlas Promotes Ulmann, Nakano

Atlas Insurance Agency Inc. promoted Danielle Ulmann to assistant vice president and bond manager and Dylan Nakano to assistant vice president.

Ulmann will continue to grow the construction bonding and insurance book of business, while creating and placing bonding and insurance programs for Atlas' construction clients. She will also continue to work with contractor clients throughout Hawaii.



Danielle Ulmann

Ulmann is a graduate of the University of Hawaii at Manoa's Shidler College of Business and holds her CPCU and AFSB designations from The Institutes and is treasurer of the National Association of Women in Construction (NAWIC) Honolulu Chapter.

Nakano specializes in construction and development and will continue to work with many of Hawaii's largest developers and general contractors.

He is a graduate of UH-Manoa's Shidler College of Business and holds the Associate in Risk Management (ARM) designation from The Institutes, and the Construction Risk Insurance Specialist (CRIS) designation from IRMI.

He serves on NAIOP's Developing Leaders steering committee.

G70 Adds Three

G70, a leading Hawaii design firm, has added three new staff members.



Dylan Nakano



Paul Kay

Alisa Mills joins as designer. Her seven years' experience in hospitality and luxury residential design includes transit-oriented development and mixed-use multi-family housing. She holds a bachelor's in architecture from the University of Southern California and a master's in environmental management from the Yale School of Forestry & Environmental Studies.



Alisa Mills

Al Jerome Leano joins as civil engineer after a two-year internship. He will assist civil engineers and project managers with drawings, calculations and reports. He holds a bachelor's in civil and environmental engineering from the University of Hawaii-Manoa.



Al Jerome Leano

Janice Jensen joins as planner. Her previous three years of planning and project management experience



Janice Jensen

includes the Koolau Mountains Watershed Partnership and the Hawaii Department of Land and Natural Resources' Papahānaumokuākea Marine National Monument

program. She holds a bachelor's in biology from Washington's University of Puget Sound, and a master's in marine conservation and policy from New York's Stony Brook University.

SCREWDRIVER: Hold the OJ

The Bosch 12V Max Flexiclick 5-In-1 Drill/Driver System, available at local hardware stores, starts with a magnetic bit holder for basic driving and comes with four attachments: a locking bit holder, a keyless chuck, an offset angle and a right angle. Each attach to the tool securely and easily with the One-Click interface. The right angle attachment is for tight spaces and works with all three other adapters. The offset angle attachment delivers precise screwdriving close to edges. Both of these attachments rotate to 16 positions without removing them. The locking bit holder attachment locks hex bits for high-torque drilling, while the keyless chuck attachment provides locked-in drilling for difficult materials.

www.boschtools.com



Grapple Lift

Caldwell's new Multi-Grapple lifting system has three arms that are designed to lift wood, rock and stone, metal shavings and scrap and provide a stable lift of irregularly shaped heavy debris. The three-point design provides for a quick, secure lift that creates a safe and easy way to move large objects (standard model capacities are 3,000 to 12,000 pounds) using a single operator. Meets ASME B30.20 and BTH-1 standards.

www.caldwellinc.com



Socket to Me

Klein Tools, available throughout Hawaii, offers the single-ended impact socket with hands-free adjustment between socket sizes, two coaxial spring-loaded 3/4-inch and 9/16-inch hex socket sizes in one tool. Its deep socket with a 1/2-inch drive works efficiently for pole hardware installation and removal and its high-torque, 12-point design is easier to position and works with square fasteners. Klein's cross-hole design prevents unintentional separation of adapter and socket. The impact socket is engineered for use with impact drivers. Model #66001.

www.kleintools.com



Wide Azz

From its four-inch extra slim jaw adjustable wrench for confined spaces to its 30-inch adjustable wrench for bigger jobs, Channellock offers an array of WideAzz Adjustable Wrenches. Measurement scales, engraved in inches on the front and millimeters on the reverse side, are handy for sizing nut, pipe and tube diameters. The self-gripping angled teeth design grip pipe and rounded fasteners tight. Made of chrome vanadium steel. Code Blue grips are designed for durability and comfort.

www.channellock.com

NUCA Hawaii Construction Preview

The Hawaii chapter of the National Utility Contractors Association hosted its “2019 Construction Projects Preview” on Aug. 1 at Honolulu Country Club.



Mike Barstis, Ikaika Utility; Christopher Sugimoto, Honolulu Board of Water Supply; Sheryl Matsuoka, NUCA Hawaii; Kalani Kamanu, Pural Water Specialty



Leila Morinaga, NUCA; Joy Kimura, Hawaii LECET



Lori Shiraishi, Gilbert Oki and Thelma Kimura, NUCA Hawaii NaKoa



Peter Sohn and Shannon Lee, Hawaiian Dredging Construction Co.; Malcolm Barcarse Jr., A&B Electric Co.



Mitch Silver, Hunt Companies; Theresa Alcosiba and Eric Alcosiba, Norman's Tractor Service; Daniel Voelker, Milwaukee Tools



Brian Lee, Hawaii LECET; Samantha Hoefl, Pacific Power Electrical; Carolyn Aber, Safety Systems and Signs Hawaii



Garret Lau, Jensen Precast; Ryan Harada, Hawaiian Dredging Construction Co.; Paul Vierling, Hawaii Geophysical Services; Louis Chun, Hawaii Air Cargo; David Beasley, Hawaii Geophysical Services



Mark Maetani, NUCA Hawaii NaKoa; Tim Houghton, City and County of Honolulu



James Decker, JM Decker Group; Frank F. Anno and Loren Yasuda, Public Utilities Commission



Joan Nacino, Aloha Marine Lines; Tony Hong, MR Water; Sidney Higa, NUCA Hawaii NaKoa; Arlen Ledward, BWS



Ka'eo Gouveia, Pacific ComTech; Ian Ichimura, Pural Water Specialty; Dawn Kelly, Jensen Precast; Paul Vierling, Hawaii Geophysical Services



Harold Wong, Wong's Equipment and Service; Bentley Pai and Aaron Uno, HC&D



Jeannette Menor, Hawaiian Electric Co.; Lori Modelski, Pineridge Farms; Brandon Basillio, Pural Water Specialty



Rhea Abellanosa and Rocky Guillermo, Safety Systems and Signs Hawaii; Dane Sakaida, NUCA Hawaii NaKoa; Michael Jenkins, ENPRO Environmental

Cool Apps for the Building Industry



Dear Readers,

This marks my 100th column for Building Industry Hawaii magazine since April 1, 2011. It has been a wonderful experience to help business owners, in some small way, become better contractors through my "Best Practices" column which focused on the nuts and bolts of running a construction company.

Just as successful contractors understand the importance of transition to the next generation in their business, the time has come for me to transition to something new. For some time, I have been fascinated by the many

improvements in different areas of the construction industry. Going forward, this column will be called "Construction Trends" and transition to a forward look at what's trending in construction.

The purpose of "Construction Trends" will be to provide new cutting-edge information on how you can improve your business and be more successful.

Can you imagine the following job titles on the company organization chart?

- Director of Coding
- 3D Printing Specialist
- Mixed Reality Trainer
- Augmented BIM Designer
- Virtual Reality Project Foreman
- Drone Operations Specialist
- Excel Visualizer

Sound crazy? Not when you consider that the iPhone was released in June 2007, a mere 12 years ago. Consider the incredible change it has brought about since its inception.

The construction industry is no different. Augmented and virtual reality are now referred to as "mixed reality" and are already being implemented in the office and at the jobsite. Imagine being able to walk up to a machine and placing your phone in front of it and have it explain to you how to operate it; if you have questions, you could hit a button and chat with someone to answer your questions.

Yes, these are exciting times to work in the construction industry; every day new apps are being presented in virtually every area of our industry.

Here are some interesting business—as well as personal—cool apps which may help you at the jobsite or at home:

CLOZE: The smart app to track customers, clients, prospects and leads without the hassle of a CRM.

LYNDA (now LinkedIn Learning): An earning app for a more personalized learning experience. Lynda makes it easy to learn skills on demand.

UDEMY: A learning platform with an endless number of classes for the

construction industry.

POCKET (formerly known as Read It Later): An app and web service for managing a reading list of articles from the internet.

PUSH BULLET: The app you never knew you needed. It connects your devices making them feel like one automatically, and can be opened from notifications.

PLANIMETER: Measures distances and land areas on maps (only available at the App Store for IOS devices).

PHOTOMATH: Teaches how to solve math problems, check homework assignments and study for upcoming exams. Don't show it to your children!

MY SCRIPT CALCULATOR: Turns your device into an interactive piece of paper. You simply write a calculation on a piece of paper and get the result in real time.

ZAPPER (aka ZAPWORKS): A mobile-payment customer loyalty and rewards platform which makes payments fast, easy and secure.

HAYSTACK: A modern business card solution for professionals which allows anyone to receive your business card even if they don't have the app. It is 80 percent cheaper and 100 percent smarter than a printed business card.

DASHLANE: A safe, simple way to store passwords as well as sensitive data encrypted and available to only you.

SIGNAL: Privacy is still possible and easy. This app allows you to communicate instantly while avoiding SMS fees and create groups in order to chat in real time.

MAGIC PLAN: Lets you create floor plans with your mobile device and use the floor plan for cost estimates,

material orders, 3D models, virtual tours and more.

IFTTT (If This, Then That): Helps you connect all your different apps and devices to enable them to work together to complete specific tasks they could not otherwise do.

SNAPSEED: A complete and professional photo editor developed by Google that enables users to enhance photos and apply digital filters.

GETHUMAN: Fix customer issues quickly and easily by skipping long wait times and receive reminders when it is time to follow up, and so much more.

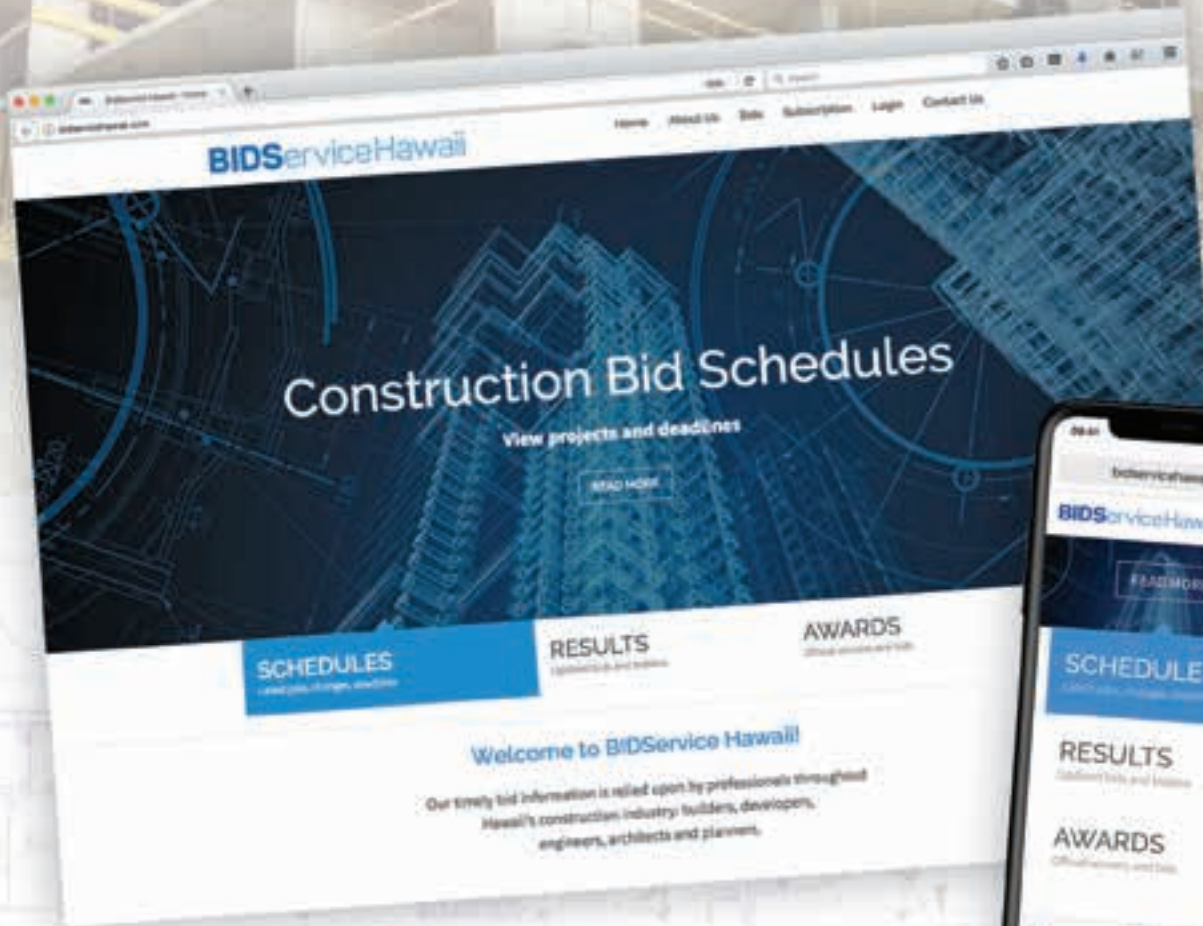
19 CRIMES-LIVING WINE LABELS (After work app only!): Meet the Living Wine Labels app and watch as your favorite wines come to life through augmented reality. Listen to history's most interesting Convicts and Rebels share their stories behind the 19 Crimes, interact with the Warden and defend yourself in a trial with the Magistrate to prove your innocence. YouTube the video and imagine what this augmented reality will do to improve construction production and efficiency.

The future is now and we hope "Construction Trends" will help you become familiar with and implement these new ideas and technologies into your business to remain competitive in this ever-changing industry where survival of the fittest still reigns. 🏠

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.

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