

BUILDING IN HAWAII

DECEMBER 2019/\$4.95

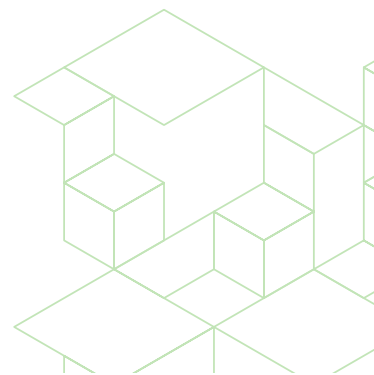
Linking Generations

2020 BIA-Hawaii President
Dwight Mitsunaga
calls on the construction
industry's *kupuna*

+
TOP PROJECTS OF 2020
Lumber & Wood
GUAM DEVELOPMENT
HAPI Directory

BUILDING EXTRAORDINARY

MULTI-FAMILY LIVING



Moss appreciates being a part of the Hale Makana O Maili project developed by Hawaiian Community Board in partnership with Pacific Development Group and 3Leaf Holdings.

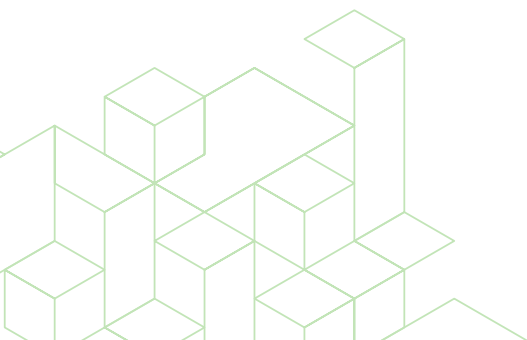
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Spread over two acres, these much needed 52 multi-family affordable units are only steps away from the white sand at Ma'ili beach. The project is designed to meet LEED for Homes Silver Certification and wouldn't be possible without the lending partners: Hunt Capital, Bank of Hawaii, City and County of Honolulu, and State of Hawaii HHFDC.



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HAWAI'I ENERGY

Congratulates **PETER VINCENT ARCHITECTS**

*for winning the Excellence in Energy-Efficient Design award
at the 2019 AIA Honolulu Design Awards*



*Peter Vincent Architects was selected for their outstanding integration
of energy-saving features in designing the Hoakalei Golf Course
Clubhouse in 'Ewa Beach.*



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Big Projects Ahead in 2020

On a national level, construction jobs increased by 148,000, or 2 percent, over the past 12 months, according to data from the Associated General Contractors of America, with which the General Contractors Association of Hawaii is affiliated.

For those with jobs, the national average earnings went up 2.4 percent over the year to \$30.95 an hour. On the downside, according to the AGC's analysis, the demand for construction is being hindered by uncertainty caused in part by tariffs with China, the European Union and elsewhere.

Still, with all these figures floating around, Hawaii builders can go into 2020 with confidence with many major projects looming. Employment in Hawaii's construction industry is predicted to grow by thousands of jobs as massive 2020 public sector projects and huge builds in the private sector get underway.

In this issue, Associate Editor Brett Alexander-Estes provides a look at top public and private construction projects for 2020 and beyond.

Also in our December edition is an exclusive interview with the Building Industry Association of Hawaii's 2020 President Dwight Mitsunaga. Our coverage of the BIA-Hawaii includes an update on what the organization is planning for the coming year.

Hawaii and building with wood are a natural combination. "It has a higher insulation rating than steel, requiring buildings less energy to maintain heating and cooling systems," one expert tells us for our report on the Islands' lumber industry.

One aspect of Hawaii's building industry that garners little notice by builders, but is worth its weight in gold, is the special touches that craftsmen can offer.

See the story inside on how builders and owners revel in adding crafted glass and wood finishings that are true works of art.

Our coverage also takes a look at the latest construction news on Guam. Although the island is bracing for a reduction in Department of Defense funding for military projects, NAVFAC recently released a \$990 million award that will be shared by five contractors, including three from Hawaii.



Dwight Mitsunaga

A hui hou,

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INDUSTRY HAWAII

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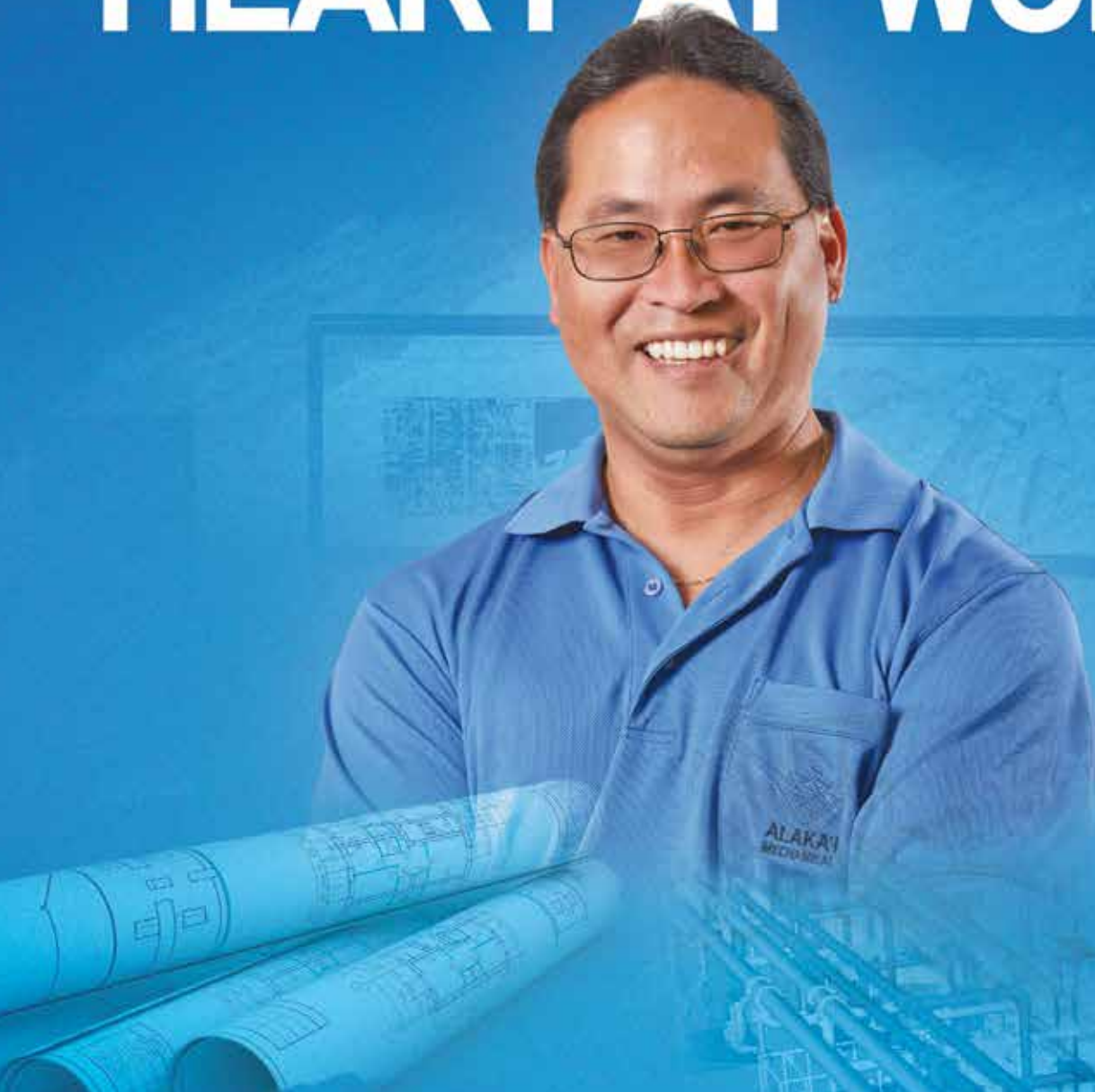
On the cover

Dwight Mitsunaga, 2020 BIA-Hawaii president
Photo by Leah Friel
Design by Ursula A. Silva

COMING IN JANUARY

Building Industry Hawaii offers an update on **Military Projects for 2020** as well as jobs in the **Pacific Region Private Sector**. The issue will include the annual **CCPI Directory and Resource Guide** and what's new in **Concrete and Cement**. Plus, we will take a look at how new **Plumbing Codes** are affecting Hawaii businesses.

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

DECEMBER 1

Electrician 240 Class

Offered by the Associated Builders and Contractors Inc. Hawaii Chapter (ABC Hawaii). The Electrical 240 Program is specifically designed for seasoned electricians who have not yet met the requirements of HRS section 448E-5(b) of 240 hours of electrical academic coursework. This 48-week program is state-approved and covers the specific electrical topics mandated by the state of Hawaii. Not an apprenticeship program.

The 2020 class is now open for enrollment. Email Ken@abchawaii.org for an application packet.

DECEMBER 4

NAHB CAPS III Solutions for Livable Homes and Aging-in-Place

This Building Industry Association of Hawaii (BIA-Hawaii) new NAHB Designation Course builds on CAPS I

and II courses, which are prerequisites. NAHB specialist Curt Kiriu presents best practices and products for CAPS aging-in-place building professionals. Special hands-on instruction included.

8 a.m.-5 p.m. CTC Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org, or Sydney Simbre at 629-7504. Fee: BIA-Hawaii members \$300; nonmembers \$400; \$200 with available ETF funding.

DECEMBER 5

Cat Next Gen Mini-Excavators 1-Day Demo

Experience Hawthorne Cat's Next Generation Mini-Excavators firsthand. Cat's 301.7 CR, 308 CR and 310 models will headline Cat's one-day Demo Event, which also features special offers and discounts, a raffle and a sneak peek at the new Cat Utility Vehicles.

9 a.m.-1 p.m. Hawthorne Cat, 94-025 Farrington Hwy., Waipahu. Register/RSVP by Dec. 2 at internal. hawthornecat.com/oahu-demo-event/. For more information, contact Martel Williams, machine sales representative, at 676-0334.

DECEMBER 6

First Aid/CPR Class

The General Contractors Association of Hawaii (GCA of Hawaii) presents adult CPR, AED and first aid training to help employers conform to the 2015 AHA Guidelines Update for CPR and ECC, and the 2015 AHA and ARC Guidelines Update for First Aid.

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

DECEMBER 10

NAWIC Holiday Networking Gala

Celebrate the season at the National Association of Women in Construction Holiday Gala with raffles, live music and heavy pupus (wine and beverages included).

5:30-8:30 p.m. Ferguson Bath, Kitchen & Lighting Gallery, 925 Kokea St. Register at nawic-honolulu.org/events. Fee: \$65.

DECEMBER 10, 12, 16, 17, 19

40-Hour Safety Hazard Awareness Training for Contractors (5 Days)

BIA-Hawaii's five-day training provides a Site Safety & Health Officer (SSHO) with the additional certification required by the NAVFAC UFGS 1.6.1.1.1. Also covers the EM-385. Industry/academic credentials and laptop required. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or via BLN@biahawaii.org, or Sydney Simbre at 629-7504. Fee: BIA-Hawaii members



Example of costly tenting.

Steel is termite resistant. In Hawaii, that is extremely important. Bottom Line? To avoid a big bite in your budget, choose steel for your building projects.

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TERMITES NOT ALLOWED



\$450; nonmembers \$575; \$287.50 with available ETF funding.

DECEMBER 14; JANUARY 11, 25

AIA Architectural Walking Tour of Honolulu

Every second and fourth Saturday of the month, the American Institute of Architects Honolulu Chapter (AIA Honolulu) hosts a walking tour 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.

DECEMBER 18

ARE Review: Review – Construction & Evaluation

This AIA Honolulu prep session covers ARE 5.0 (Review – Construction & Evaluation). Experts take questions and provide 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.

JANUARY 14-16

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.



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Hanging Around with Really Smart People

Writing for *BIH* provides an ongoing education



One of the best things about writing for *Building Industry Hawaii* is that I get to meet so many smart people. Really smart people. Which means I'm always learning new things. So welcome to the third annual what-I-learned-this-year column.

It started in January with a cover story on incoming General Contractors Association of Hawaii President **Layne Machida**, whose company, Civil-Mechanical Contractor, is celebrating 37 years. Layne is smart enough to have put up his first building as a ninth-grader on the Big Island. Along the way he's developed a leadership style that ought to be more emulated.

"A lot of people like to email or text," he said. And while that's fine for many things, for issues requiring nuance not possible via email, "my style is to bring people together, face-to-face ... so it's always a partnership."

Hawaii's construction industry also has plenty of characters, and I met a good one for a February column on **Joe Ferrara** of Consolidated Painting. Joe noted that he was almost predestined for the painting business—and not just

because he got his start as a teen with his uncle's company. After taking a 23andMe DNA test, he discovered he has a small percentage of Neanderthal ancestry: "Who invented painting? It was cavemen 40,000 years ago!" This caveman, who has been active with the Associated Builders and Contractors of Hawaii executive committee for several years, is smart enough to live by this principle: "Stay ahead of technology so we can be competitive in the industry. A lot of people are still bucket-and-brush, but we put a lot of money into technology."

That same month I wrote the cover story on **Scot Jimenez** of Beachside Roofing. Like Layne and Joe, he started early, working on his first roof in the 10th grade. While Beachside is highly diverse, licensed to do roofing, waterproofing, painting, sheet metal, general contracting, abatement and demolition, the company is not as big as it could be.

"We don't bid everything, we don't do everything," Scot said. "We found our niche. What we do, we try to do it well—good service, good work, good install and make sure it's long-term."

Some of the smart people in the construction industry are mad scientists in white lab coats coming up with new materials and new technologies. That includes the timber industry, **John Heideman**, head of Mendocino Forest Products in Hawaii and president of the Hawaii Lumber Products Association, told me for an April column. It's called "mass timber" and represents "the next generation of engineered wood products" that allow engineers to use wood products that have "the strength that steel or concrete would, but also with the ability to withstand fire. The innovation, we're just on the cusp of it. ... It's so cool, we all nerd out about it." He also got an early start, logging with his father in

Oregon as a boy.

Then there is attorney **Wayne Parsons**, who got into the business only when termites started eating a home he had just bought in Kaimuki. As he told me for a May column, before taking up law he studied physics and engineering, and was recruited in the 1960s to help design a red laser that would be fired from the top of Haleakala on Maui and be reflected back to Earth by a mirror placed on the moon by astronauts **Neil Armstrong** and **Buzz Aldrin** 50 years ago. Working with an Australian inventor, Parsons came up with a steel mesh that keeps ground termites from getting through, and turned that into an invention called Polesocks, that are placed around the base of utility poles, extending their life by 10 years.



John Heideman

Davelyn Leong Martin, president of David's Custom Roofing and Painting, explained in a June column that she was not drawn to her father **David's** company when she was younger. It took going away to Loyola Marymount, thinking she wanted to be a pediatrician. Instead, she discovered she didn't like blood or needles, and returned home and went to work with her dad.

"Now I'm a roof doctor," she said. "It's pretty funny, because I'm afraid of heights. When I was a cheerleader



David Leong and Davelyn Leong Martin

at Sacred Hearts, I couldn't even do a thigh-stand (standing on two floor-bound girls' legs). It was too high off the ground."

In July, following up on something Machida mentioned in our January story, I visited Kapolei High to speak with Principal **Wesley Shinkawa** about the GCA's pilot program to introduce students to the building industry. Only about half of Kapolei's 1,900 students will go to a traditional college, Shinkawa said. "What do we do for the other 50 percent? We want to identify high-paying, high-demand jobs that students will be embarking on when they leave us. It's not just about them being with us for four years," he said. The program was held during spring break week, was faithfully attended and included lots of hands-on projects around campus, from hanging new whiteboards to doing spalling repair.

In the same issue **Nan Chul Shin** sat down for a rare media interview. The founder of Nan Inc., the largest locally owned building company, described a childhood of poverty in rural South Korea that drives him still. He also broke some news, saying he wants his employees to take over his company while he moves into developing projects such as the multi-use twin tower he's planning on Keeaumoku where my favorite Korean restaurant Sorabol now stands. It will include a park with a playground. "I'm donating it for the community as a gathering place," he said.

In August, **Thomas Sorenson** of INspiration described how the furniture business led to the building business. "I was leasing a (warehouse) from Macy's out in



Wendell Lee

Kapolei, been there 17 years, and we're running out of space and wanting to expand a little. And then a new owner came in and our lease came up for renewal. They thought they had another tenant for my space,



Thomas Sorenson

but that went away, they went up to Mililani Tech Park instead. So (the new owners) came back and negotiated with me, and we're staying in that building, at least for now," he said.

But even before that happened, Sorenson was on the hunt for a new warehouse, couldn't find one large enough, so is building his own at Kapolei, a 226,800-square-foot high-cube warehouse on 9.5 acres, called the Hanua Logistics Center. ("High-cube" means it has 40 feet of clearance.)

Wendell Lee of Pacific AquaScapes has designed and built pools and water features around the world, but nothing like the pool at the Anaha condo in Kakaako that extends 12 feet out from the building, 75 feet above the street. "I like it when we do something that is different, unique, something that makes a statement," said Lee in our September issue. "Anaha was exciting, and the outcome was too, as you can see when you walk below it."

Cheryl Walthall was still unpacking cardboard boxes in her new office at GCA headquarters in Mapunapuna when she sat down for a *BIH* October cover story as the organization's new executive VP. Coming from 12 years at Pacific Resource Partnership, she seems the perfect choice to succeed the retired **Johnny Higa**, who had been with GCA for more than 20 years. "What I really like about this job is I get to continue working with contractors," Cheryl said. "I grew to love the industry at PRP, got to know a lot of contractors, from a lot of different-size companies. I tried to understand their issues and challenges, and was really interested in trying to help them succeed. That's what excites me most about this position, working with them and thinking of new ways to help them



Polesocks installation

be successful."

In November, I got to know **Alana Kobayashi Pakkala**, COO of The Kobayashi Group, whose projects include Park Lane Ala Moana, the most amazing condominium project I have ever seen. Though born to a construction family, she got into it only as something to do while waiting to start grad school, planning to teach.

More than just the footprints of their buildings, or their place in the ever-changing Honolulu skyline, she is proud to be part of "the evolution of residential condominium living, along with our partners The MacNaughton Group. We're really proud to change the perception and the reality of condo living in Honolulu. Before Hokua, units were all rather small, with low ceilings, there was no closet space, there was no storage, kitchens were small. We came from the mindset that condominium living can be better than single-family home living. Now, what do you need to do to change perceptions, and more importantly reality, of how to live in less space but enjoy an entire property as your home, and how do you create a healthy and happy community that will live there?"

This month, I wrote about **Dwight Mitsunaga**, who heads DM Pacific Inc. and Pacific Architects Inc. and is the 2020 president of the Building Industry Association of Hawaii. Like others here, he got into construction through his father and is a firm believer in professional education. I'll let you read the story for yourself, but safe to say, BIA—and Hawaii's construction industry—are in good hands. 🏠

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

Navy Contract Boosts October Awards

The U.S. Navy handed out the lion's share of October's \$109,834,143 in government agency awards, with a Multiple Award Construction Contract valued at \$98 million.

The Navy will issue various contracts on several projects on Oahu to be assigned to each contractor in the MACC. The contractors are Dawson Enterprises LLC, Interior Alaska Roofing Inc., Tabcon Inc. and Southwest Construction & Property Management.

The month's tally, the highest of 2019, was an almost 6 percent increase from September's jobs valued at \$103,686,399, and raised the year's total to \$560,736,375.

The Department of Accounting and General Services handed out the next largest number of jobs, valued at \$5,917,303, followed by the University of Hawaii with contracts worth \$2,112,900.

The month's second-largest single award, of \$5,129,774, went to Nan Inc. for security electronics and hardware repairs and improvements at the Kauai

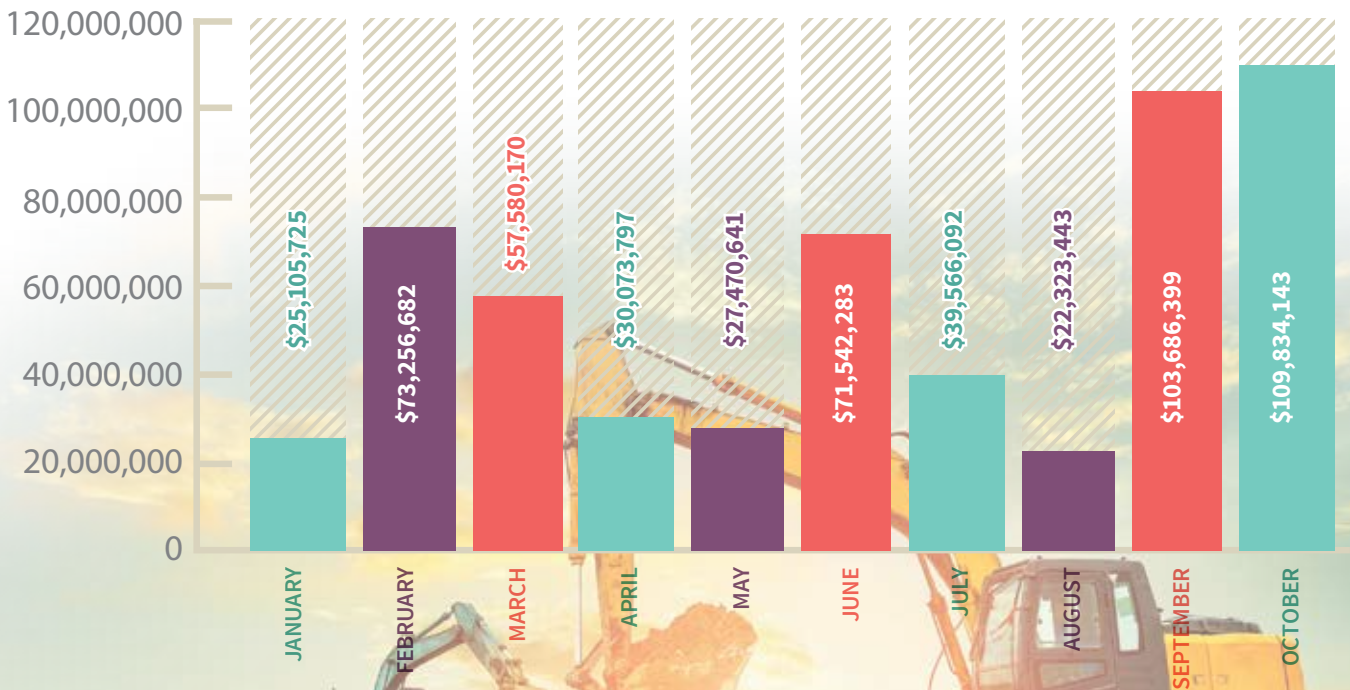
Community Correctional Center in Lihue. Akamai Roofing Inc. landed the next biggest award of \$1,579,900 for roof work at the School of Architecture Building at the University of Hawaii at Manoa.

AWARDS BY AREA	
Oahu	\$103,934,910
Kauai	5,343,174
Maui	376,559
Hawaii	179,500
Total	\$109,834,143

AWARDS BY AGENCY	
Navy	\$98,000,000
DAGS	5,917,303
UH	2,112,900
DOE	1,834,895
DOT	1,179,750
DLNR	405,656
DOFMA	204,139
DHHL	179,500
Total	\$109,834,143

Sizing Up 2019

TOTAL \$560,736,375



Oahu

MACC (Dawson Enterprises LLC, Interior Alaska Roofing Inc., Tabcon Inc. and Southwest Construction & Property Management).....\$98,000,000

Design-Build/Design-Bid-Build Small Business Roofing Multiple Award Construction Contract (DB/DBB/SB Roofing MACC), Various Locations, State of Hawaii

Akamai Roofing Inc.....1,579,900

Various Building Roof, School of Architecture Building Roof Improvement, University of Hawaii at Manoa

Paul's Electrical Contracting LLC1,397,700

Moanalua High School Stadium, Replace Light Poles

American Electric Co. Ltd.....1,179,750

Maintenance of Emergency Power Facility, Daniel K. Inouye International Airport

StarCom Builders Inc.533,000

Hamilton Library, Renovation to Acquisition Area Basement, UH-Manoa

Molina Engineering Ltd.507,129

Youth Challenge Academy, Buildings 1786 and 1787, Railing Replacement and Other Improvements

Ted's Wiring Service Ltd.233,236

Electrical Repairs at the Ala Wai 800 Row

Air Conditioning Essential Services..... 222,695

Kawananakoa Middle School, Bldgs. E and H, Install AC Units

MJ Construction Co.....190,000

Mali Elementary School, Miscellaneous R&M FY2010

Henry's Equipment Rental & Sales Inc..... 67,000

Kaimuki Public Library, Parking Lot Drainage System Repairs and Improvements

AL&C Mechanical & AC Corp.24,500

Aiea High School, Bldgs. F Through G, Replace Gutters and Downspouts

Maui

Sonny Vicks Paving Inc.204,139

Speed Tables Humps FY2019

Valley Isle Pumping Inc.172,420

Maalaea Small Boat Harbor, Wastewater Treatment Plant Repair

Hawaii

Drainpipe Plumbing & Solar LLC..... 179,500

Install IWS Inspection Ports at Lalamilo, Phase I, Kamuela

Kauai

Nan Inc.5,129,774

Kauai Community Correctional Center, Security Electronics and Hardware Repairs and Improvements, Lihue

Kaikor Construction Associates Inc. ...213,400

Kauai Veterans Cemetery, Additional Columbarium Walls

OCTOBER'S TOP 10 CONTRACTORS

1. *MAAC (1) \$98,000,000
2. Nan Inc. (1) 5,129,774
3. Akamai Roofing Inc. (1) 1,579,900
4. Paul's Electrical Contracting LLC (1) 1,397,700
5. American Electric Co. Ltd. (1) 1,179,750
6. StarCom Builders Inc. (1) 533,000
7. Molina Engineering Ltd. (1) 507,129
8. Ted's Wiring Service Ltd. (1) 233,236
9. Air Conditioning Essential Services (1) 222,695
10. Kaikor Construction Associates Inc. (1) 213,400

**Dawson Enterprises LLC, Interior Alaska Roofing Inc., Tabcon Inc. and Southwest Construction & Property Management*

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

LOW BIDS

The companies below submitted the low bids in October 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

Kiewit Infrastructure West Co.\$12,617,020

Piers 24-28 Utilities Improvements at Honolulu Harbor

Haron Construction Inc.....5,936,187

Rehabilitation of Streets, Unit 65B, Reconstruction of Various Concrete Roadways

Close Construction Inc.1,141,275

State Capitol Building, Replace Carpet

T. Iida Contracting Ltd.155,146

Security Fencing at Hoaeae Wells, Mililani Wells I and Waiau Wells

Ted's Wiring Service Ltd.147,973

Waipahu District Park, Swimming Pool Deck Electrical Bonding Improvements

Henry's Equipment Rental & Sales Inc.67,000

Kaimuki Public Library, Parking Lot Drainage System Repairs and Improvements

Gordon Mechanical LLC59,224

Waianae Elementary School, Campus Wide Replace AC

Henry's Equipment Rental & Sales Inc..... 19,500

Replace Water Valve at Pier 7, Kalaeloa Barbers Point Harbor

Paaluh Builders LLC.....5,858

Repair Services at the Kauhale Kakaako Parking Garage

Power Constructors LLC5,800

Iliahi Elementary School, Bldg. A, Install Communication Speakers

Maui

Hawaiian Dredging Construction Co. Inc.28,194,000

Wailuku Civic Complex, Phase 1B (Rebid)

Betsill Bros.1,770,640

Paia Gym, Roofing Replacement

Maui Kupuno Builders LLC..... 982,678

Eilani Street and Kilani Place, Pavement Reconstruction

HI Built LLC.....845,588

Kula Highway, Guardrail and Shoulder Improvements, Omaopio Road to Sun Yat Sen Park, Makawao

Arita Poulson General Contracting..... 794,978

Lanai Community Center, Permitted Kitchen

Arisumi Brothers Inc.747,150

Forensic Facility AC Improvements for the Maui Police Department (Rebid)

Certified Construction Inc.684,797

Hana High and Elementary School, Miscellaneous R&M FY16

Maui Paving LLC.....493,980

East Maui District Resurfacing (FY19)

Betsill Bros.364,830

Wailuku Heights Park Playground

Aquatic Solutions Hawaii LLC.....363,000

Kokua Pool, Replaster and Deck Repairs

Site Engineering Inc.216,900

Kualapu'u Recreation Center, Court Improvements

Norrie Construction209,600

D.T. Fleming Beach Park, Parking Improvements

Valley Isle Pumping Inc.172,420

Maalaea Small Boat Harbor, Wastewater Treatment Plant Repair

American Electric Co. Ltd..... 49,643

Electrical Service Work for the Lahaina WWRF Aqua Disk Filter #4

T&K Plumbers33,177

Maalaea Small Boat Harbor, Water Leak Repair No. 2

Hawaii

American Marine Corp.695,179

Buoy Maintenance and Repair Services for Hawaii Island

Stan's Contracting Inc.75,300

Kau Teacher Cottage 6, Unit 6B, Miscellaneous R&M, Pahala

MCO & Associates LLC63,036

Ho'olulu Park, Outdoor Tennis Court Resurfacing, South Hilo

Kauai

Shioi Construction Inc.7,659,207

Ticket Lobby Improvements at Lihue Airport

Shioi Construction Inc.1,972,715

BJB Sports Complex Renovation, Kapaa

Shioi Construction Inc.1,076,783

Spouting Horn Park Improvements, Koloa

Hi-Tech Rockfall Construction Inc.....919,835

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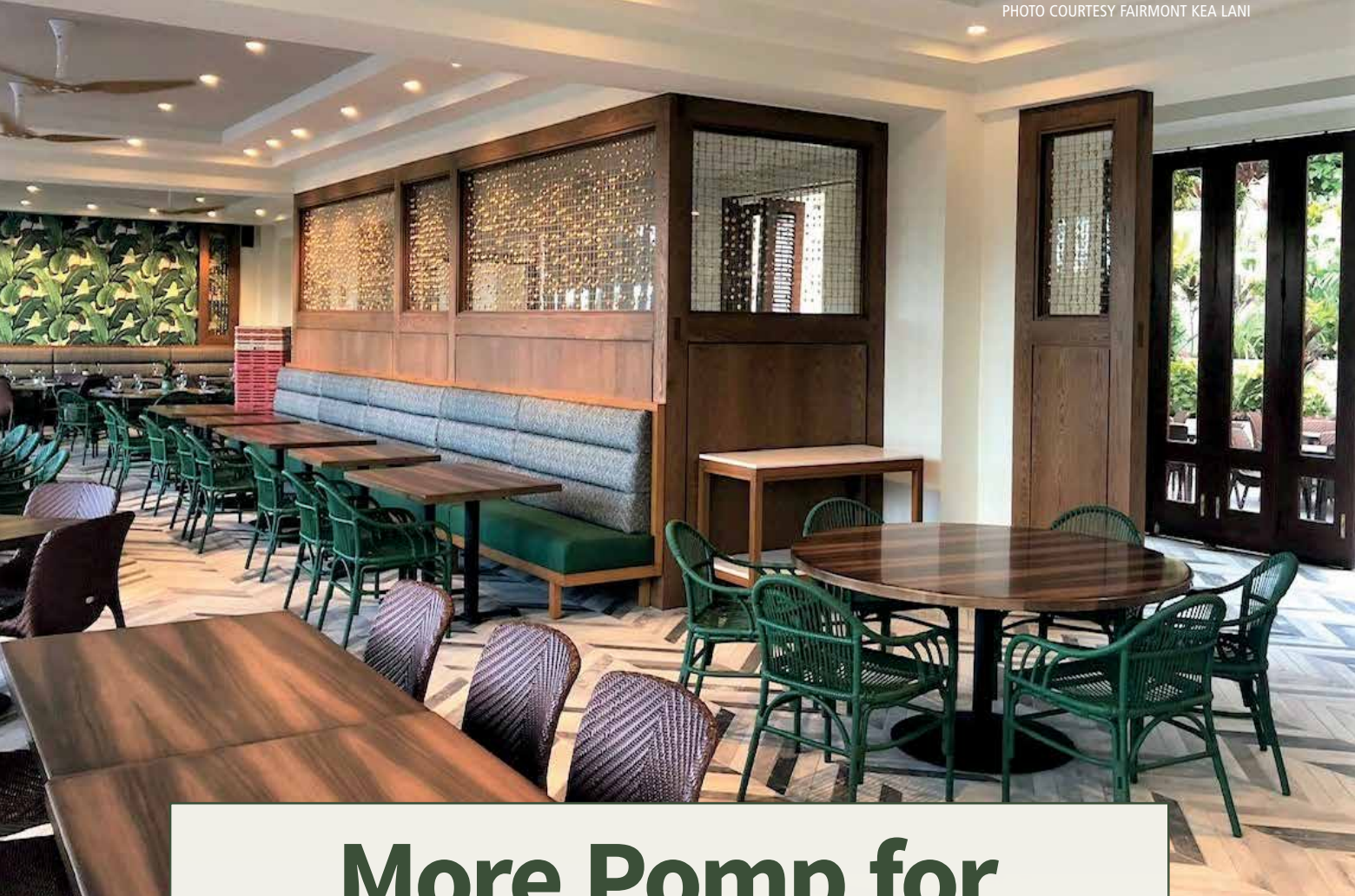
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More Pomp for Plush Maui Resort

Updates by Bower Development add to the allure of the Fairmont Kea Lani

BY DAVID PUTNAM

The top brass at the Fairmont Kea Lani on Maui says updates to the resort performed by Bower Development LLC “raises the bar on the breakfast experience” in Hawaii.

Indeed, Michael Pye, general manager of the 450-key luxury resort in Wailea, had much more to glow about when Bower Development completed work in September.

“We were pleased to work with Hawaii-based general contractor Bower Development on our recent

renovations at Fairmont Kea Lani,” he says. “Under the direction of Adam Durante, Bower Development delivered expert coordination of



Adam Durante

our projects. We are particularly pleased to be able to direct the labor component of our investment to support Bower’s employment of local tradesmen.

“The pride of

our local workforce is evident in the quality of the final result.”

In a news release announcing the completion of the project, Pye notes that “the brilliant new Kea Lani Restaurant raises the bar on the breakfast experience for our guests. The design of the space creates a refreshing island oasis and the innovative menu shares the essence of Maui in every bite.”

He adds that “our brand new 24-hour fitness center provides an optimal space to work out and

enhance our Inspire Your Energy fitness classes and training programs.”

Durante, managing director and senior project manager for Bower Development in Kihei, says his team was tasked to “renovate the Kea Lani restaurant by constructing a floor directly above, enclosing the once-open mezzanine level.” The new mezzanine, he adds, “became home to a brand new fitness center while the restaurant and breakfast buffet were renovated and redesigned.”

Located on the south shore of Maui, Fairmont Kea Lani is on idyllic Polo Beach among 22 acres of ocean-front tropical landscape.

Durante notes some unique challenges of the job:

- “As is typical with resort work and always a unique challenge is working in occupied spaces while the resort is operational. Our intent is always not to disturb guests.”



Workers secure the steel beams.

PHOTO COURTESY BOWER DEVELOPMENT/ADAM DURANTE

- “Fabrication and placement of structural steel members that connect to existing steel concrete columns.”
- “Placing new concrete pan deck above the restaurant while maintaining guest path of travel with a distance of

350 feet from truck to placement.”

- “Large ‘welded glass’ sneeze guards in breakfast buffet.”

Still, Bower Development found ways to get past any restrictions and obstacles, such as “working with the



Workers install steel beams to support the floor of the fitness center at Fairmont Kea Lani.

PHOTO COURTESY BOWER DEVELOPMENT/ADAM DURANTE



The fitness center's floor is readied for pouring concrete.

PHOTO COURTESY BOWER DEVELOPMENT/ADAM DURANTE hotel around special group functions,” and, in the end, Durante says: “original substantial completion date achieved.”

A valuable resource was holding regular sessions with the project team. Durante notes that the “combination of weekly OAC meetings, the resort staff, engineering department and executive resort management were all excellent to work with. Needs were communicated efficiently with a cohesive approach.”

Key construction tasks, he says, included:

- Barricading with decorative screen walls,



The new fitness center at Fairmont Kea Lani looks out over the ocean.

PHOTO COURTESY FAIRMONT KEA LANI

- Hazardous lead tile removal and disposal,
- Demolition of existing footings

- and foundations,
- Structural steel for new mezzanine level floor,
- Concrete pan deck and curbing placement,
- Light-gauge metal framing new walls and ceilings,
- Spray-applied fire proofing,
- Acoustical treatment,
- Rough-in mechanical, electrical and plumbing,
- Wall finishes and paint,
- Door and glazing installation,
- Custom decorative floor tile manufactured from Italy specifically for the project,
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- New stone countertops, locally fabricated,
- Installation of new kitchen

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To complete the work, Bower Development utilized “specialized X-rays to identify existing reinforcement steel, to avoid when drilling anchor bolts for structural steel placement,” Durante says, adding that “standard Bluebeam and architectural CADD drawings applied an efficient design approach.”

The “panoramic ocean views” of the new fitness center help the project stand out, he says, adding that the “resort and design team were pleased with the final product produced.”

Leading members of the project team, Durante says, were Matt Richmond, superintendent for Bower Development, who “led the field with his foresight to be a few steps ahead at each stage of the project;” Ed Farias, of FKL Engineering, whose “experience and knowledge of the resort was unmatched;” Sean Konishi of Jones Lang LaSalle project management who “provided ownership direction and goals;” Gary and Courtney Houston of Houston Tyner Architects and Katie Nelson, senior designer at Clear On Black, who comprised “a unified design team with an unmatched response time to details.”

Pointing to how Bower Development is “a close-knit family-like crew that continues to support each other and all our clients,” Durante says the team always includes “our trade partners as clients, which allows us to maintain a demanding schedule while keeping a professional persona. ... Always willing to go that extra mile, they helped tremendously.

“The phrase, ‘teamwork makes the dream work,’ seemed to ring true for all involved in this project.” 🏠

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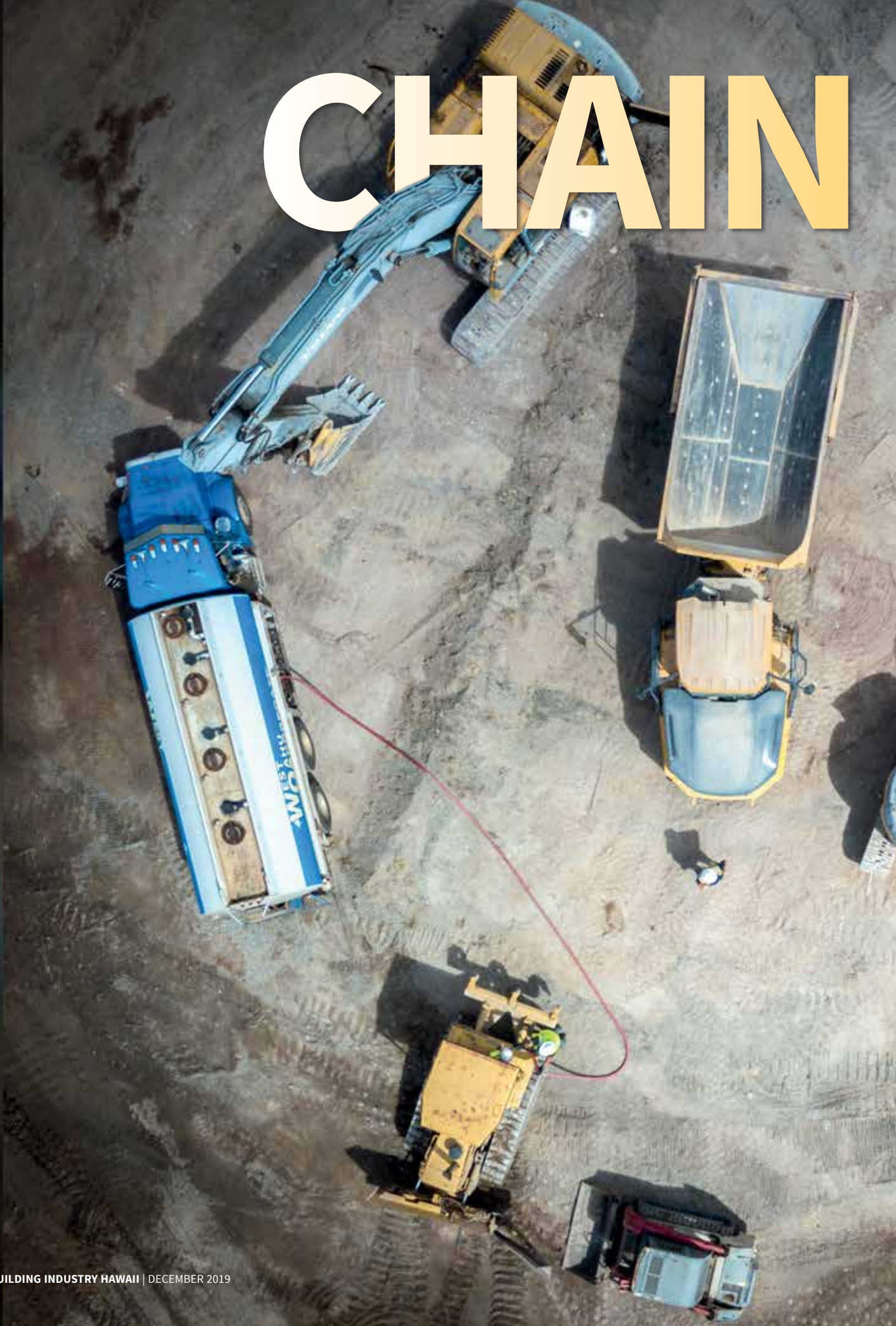
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REACTION

Top projects in Hawaii's public and private sectors are reaching critical mass

BY BRETT ALEXANDER-ESTES

Layne Machida, president of the General Contractors Association of Hawaii, says the Isles' massive public works projects—such as the upcoming Blaisdell Center renovation and the redevelopment of Aloha Stadium—will carry Hawaii construction through 2020 and beyond.



Layne Machida

“These projects will not only create thousands of jobs for the construction industry,” Machida says, “but have the potential to revitalize entire neighborhoods to a point where Honolulu could be rebranded as a major sports and entertainment center of the Pacific.”

Another heavyweight, the \$300 million Hawaii Department of Transportation's Kapalama Container Terminal Phase 2 Wharf & Dredging project, is “looking at early December for (going) out for bid,” says Carter Luke, engineering program manager at the Harbors Division.



Carter Luke

In the private sector, major new builds are barreling down a parallel track. Powered by “interim planned development-transit” (IPD-T) permits, at least three big-ticket projects are currently underway in Honolulu and will run through 2021 and beyond.

These include Sky Ala Moana, a \$500 million condominium/hotel by Avalon Development that recently broke ground on Kapiolani Boulevard; Azure Ala Moana, a neighboring residential tower valued at \$300 million; and the nearby \$1 billion Mandarin Oriental Honolulu condominium/hotel.

IPD-T permits offer increased height and densities in exchange for affordable housing options. The permits are tied to the City and County of Honolulu's transit-oriented development (TOD) program supporting new development along the Honolulu Authority for Rapid Transportation (HART) rail line.

Sky's the Limit

Thanks to IPD-Ts, both Sky Ala Moana and Azure Ala Moana are offering affordable and market-rate units.

Sky Ala Moana, slated to wrap in 2022, recently broke ground four months ahead of schedule “due to stronger than

Jobsite at the Hanua Logistics Center, a new 226,800-square-foot concrete tilt-up warehouse in Kapolei
PHOTO COURTESY HDC PROPERTIES LLC

expected sales,” says Christine Camp, president and CEO of Avalon Group, the project’s developer with JL Capital.

The project features two towers nearly 400 feet in height. One tower, Sky West, offers market-rate condominium residences; the other, Sky East, offers hotel and affordable ownership condos. Azure Ala Moana, slated to wrap in 2021, offers affordable rental and market-rate condo residences.

Albert C. Kobayashi Inc. (ACK) is general contractor on both projects. Both projects will also feature expansive retail space and sweeping upscale amenities for all building occupants.

“Azure Ala Moana is a unique, mixed-use project built around the concept of sustainable urban living,” says Rick Stack, executive vice president, ProsPac Holdings Group. “Azure Ala Moana is a model of transit-oriented development that will bring new vitality to the entire neighborhood.”



Rick Stack



Azure Ala Moana, currently underway by Albert C. Kobayashi Inc. and valued at \$300 million
PHOTO COURTESY AZURE ALA MOANA LLC

Just around the corner, The Howard Hughes Corporation is likewise following the Hawaii Community Development Authority’s affordable housing mandate as it brings two residential towers to market in Kakaako’s Ward Village.

A’ali’i, currently under construction by ACK and slated to wrap in 2021, features 751 residences, including 150 priced for households earning between

100 and 140 percent of the city’s area median income (AMI).

Ko’ula, currently underway by Hawaiian Dredging Construction Co. Inc., will offer 565 market-rate residences and is slated to wrap in 2022.



A’ali’i, a mixed-use/residential tower currently underway by Albert C. Kobayashi Inc. in Ward Village
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The future Ko’ula, a new Ward Village residential tower currently underway by Hawaiian Dredging Construction Co. Inc.
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2020 Rental Redevelopment

Craig Hirai, executive director at the state's Hawaii Housing Finance & Development Corporation, says Komohale LP will renovate six rental properties starting next year:



Craig Hirai

PROPERTY	LOCATION	UNITS
Pohulani Elderly	Kakaako	263
Kauhale Kakaako	Kakaako	268
Kamaakee Vista	Kakaako	226
Kekuilani Courts	Kapolei	80
Honokowai Kauhale	Lahaina, Maui	184
Lailani Apartments	Kailua-Kona, Hawaii	200

Renovations will upgrade unit interiors and common areas. Building systems such as elevators, façades, roofing and windows are budgeted for repair or replacement, as are some aging building sidings and exterior stair systems.

“(This) achieves the dual goals of rehabilitating the properties for long-term preservation,” Hirai says, “and fulfilling the state’s promise to minimize displacement of existing tenants.”



Nohona Hale, set to open in January, features 110 micro-units targeting lower-income households.

PHOTO COURTESY WCIT ARCHITECTURE



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Breathing Room

The Hawaii Housing Finance & Development Corporation (HHFDC), a state agency, is also throwing its weight behind 2020 residential construction.

The HHFDC helped fund Nohona Hale, a 16-story, affordable Kakaako rental tower by Swinerton Builders set to open in January.

“Nohona Hale is a model for the industry to provide truly affordable and sustainable housing for the people of Hawaii,” says Purnima McCutcheon,



Purnima McCutcheon

president-elect of the American Institute of Architects Honolulu Chapter. “On a roughly 9,700-square-foot lot ... Nohona Hale has 110 micro-units, all targeting lower-income households, including units for those earning 30 percent AMI or less.”

201H permits, issued through the state and administered through the HHFDC, underpin Nohona Hale and other affordable 2020 residential projects. These include The Central Ala Moana and the \$150 million Ililani, an affordable

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condominium tower that broke ground in October with Swinerton Builders as GC.

“While the debate continues as to whether ‘affordable housing’ is truly affordable to Hawaii citizens,” McCutcheon says, “The Central Ala Moana adds 310 more units for those earning between 80 to 140 percent AMI.”

As often happens, forward-thinking funding sparks innovative builds.

Jonathan Lee, project architect and associate, WCIT Architecture, says each of Nohona Hale’s micro-units is 355 square feet, including a private lanai. Each unit features floor-to-ceiling lanai doors to maximize natural light, plus ample storage space and a combination wall bed/sofa. “Common area spaces that extend the living area have been provided so residents will be able to gather and relax outside of their units,” he says.



Jonathan Lee

“The small site, only 9,660 square



Lilia Waikiki, when complete, will offer 42,000 square feet of retail space on two levels. Ground rent will benefit The Queen’s Health Systems for the next 65 years.

RENDERING COURTESY BROOKFIELD PROPERTIES

feet, provided the greatest challenge,” Lee says. “The buildable area for the tower, given development setbacks, is only 4,400 square feet.

“In addition, the site is an infill site, bounded on three sides by existing buildings,” he says. “There is only one 75-foot street frontage, which made it difficult to design all of the utility and infrastructure in a narrow zone, and is a challenge for deliveries, concrete pours and staging.”

By year’s end, the HHFDC will further enhance affordable housing in the area when the agency completes the leasehold sale of a 1.3-acre Kakaako parcel. This allows



The future Lilia Waikiki, currently underway by Nordic PCL Construction Inc., is the first for-rent Waikiki development in decades.

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redevelopment of formerly state-owned affordable rentals by Komohale LP, a Stanford Carr Development/Standard Communities joint venture.

“The portfolio consists of ... six affordable rental housing and mixed-use properties with 1,221 residential units and approximately 86,000 square feet of commercial space,” says Craig Hirai, HHFDC executive director.

“One hundred percent of the portfolio’s units will be renovated,” Hirai says. “Komohale has committed to a \$85.1 million renovation program for common-area and unit renovations to be completed within the first three years.”

Lilia Waikiki, a new tower currently underway by Nordic PCL Construction Inc., is also delivering a substantial boost to Oahu’s rental market.

“Lilia Waikiki is significant to the people of Hawaii as it is the first new for-rent development built in Waikiki in decades,” says Brian Van Deventer, the project’s construction manager.

The project is comprised of two phases, he says—the new construction of a 28-story mixed-used residential apartment tower, and renovation of adjacent low-rise apartment buildings.



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“The new tower features 42,000 square feet of retail space—ground floor plus a second level Food Pantry,” Van Deventer says, “and a ninth-floor amenity deck with pool. The entire project will bring to market 454 rental units, 91 of which are affordable housing for individuals and families making 80 percent of AMI or less.”



Brian Van Deventer



East Kapolei Middle School's Phase I by Nan Inc. includes a cafeteria, administrative area, music building, library, classrooms and play courts. PHOTO COURTESY NAN INC.

Raising the Bar

The new East Kapolei Middle School, with Nan Inc. as project GC, is breaking new ground for the state Department of Education.

The \$60.4 million project is the first opportunity for an entire campus to be benchmarked with Hawaii's version of the Collaborative for High Performance Schools (HI-CHPS) system, says John Chung, Hawaii Department of Education public works administrator.

HI-CHPS, Chung says, is a “certification program that ensures new facilities are designed and constructed to provide

healthy learning environments, and are economical to construct and cost-effective to operate and maintain.”



John Chung

Chung says sustainability was at the core of the earliest design decisions, “such as how to best orient the classroom buildings for natural ventilation, how to effectively handle rainwater runoff, and integrate low-impact design strategies into the campus plan.”

Phase 1 of the new campus, says

Darren Iida, Nan Inc. senior project manager, “includes a cafeteria, administrative area, music building, library, classrooms, a covered play court and an uncovered/open play court.

“The biggest challenge of the project has been the tight schedule, where construction started in the summer of 2018 with an existing bare 18-acre lot, and is being transformed into a brand new school campus scheduled to open in the fall of 2020.”



Darren Iida



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The project's most outstanding feature, he says, is that "all campus buildings are architectural concrete, with architectural concrete as the exterior finish with formwork lines and taper tie holes left as decorative features. This requires additional care during the concrete placements, since it leaves little to no opportunities to repair surface imperfections."

For Oahu's space-squeezed industrial sector, the grand opening of the Hanua Logistics Center warehouse, valued at about \$50 million and currently underway by Honolulu Builders LLC in Kapolei, can't come soon enough.

"The Center is scheduled to be completed in the early third quarter of 2020," says Justin McCarthy, Honolulu Builders superintendent.

The 226,800-square-foot concrete tilt-up warehouse has 42 dock spaces and a 40-foot interior clearance height, he says. "We have currently poured 30 percent of the floor slab-on-grade, with the balance to be poured by the end of the year. We are also beginning to form the first of the 156 concrete tilt-up walls that will be lifted in place in late January, weather permitting."



Laser screed by Honolulu Builders at the Hanua Logistics Center warehouse
PHOTO COURTESY HDC PROPERTIES LLC



View of Honolulu Builders' Hanua Logistics Center jobsite, zones 1 through 4 with panel wall forms
PHOTO COURTESY HDC PROPERTIES LLC

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Nan Inc. is using GPS to work off of reference points in real time at the 24-acre Honouliuli Wastewater Treatment Plant project. PHOTO COURTESY NAN INC.

The Big Picture

HART's P3 contract to cover construction of its final leg and for operation of the completed train is scheduled to go out for bid in 2020. Meanwhile, Nan Inc. is relocating utilities in downtown Honolulu as per its \$400 million City Center contract.

"Of course, the city's rail project hopes to begin interim service in late 2020," says Robert Kroning, director of the City and County of Honolulu Department of Design and Construction, "and this will provide residents a true feel of what it will be like to ride the

nation's first driverless train."

Kroning cites rail, the Neal S. Blaisdell Center renovation and the Ala Wai Flood Risk Management Project, among others, as the city's most important 2020 construction projects. He also emphasizes the critical role of projects like the Honouliuli Wastewater Treatment Plant, currently underway by Nan Inc.

"Although largely unnoticed by the public, the city continues to make enormous strides in improving Oahu's sewer infrastructure under the 2010 federal consent decree," he says. "This effort will continue in 2020."

Myles Mizokami, director of civil operations at Nan, says Honouliuli presents enormous challenges.

"The Honouliuli project spreads over 24 acres, and requires extensive mass grading and excavation through the coralline subgrades at depths of up to 35 feet," he says.

"To accomplish this accurately and efficiently, the Nan team utilized a GPS guidance system that networked all of

its heavy equipment, where all operators were able to work simultaneously off of the same direction and reference points in real time. This allowed the team to excavate and haul out in record numbers, with over 200,000 cubic yards and over 13,000 truckloads in just two months."

State projects will also make their mark in 2020.

The bid award for Kapalama Container Terminal's \$300 million Wharf & Dredging Phase 2 project is coming up. Hensel Phelps' construction of the \$310 million Mauka Concourse at DK International is scheduled for a 2020 wrap. And the first phases of Aloha Stadium's \$350 million renovation will likely begin following approval of its environmental impact statement.

But rail, say Kroning and Machida, remains Hawaii's construction kingpin.

"The most important construction project continues to be the Honolulu rail transit project," Machida says.

"As the project makes its way into the Dillingham corridor next year, we will begin to more intensely feel its disruptive effects, and it will be even more critical that the construction industry and the community as a whole remain steadfast in our support of the project.

"We need to keep the big picture in mind: that the rail transit project will provide the opportunity to shift the way our island has been growing, by creating neighborhoods where people can live, work and play around rail stations," he says.

"The small sacrifices we make now will have great returns in the future—as long as we stay the course, and see the project through to completion at Ala Moana Center." 🏠

Top 2020 City Projects



Robert Kroning

Robert Kroning, director of the City and County of Honolulu's Department of Design and Construction, says the following projects are the city's top priorities next year:

- Rail
- Installation of infrastructure and 15 electric bus chargers at the Kalihi-Palama Bus Facility
- Neal S. Blaisdell Center renovation
- Upgrades and capacity expansion at the Medical Examiner Building
- Continuing infrastructure improvements: rehabilitation of City and County streets, bridges and drainage systems
- Stabilization of Kuahea Street in Palolo
- Salt Lake Boulevard widening
- Ala Wai Flood Risk Management Project



HART's guideway takes shape along eastbound H-1 near Airport Exit 16.

PHOTO COURTESY HONOLULU AUTHORITY FOR RAPID TRANSPORTATION/ANDY STENZ-THE IMAGE GROUP



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One Lane at a Time

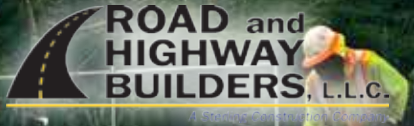


HAPI

HAWAII ASPHALT PAVING INDUSTRY



HAPI's Active Members are companies whose primary business is the supply of asphalt for the manufacture of asphalt pavement, and asphalt suppliers.



30 Years of History

This year is the 30th anniversary of the Hawaii Asphalt Paving Industry (HAPI); it's a time to pause and reflect on our progress to date. We continue with a steady growth thanks to our members, and government and community partners.



WE ARE REACHING MORE PEOPLE

We have raised the awareness of our asphalt paving industry. Our monthly newsletter featuring our members' projects and industry updates now reaches over 2,000 people. We have also written articles for local and national magazines. In addition, we are active on social media such as Facebook, LinkedIn, and Twitter.

WE ARE A RESOURCE FOR EVERYONE

Have a question about asphalt pavements? – Call HAPI! Government agencies, owners, contractors, and consultants reach out to HAPI when they have a question. In addition to our local knowledge, we can tap the knowledge and experience of national organizations such as the Asphalt Institute (AI), the National Asphalt Pavement Association (NAPA), the National Center for Asphalt Technology (NCAT), and the Asphalt Pavement Alliance (APA), as well as the other 38 state pavement associations.

WE SEE A NEED AND FULFILL IT

HAPI's ability to identify a need and fulfill it is crucial to the growth of our industry. In the late 2000's, HAPI members recognized a problem developing from the inconsistent supply of high-quality asphalt binder. Industry's response was to construct an asphalt terminal near Kalaeloa Harbor, which has been in operation since 2009.



Asphalt Terminal Kalaeloa Harbor.

In 2014, the terminal expanded its operation to include locally produced modified asphalt binders to meet the market needs. A project to rehabilitate the pavement on the H-1 Freeway in 2014 was the first use of a locally produced modified binder in the SMA surface course. In addition, several airfield projects have used asphalt pavements produced with modified asphalt binder. Modified asphalt binders continue to be specified for Hawaii's asphalt paving projects.

About a year ago, the Hawaii DOT indicated that they wanted to use Stone Matrix Asphalt (SMA), a long-lasting pavement material for their roads. HAPI was aware that SMA was relatively new to the islands and recognized a need for improving the knowledge and understanding of SMA. HAPI and the State Highways Division's Work Force Development Program successfully partnered to bring these SMA training workshops conducted by NCAT to Hawaii.

Asphalt pavements are used for airfields as well. HAPI saw a benefit in having all parties involved with airfield pavements gain a common understanding about significant changes in the just released FAA Advisory Circular (AC) 150/5370-10H (more typically known as the P-401 specification). Working together with the Asphalt Institute, HAPI arranged for their Airfield Paving Clinic to come to Hawaii in July.

IN CLOSING

Hawaii's asphalt paving industry has greatly advanced over the past 30 years because of HAPI members who have paved a path forward and our relationships with our government agency and community partners.

The future is bright as we look forward to improving Hawaii's roads, one lane at a time.

Jon M. Young, PE, FASCE, ENV SP, LEED AP
Executive Director

Resurfacing - What does it really mean

Paving contractors are often asked by property managers and owners to resurface asphalt areas such as parking lots. This article will hopefully answer whether a resurfacing or complete reconstruction is needed. Here's a brief breakdown of the three re-surfacing scenarios.

Scenario 1: Your asphalt parking lot or area has the following conditions:

- Cracked and “alligatored” areas that cover most of your asphalt lot.
- A significant amount of potholes.
- A large amount of rock debris that has come off of the parking lot and is collected throughout the lot.

If these conditions exist, plan on an asphalt re-construction of your parking lot. This involves the complete removal of the existing asphalt down to the base course. The lot is then paved with hot asphalt and compacted for a new parking surface. Reconstruction tends to cost the most, but it gives the owner the best long-term solution.

Scenario 2: Your asphalt parking lot has the following conditions:

- Asphalt is in decent shape but has a lot of loose rock and debris on it from wear and tear.
- Small amounts of cracking and “alligatored” areas exist but are a small percentage of the total lot area.

Your lot may be a candidate for an asphalt overlay. Basically, a new layer of asphalt will be placed over the existing pavement and compacted in place. Asphalt overlay is a cheaper way to get a new surface look and feel.

Scenario 3: Your asphalt parking lot has the following conditions:

- Asphalt is in good shape and has minimal wear and tear.
- Small amounts of asphalt areas need repair.

Then your lot is a good candidate for a sealcoat. Sealcoating helps preserve your asphalt and stretch out its life by giving it a new wearable surface and “lock-in” rock from being turned out by vehicles and heavy traffic. It

CONT. ON PAGE 7

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Maintaining, Protecting and Preserving Your Asphalt Pavement

Asphalt pavement maintenance may not seem as sexy as the latest landscaping trends, the look and savings from new LED lighting, or how much your new solar array is going to do for you. But maintaining your pavement should not be overlooked when implementing strategies to increase curb appeal and reduce maintenance costs.

Without maintenance, anything will wear out over time, and the more worn out things get, the more expensive they are to replace. Asphalt pavement is a simple blend of two main components, molten liquid asphalt and crushed rock or aggregate.

In Hawaii, we have the best weather, but the combination of sun and moisture takes its toll on pavement. As asphalt ages and is exposed to heat and ultraviolet sunlight, it becomes more brittle or oxidized, leading to cracking and deterioration. Moisture penetrating into the underlying base structure can cause larger cracking, potholes, rutting, raveling and loss of structural strength.

The top four things your pavement maintenance plan should include are crack filling, pothole repair, sealcoating, and line striping. A maintenance schedule that includes these four things will more than double the life cycle of your pavement while giving you maximum curb appeal.

Filling cracks immediately will help reduce the risk of larger problems and expenses later. Cracks in your pavement come from two main sources. First is from base erosion. This happens when the base settles under the asphalt, causing cracking

from beneath that eventually surfaces. Second, and the most common, is from the sun.

Potholes occur when cracks are not repaired in a timely manner and most can be

repaired easily with a pothole patch product and a tamper.

Sealcoating periodically with a pavement sealer should be at the center of an effective pavement maintenance program.

CONT. ON PAGE 7

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How important is an asphalt consultant?

Do it yourself (DIY) or hire a consultant? That is the question asked by many property and facility managers when it comes to taking care of their asphalt parking lots.

Ask yourself the following questions:

- Can I make an evaluation of the pavement condition?
- Am I familiar with the applicable rules, regulations, and standards?
- Do I know what paving and maintenance options are available?
- Do I know how to make a bid package of plans and specifications?
- Am I familiar with construction permits needed and typical practices?

It's a DIY project if your answer to the above questions is a "yes", but if most of your responses are a "no", it may be time you consider hiring a professional civil engineering company as your consultant.

Property and facility managers need to maintain or improve their parking lot for the comfort and use of their tenants or customers. Often, they request contractors to bid on their job without any plans or specifications. This process typically results in the bidders having different interpretations of the scope of work. The submitted bids end up having very different quantities and costs, making it difficult for a manager to determine which bid will give them the results they desire.

As part of their services, a consultant can:

- Evaluate the existing pavement deficiencies and determine the appropriate repair.
- Determine if the pavement needs to have a surface treatment applied or the lot repaved.
- Help the manager to prepare a clearly defined scope of work that balances the options for improvements within the available funding.
- Discuss construction phasing of the project to minimize the effect on the occupants of the facility.
- Prepare a set of plans and specifications that contractors can use to estimate their work, resulting in comparable bids.
- Inform the manager of the required permits and



Photo Courtesy of The Limtiaco Consulting Group

provide help and guidance for obtaining them.

- Review the bids for compliance to the plans and specifications.
- Assist during the construction to see that the work is in general conformance with the plans and specifications.

If you decide to hire a consultant, how do you find one? A couple of suggestions for finding a consultant are: 1) ask other managers who they have used for their facilities, and 2) check with the Hawaii Asphalt Paving Industry for their list of consultant members who have experience with the design and construction of parking lots.

Before you select a consultant, you may want to discuss your project with 2 or 3 companies to gain an understanding of their approach to solving your situation. Select the consultant that has the best understanding of your needs and has the qualifications to provide the services needed for the project. Based on these criteria, the selected consultant may not have the lowest fee, but will strive to design a quality project that will save money not only during design and construction, but over the life of the project. Most importantly, select a consultant that you feel comfortable working with.

If you are unfamiliar with the requirements of the design and construction process, please consider hiring a consultant to help you. A consultant will act as your expert on parking lot improvements, and will work with you to achieve your goals for the project with considerations of your schedule and budget. Best of all, a consultant will help to ensure the result of your project matches your expectations and is something you can be proud of.

Jon Young is the executive director of the Hawaii Asphalt Paving Industry (HAPI).

CONT. FROM PAGE 4, RESURFACING

always recommended it within a year of a new paving job to help it last as long as it possibly can.

What will you get when you tell three bidders (asphalt contractors) to bid on re-surfacing your parking lot? It is imperative for property managers and owners to be crystal clear about what they want and ask the correct questions, such as:

- What is the scope of work you plan on implementing? Compare all bids based on scope.
- Ask why each contractor has a different solution to the re-surfacing!
- Do you have the proper equipment to do the project?

- How much experience does your company have doing this?
- Is your company licensed for this type of work?
- Provide a timeline for the project along with a schedule.
- How long will this last?
- What do you recommend for proper maintenance?

Armed with this knowledge, property managers and owners can get more detailed answers to a broad request and in turn make a much more informed decision that will benefit their assets.

Chris R. Laird is President and RME for DC Asphalt Services.

CONT. FROM PAGE 5, MAINTAINING

A properly applied sealcoat covers your pavement, becoming a protective wear layer that stops water penetration and is resistant to oil and gasoline. A proper sealcoat should give you a nice new deep black look.

Line striping usually is the most noticeable part of a newly sealed or paved area because the bright colors really pop on top of the deep black surface.

From buildings to grounds, your level of commitment as property manager to maintenance reflects in your property's image. Your roads and parking lots are the "welcome mat" to your property, it is the first impression customers and tenants.

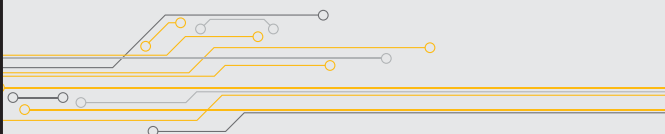
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Project Highlights



Hilo Drag Strip Renovations

Yamada & Sons, Inc.

The Hilo Drag Strip opened the weekend of March 10-11, 2018 after being closed more than two years for renovations.

The drag strip closed in November 2015 for renovations, including repaving the racing surface and making improvements to the oval track. A modified asphalt binder was used to make the asphalt mix, providing a more rut-resistant paved surface.

The strip is used by the Big Island Auto Club and Hawaii Drag Racing League and a really a big part of the population was delighted to have it re-open.



NAVFAC Indefinite Delivery Indefinite Quantity (IDIQ) Contract for Paving

Road Builders Corporation

This IDIQ pavement maintenance contract is for all NAVFAC military installations state-wide. The scope of work includes road widening, new sidewalks and utility upgrades.

Working on a military installation can be difficult. Challenges include treatment of contaminated soils, restricted use of mobile phones, and scheduling work to accommodate base activities.

The projects under this IDIQ contract are improving the infrastructure for the men and women who put their lives on the line to defend our country as well as their military families and civilian employees who live and work on military installations.



Saddle Road East Side

Road and Highway Builders

The project involved the construction a new realigned 6-mile section of Saddle Road between mileposts 5.7 and 11.7. The roadway was upgraded to a 52-foot paved width and straighter alignment.

A unique challenge for the project was preventing the spread of the Rapid Ohia Death disease. RHB also contended with the difficulty of paving on steep grades. Unpredictable rainfall events needed to be accounted for in scheduling of the work.

The completion of the East Side project is a significant milestone by safely connecting the communities of East and West Hawaii.



Hansen Road Pavement Reconstruction

Maui Paving, LLC

The reconstruction of the pothole ridden Hansen Road pavement on Maui was a total reconstruction project near the HC&S sugar mill.

Improvements included removal of existing pavement and construction of a new pavement section consisting of aggregate base, hot mix asphalt base course, and hot mix asphalt pavement. It is one of the first major projects on Maui to use recycled asphalt base and recycled State Mix IV.

The reconstructed road is wider and paved shoulders give bicyclists a safe place to ride. With the substantial improvement made to the pavement structure, Hansen Road should serve the County of Maui for a long time.

Runway 26L Pavement Improvements, Honolulu International Airport

Jas. W. Glover, Ltd.

In 2013, Runway 8R/26L, also known as the Reef Runway, got its first resurfacing since it opened in October 1977.

Any reconstruction of a runway project is complex; this project even more so due to the short time frame allotted. The project required 92,000 tons of asphalt pavement for the entire runway, which required crews to place between 3,000 and 5,000 tons per night.

Use of the Trimble 3D PCS900 Paving Control System for milling machines and a Trimble PCS900 3D Paving Control System for asphalt pavers kept the project on schedule and helped Glover meet the extremely tight tolerances and specifications for smoothness and finished elevations.



Island-wide Road Resurfacing – Kauai

Grace Pacific, LLC

The already lush Garden Isle of Kauai was made greener by using a sustainable practice - the use of Reclaimed Asphalt Pavement or RAP, recycled into the new surface layer of asphalt pavement.

In addition, for the Kokee Road Resurfacing project, the County of Kauai also received the benefit of another recycled product, Recycle Asphalt Treated Base (RATB), which is produced using RAP.

By using recycled products, Grace was able to keep this project within budget. Recycled products are expected to not only extend the life of newly resurfaced roads but also make future projects recyclable, sustainable, and greener!



Queen Kaahumanu Highway Widening Phase 2

Grace Pacific, LLC

The Queen Kaahumanu Highway was widened from 2-lanes to 4-lanes, for a little more than 5 miles in both directions, from Kealakehe Parkway to Keahole Airport Road.

In addition to the widening of the road, the effort resulted in six new signalized intersections, as well as 4.5 miles of new water lines. The project also included a new sewer system to move wastewater from regional developments to the Kealakehe Wastewater Treatment Plant and an R-1 line to bring back treated water.

The completed project provided much needed traffic relief to the West Hawaii Community.



Pavement Management Systems

Pavement Management Systems (PMS) help determine cost effective ways to upgrade, maintain and preserve paved surfaces.

In 2006, HDOT, HAPI, and the Federal Highways Administration (FHWA) took a scanning tour of pavement preservation techniques around the country and joined forces, along with the Cement and Concrete Products Industry (CCPI), in a pavement preservation partnering agreement to maintain Hawaii's vast and varied network of roads. Since then, all counties and the HDOT have implemented a pavement management system.

Preventive measures like crack filling, seal coats, and slurry and chip seals are now widely utilized to enhance pavement longevity and reduce maintenance costs.



HAPI Membership Directory

Members' Service Categories

- A** a company that has an independent asphalt lab
- C** a company that provides consulting engineering services, including construction management
- E** a construction or lab equipment supplier

- L** a company that does asphalt paving
- M** a material supplier
- O** a non-paving or non-pavement treatment contractor
- P** a company that produces hot mix asphalt

- Q** a company that has a quarry
- T** a company that applies pavement treatments such as crack repair, seal coat, and slurry seal

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HAPI Calendar

Be on the lookout for upcoming workshops and events. Visit our website for the most current listing, <http://hawaiiasphalt.org/news-events/calendar-of-events/>

JANUARY:

- HAPI Lunch Meeting

MARCH:

- Understanding a Job Mix Formula Submittal workshop

APRIL:

- Best Practices for Asphalt Pavements workshops
- Best Practices for Asphalt Pavements – The Next Level workshops

MAY:

- Use of PaveXpress and PaveInstruct workshop
- AASHTO TSP2 Preservation Treatment Certification Exams

JULY:

- HAPI Lunch Meeting

SEPTEMBER:

- Understanding a Job Mix Formula Submittal workshop

OCTOBER:

- Use of Geosynthetics for Asphalt pavements workshops
- HAPI Scholarship applications due

NOVEMBER:

- Use of PaveXpress and PaveInstruct workshop
- AASHTO TSP2 Preservation Treatment Certification Exams

DECEMBER:

- HAPI Holiday Lunch Meeting for members only

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Fighting for 'Economic Vitality and Stability'

Builders' organization battles for a more streamlined permitting process to ease the burden on home construction

BY DAVID PUTNAM

Making the building permit process more efficient and working to keep home prices down are at the forefront of the Building Industry Association of Hawaii's aims for 2020.

"Heading into 2020, BIA-Hawaii will continue to advocate for a more streamlined and predictable building permit processing system; our economy will not be sustainable if it takes upwards of a year for a building permit for a



Gladys Quinto Marrone

single-family home," says CEO Gladys Quinto Marrone.

"We will also continue to advocate for keeping fire sprinklers in single-family homes optional, not mandatory."

She says that piling on "an extra \$20,000-plus to the price of a home will disqualify families from homeownership and significantly increase the price of homes at a time when we are in a housing crisis. We will continue to work to ensure regulation is reasonable and fair."

As he looks back at 2019, current BIA-Hawaii President Marshall

Hickox, president of Homeworks Construction Inc., says he "could not be more proud of BIA's impact across a wide spectrum of our industry. We traveled to Guam and outlying islands to teach hurricane preparedness and set up ongoing training programs.



Marshall Hickox

"We created additional educational tracks at BIA's Construction Training Center of the Pacific for our member businesses to offer their employees. Ongoing continuing education for employees is proven to lead to higher

employee job satisfaction and productivity,” he says, adding that “advocacy has, of course, been front and center as we continue to do what we can to keep homes affordable at all price points.”

The coming year marks a special milestone for BIA-Hawaii: It turns 65 years old.

Founded in 1955 with Robert M. Kaya of Robert M. Kaya Builders Inc. as its first president, for many years the organization’s slogan remains “The Voice of the Construction Industry.”

“We have advocated for, and built, more homes for Hawaii’s families, supported a more educated and qualified workforce through continuing education and certification courses, nurtured the industry’s next generation of workers through scholarships and partnerships, recognized the industry’s best builders and designers, and produced the largest and most well-established home shows for Hawaii’s consumers,” Marrone says. “We will continue to carry out our mission of promoting our members

President to President

With his term as president of the Building Industry Association of Hawaii heading into its final days, Marshall Hickox will soon hand over the reins to 2020 President Dwight Mitsunaga, president of DM Pacific Inc. and Pacific Architects Inc.

What advice does he offer to his successor? “Well, each president brings their areas of focus and interest. Dwight Mitsunaga is not someone who’s short on ideas, and is a well-respected member of our industry and BIA family, so I’d just say, ‘he’s got this.’ ”

As for his own future in the BIA, Hickox, president of Homeworks Construction Inc., remains enthusiastic.

“There is so much more to do,” he says. “I’m excited to continue to focus on some specific goals that as president I didn’t have time to bring to fruition.

“I’d like to visit the high schools and middle schools and explain the many great jobs that can be had through the trades as well as engineers and architects, and to specifically let the young women know, too, that they have just as much opportunity as anybody else.”

and enhancing the quality of life for the people of Hawaii in everything that we do.”

As 2019 winds down, Marrone says members can look back on several major accomplishments, even as they continue to work on other issues.

“BIA-Hawaii worked hard to defeat the proposed electric vehicle mandate and keep residential fire sprinklers optional during the legislative session,” she says.

“The median price of a single-family home rose as high as \$830,000 this



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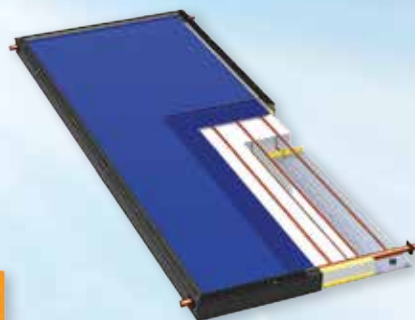
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year. We need to be focused on creating more housing at all price points rather than pushing the cost of housing more out of the reach of Hawaii's families."

Marrone proudly points to grants BIA-Hawaii landed to "conduct our Pre-Apprenticeship Construction Training Program to underserved and high-risk young adults. We were also awarded a Susan Harwood grant to conduct training on Trenching and Excavation Hazards throughout Hawaii and Guam."

"We have made major strides in rebuilding our PAC programs, local and national," adds Hickox, "so that we can continue to support those in government that support common-sense legislation."

He lauds Marrone for "an incredible job of putting together a staff that is second to none in member support, event and home show planning, educational programs and our member networking events."



Attending the BIA-Hawaii's Fall General Membership Meeting and Elections on Nov. 6 were, from left, Robert Dietz of the National Association of Homebuilders; Philip Garboden of the Hawaii Community Reinvestment Corp.; Gladys Quinto Marrone, CEO of BIA-Hawaii; and 2019 BIA President Marshall Hickox of Homeworks Construction Inc.

PHOTO BY ANJJ LEE

"We are also proud to have rolled out this year our partnership with HMAA in which BIA members can

participate in our association health care program and see real dollar savings to their health care. It's been a busy year to say the least."

BIA-Hawaii also was recognized by the National Association of Home Builders (NAHB) for Best Education Program for its Construction Business Development Series, "which provides tools, resources and skills necessary to build and maintain growth for ongoing business success," Marrone says.

Looking forward, Marrone says Hawaii's housing will continue to be a top issue for the industry.

"From a housing perspective, permitting time is still an ongoing issue for home builders and contractors. We are hopeful some progress is being made in the right direction and look forward to findings in an audit report of the Department of Planning and Permitting (DPP)," she says. "But it continues to be a challenge and a hindrance to economic vitality and stability."

"Additional regulation, however, such as Bill 25 (2019), the energy conservation code, which the City Council is reviewing, will impact the building industry by forcing energy conservation mandates that will add tens of thousands of dollars to the price of a new home. An additional \$30,000 for a single-family home and an additional \$36,000 for a new multi-family home is what it would cost in today's dollars." 🏠

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President-elect: Beau Nobmann, HPM Building Supply

Vice President: Daryl Takamiya, Castle & Cooke Homes

Secretary: Sarah Love, Bays Lung Rose & Holma

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Special Appointee – Builder: Mark Kennedy, Haseko

Special Appointee – Associate: Hinano Nahinu, Pacific Source

Immediate Past President: Marshall Hickox, Homeworks Construction Inc.

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Director – Associate: Naomi Azama, HMAA; Darcy Endo-Omoto,

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CONNECTING THE GENERATIONS

As 2020 BIA-Hawaii president, Mitsunaga reaches out to the construction industry's *kupuna* for their support

BY DON CHAPMAN
PHOTOS BY LEAH FRIEL

Having come through the hands-on, learn-as-you-go school of construction, as 2020 president of the Building Industry Association of Hawaii, Dwight Mitsunaga wants to step up BIA-Hawaii's educational outreach that already includes programs at Campbell and Waipahu High Schools.

"I got a special work permit when I was 14 to work with my dad Bert—he was a project manager for the Kahala Hilton hotel. That was my first project," says Mitsunaga, president of construction firm DM Pacific Inc. and president and principal architect at Pacific Architects, which he founded in 1985.





A Hilo native who moved with his family to Honolulu when he was about 12, Mitsunaga worked for his father through high school, and upon graduating from Roosevelt went to work for a friend of his father's, Gilbert Nomura of Hillcrest Construction.

"He allowed me to work and go to school," Mitsunaga says. "We were working on the Paradise Park project and a number of three-story walk-up apartment buildings on Wilder Avenue.

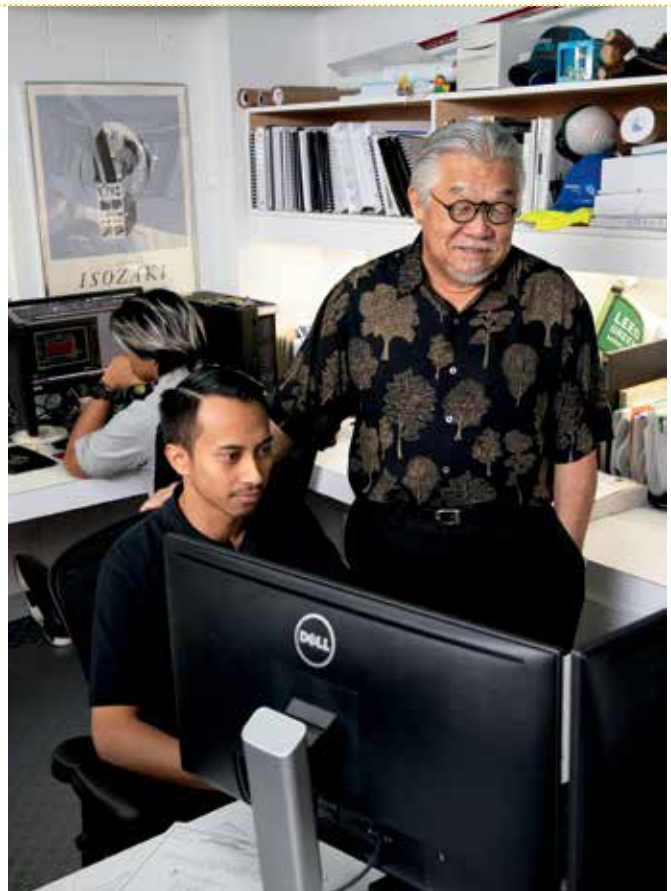
"I learned a lot about construction. It was a lot of manual labor, trenching, forming, tying steel, pouring concrete and hanging drywall. I ended up cutting masonry blocks and making sure that the masons always had what they needed. In between, I was mixing grout, dropping in reinforcing bars and grouting the wall cells.

"All of this became second nature. ... It was hard work, you have to keep up and learn, and I learned a lot. He'd tell me to go do something, and I'd say, but I don't know how to drive a stick shift. He'd say it's about time you learn."

After work he'd hustle straight to the University of Hawaii at Manoa. "It's amazing what a good seat you can get when you walk into a lecture auditorium and you're all covered with dirt and concrete—nobody wants to sit next to you," he says.

A Valued Education

There was never a real "aha!" moment, but Mitsunaga knew construction was his future. "I liked the work, and it was a good way to earn money. Plus my dad and uncles were in construction."



Dwight Mitsunaga goes over building plans with his staff.

When it came to declare a major, he chose architecture. "Vaugh Smith, the lead architect at the Kahala Hilton, was a very nice man. He'd talked to me about architecture, so when I had to declare a major, that probably swayed me. It's always good to have somebody support you."

Thus began a more formal education than the one to which his dad had initiated him. But Bert was fully supportive of his son studying at the university.

"He always told me he regretted he couldn't continue his education after the war (he served as a paratrooper and with the Military Intelligence Service)," Mitsunaga says. "He tried going to school, but he had kids already. But he always supported education."

That included sending Dwight to a special course at Massachusetts Institute of Technology.

"My dad was always very interested in looking at new means and methods, and sent me to attend a technological innovations summer session at MIT," Mitsunaga says. "There I was able to learn about modular construction, new housing programs, policies and industry developments. And Nicholas Negroponte provided a demonstration of his media lab's computer programming. Twenty years later he would be credited with revolutionizing the design industry, taking us out of hand-drafting to CADD (computer-aided design and drafting)."

Master of Many Trades

Over the years Mitsunaga has worked as a general contractor, developer and architect. For a time he worked with his brother Dennis, an engineer, and one of their biggest projects was UH's award-winning baseball stadium.

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Today, Mitsunaga says, he's trying to "pay forward" all the good things that have come his way.

"I'm very fortunate to have had great opportunities and great people to help me get to where I am today," he says. "I certainly couldn't have gone on to receive my architectural doctorate, a fellowship from the American Institute of Architects, be honored to serve as BIA's president or remain in business all these years without a lifetime of mentors and friends.

"I learned from a lot of people, which is what I'm hoping for the new generation."

—Dwight Mitsunaga

"I learned from a lot of people, which is what I'm hoping for the new generation. It's getting so tough now, priorities have changed for the younger generation. So BIA is reaching out to a lot of schools, middle schools and high schools, trying to get kids interested in a trade or getting them into the construction industry. Right now we work with kids at Campbell and Waipahu, and I'd like to expand that.

"We also work with PACT, at-risk kids, some don't even know how to read a tape measure. The program helps kids improve so they can get into a union. It's called a pre-internship.

"I think it's very important for older generations to support, mentor and continue to educate our next generations. We should ensure that each generation surpasses those that came before."

Mitsunaga also is involved in another kind of education: teaching his son Brian, a gifted linguist fluent in several languages including Hawaiian, about the design and construction business so that he can one day take over the company.

Strengthening Connections

As for his term as BIA president, Mitsunaga says "BIA has been here for 65 years and it will be here a lot longer. I'm just here for one year. As president I hope to get back to basics and encourage everyone to connect and reconnect ... support each other.

"With limited resources, we need to collaborate in reaching for the same goals. I hope to get more companies and our past presidents and members to reconnect and support our programs and the BIA. (CEO) Gladys Marrone and her staff have been working very hard, and I'm sure will welcome any resources. I hope to encourage our membership to become more involved and active.

"Part of my agenda has always been working with younger generations, just being there for them. Hopefully I can make a difference. I'm hoping we can get more people involved, get older people to help younger people.

"They talk about *kupuna* helping the younger generation—it should be applied to everything, including construction." 🏠



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BUILDING WITH WOOD

The state of the industry bodes well for Hawaii

BY PRISCILLA PÉREZ BILLIG

Wood buildings can be designed for increased strength by using stacked-wall framing in areas like Hawaii that are vulnerable to earthquakes or hurricanes, reports the Hawaii Lumber Products Association (HLLPA). Wood is naturally energy-efficient—a major plus for commercial projects, is 400 times less heat conductive than steel and 8.5 times less heat conductive than concrete.

HLLPA promotes the view that manufacturing lumber from trees is more cost effective than turning any other raw material into a building. Today, resort renovation and development support the global trend of returning to building with wood.

“There are many benefits to building with wood aside from it

being cost-effective,” says Layton Construction Senior Project Manager Eric Mach. “It has a higher insulation rating than steel, requiring buildings less energy to maintain heating and cooling systems.”

The Hawaii Forest Industry Association (HIFA), a nonprofit corporation for responsible forest management, supports healthy and productive forests, increased business and more jobs within the sector. HIFA estimates Hawaii’s forest industry is worth an approximately \$30.7 million annually.

The American Wood Council reports that building with wood reduces a building’s carbon footprint. Researchers at Yale University and the University of Washington found that using wood in construction could save 14 percent to 31 percent of global

CO₂ emissions, and 12 percent to 19 percent of global fossil fuel consumption.

“Environmental responsibility is a deeply rooted value that is the life of today’s wood industry,” says John Heideman, 2019 HLLPA president and general manager of the Hawaii distribution center for Mendocino Forest Products. “We have always had a unique connection to the land and to the health of the environment, but it is in the active nurturing of that relationship that we find sustainability.”

According to the American Forest & Paper Association, over 900,000



John Heideman

people are employed in forest products manufacturing—more than any other construction material, reports the U.S. Department of Energy, Office of Energy Efficiency and Renewable Energy.

Heideman says the knowledge gleaned from past sustainability efforts and timber management practices has contributed to today's robust wood products industry.

“Over the course of the last several decades, much of our industry has adopted self-regulation through third-party, nonprofit organizations that are a marriage between environmental activism and responsible business,” Heideman says. “During this process, there has been an uptick in innovation to create solutions to many environmental concerns.”

Heideman cites the fact that most mills now operate on the concept of whole-log utilization. One hundred percent of the fiber that is brought into a mill is used to produce a marketable product, or the by-products are sold to another manufacturer who then converts it to a marketable product.



Ethan Martin

Licensed structural engineer Ethan Martin, regional director of WoodWorks, a registered education provider with the American Institute of Architects and International Code Council, says urban areas will see a 62 percent population rise to 6.4 billion by 2050. He references Hawaii's move toward more affordable housing and a renewed propensity for high-density living options in Honolulu's urban core.

“This is one of the opportunities we're running into,” Martin says. “The global population is increasing. Even though we are seeing a 33 percent overall growth, the urban density is increasing at almost twice that. People don't want to commute an hour into town every day. They want to live in the urban core and are putting more demand in that urban core.”

According to the state's Department of Business, Economic Development and Tourism, this increase in

construction is evident in issued building permits: the permit value for private construction increased by 3.6 percent last year across the state.

Capital improvement projects (CIP) add to the mix. In 2018, state government payments for CIP increased 35.9 percent with large-scale commercial construction projects moving ahead this year.

Back in the Day

In 1960s Hawaii, state and federal forestry agencies began building wood plantations. Not really clear on what would work since active forestry was new to the Islands, foresters planted various of types of trees, with eucalyptus predominantly taking root.

“It was a really big investment to bring in forest trees and tree species that had an economic potential to help support an industry here in the state and be able to provide resources, materials for construction, homes and people's everyday lives,” says Irene Sprecher, forestry program manager with the Hawaii Department of Land

...continued on page 46

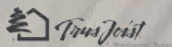
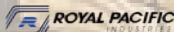
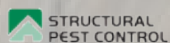
HAWAII BUILDS WITH WOOD

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HPLA
Hawaii Lumber Products Association

Connecting to Hawaii's WOOD INDUSTRY

A new directory is designed to help make products more accessible



Timothy Shafto, a bowl turner on Hawaii Island
PHOTO COURTESY DAN DENNISON/DLNR

The Hawaii Wood Utilization Team (HWUT), which has launched the Hawaii Wood Products Directory, includes an online search engine designed to highlight and connect the state's wood industry with interested buyers and sellers.

"We really want to create a platform through the directory that gives more transparency to the industry and promotes smaller businesses that are less accessible and

makes things start to be more connected across sectors," HWUT Director Joey Valenti says.

He adds that the directory will help the industry to grow as a whole, be more streamlined and help make products being searched more accessible.

According to the Hawaii Department of Land & Natural Resources, Division of Forestry and Wildlife, HWUT is comprised of a group of



Joey Valenti

experts initiating innovative, cross-sector ideas and projects to expand wood product markets in Hawaii. It includes members from forestry, architecture, design, engineering, wood products, construction, finance, marketing, research and Hawaiian cultural practices.



Philipp LaHaela Walter

Philipp LaHaela Walter is the former statewide resource and survey forester for DLNR's Division of Forestry and Wildlife. He says before the online directory, the only option buyers and sellers of wood products had was to Google search and place a phone call.

"A signature of Hawaii's wood industry is that it's very exquisite, with a lot of specialty and very unique products where in other areas you find more low-priced, highly standardized products," Walter says. "That's not really what the Hawaii wood industry is about. We have different craftsmen and women working with an incredible diversity of wood, producing masterpieces in a whole range of product categories."

Walter adds that Hawaii's native wood makes our wood industry unique compared to other states or locations. Native Hawaiian woods, most commonly used for furniture or interior appointments, include avocado, lychee, coconut and monkeypod.

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natural dark and light swirling designs, are koa, mango and tropical ash. Durable types of wood to use for flooring are blackbutt, chia and brush box. Others include macadamia nut, Norfolk pine, milo, kiawe, waiawi, kou and chocolate heart albezia.

Because of Rapid Ohia Death (ROD), a disease caused by two fungal pathogens that will kill ohia, the wood is currently not market-promoted, according to Christy Martin, public information officer and program manager at the Coordinating Group on Alien Pest Species, a project of The Pacific Cooperative Studies Unit at the University of Hawaii at Manoa.



Christy Martin

“A permit is required for shipping untreated ohia wood from Hawaii Island because the spores of the disease can live for years in logs from trees killed by ROD,” says Martin. “Permit conditions include testing for ROD, and about 10 percent of shipments have been denied because they tested positive.”

ROD disease has been found on the islands of Hawaii, Kauai, Maui and Oahu. Both Hawaii Island and Kauai have confirmed *Ceratocystis lukuohia* (“destroyer of ohia”) and *Ceratocystis huliohia* (“disruptor of ohia”), the two fungal pathogens causing ROD. While *C. lukuohia* is a more aggressive fungus than *C. huliohia*, either species will kill ohia. In July 2019, a single tree infected by *C. huliohia* was detected



Waimanalo Wood is among the hundreds of sources registered with the online Hawaii Wood Products Directory.

PHOTO COURTESY DAN DENNISON/DLNR

on Maui and a single tree was also detected with *C. huliohia* on Oahu.

Walter says the Hawaii Forest Products Directory was “intentionally designed really broadly. Any company that does business around wood in Hawaii—in whatever way—is encouraged to create a profile there and indicate what they are interested in buying and selling. We want to capture the broader sectors that are part of the wood industry, to find new and innovative ways to expand the wood products market in Hawaii.”

The Hawaii Forest Products Directory can be found online at hawaiiwoodproducts.com.

—Priscilla Pérez Billig

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Wildfire in a non-native grassland in central Oahu PHOTO COURTESY PACIFIC FIRE EXCHANGE

...continued from page 43

and Natural Resources Division of Forestry and Wildlife (DOFAW).

DLNR's 2016 "Hawaii Forest Action Plan" reports there is a demand for high-quality Hawaiian hardwoods in domestic and



Irene Sprecher

foreign markets. At the time, DOFAW forest records indicated there were 385 major landowners with 76,500 acres of potential commercial tree plantations in the state.

"I think with the changing climatic conditions we saw how vulnerable those plantations can be," Sprecher says. "The big fire at Kokee on Kauai (in 2012) burned almost 3,000 acres, a big portion in a timber management area, and we ended up losing a lot of those trees to fire.

"Then a bunch of fire-prone material moved in quickly, fire-prone grasses that increased that fire cycle. This is a high threat that will continue to happen and we'll continue to see this turnover from trees to grassland escalating that threat."

Today, Hawaii has only two timber management areas that are currently operational in the state: the more than 10,000-acre Waiakea Timber Management Area on Hawaii Island and the over 17,000-acre Kokee Timber Management Area on Kauai.

Wildfires in Hawaii

The Hawaii Wildfire Management Organization and the Pacific Fire Exchange report that wildfires burn approximately 0.5 percent of Hawaii's total land area each year—approximately 20,000 acres. In 2018, 32,386 acres burned from 627 wildland fires.

Clay Trauernicht, DLNR extension fire specialist, writes that over the past

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- Treated wood can also be made water- and fire-resistant.
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- There's no reason a wood structure can't last virtually forever or at least hundreds of years.

SOURCE: Hawaii Lumber Products Association

decade, approximately 17,000 acres have burned annually in more 1,000 fires a year. He claims people pose the greatest wildfire threat by increasing the abundance of campfires, thrown cigarettes and other ignitions.

Fires that cause residual effects add to the devastation. More than 25 percent of the state has been invaded by non-native, fire-prone grasses and shrubs; that percentage grows each time fire burns into a native forest.

As a result, wildfires are increasing in frequency, size and severity on all islands, which threaten communities, agricultural lands, natural resources and ecosystem services.

Currently, managers are needed to reduce the threat of wildfires and post-fire environmental impacts to Hawaii's approximately 75,000 acres of timber plantations.

HPLA reports that due to sustainable forestry practices, a vast majority of the wood products, known as

certified lumber and used in the U.S., produce enough wood to build 1.6 million homes each year. With more than 225 million acres in the U.S. and Canada, certified lumber from sustainable forests is the most readily available building material currently in use.

Also, working or sustainable forests can provide timber for future generations. Wood is a recyclable, renewable, biodegradable, abundant and sustainable building commodity. It is the ultimate "green" material.

For Hawaii, Heideman says there has been a tremendous educational process that has changed the way people think about wood.

"That innovation continues today—sometimes driven by a need to find a solution to an environmental concern and, sometimes, as the result of a need for a building solution," Heideman says. "But either way, it is always done in harmony with respect to both." 🏠

The crown jewel of the project was the staircase made of the aromatic wood Santos mahogany. PHOTO COURTESY ETHAN FIERRO



Taking a Building to *Artistic Heights*

Island craftsmen add value with masterful works

BY PRISCILLA PÉREZ BILLIG

In Hawaii's building industry, little attention often is paid to the intricate craftsmanship that can elevate a room or an entire building into a masterful work of art. Currently, the work of two Maui-based artisans are adding eye-popping luxury and stunning inspiration—plus added monetary value—to properties.



Ethan Fierro



A bed frame Fierro carved from Santos mahogany. PHOTO COURTESY ETHAN FIERRO



Doors, casing and sculpted accent work were made of Santos mahogany, while the walls were made of Big Island koa.
PHOTO COURTESY ETHAN FIERRO



The surface on the Santos mahogany closet door in a girl's room was hand-tooled with traditional Japanese tools to give a 2,000-year-old appearance up close. All the casing is subtly curving out toward the top to accent the hierarchy of surfaces.
PHOTO COURTESY ETHAN FIERRO

• Ethan Fierro, who grew up in a family of artists on the Massachusetts island of Martha's Vineyard and now lives in Kahului, is a multi-media artist whose woodwork is showcased here.

• Jane Arlidge, our other featured artist in this article, owns Etched Glass Maui and has beautified interiors in Hawaii, the Mainland, Canada and South Africa for more than 20 years.

As the craftsman bringing designer John Cassell's 2008 masterpiece to life, Fierro spent a year and a half manufacturing and installing the entire wood interior of a 1970s, 2,000-square-foot, two-story condo in Spreckelsville into a "Jewel Temple."



Janine Arlidge

Fierro says the project took 21 revisions before it finally came to fruition. The initial task was the staircase and trim, but blossomed into the whole interior. About 8,000 feet of the aromatic Santos mahogany, found from southern Mexico to South America, was used on the project, plus additional woods.

Asked about his core philosophy about working with wood, Fierro



"Kula" tropical glass-etched shower
PHOTO COURTESY ETCHED GLASS MAUI

says he is deeply moved by nature, the beauty of nature, the natural form. "That's why I'm so inspired by the Japanese," he says. "They really, really developed that amazing, refined quality of being in juxtaposition with the natural form."

According to his personal philosophy, Fierro says "there is a relationship of human intervention with the natural form where, of course, we can put it on display in a manmade environment and create a celebration of that beauty. So,

nature is very inspirational to me and, behind nature, the energetic force that flows through all the form, that is probably the core of what motivates me."

His process naturally starts with what a client has in mind. Fierro refers to this as "sacred listening," tuning in with all his senses to the environmental space his work will inhabit, taking his cues from nature.

"It should not be an imposition on the environment but has blossomed out and looks in harmony, working



Etched and tinted glass room divider
PHOTO COURTESY ETCHED GLASS MAUI



Janine Arlidge at work
PHOTO COURTESY ETCHED GLASS MAUI



A door etching at Anchor Cove, Maui
PHOTO COURTESY ETCHED GLASS MAUI

pleasure of the process of creating something, and the client will continue to experience tremendous joy by using something I've made. To me, that's a life well-lived."

Arlidge says she got started when she wanted to have a window in her home etched. Feeling the price quoted was too high, she decided to do it herself as she was already making and creating hand-painted ceramic tiles and teaching art lessons.

She adds that others began asking her to do their windows and doors. Arlidge admits her work evolved from there.

"My inspiration comes from Hawaii," she says. "I feel so fortunate to live in such beautiful surroundings with many varied plants and sealife. I really love what I do. I enjoy the process, the design and meeting with clients to create something beautiful for their home. Hopefully my work represents that to them."

Crafting designs mostly on tempered and laminated glass, Arlidge says she has many designs to choose from, or can create a custom design for a home, office or restaurant.

Bathrooms are among her most popular options, but she also creates tile etchings on front entryways, hallways, vinyl flooring and backsplashes.

For thinner glass panels, Arlidge will use a shaded glass etching method where the etching is pulled away from the edges to create shadows and depth. She will also sandblast tile designs and, occasionally, paint them as well if a client wants that look.

As for challenges in her work, Arlidge says she has many.

"You can't afford to make any mistakes in glass," she says. "I just finished a huge three-panel wave going on the lanai of a client. That was a challenge. I feel my work is constantly evolving with each new project. I feel honored and appreciative that clients have chosen me to do the work for their homes." 🏠

ergonomically with the people that live there and what their needs are with the structure."

Fierro says he believes it is everyone's birthright to have true beauty in their life. "That brings me tremendous pleasure," Fierro says. "I know the



The Shieh Medical Clinic is expected to be completed by the end of this year.
PHOTOS BY MAR-VIC CAGURANGAN

STRIKING GOLD ON GUAM

Hawaii builders are staking out more projects in 2020

BY MAR-VIC CAGURANGAN

Despite reduced Department of Defense (DOD) funding for military projects to pay for the U.S. border wall, Naval Facilities Engineering Command-Pacific (NAVFAC Pacific) in September released a \$990 million award to five contractors, including three from Hawaii.

Two of the three Hawaii contractors—Nan Inc. and Hawaiian Dredging Construction Co. Inc.—are operating as members of joint ventures based in Alabama and Guam, respectively.

The third is Hensel Phelps Construction Co., which has a Honolulu division.

With 80 percent of the \$990 million award earmarked for projects on Guam, and a separate NAVFAC Pacific \$15 million Guam contract awarded to Nan in September, the mid-Pacific island is figuring more and more prominently in the expansion plans of Hawaii builders.

Dominic Jeon, senior project manager overseeing Nan's Guam operations, says



Dominic Jeon

many Government of Japan and U.S. MILCON-funded projects are expected in 2020, as well as local government infrastructure work—such as wastewater treatment plants, power plants and solar projects.

“The increase is mainly attributed to the Marine base relocation from Okinawa to Guam,” Jeon says, “and the related build-up projects in support of the move.”

On the Chopping Block

However, eight defense projects on Guam—worth \$257 million—are among 127 military construction projects worldwide that stand to lose funding as a result of the president's \$3.6 billion border wall diversion.

Guam projects on the chopping block include the Navy-Commercial Tie-In Hardening (\$37.18 million), Water Well Field (\$56 million), Earth Covered Magazines (\$52.27 million), APR-SATCOM C4I Facility (\$14.2 million), APR-Munitions Storage Igloos, Phase 2 (\$35.3 million), Hayman Munitions Storage Igloos MSA 2 (\$9.8 million) and PRTC Roads (\$2.5 million) and machine gun construction (\$50 million).

These projects—tied to the relocation of about 5,000 Marines from

Okinawa and construction of a new \$8.7 billion base in Guam—were funded under the 2019 National Defense Authorization Act.

MACC Members

NAVAC Pacific's \$990 million design-build multiple award (MACC) construction contract, previously authorized, was awarded to five companies: Black Construction-Tutor Perini JV; Core Tech-HDCC-Kajima LLC, (both JVs are Guam-based); Caddell-Nan JV (Montgomery, Ala.); Gilbane SMCC ECC LLC (Concord, Calif.); and Hensel Phelps Construction Co. (Honolulu).

With Guam receiving 80 percent of the contract, the remainder is split between the Commonwealth of the Northern Mariana Islands (10 percent), Hawaii (5 percent) and other areas in the Pacific and Indian Oceans (5 percent). The contract spans five years, with an expected completion date of September 2024.

“The \$990 million contract was an indefinite delivery, indefinite quantity (IDIQ), so no work (is scheduled) except the seed project, which was FY19 MCON P270, Ace Gym and Dining Facility, North Ramp Guam,” says Catherine Cruz Norton, public

affairs officer at NAVFAC Marianas.

NAVFAC also awarded Gilbane, one MACC participant, a separate \$32.6 million contract to renovate a military housing complex at Naval Base Guam. According to a June DOD statement, Gilbane Federal will convert four buildings to “house double-occupancy, permanent-party housing units and building common areas including multipurpose spaces, shared kitchens, vending areas, shared laundries and other miscellaneous support spaces.”

Gilbane Building Co. in July broke ground on the U.S. Coast Guard’s \$25 million Fast Response Cutters facility. The new 13,000-square-foot maintenance facility at Naval Base Guam will support three new 154-foot Fast Response Cutters that will replace the two 110-foot Island Class cutters currently stationed on-island.

Home Field Advantage

For Guam contractors, “the amount of construction work is steadily increasing, especially with the military projects,” says James Martinez, president of the Guam Contractors Association.

One example is a \$178 million firm-fixed price contract, awarded



James Martinez

largest military contract on Guam, says Leonard Kaae, the company’s senior vice president and general manager.

Black Construction has two other major projects with the Navy: the \$78 million P-715 Live Firing Range at Northwest Field in Yigo and the \$82 million P-250 MALS & P-260 Corrosion Control Hangar at AAFB.

“There have been delays on the P-715 Live Firing Range beyond the control of Black Construction; however, we continue to work in partnership with the Navy to mitigate a timely completion schedule,” Kaae says.

Guam-based Reliable Builders Inc. in May started work on a single-story medical training facility at AAFB. The

by NAVFAC to Black Construction Corp. for a housing replacement project at Andersen Air Force Base (AAFB).

The project is Black

Construction’s largest military contract on Guam, says Leonard Kaae, the company’s senior vice president and general manager.



Leonard Kaae

\$4.14 million project, adjacent to the existing 36th Medical Group Medical/Dental building, is scheduled to be completed in March 2020. According to the 36th Civil Engineering Squadron, the 5,328-square-foot facility is the first for the 624th Aerospace Medicine Flight of the Air Force Reserve.

“More than half of all NAVFAC Marianas obligations during the past five years, more than \$180 million, has been awarded to small businesses,” NAVFAC Marianas Commanding Officer Capt. Daniel Turner noted during the 2019 Guam Industry Forum on Aug. 9.

Beyond the Base

While more projects are expected from the military and Guam’s local government sectors, says Jeon, “construction in the commercial arena is moderate.”

The \$180 million Tsubaki Tower hotel in Tumon, which is nearing completion, is scheduled to hold its grand opening on April 25 next year. The 27-story luxury resort, with 340 rooms and 62 suites, sits atop Tumon Bay’s highest point and is owned by the PHR Ken Group.

The \$20 million Medical Arts Center, developed by attorney Cesar

A \$20 million Medical Arts Center will be part of five-building master plan for the Latte Medical Plaza.



Cabot and business partner Michael Wirges, is also currently under construction. This first phase in a five-building master plan for the Latte Medical Plaza is expected to be completed by January.

A new medical facility in Tamuning, which broke ground in October 2018 on Carlos Camacho Road, is expected to be completed before the end of this year. The 9,000-square-foot building was designed by Setiadi Architects and is being built by 5M Construction Corp.

“This state-of-the-art clinic is one that Guam and Hawaii can be proud of because it will create that additional bridge of women’s health specialists across the Pacific from Hawaii to Guam,” says Thomas Shieh, the Hawaii-born owner of the new facility. “One key area is a brand new, fully integrated centralized nurses’ station, where every patient room has direct access with all nurses at the point of care.”

Chit Bathan, CEO of Core Tech International, says she expects 2020 Guam construction to increase with projects like Core



Chit Bathan

Tech Development Corp.’s \$5.2 million Tumon Bay Lateral Underground Conversion venture.

The government project is designed to upgrade and convert existing overhead laterals through the installation of primary and secondary underground systems to five sites along San Vitores Road in Tumon. These include Fiesta Hotel lateral, Dai Ichi condo site, behind the Pacific Bay Hotel, behind DFS toward the Lotte Resort and Nikko Hotel areas. The project, funded through Guam Power Authority revenue bonds, began in October and is anticipated to be completed within a year.

“This project will provide an underground system that will remain intact in the event of a typhoon, consequently improving restoration efforts for this area,” says John Benavente, GPA general manager.



John Benavente

Another government project in the



Black Construction Corp. landed a \$178 million firm-fixed price contract from NAVFAC for a housing replacement project at Andersen Air Force Base.



The Tsubaki Tower hotel in Tumon is expected to open next April.

pipeline is the construction of the third trash cell at Layon landfill in Dandan, also awarded to Core Tech Development Corp. The \$27 million contract, funded through a \$30 million bond, is scheduled to be completed by August 2021.

The persistent labor deficit on Guam, however, continues to nag the industry that largely depends on a foreign workforce. The problem was exacerbated by the federal

government’s clampdown on H-2B visa petitions, compounded by the U.S. Department of Homeland Security’s move to drop the Philippines from the H-2B program.

“Some projects are seeing delays, but for the most part contractors are factoring a slower pace of completion due to the shortage,” Martinez says. 🏠

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Associate Editor Brett Alexander-Estes contributed to this report.

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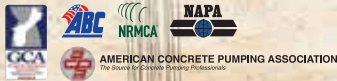
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ACK Breaks Ground on Sky Ala Moana

Albert C. Kobayashi Inc. broke ground in October on Sky Ala Moana, a transit-oriented development (TOD) condominium/hotel by Avalon Group and JL Capital.

Groundbreaking was four months ahead of schedule. “Due to stronger-than-expected sales, the project has been accelerated,” said Christine Camp, president and CEO of Avalon Group.

With a reported value of \$500

million, the mixed-use project will feature two towers, Sky East and Sky West. Both are approximately 400 feet tall, and are across from HART’s future Ala Moana Center rail station on Kapiolani Boulevard.

The towers will feature 300 hotel condo units, which will be known as “The Hotel at Sky Ala Moana,” as well as 390 market-rate condo units and 84 affordable condo units. Sky Ala Moana

will also feature approximately 16,000 square feet of commercial space.

Sky Ala Moana’s project architect is Design Partners Inc., with Philpotts Interiors as interior designer and Brownlie & Lee as landscape architect.

The project won approval for a TOD-related “interim planned development-transit” (IPD-T) permit from the City Council nearly a year ago, and is slated to wrap by 2022.



Principals and dignitaries at Sky Ala Moana’s October groundbreaking include (from left to right): Kahu Kordell Kekoa; Vernon Inoshita, Design Partners Inc. founding partner and president; Michael Young, Albert C. Kobayashi Inc. vice president; Councilmember Kymberly Pine; Dan Curran, Avalon director, project and construction management; Councilmember Ann Kobayashi; Mayor Kirk Caldwell; Christine Camp, Avalon president and CEO; Tim Lee, JL Capital CEO; Mark Berkowitz, Avalon Sky Ala Moana project sales manager; Michael Vachio, JL Capital vice president, construction and development; Councilmember Ikaika Anderson; Councilmember Tommy Waters.

PHOTO COURTESY AVALON DEVELOPMENT

640 Students Take Part in Career Day

The 13th annual Hawaii Construction Career Day event was held Oct. 24 in Hilo, with 640 high school students attending.

The event is aimed at providing students in grades 9-12 an insight into career opportunities available in the construction industry. HCCD is sponsored by the Hawaii State Department of Transportation, trade and labor organizations, private construction companies, corporate sponsors and more.

This is the third year the event has

been held in Hilo, where students are bused in from high schools around the island.

Students are divided into groups and toured through three areas: trades (electrical, carpentry, plumbing, masonry, etc.) where they can do some hands-on activities; visit with various construction companies, suppliers, trades, UH and community college representatives; and the heavy equipment area, where the students are given the chance to operate the equipment with supervision.



Students take part in Hawaii Construction Career Day in Hilo.

PHOTO COURTESY NAWIC



Hoakalei Clubhouse Claims BIA Grand Award

The Hoakalei Golf Course Clubhouse, submitted by Peter Vincent Architects, won the Overall Grand Award in the New Commercial category at the 2019 Building Industry Design & Construction Awards.

The gala, an event by the Building Industry Association of Hawaii (BIA-Hawaii) and the National Kitchen & Bath Association Aloha Chapter (NKBA Aloha Chapter), honored Hawaii architects, builders, contractors and designers on Oct. 11 at The Royal Hawaiian Resort Waikiki.

Other winners included:

- Moorhead & Company, Carl Reppun, Builder of the Year Award
- NewGround International, Grand Award New Commercial (up to 7,500 square feet), Hickam Federal Credit Union – Windward Mall Branch
- Moorhead & Company, Grand Award Residential Details, Isbell Bathroom
- Ventus Design LLC, Grand Award Certified Aging-in-Place Remodeling (\$75,000-\$200,000), Anaha Townhouse Senior Residence
- Moorhead & Company, Grand Award Condominium/Apartment Residential Remodeling (up to \$200,000), Ross Condo Remodel
- Peter Vincent Architects, Grand Award Condominium/Apartment Residential Remodeling (more than \$450,000), Tongg Beach Condo

- Executive Construction LLC, Grand Award Kitchen (medium 150-300 square feet), Ewa Open Concept Kitchen Project
- Arquitectura LLC, Grand Award New Residential (more than \$999,001), *HH+R Magazine* Editor's Choice Award, Felder Residence
- O'Donnell Construction LLC, Grand Award Commercial Remodeling, Style Loft Salon
- Raynor Hawaii Overhead Door & Gates, Grand Award Commercial Details, Hoakalei Country Club Doors
- Mokulua High Performance Builders and Fujita & Netski Architecture, Grand Award Hawaii Built Green Residential, Hale Ahiki
- Fung Associates Inc., Grand Award Historical Renovation, Renovation of Gartley Hall at the University of Hawaii at Manoa

- Moorhead & Company, Grand Award Residential Remodeling (up to \$200,000), M. Residential Remodeling
- Barker Kapelle Construction LLC, Grand Award Residential Remodeling, (more than \$450,000), Black Point Villa
- Welch & Weeks, Grand Award New Residential (more than \$999,001), Waimanalo Beach House
- Masterpiece Construction, Grand Award New Residential (up to \$500,000), McCully Apartments
- Pacific Pool & Spa, Grand Award Outdoor Living, Sorells
- D.R. Horton Hawaii, Grand Award Newly Developed Community (less than \$1 million per unit), Ho'oulu at Ho'opili
- Shelley Tanner, CKD John Cook Kitchens, NKBA Distinguished Kitchen and Bath Designer

Yamashiro Delivers 80-ton Transformer for HECO

Yamashiro Trucking delivered an 80-ton transformer from Honolulu Harbor to Kaneohe on Oct. 26 where Hawaiian Electric Company will use the transformer at its Koolau Substation.

The oversized load required the Yamashiro rig to travel at 10-15 mph on roadways and 5 mph on bridges for the two-hour transport through Honolulu, East Oahu and on to Windward Oahu.

FLORIDA

\$7.6M Composite Bridge Nears Completion

The Florida Department of Transportation says the \$7.6 million Halls River Road bridge replacement in Homosassa is on track for a fall finish. The new bridge will have two lanes for traffic, shoulders and five-foot sidewalks on each side.

The bridge uses fiber-reinforced polymer (FRP) technologies to better combat rust and deterioration. It also uses Seacreate for bulkhead caps instead of conventional concrete. Seacreate is made with seawater instead of freshwater and exhibits higher early-age strength.



Halls River Road bridge
PHOTO COURTESY FDOT

The concrete piles that support the bridge are prestressed with carbon fiber composite cables (CFCC); at 36-feet long, the first hybrid composite beams (HCB) used on a bridge in Florida will support the bridge deck; and glass-fiber-reinforced polymer (GFRP) will be used in the guard rails, pier caps, bridge deck and as reinforcement in retaining walls, which are made of CFCC-prestressed sheet piles.

The FDOT says using FRP-based materials costs 30 percent more but pays off in decreased maintenance and a longer useful life beyond the 75 years the agency requires for new bridges.

NEW YORK

New Law Requires Safety Training Notices

Large construction sites in New York City are required to post multi-lingual notices about upcoming safety training requirements at their exits, the Department of Buildings announced. The notices must include every language that is used by workers to communicate at each construction site. Beginning Dec. 1, all workers at

the sites must have at least 30 hours of site-safety training and supervisors must have at least 62 hours. A 40-hour training requirement for workers at the sites will go into effect next September.

The department’s website provides additional signage requirements, downloadable notice templates in 14 languages and an interactive map to determine whether workers on a particular construction site are required to undergo the safety training.

CANADA

Asia Pacific Tops Airport Construction

Airport-related construction projects in the Asia Pacific region have been valued at \$322.4 billion, according to a new report, “Project Insight: Global Airport Construction Projects.”



The report by the Montreal-based Airports Council International (ACI) weighs project pipeline value and says the Middle East and Africa are in

second place with projects valued at \$222.2 billion. Europe airport projects had a value of \$151.2 billion while the Americas stood at \$150.5 billion.

The U.S. leads all countries at \$123.2 billion, followed by China at \$84.2 billion.

LOUISIANA

Pitt, Directors in Suit over Hurricane Homes

Actor Brad Pitt remains a defendant in a lawsuit that alleges shoddy construction of homes his foundation helped build after Hurricane Katrina in the Lower 9th Ward in New Orleans, according to a report by nola.com.

The actor and other directors of the Make It Right Foundation had asked the court to remove them from a suit filed by two homeowners, claiming they had no personal responsibility for the construction. But in October, Civil District Court Judge Rachael Johnson denied the request.

Pitt’s organization built 109 affordable homes in an area that was destroyed by the 2005 flood. The solar-powered structures were meant to demonstrate how more thoughtful design could mitigate the threat of storms, and were sold to former neighborhood residents at prices tailored to their incomes.



Mold covers the side of a Make It Right Foundation home in the Lower 9th Ward neighborhood in New Orleans.

PHOTO COURTESY THE NEW ORLEANS ADVOCATE

McKeague Named Kanaka Maoli at G70

G70, a leading Hawaii design firm, has named **Kawika McKeague**, director of cultural planning, as the firm's first *Kanaka Maoli* principal.

"We are so honored to have Kawika McKeague join us as a principal of G70," says Charles Kaneshiro, president and COO at G70. "Kawika has turned his passion for Hawaiian culture into his life's work. In his role as principal, we look forward to the new directions he will lead this growing sector of our practice."

McKeague's 25 years of experience includes cultural planning efforts for private, public and non-profit clients at the local and national levels. As G70's director of cultural planning, he advocates for and develops a Hawaiian worldview in environmental and land use planning, as well as in architectural design and space programming.

As principal, McKeague is spearheading G70's new cultural planning and resource management division. The division will focus on coastal resources and freshwater resource management, climate change and disaster preparedness, food security and agricultural innovation, heritage management of cultural resources, affordable housing, homelessness, renewable energy and community building.

G70's new division will integrate the firm's longstanding support of cultural planning throughout the company.

Agustin Named NAVFAC Pacific Business Director

Roy Agustin, an Oahu native, has been named business director at Naval Facilities Engineering Command (NAVFAC) Pacific.



Roy Agustin

Agustin, an alumni of St. Louis High School, is the senior civilian responsible for overall business performance of Navy and Marine Corps facility lifecycle management

throughout the Indo-Asia-Pacific region delivering \$1.9 billion in planning, construction, public works, environmental and acquisition services with over 4,900 personnel.

After 30 years of service, he retired from the Air Force as a brigadier general in 2019, where he served as the director of Logistics, Engineering and Force Protection for U.S. Air Forces in Europe and Air Forces Africa.

He began his new position in September at Joint Base Pearl Harbor-Hickam. Prior to joining NAVFAC Pacific, Agustin worked in the private sector as vice president for a firm executing engineering and environmental design and construction management for projects throughout the Pacific.

"I look forward to learning more about the NAVFAC Pacific organization and how I can assist with improving workforce development, training, mentoring, coaching and providing continuing education to enhance our professional capabilities to become stronger assets," he says.

Agustin earned a bachelor's in civil engineering at Santa Clara State University in addition to three master's in National Security Strategy from the National War College, in Military Operational Art and Science from the Air Command and Staff College and in Engineering and Environmental Management from the Air Force Institute of Technology.

Armstrong Hires Two Superintendents

Armstrong Builders, a Hawaii developer and builder of high-end projects, has named **John Wisniewski** and **Scott Christie** as superintendents.

Wisniewski is responsible for pre-construction prep, trade partner relations, safety, scheduling, and



John Wisniewski



Kawika McKeague

coordination and sequencing of day-to-day construction for multi-year projects.

Previously, Wisniewski worked as a project manager for Lowney Contracting Co. Inc. in Waimea on Hawaii Island, and also as a foreman and frame-to-finish carpenter with several other companies. He holds a bachelor's from Virginia Commonwealth University.

Christie will provide leadership and support on commercial and residential projects. With more than 20 years of industry experience, Christie previously was project manager on custom homes in Denver, project manager and lead carpenter on multi-million



Scott Christie

dollar custom homes fronting Lake Michigan, and a custom pool designer and builder in Dallas. He holds a bachelor's in media production/engineering and graphic design.

B+K Adds Hodge

Bowers + Kubota Consulting, a Hawaii-based architectural/engineering firm that specializes in architecture, construction management, program management and project development, has added **Steven Hodge** as an IT department network and systems administrator.



Steven Hodge



The Closer

D&D Technologies offers the SureClose Readyfit 180°, an externally mounted, heavy-duty hydraulic gate hinge-closer that provides 180-degree gate closing using hidden hydraulics for quiet, controlled closing designed to replace conventional, bulky commercial gate hinges and closers. Available at Lowe's in Waipahu, Kahului and Kailua-Kona, the two-closer system is designed to maximize the life and performance of the SureClose 180° by reducing stress and wear on components, making it convenient for high-traffic applications. Its emergency override feature provides for safety and longevity.

www.ddtech.com

The Hornet

Lind Equipment's redesigned battery-operated Hornet Light is a 6-inch LED task light with pre-installed magnets and an 18-degree rotatable bracket for easy placement. The high-efficiency LED light produces 1,700 lumens with 15W of power, will run for three hours on full power, six hours on low power and will continue to operate while charging. The Hornet comes standard with three different rechargeable options, an AC adapter, DC car adapter and a USB cable. Additionally, Lind includes an option to charge a cellphone with the light's battery while it continues to run.



www.LindEquipment.net

Strike Out

Subsite's UtiliGuard 2, available at Ditch Witch of Hawaii in Kapolei, provides information to prove or track performance, compare with benchmarks and provide actionable outcomes to help increase quality, reduce cable strikes and increase productivity across multiple crews. The high-contrast LCD display is visible in all conditions, including direct sunlight. The receiver remotely controls the transmitter. Bluetooth technology simplifies communication and data transfer to other communication devices. UtiliGuard 2 provides the direction of the current to help you identify the target line.

www.subsite.com



Twofer

The new Crescent Ex6 layout square, available at Home Depot in Honolulu, Kapolei and Pearl City and at Fastenal in Honolulu, Kapolei and Wailuku, Maui, provides the functionality of a 7-inch square and a 12-inch square in one package. Its foldout arm extends the straight edge from 6 to 12 inches. An easy-to-access thumb lock allows it to swing the extension arm out and then lock it back into place. Made from solid, lightweight aluminum, the laser-etched markings and corrosion-resistant finish provide greater visibility that won't fade over time.

www.crescenttool.com



Uplifted

Starting this month, new national safety standards governing aerial work platforms will take effect. Contractors who use telescopic-boom, articulated-boom or scissor-lift aerial platforms will face changes in how the machines are operated and who can operate them. The standards do not affect truck- or trailer-mounted booms or telehandlers. Aerial lifts built before Dec. 10 are grandfathered in. Though the standards are voluntary, the U.S. Occupational Safety and Health Administration (OSHA) can refer to them when there is an accident or if they see a violation of OSHA rules.

www.ansi.org

Collaboration Kickoff

The AIA-GCA-ACECH 2020 Collaboration Kickoff brought together members of the American Institute of Architects Honolulu Chapter, the General Contractors Association of Hawaii and the American Council of Engineering Companies of Hawaii. Each organization presented its vision for collaboration as an industry partner. The event was held on Nov. 13 at Ferguson Bath, Kitchen and Lighting Gallery in Honolulu.



Ken Kawahara, Akinaka & Associates Ltd.; Joe Ferraro, Ferraro Choi and Associates Ltd.; Cheryl Walthall, GCA of Hawaii; Layne Machida, Civil-Mechanical Contractor; Leslie Isemoto, Isemoto Contracting Co. Ltd.



Tim Yee, Ferguson; Russell Siu, 3660 on the Rise; Clayton Gomi, Ferguson



Garett Uchimura, Lori Isava and Preston Matsuo, Koga Engineering & Construction Inc.



Cindy Peterson, Kohler Co.; Masato Tochika, Benjamin Woo Architects; Bo Vosika and John Reilly, Kohler



Ken Kawahara, Akinaka & Associates Ltd.; Brian Sekiguchi, RHA Energy Partners LLC



Leeshaun Kapuaala-Vanderford, Safety Systems & Signs Hawaii; Chris Cheung, CC Engineering and Construction Inc.; Dwight Mitsunaga, DM Pacific Inc.; Mark Hertel, Inter-Island Solar Supply

BIA-Hawaii Construction Outlook

The Building Industry Association of Hawaii hosted its Fall General Membership Meeting and Elections on Nov. 6 at Pomakai Ballroom at Dole Cannery. The theme of the luncheon was “Construction Headwinds: The Outlook for the Economy and Home Building.”



Mary Ah-Wong, BIA-Hawaii; Luke Kaumatule and Rod Belscher, New City Nissan



Meagan Yokoi, Kehau Amorin, Ipo Fukuda, Jessica Russell and Carolyn Aber, NAWIC; Amanda Canada, Trade Publishing Co.



Bo Vosika, KohlerCo.; Joel Frenzel, Simpson Strong-Tie Co. Inc.; Clifton and Laverne Crawford, Pacific Pool and Spa; Lance Takaki, Honolulu Star Advertiser



Kellie Inouye, BIA-Hawaii; Gavin Toma and Naomi Azama, HMAA



Patrick Gill, Gill Development LLC; David Kanyuck and Jennifer Dorman, Trade Publishing Co.; Steven Gangwes, D.R. Horton



Richard Hobson, Gentry Homes; Paul Kane III, Aloha Marketing Manufacturers Representatives LLC; Sydney Simbre, BIA-Hawaii



Kamuela and Brent Potter, Inspired Closets Hawaii; Roseann Freitas, Better Business Bureau; Mark Kennedy, Haseko



Todd Mills, Mary Pat Larson, Mary Flood and Ryan Gross, D.R. Horton



Hinano Nahinu, Pacific Source; William Trager, Trager Design



(Front) Darrell Tamaru, Doreen Rozemond, Daryl Takamiya, Laura Kodama, Andrew Furuta, (back) Austin Hirayama, Garret Matsunami and Chris Lovvorn, Castle & Cooke Hawaii



Seven Projected Industry Trends for 2020

As in life, the only constant is change and the construction industry is always in a state of change.

Given the year is coming to a close, it's time to look at trends that are already well-established and new ones which are emerging slowly but surely. Staying on top of trends not only keeps your company from falling behind, it will also allow you to prepare for the future. While there are at least 17 new trends at this time, this article will focus on those trends which are more Hawaii-focused.

Here are seven Hawaii construction industry trends which will continue to shape the industry in 2020:

Use of Drones

Construction technology is improving in all areas and not just limited to software. Drones (also known as unmanned aerial vehicles or UAVs) are becoming increasingly popular as costs continue to move downward. Drones can be helpful in survey work, access remote locations, collect data and capture jobsite progress and safety inspection to name a few. While there are several early-adopter contractors utilizing drones, there are already local Hawaii companies dedicated to providing this service to the construction and engineering community.

Decreased Labor Force

Sadly, not all trends are positive. The older workforce in Hawaii continues to retire and there are not enough new, well-educated and trained workers to fill the gap. The industry labor force is at capacity with 36,000 employees at full employment. It has been, and will continue to be one of the biggest challenges contractors face. A well-established and consistently updated training program for the next generation of leaders is the only logical solution to this long-term problem. Contractors who make the right changes can continue growing as

the younger workforce is drawn to the implementation of robotics and new technology.

Modular, Prefabricated Buildings, Components and Materials

Labor is virtually always the biggest cost in a construction project. As owners seek to lower costs, modular prefabricated buildings, homes, partial components and materials tend to save a lot of time and material costs. Modular buildings and houses tend to be quicker to build and less expensive, as leftover materials can be quickly recycled into the next unit. For example, this trend can include building parts such as complete bathroom units which can be dropped into place with only a few plumbing connections needing to be completed.

Cloud Collaboration

Cloud collaboration tools continue to increase in popularity and are extremely helpful to connect project teams and phases. They enable secure and reliable collaboration while everyone benefits from the same data. At times, this can be challenging if a contractor or subcontractor is forced to utilize software which is completely different than their in-house programs. Wise contractors will review contracts very carefully to be sure they understand the exact nature of the cloud collaboration.

Better Safety Equipment

Improvements in safety equipment is a continuing trend and has been for quite a while. New products are constantly being introduced to the Hawaii marketplace and keeping up with the latest products ensures maximum safety for the workforce. There are work boots (currently very difficult to purchase) that connect to Wi-Fi and provide GPS coordinates which can tell if the person has fallen or is tired.

There are work battery-driven jackets with electric wires that keep can a worker warm, including stylish management jackets.

Increased Use of Building Information Modeling (BIM)

BIM has been around for a long time and is being used by many of Hawaii's larger contractors, but is not fully absorbed in the industry. Slowly but surely it is being adopted by more contractors as a standard work tool. BIM programs can streamline planning and design through 3D modeling. As the advanced 4D and 5D technology evolve the applications of BIM are virtually endless.

Advanced Materials

In recent years, there have been countless new materials introduced to the industry that seemed impossible only a few years ago. Some of these include self-healing concrete, which has the ability to repair its own cracks and holes, small inserts placed on rebar which are capable of providing real time compressive strength information to a cell phone to ensure safe form removal at the earliest possible time, as well as solar roof tiles which look identical to their traditional counterparts. Transparent aluminum is just around the corner and there are sure to be more new advanced materials coming to the Hawaii market in 2020.

Most of the trends are already on the rise and many will play an instrumental part in the Hawaii construction industry in 2020. As the industry continues to evolve, it is essential to stay up-to-date with these trends in order to remain competitive. 🏠

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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this holiday season and a prosperous New Year.



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