

# **BUILDING** **INDUSTRY HAWAII**

FEBRUARY 2020/\$5.00

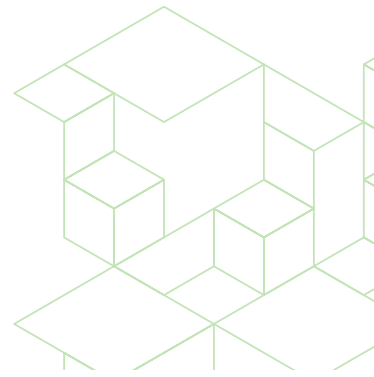
## **Hawaii's** **RED-HOT** **SUBS**

**Islands' biggest builders pick  
their favorite subcontractors**

**+**  
**TOP 2020**  
**ROOFING TRENDS**  
**Inside ABC Hawaii**  
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**BREAKING GROUND IN FEBRUARY 2020**



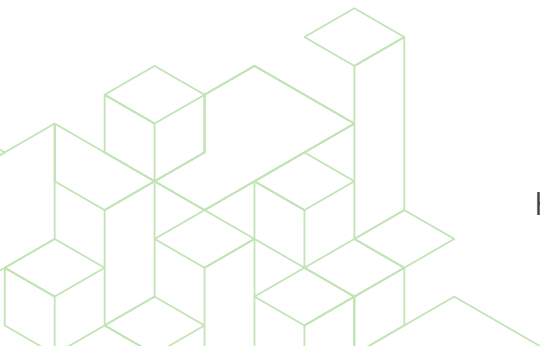
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# Who are Hawaii's Hottest Subs?



No one knows better than general contractors that a successfully completed project often hinges on the quality of work done by subcontractors. In this issue of *Building Industry Hawaii*, we turn the spotlight on Hawaii's Red-Hot Subs.

To help us winnow the list of stellar subcontractors down to a manageable number, we asked the members of our Hawaii's Top 25 Contractors list (as published each July) to nominate their top three subs in five categories: plumbing, electrical, painting, carpentry and roofing. Be sure to see if your favorite sub made the cut in this inaugural coverage that we plan to make an annual feature.

Also inside are the award-winning entries in the Roofing Contractors Association of Hawaii annual contest.

Along with those outstanding projects, we offer a report on roofing trends in the Islands.

And we take a peek at how the residential construction sector is shaping up for 2020; the experts tell us they see opportunity across Hawaii.

*A hui hou,*

david@tradepublishing.com

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**BUILDING**  
INDUSTRY HAWAII

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*The inaugural Hawaii's Red-Hot Subs, as selected by the state's leading general contractors*  
Design by Ursula A. Silva



## COMING IN MARCH

*Building Industry Hawaii* will feature what's new in **Renovation and Remodeling** in the Islands in 2020 and beyond. Our coverage also takes a look at what's new in construction-related **Finance, Bonding and Insurance**. Other major topics will be **Women In Construction** and **Solar and Energy**. Plus, we bring you an update on the building industry on **Guam**.

If you'd like your organization's event to be considered for Datebook, contact [brett@tradepublishing.com](mailto:brett@tradepublishing.com) a minimum of two months prior to your event.

## FEBRUARY 1

### Excavation and Trenching – Competent Person

The Building Industry Association of Hawaii (BIA-Hawaii) and Lawson & Associates present this eight-hour Competent Person-level course that covers the OSHA 1926 Subpart P Excavation and Trenching Standard.

7 a.m.-3:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. To register, go to [biahawaii.org](http://biahawaii.org) or [lawsonsafety.com/training](http://lawsonsafety.com/training). For more information, contact Lawson & Associates at 441-5333 or via [info@lawsonsafety.com](mailto:info@lawsonsafety.com). Fee: \$199 plus tax and registration/on-line ticketing fee.

## FEBRUARY 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](mailto:Ken@abchawaii.org) for an application packet.

## FEBRUARY 3-5

### OSHA 5402 – Maritime Industry Trainer Update Course

Presented by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Updates OSHA's 10- and 30-hour Outreach Training Program for active safety trainers in the maritime industry. Industry prerequisites. Various credits available. No online class enrollment.

8 a.m.-4 p.m. (daily). CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Go to [biahawaii.org](http://biahawaii.org), [osha.ucsd.edu](http://osha.ucsd.edu) or [oshatraining@ucsd.edu](http://oshatraining@ucsd.edu) for more information, or call (800) 358-9206. Fee: \$695. No refunds after Jan. 20.

## FEBRUARY 4

### Shinnen Enkai Networking Reception

Presented by the Construction Industry Council of Hawaii, the annual

event brings together legislators and leaders from the building sector.

5:30-7:30 p.m., Café Julia at the YWCA, 1040 Richards St. RSVP deadline is Jan. 24. Register via Eventbrite at <https://tinyurl.com/vymr3mc>. Fee: members \$25, nonmembers: \$35.

## FEBRUARY 8

### Confined Space CP

BIA-Hawaii and Lawson & Associates present this eight-hour Competent Person-level course that covers the OSHA1926 Subpart AA Confined Spaces in Construction Standard.

7:30 a.m.-3:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. To register, go to [biahawaii.org](http://biahawaii.org) or [lawsonsafety.com/training](http://lawsonsafety.com/training). For more information, contact Lawson & Associates at 441-5333 or via [info@lawsonsafety.com](mailto:info@lawsonsafety.com). Fee: \$199 plus tax and registration/online ticketing fee.

## FEBRUARY 8, 15

### Estimating and Job Costing (PMDDP Module 1)

This General Contractors Association of Hawaii (GCA of Hawaii) and Associated General Contractors of America (AGC) Project Manager Development Program aims to enhance the performance of novice (less than two years' experience), newly hired and team-based project managers. Module 1 explains the link between design, estimating and project costs. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org), contact Judee Calaro via [judee@gcahawaii.org](mailto:judee@gcahawaii.org) or call 833-1681 ext. 14. Fee: GCA of Hawaii members \$395; nonmembers \$495. Replacements accepted.

## FEBRUARY 8, 22; MARCH 14

### 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](mailto:contact@aiahonolulu.org) or call 628-7243 to RSVP with payment in advance and for more information. Fee: \$15 per person.

## FEBRUARY 8, 15, 22; MARCH 7, 21

### Construction Safety Hazard Awareness Training for Contractors Course

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

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to [gcahawaii.org](http://gcahawaii.org) or contact Judee Calaro at 833-1681 ext. 14 or via [gca@gcahawaii.org](mailto:gca@gcahawaii.org). Fee: GCA members \$500; nonmembers \$750.

## FEBRUARY 10-14

### AGC's Lean Construction Education Program (Units 1-7)

GCA of Hawaii begins AGC's credentialed Lean Construction program on Feb. 10.

Class times vary: morning (7:30-11:30/11:45 a.m.), afternoon (noon-4/4:30 p.m.) and full-day (7:30 a.m.-4:30 p.m.). GCA Conference Room, 1065 Ahua St. To register with payment and more information, go to [info@gcahawaii.org](mailto:info@gcahawaii.org) or [gcahawaii.org](http://gcahawaii.org), or contact Gladys via [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org) or call 833-1681 ext. 12. Fee per course: \$250-\$500 for GCA members; \$350-\$600 for nonmembers. Substitutions available.

The schedule of classes:

Feb. 10: Unit 1, Variation in Production Systems. This morning class covers types of variation, the concept of throughput, variation mitigation techniques and more. 7:30-11:30 a.m.

Feb. 10: Unit 2, Pull In Production. This afternoon class explains the concept of pull as a means to reliable production workflow. Noon-4 p.m.

Feb. 11: Unit 3, Lean Workstructuring. This morning class, the first introductory unit in the Last

Planner System, introduces the process of streamlining project plans and workflow. 7:30-11:30 a.m.

Feb. 11: Unit 4, The Last Planner System. This afternoon class, the second introductory unit in the Last Planner System, shows how to conduct make-ready and weekly work-planning sessions. Noon-4 p.m.

Feb. 12: Unit 5, Lean Supply Chain and Assembly. This full-day class shows how to apply the concept of lean supply chain and assembly to procurement, waste elimination and site operations. 7:30 a.m.-4:30 p.m.

Feb. 14: Unit 6, Lean Design and Pre-Construction. This morning class explains the concepts of value-based management, lean design and relational contracting. 7:30-11:45 a.m.

Feb. 13: Unit 7, Problem-Solving Principles and Tools. This full-day class introduces and demonstrates lean construction problem-solving tools. 7:30 a.m.-4:30 p.m.

## FEBRUARY 11

### Identifying Trouble Areas in Residential Buildings & Permitting

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

9 a.m.-1:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Register with payment at [biahawaii.org](http://biahawaii.org). For more information, contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or via [sls@biahawaii.org](mailto:sls@biahawaii.org). Fee: BIA-Hawaii members \$100; nonmembers \$150.

## FEBRUARY 19

### Recordkeeping (Professional Level)

BIA-Hawaii and Lawson & Associates present this eight-hour course that provides a comprehensive review of OSHA's Recordkeeping Rule and updates (29 CFR 1904).

7:30 a.m.-3:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. To register, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com/training](http://lawsonssafety.com/training). For more information, contact Lawson & Associates at 441-5333 or via [info@lawsonssafety.com](mailto:info@lawsonssafety.com). Fee: \$199 plus tax and registration/online ticketing fee.

## FEBRUARY 20

### NAWIC General Membership Meeting: "A Woman's View-Historical Architecture"

This monthly dinner meeting of the National Association of Women in Construction Hawaii Chapter features a presentation by Katie Stephens, senior associate and historic architect at AHL, a Honolulu architectural firm.

5 p.m. (networking); 5:30 p.m. (dinner); 6 p.m. (meeting/speaker). AHL, Conference Room, 733 Bishop St., Makai Tower, Suite 3100. RSVP by Feb.13 via <https://nawic114-feb20.eventbrite.com>. Fee: \$40. Guests must pre-pay via Eventbrite.

## FEBRUARY 20-22

### Fall Protection – Competent Person (24-Hour)

BIA-Hawaii and Lawson & Associates present this 24-hour Competent Person-level course that covers regulatory requirements for fall protection (OSHA 29 CFR 1926 Sub Part M, EM385-1-1 and others).

7:30 a.m.-3:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. To register, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com/training](http://lawsonssafety.com/training). For more information, contact Lawson & Associates at 441-5333 or via [info@lawsonssafety.com](mailto:info@lawsonssafety.com). \$599 plus tax and registration/online ticketing fee.

## FEBRUARY 24-26

### OSHA 502 – Update for Construction Industry Outreach Trainers

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Updates authorized trainers in the OSHA Outreach Training Program on OSHA Construction Standards, policies and regulations Industry prerequisites. Various credits available. No online class enrollment.

8 a.m.-4:30 p.m. (daily). CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Go to [biahawaii.org](http://biahawaii.org), [osha.ucsd.edu](http://osha.ucsd.edu) or [oshatraining@ucsd.edu](mailto:oshatraining@ucsd.edu) for more information, or call (800) 358-9206. Fee: \$525. No refunds after Feb. 10.

## FEBRUARY 25

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

This BIA-Hawaii class is designed

for workers, safety staff, managers and owners. Topics include HIOSH (state) and OSHA (federal) construction standards compliance and inspections, with a focus on injury prevention.

8 a.m.-2 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org). For more information, contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or via [sls@biahawaii.org](mailto:sls@biahawaii.org). Fee: BIA-Hawaii members \$195; nonmembers \$295.

## FEBRUARY 27

### OSHA 7215 – Silica in Construction, Maritime and General Industries

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Covers the requirements of OSHA's Respirable Crystalline Silica standards in maritime, construction and general industries. Various credits available. No online class enrollment.

8 a.m.-4 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Go to [biahawaii.org](http://biahawaii.org), [osha.ucsd.edu](http://osha.ucsd.edu) or [oshatraining@ucsd.edu](mailto:oshatraining@ucsd.edu) for more information, or call (800) 358-9206. Fee: \$250. No refunds after Feb. 13.

## FEBRUARY 23

### Fall Protection in Residential Construction Training

Offered to builders, contractors, supervisors and workers by BIA-Hawaii and the National Association of Home Builders. Class held in the morning and afternoon identifies fall hazards in residential construction and covers OSHA fall protection regulations.

8 a.m.-noon (morning class); 1-5 p.m. (afternoon class). CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org). For more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Free.

## MARCH 2

### 2020 Kukulu Hale Awards: Portfolio Deadline

Entry portfolios for NAIOP Hawaii's 2020 Kukulu Hale Awards are due on March 2. The awards celebrate significant contributions to Hawaii's commercial real estate industry.

All projects must be within the state of Hawaii and completed within the last three years: Jan. 31, 2017 to Jan. 31,



# BIA-Hawaii Launches Search for New CEO

## Marrone resigns to take post at real estate organization

BY DAVID PUTNAM

The Building Industry Association of Hawaii has begun a search for a new chief executive officer following the resignation of Gladys Quinto Marrone, who served for more than five years as BIA-Hawaii's CEO.

In a letter dated Jan. 7 to the organization's members, 2020 BIA-Hawaii President Dwight Mitsunaga stated that a committee has been chosen to "lead the search for the next leader of BIA-Hawaii." The search committee is co-chaired by Marshall Hickox, the BIA's immediate past president, and Beau Nobmann, BIA's president-elect.

"We are confident that the combination of our volunteer leaders and professional staff will continue delivering the exceptional advocacy, events, educational and networking opportunities that BIA-Hawaii is known for," Mitsunaga says. "It is our priority to find the best individual to lead, while still maintaining a stable and effective organization."

As of press time, a new CEO had not been announced.

"It will be hard to replace the dedication and leadership I experienced while working with Gladys as 2019 BIA-Hawaii president," Hickox says. "Her personal accomplishments are many, but I am most impressed with the amazing staff she has put in place.



Gladys Marrone served as CEO of BIA-Hawaii since 2014.

"Our membership, upcoming events and ongoing educational programs are projected to have their best year ever and could not be in better hands during our search for a new CEO."

Mitsunaga also lauded Marrone for being "a wonderful asset to our organization. During her tenure, BIA-Hawaii has achieved significant legislative wins on behalf of our industry, completed a successful rebranding effort, reached record attendance at our Home Building and Remodeling Shows and been awarded over \$750,000 in educational and training grants."

Marrone will become executive director of the Hawaii office of Nareit (National Association of Real Estate Investment Trusts), a national organi-

zation based in Washington, D.C. She joined BIA-Hawaii in 2011 as government relations director and became its CEO in 2014.

In the BIA-Hawaii's statement, Marrone notes that "it has been an honor to lead this wonderful organization. It has been full of exciting opportunities and experiences from knowing that the lives of Hawaii's families have transformed because of more housing.

"I want to thank the board of directors for allowing me the privilege to serve this extraordinary organization. I also want to thank our members, who are the heart of BIA-Hawaii, whose generosity and passion helped fuel our growth and progress."

### DATEBOOK

2020. Winners will be announced at a Kukulu Hale Awards gala on May 1. For entry forms and information, call Barbie Rosario at NAIOP Hawaii, 864-7983, or email [barbie@naiophawaii.org](mailto:barbie@naiophawaii.org).

#### MARCH 4

##### How to Handle an OSHA Inspection

BIA-Hawaii and Lawson & Associates cover best practices in managing an OSHA/HIOSH inspection, including the HIOSH/OSHA Field Operations Manual and OSHA's new drone policy.

7:30 a.m.-3:30 p.m. CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. To register, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com/training](http://lawsonssafety.com/training). For more information, contact Lawson &

Associates at 441-5333 or via [info@lawsonssafety.com](mailto:info@lawsonssafety.com). Free.

#### MARCH 10-12

##### Construction Quality Management (CQM)

Offered through BIA-Hawaii. This U.S. Army Corps of Engineers (USACE) three-day class for credentialed CQ managers is limited to four attendees per company per course. Certificate issued after completing course; valid for five years.

Noon-4 p.m. (daily). CTC-Pacific/BIA-Hawaii, 94-487 Akoki St., Waipahu. Register with payment at [biahawaii.org](http://biahawaii.org). For more information, contact Barbara Nishikawa at 629-7505

or Sydney Simbre at 629-7504 or via [sls@biahawaii.org](mailto:sls@biahawaii.org). Fee: BIA-Hawaii members \$95; nonmembers \$125.

#### MARCH 11-12

##### 2020 Hawaii Buildings, Facilities & Property Management Expo

More than 300 booths showcase the latest in materials and services for Hawaii's construction and building management industries.

9 a.m.-4 p.m. Neal S. Blaisdell Center, 777 Ward Ave. For more information, go to [douglastradeshows.com](http://douglastradeshows.com). For available booth space and attendance information, contact Ken Kanter at 261-3400 or [kanter@lava.net](mailto:kanter@lava.net).

# Agency Awards End 2019 on an Up Note

Five government agencies awarded 14 construction contracts in December valued at \$22,784,487—more than twice the previous month’s total—to bring the tally for 2019 to \$584,071,596.

The bulk of the month’s contracts were awarded by the Department of Transportation and valued at \$21,674,813.

Nan Inc. landed the month’s single-largest award of \$8,749,852 for restroom improvements at Hilo International Airport.

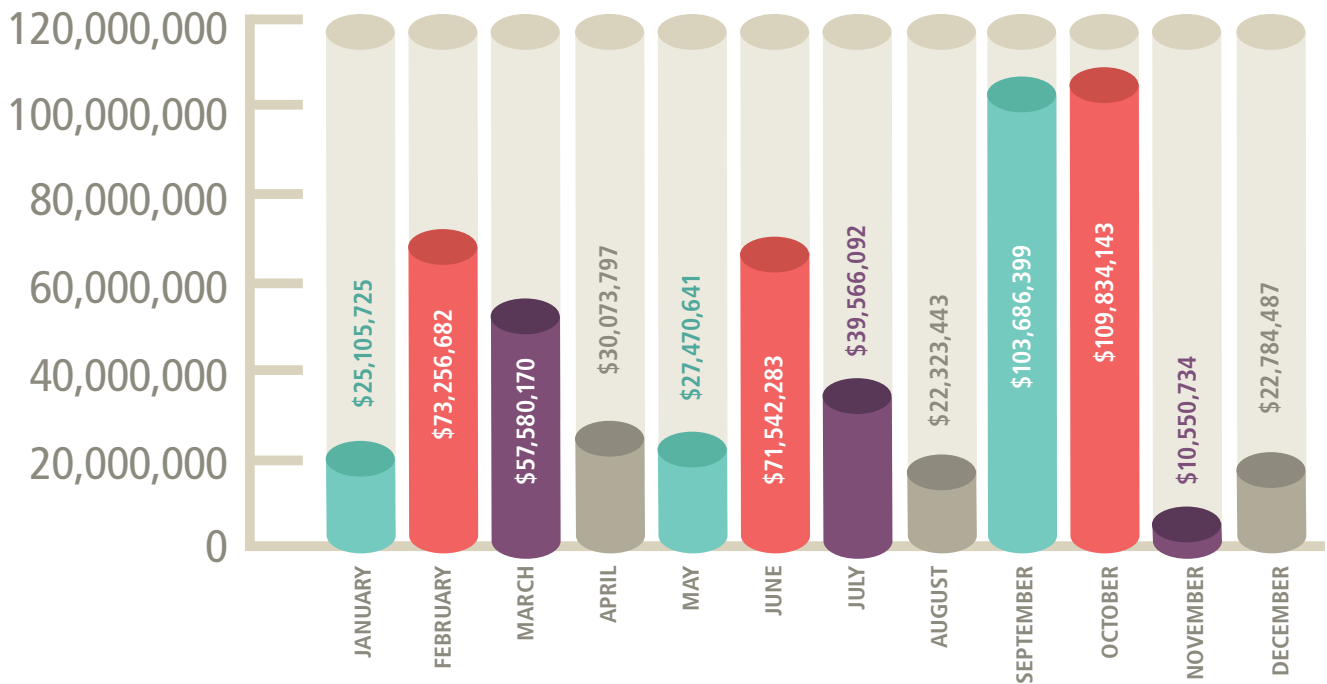
The next biggest contract went to Hi-Tech Rockfall Construction Inc. worth \$3,875,744 for emergency slope stabilization on Kuhio Highway on Kauai. HI Built LLC won a \$3,105,028 bid for resurfacing along Honoapiilani Highway in Wailuku, Maui.

The highest-volume months in 2019 for agency construction awards were October, \$109.8 million; September, \$103.6 million and February, \$73.2 million.

AWARDS BY AREA	
Hawaii	\$9,459,992
Maui	7,107,452
Kauai	5,884,444
Oahu	332,599
<b>Total</b>	<b>\$22,784,487</b>

AWARDS BY AGENCY	
DOT	\$21,674,813
DOE	722,934
DLNR	238,600
DHHL	74,140
UH	74,000
<b>Total</b>	<b>\$22,784,487</b>

## 2019: MONTH-BY-MONTH



## DECEMBER’S TOP 10 CONTRACTORS

1. Nan Inc. (2) .....\$8,823,992
2. HI Built LLC (3) ..... 6,286,525
3. Hi-Tech Rockfall Construction Inc. (1) ..... 3,875,744
4. Pacific Concrete Cutting & Coring Inc. (1) .....2,008,700
5. Lite Electric (2) ..... 702,935
6. Hawaiian Dredging Construction Co. Inc. (1) .....636,000
7. JBH Ltd. (1) .....238,600
8. Tri-L Construction Inc. (1) ..... 117,992
9. MJ Construction Co. (1) .....74,000
10. CMT Hawaii (1) ..... 19,999

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

## Oahu

**JBH Ltd.**.....\$238,600  
Install Ungulate-Proof Fence on Oahu

**MJ Construction Co.** ..... 74,000  
8872A Classroom Office Improvements, Honolulu Community College, University of Hawaii

**CMT Hawaii** ..... 19,999  
Kalaheo High School, Athletic Field, Remove and Replace Perimeter Chain Link Fence and Gates

## Maui

**HI Built LLC**.....\$3,105,028  
Honoapiilani Highway Resurfacing, Keanu Street to Kuihelani Highway, Wailuku

**HI Built LLC**.....2,207,016  
Piilani Highway Safety Improvements, North Kihei Road to the Vicinity of Wailea Ike Drive, Wailuku/Makawao

<b>HI Built LLC</b> .....	<b>974,481</b>
Honoapiilani Highway Resurfacing, Vicinity of Puamana Beach Park, Lahaina	
<b>Lite Electric</b> .....	<b>389,560</b>
Lahaina Intermediate School Campus, Replace Fire Alarm	
<b>Lite Electric</b> .....	<b>313,375</b>
Nahienaena Elementary School Campus, Replace Fire Alarm	
<b>Tri-L Construction Inc.</b> .....	<b>117,992</b>
Repair Pavement at Causeway, Kaunakakai Harbor, Molokai	

## LOW BIDS

The companies below submitted the low bids in November 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

<b>Road Builders Corp.</b> .....	<b>\$6,752,108</b>
Rehabilitation of Localized Streets, Phase 12D, Downtown Honolulu	
<b>Index Builders Inc.</b> .....	<b>3,152,800</b>
State Capitol Building, Repair Metal Soffits	
<b>Henry's Equipment Rental &amp; Sales Inc.</b> .....	<b>679,259</b>
Drainage Improvements at Various Locations, Interstate Route H-201, Vicinity of Fort Shafter Off-Ramp and Ala Napunani Street, Vicinity of Ala Aolani Street	
<b>Hawaii Works Inc.</b> .....	<b>535,087</b>
Kinau Hale, Repair Lanais	
<b>MJ Construction Co.</b> .....	<b>360,500</b>
Honolulu Fire Department, Thurston Fire Training Center, AC System Improvements	
<b>MJ Construction Co.</b> .....	<b>280,400</b>
Honolulu Fire Department, Waipahu Maintenance Facility, AC System Improvements	
<b>Kitsap Construction LLC</b> .....	<b>258,724</b>
Ewa Beach Public and School Library, Shelter Hardening	
<b>StarCom Builders Inc.</b> .....	<b>231,500</b>
Kaaawa Fire Station, Exterior Soffit Improvements	
<b>Ted's Wiring Service Ltd.</b> .....	<b>149,901</b>
Dole Street Offices, Replace Fire Alarm System, University of Hawaii at Manoa	
<b>Power Constructors LLC</b> .....	<b>14,225</b>
Campbell High School, Football Stadium, Remove and Replace Electrical Wires on Light Poles	

## Hawaii

<b>Able Electric Inc.</b> .....	<b>2,361,652</b>
Hawaii Emergency Management Agency, Outdoor Warning Sirens for Public Safety Statewide (Hawaii County)	
<b>Yamada &amp; Sons Inc.</b> .....	<b>184,500</b>
FY20 Pavement Repairs at Hilo Harbor	

## Kauai

<b>Earthworks Pacific Inc.</b> .....	<b>16,992,031</b>
Kuhio Highway Short-Term Improvements, Kuamoo Road to Temporary Kapaa Bypass Road, Kawaihau	
<b>Willscot</b> .....	<b>281,732</b>
Temporary Portable Modular Office Building for County of Kauai	

## Hawaii

<b>Nan Inc.</b> .....	<b>8,749,852</b>
Restroom Improvements at Hilo International Airport	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>636,000</b>
Hawaii Belt Road, Wailuku Stream Bridge Spall Repairs, MP 2.74	
<b>Nan Inc.</b> .....	<b>74,140</b>
Kuhio Village, Subdivision of Lot 7, Water System Improvements, Waimea	

## Kauai

<b>Hi-Tech Rockfall Construction Inc.</b> ...	<b>3,875,744</b>
Kuhio Highway, Emergency Slope Stabilization in the Vicinity of Kalihiwai Bridge	
<b>Pacific Concrete Cutting &amp; Coring Inc.</b> .....	<b>2,008,700</b>
Pier 3 Shed Demolition and Other Improvements, Nawiliwili Harbor	

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# Window of Opportunity

Hawaii residential projects are pumping while market conditions hold

BY BRETT ALEXANDER-ESTES

2020 kitchen offerings from HPM Building Supply  
PHOTO COURTESY BELLMONT CABINET CO.



Jason Fujimoto, president and CEO of HPM Building Supply, says UHERO's forecast for statewide residential construction "matches with what we currently observe in the marketplace."

According to a recent University of Hawaii Economic Research Organization report, Fujimoto says, "residential permits will increase approximately 14 percent statewide in 2020, with a slowing of growth in 2021 and a decline in 2022 to 2024."

And Rick Hobson, Gentry Homes vice president of sales and marketing in Hawaii, says "we believe that new residential construction will be limited."

"As master-planned communities on Oahu reach build-out and opportunities for new ones become harder to realize," he adds, "the overall annual new home stock will be even more limited in the coming years."



Jason Fujimoto



Rick Hobson

But while some future projects may be uncertain, 2020 residential jobsites are rapidly growing up and out.

## Kapiolani Corridor/Kakaako

Currently, there are nine residential/mixed-use towers underway or planned on Kapiolani Boulevard and in Kakaako.

They include The Block, 803 Waimanu (\$32 million); The Central, Ala Moana (value undisclosed); 1500 Kapiolani (\$549 million); Sky Ala Moana (\$500 million); Mandarin Oriental Honolulu (\$1 billion), Azure Ala Moana (\$300 million); Ko‘ula (value undisclosed); ‘A‘ali‘i (value undisclosed); and Victoria Place (value undisclosed).

The approximate value of five of these Ala Moana-area projects, based on available reports, is more than \$2.3 billion. Together, these nine towers will add approximately 3,822 residential units to Honolulu’s inventory.

‘A‘ali‘i, Ko‘ula and Victoria Place in Ward Village—all developed by The Howard Hughes Corporation (HHC)—are contributing 1,666 units, or about one-third of that total.

“At full build-out,” says Todd Apo, HHC senior vice president of community development, “Ward Village will include ... more than 4,500 homes in the community named ‘Master Planned Community of the Year’ by the National Association of Home Builders and ‘Best Planned Community in the United States’ by *Architectural Digest*.”

Victoria Place, HHC’s newest tower, will likely break ground in “late 2020,



Todd Apo



Victoria Place, a new HHC luxury condominium, expects to break ground in late 2020. RENDERING COURTESY THE HOWARD HUGHES CORPORATION

with a construction timeline estimated between 2.5 to 3 years,” Apo says.

Apo says Victoria Place, offering 350 luxury units, is “poised to be one of the most extraordinary residential towers along the front row of Oahu’s south shore.” Key features will include regional finishes and lush gardens designed by renowned landscape architect Don Vita. “Luxurious bay windows will expand residents’ unobstructed, sweeping mountain, ocean and Diamond Head views, elevating modern condominium living,” Apo says. “We will also pursue LEED certification in keeping with our commitment to sustainable community development.”

Hundreds of local families now call Ward Village home, Apo says. And ‘A‘ali‘i, he notes—with 751 homes and Albert C. Kobayashi Inc. as general contractor—“is expected to welcome residents in 2021.”

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HPM wall panels. “Wood will continue to be a very viable building material option,” says HPM’s Fujimoto.

PHOTO COURTESY HPM BUILDING SUPPLY

## 2020 HPM Headliners

“We expect our core building products such as lumber, drywall and metal/composite roofing to continue their popularity in 2020 and beyond,” says Jason Fujimoto, president and CEO of HPM Building Supply.

“We expect to see growing interest in manufactured components such as trusses and wall panels that help builders complete projects more quickly and efficiently, especially in a tight labor market.

“Our interior finishing products such as cabinets, faucets, lighting, composite decking and paint will continue to be popular. We are also seeing growing interest in products that improve energy efficiency—such as insulation materials, new window options, solar-powered products and LED lighting—as new energy codes are adopted statewide.”



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Unlimited Construction is wrapping up the first phase of the residential renovation of the 1132 Bishop office tower.

PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

## Tower Outliers

New residential towers are also springing up outside of the Ala Moana area: Lilia Waikiki, currently underway by Nordic PCL Construction Inc., and Bishop Place Phase 1 in downtown Honolulu, currently underway by Unlimited Construction Services Inc.



Earl Yamashita

The \$30.8 million Phase 1 renovation of the former 1132 Bishop office tower into dwelling units “includes four resident floors totaling 98 apartments, renovation of the lobby and first floor corridor, new leasing and management offices, leasing/management restrooms and tenant restrooms,” says Earl Yamashita, Unlimited’s senior



## MIAMI OPEN TENNIS TOURNAMENT FACILITIES

Moss has a reputation for innovative, award-winning construction. The Miami Open Tennis Tournament project won an Eagle Award from Associated Builders and Contractors Florida East Coast Chapter. This is the highest distinction in their project awards program reserved for projects with the highest quality and best craftsmanship.

Construction of the Miami Open Tennis Tournament facilities at the Hard Rock Stadium included renovation to the existing Dolphins and visitor locker rooms, coaching spaces, player lounge and family spaces, as well as the food vendor office space.

In addition, Moss constructed 29 courts (18 practice courts, 10 tournament courts, and the Grandstand court), as well as landscaping and miscellaneous improvements to the grounds. In addition, a 3,600 sq. ft. video display board has been installed to the south exterior of Hard Rock Stadium, the largest video board in tennis.

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# Moss to Build Nearly 1,000 New Units in 2020

Doug Rogers, vice president of Moss & Associates’ Hawaii office, says Moss is building or delivering seven new residential projects in 2020. The new builds are on Oahu, Maui and Hawaii Island, and include:

## The Element

Construction on the new market-rate multi-family rental complex in Hoopili is underway and slated to wrap in Q4 2021. The 330,000-square-foot project has 14 three-story apartment buildings containing 318 units, plus three community buildings that feature a fitness center and pool. The project’s layout and design are similar to nearby Kapolei Lofts, also built by Moss.



Moss & Associates is GC on The Element rental complex.

RENDERING COURTESY ALAKA'I DEVELOPMENT

## Kaiwahine Village

Construction on Kihei’s new 120-unit affordable residential complex, partially funded through the Hawaii Housing Finance & Development Corp. (HHFDC), is slated to wrap in mid-April.

## Hale Makana O Ma’ili

Construction is currently underway on this new affordable multi-family complex in Maili on Oahu’s Waianae coast. Six two-story buildings contain 52 residential units, and are slated for a Q4 2020 wrap.

## Kaiaulu O Waikoloa

Moss will break ground on a new 60-unit affordable rental project in Waikoloa on Hawaii Island in Q1 2020. After installing infrastructure, Moss will build eight two-story multi-family buildings.

## Villages of La 'I' opua

Moss will break ground in Q1 2020 on 60 affordable new single-family homes on 60 lots in Kailua-Kona. The Hawaii Island project features two-, three-, and four-bedroom residences with plantation-style, shiplap siding, and is slated to wrap in Q3 2020.

## Keawe Street Apartments

Moss expects to break ground on 20 two-story buildings in Q3/Q4 2020. The new multi-family complex in Lahaina will offer 200 affordable rental units.

## Kaiaulu O Kupuohi

Moss expects to break ground on another affordable multi-family complex in Lahaina in Q3/Q4 2020. A single new six-story building will feature 89 affordable rental units.





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# 2020 Steel Standouts

## CEMCO

2020 enhancements to CEMCO's cold-formed steel and steel product lines for Hawaii's residential projects lead the industry "in cutting-edge manufacturing technology and efficiency," says Akira Usami, CEMCO's field sales manager in Hawaii.

**METAL STUDS:** expanded options include flange sizes up to 3 1/2 inches wide and a thickness of 118 mils and 10 gauge. "Structural engineers now have more flexibility when designing heavy-duty sections for headers, posts and door and window jambs," Usami says.

**SURE-BOARD FOR SHEAR:** Sure-Board 200S Series Floor and Roof Panels, a new floor and roof sheathing product, complements CEMCO's lateral systems. 200S non-cementitious sheathing is combined with 33 mil (20 ga.) galvanized sheet metal, creating a highly efficient lateral diaphragm product for heavy-duty construction. Panels are non-combustible; roof and floor ceiling assemblies have passed several fire tests at Underwriter's Laboratories (UL).

**SURE-SPAN FLOOR JOIST SYSTEM:** "The best cold-formed steel floor framing system in the industry ... continues to improve," Usami says. "We will soon be introducing a re-designed rim track system, the SSTT product, in the first quarter of 2020 ... for even more productivity at a lower cost."

**FIRE MANAGEMENT PRODUCT LINES:** these passive



A floor panel in CEMCO's Sure-Board 200S Series  
PHOTO COURTESY CEMCO

fire protection systems are well-suited for multi-family construction. "CEMCO's intumescent fire tape products," Usami says, "provide fire-rated protection at wall joints while providing dynamic movement for today's demanding wall details." CEMCO's new line of vinyl trim products swiftly complete wall finishes while providing fire protection at a fraction of the cost of fire sprinkler systems, he says. CEMCO's Hot Rod, Fire Gasket, Hot Rod XL, Fire Bead and Sound Gasket will be available soon at Hawaii distributors.

## SIMPSON STRONG-TIE

**CSHP HIGH-PERFORMANCE COILED STRAP:** features an embossment that makes it easy to install with a power-framing nailer, achieves higher loads with fewer nails and shorter straps, and is marked with colored dots to indicate nailing face and strap model.

project manager. Phased construction is renovating various floors between floors occupied by commercial tenants.

Standout elements include a new marble-clad feature wall and metal screen wall, Yamashita says. Unlimited expects to wrap on Phase 1 in July.

## Spikes in Single-Family

Hobson reports that Gentry's SEAbriidge (277 single-family condominiums) and Coral Ridge (178 single-family, zero-lot-line homes) "will be entering its final stage in the first quarter of 2020 after experiencing a tremendous buyers' sellout in 2019."

Hobson says one of Gentry's strong selling points is energy efficiency, which includes solar water heating, LED lighting, 20-SEER central air conditioning and open cell foam insulation.

In late February, Gentry will open Keali'i, 64 homes in a luxury single-family condominium community located along Kapolei Golf Club's 17th and 18th fairways. In April, Gentry will open NorthPark, 174 homes in an affordable single-family condominium community in Ewa by Gentry.

Keali'i's affordable homes are expected to sell quickly, Hobson says, as are its luxury models. In NorthPark, he says, "approximately 50 homes will be delivered in 2020."

Gentry's Kapolei Development team "will continue to build and close 37 Kanehili homes for the Department of Hawaiian Homelands (DHHL)," says Hobson. "Construction delivered an average of eight homes per month in 2019, and our longstanding relationship with DHHL continues to grow. In 2019, Gentry completed an

additional 64 single-family homes at Ka'uluokaha'i, East Kapolei Increment IIB, for DHHL."

At Castle & Cooke Hawaii's \$2 billion Koa Ridge development, delivery of the first homes is expected this year.

At Ho'opili, says D.R. Horton Sales and Marketing Vice President Mary Flood, 2020 residential construction includes seven neigh-



Mary Flood



Olena, a new neighborhood in Ho'opili, features 32 single-family homes with a contemporary architectural design.  
RENDERING COURTESY D.R. HORTON



Keahumoa Place, a LEED Platinum affordable rental project in Ewa Beach  
PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

borhoods, each with its own character: Kohina (276 multi-family homes); Ilima (a multi-family community of 76 townhomes); Aulu (85 single-family homes); Hooulu (68 single-family homes); Olena (32 single-family homes); Liko (47 single-family homes); and Hinahina (88 multi-family townhomes).

“Another two multi-family phases of approximately 252 townhomes and a single-family phase of 50 homes will be released in fall of 2020,” Flood says.

Beyond Oahu, the Neighbor Islands are seeing slower growth in housing development.

On Hawaii Island, despite overall declines in 2019 single-family building permits, “we are cautiously optimistic about Hawaii Island residential construction in 2020, based on our pipeline of projects and talking with our customers,” says HPM’s Fujimoto. “Our outlook is that residential construction will pick back up in Kona and Waimea, and hold steady in Hilo.”

### Multi-faced Multi-family

In addition to multi-family and affordable components in Honolulu’s residential towers and in outlying

developments, Isle builders are providing many standalone multi-family and affordable options in 2020.

The Element, Alaka‘i Development’s new \$125 million market-rate rental complex in Ho‘opili, is currently underway by Moss & Associates.

“The Element will offer 318 one-, two-, and three-bedroom rental units with 9-foot ceilings, granite countertops, Energy Star appliances, in-unit washers and dryers, and central air conditioning that have become the standard for Alaka‘i Development,” says Cayenne Pe‘a, an Alaka‘i Development principal and co-founder.




Cayenne Pe‘a


“Some units will also have generously sized bonus rooms. Our clubhouse lounge is designed to have an open-air feel with a multifaceted renter pool in mind. We envision an entrepreneur working poolside on their blog, informal business meetings over coffee,

...continued on page 53

# HAWAII BUILDS WITH WOOD









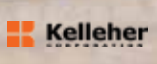


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# Recruiting for the Trades

## Merit shop organization seeks more members and apprentices

BY PRISCILLA PÉREZ BILLIG

For ABC Hawaii it's been a busy year. The Associated Builders and Contractors Hawaii Chapter President and CEO Jonathan Young says the local construction industry enjoyed an unanticipated workload, his books are in order, ABC national has renewed the chapter's accreditation and ABC

Hawaii anticipates further building growth in 2020.

Membership dipped to 178 in 2019 from 196 in 2018, prompting Young to say, "We've lost a lot



Jonathan Young

of contractors to the unions. A lot of companies have gotten so big that they've been swallowed up by the unions. When you're big, the unions want you; they don't want you when you're a small guy."

Recruiting is an annual ritual in which ABC drums up a campaign to induct new members into its ranks.

A typical ABC apprenticeship program  
PHOTO COURTESY ABC



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# ABC Hawaii's 31<sup>st</sup> Anniversary



Representing 65.6% of all of the State of Hawaii licensed contractors, the Associated Builders and Contractors Hawaii Chapter has been serving Hawaii's merit shop contractors with 30-years of service and would like to extend a warm felt '**Mahalo and Congratulations**' to our dedicated members for their years of continued membership! They know a good thing when they see it and we are proud to have them as members. Without the continued support *of all our valued members*, the voice of the merit shop contractor's philosophy in the state of Hawaii would only be a whisper.

**Mahalo to all the ABC Hawaii membership for all your years of dedication and belief!**

## ABC Hawaii Extends a Warm Mahalo to All Our Members for Their Continued Support and Participation

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A's Mechanical & Builders, Inc.  
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Consolidated Painting LLC  
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Cushnie Construction Company, Inc.  
CW Associates, CPAs  
Diamond Head Electric Inc.  
Diede Construction, Inc.  
Direct Electric Hawaii  
DM Pacific, Inc.  
Drayko Construction, Inc.  
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Electrical Contractors Hawaii, Inc.  
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Go, Inc.  
Harvey Brothers LLC  
Hawaii Energy Connection, LLC  
Hawaii Geophysical Services  
Hawaii Pacific Solar LLC  
Hawaii Plumbing Group, LLC  
Hawaii Unified Industries, LLC  
Hawaii Works Inc.  
Hawaiian Building Maintenance  
Hawaiian Isle Electric LLC  
Hawk Contracting Group  
Heartwood Pacific LLC  
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M.H. Electric Co.  
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PLS Power LLC  
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Professional Electrical Hawaiian Contractors  
ProSource Wholesale Floorcoverings  
PSH Insurance, Inc.  
Quillopo Painting, Inc.  
Redhammer LLC  
Rhema Electric Pacific  
Rota Rooter  
RTM Electric Corp  
Sapigao Construction Inc.  
Sasaki Painting & Services LLC  
Shinco Construction LLC  
Shizuru Electric Inc.  
Smith Pacific Construction LLC  
Society Contracting LLC  
StarCom Builders, Inc.  
Su-Mo Builders  
Sunbelt Rentals  
T&M Construction Services, Inc  
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Up-Country Electric Co., Inc.  
XR Electric LLC  
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Yama'z Painting Service LLC  
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Associated Builders and Contractors (ABC) is a national construction industry trade association representing nearly 21,000 chapter members. Founded on the merit shop philosophy, ABC and its 70 chapters help members develop people, win work and deliver that work safely, ethically, profitably and for the betterment of the communities in which ABC and its members work.

Visit us at [www.abc.org](http://www.abc.org) or in Hawaii at [www.abchawaii.org](http://www.abchawaii.org).

“It’s an industry standard,” Young says. “You lose 25 percent of your membership every year. I go out and see potential members, contractors. We let them know about the programs, the benefits we offer and we let them know about the apprenticeship programs.”

### Apprenticeships

ABC offers five apprenticeship programs in carpentry, electrical, painting, plumbing and roofing. Young says the electrical program is the most requested because the trade pays so well.

“Actually, you make the most money being a plumber because that’s 24/7,” he says. “So we’ve actually had an increase in our plumbers; we now have more than 40 in training.”

Young says the lab work takes place at the ABC facility and classwork at Honolulu Community College (HCC). The National Center for Construction Education and Research (NCCER), ABC’s educational affiliate, figures prominently in the development, revision and publication of its curriculum—competency-based, task-driven,

modular craft training curricula based on today’s construction industry practices.

NCCER’s apprenticeship training programs meet all federal and state requirements for formal apprenticeship and prevailing wage work, including employer-sponsored classroom instruction and on-the-job training. ABC credits its apprenticeships with providing workforce skills, increased safety, productivity, competition and a higher

## A Push Back on Bill 37

### ABC Hawaii, GCA among key voices against City Council’s construction requirement

BY PRISCILLA PÉREZ BILLIG

ABC Hawaii, a merit shop that supports an enterprise philosophy of free and open competition, is facing one of its biggest challenges in the form of the Honolulu City Council’s passage of Bill 37.

The controversial bill, passed without Honolulu Mayor Kirk Caldwell’s signature, would make it difficult for non-union building contractors to land a bid on city public works projects valued at \$2 million or more, unless they sign with a union for 10 years and have their apprentices pay union dues.

It requires Community Workforce Agreements (CWAs), also known as Project Labor Agreements (PLAs), pre-hire collective bargaining agreements that have merit shops like ABC and union shops or networks like the Hawaii Construction Alliance in robust debate as each side takes a firm stand.

“(Bill 37) would allow government agencies within the City and County of Honolulu to deny the two-thirds majority of Hawaii’s construction companies and its workers the opportunity to work, without joining a union and paying union dues, on taxpayer-funded projects through some-

thing ironically called a Community Workforce Agreement . . .” writes Associated Builders and Contractors Hawaii Chapter President and CEO Jonathan Young in Trade Publishing’s *Construction Preview*.

Nathaniel Kinney, executive director of the Hawaii Construction Alliance, which represents the state’s 15,000-member-strong carpenters, laborers, cement masons, bricklayers and operating engineers unions, disagrees. He claims the CWA is the only mechanism to make sure that local workers get jobs first.

“That’s why you have a CWA,” Kinney says. “This idea of union or non-union is ludicrous. It doesn’t make any sense to me because if you look at Bill 37 it specifically says you cannot discriminate between union and non-union. It doesn’t raise costs at all because there are the prevailing wages.”

Hawaii Building & Construction Trades Council (HBCTC) Executive Director Gino Soquena claims Young’s allegations are “completely false,” noting that non-union shops could still bid and be awarded jobs. HBCTC, whose membership is com-

prised of various construction trade unions, was instrumental in getting Bill 37 passed, Soquena says.

“They would have to sign a Project Labor Agreement and follow the same rules as the unions,” Soquena says, adding he believes the non-union contractor may sometimes make profits by cutting corners and not following OSHA regulations.

“Some non-union shops say it’s going to cost them more money, but it’s not going to cost them one cent more,” he says. “Prevailing wage laws put everything on a level playing field for union versus non-union.”

Keli’i Akina, president and CEO of the Grassroot Institute of Hawaii (a member of the State Policy Network, a national consortium of state-based think tanks), counters

that there is ample evidence that such agreements drive up the cost of public contracts, and that cost is inevitably passed on to the taxpayers.

“In Honolulu, we’ve already seen how spiraling expenses can derail a public works project and undermine public trust in government,” Akina says. “Expanding the scope of PLAs



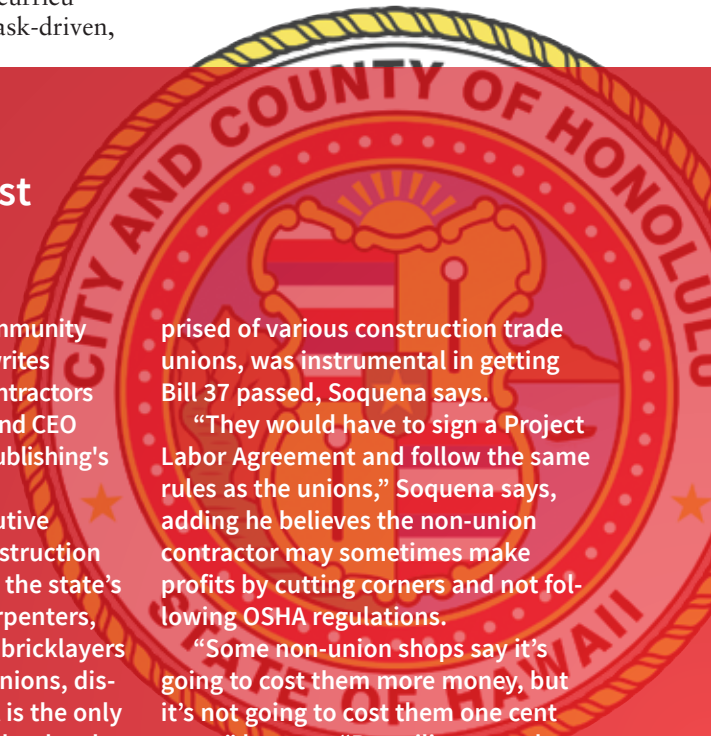
Jonathan Young



Gino Soquena



Keli'i Akina



return on investment.

Consideration for one of the five apprenticeship programs begins with attendance at regularly scheduled orientations, which begin Feb. 7 and run to May 29. Interested applicants can schedule an orientation by calling ABC Hawaii at 845-4887.

At orientation, applicants will register for the upcoming fall semester. Applicants must be 18 years or older and provide proof of a high school diploma, GED or equivalent. Apprentices working in the trade will

ABC Hawaii staff changes in 2020 move Jarrett Walters (right) to chairman of the board and Scott Massner (far right) to chairman of the Construction Education Foundation Hawaii 2020's executive committee.



Jarrett Walters



Scott Massner

accumulate paid on-the-job training, with hours recorded as part of the apprenticeship program. Classwork is two nights a week, 2 1/2-hour sessions each, at HCC.

Training for each trade apprenticeship differs. Those interested in learning a building industry trade should visit ABC's website: [abchawaii.org](http://abchawaii.org). 🏠

so as to apply to even small contracts demonstrates a lack of fiscal accountability on the part of the City Council. While other municipalities around the nation are abandoning PLAs because they are associated with lower competition and higher costs, Honolulu is going in the opposite direction."

Soquena's biggest beef seems to be the Mainland-based contractors that often bring in many non-union, out-of-state crews who work the job, leave and take their pay with them. Additionally, he states that union apprenticeship programs are the "best in the industry" and that ABC's training programs offer only five of the 18 construction trades needed by the industry.

Still, ABC documents that its STEP (Safety Training & Education Process) apprenticeship's logged Total Recordable Incident Rate is 680 percent safer than the U.S. Bureau of Labor Statistics industry average, according to the *ABC 2019 Safety Performance Report*, reviewed by CPA firm Tate & Tryon.

General Contractors Association (GCA) of Hawaii 2019 President Layne Machida says, "We don't discriminate," since GCA is open to union and merit shops. He notes the passage of legislation about a dozen years ago that contractors bidding on any state projects employ local residents. "It's already law," he says. "So Bill 37 serves no real purpose."

Akina admits the Grassroot Institute of Hawaii is also concerned about protecting local jobs even though there is

already a structure in place that protects union interests and provides for the use of union workers on large projects.

"But small businesses and local licensed contractors deserve to get their chance to bid on smaller government contracts," Akina says.

"I think Bill 37 is totally unnecessary because this is Hawaii and we've really learned to work with each other," Machida says. "There are a lot of specialty contractors that are basically non-union; and so, because the procurement code is set up, there will be times when you're not going to get qualified bidders on a job. It's not a union vs. non-union issue because, from the contractors' side, the construction industry as a whole is opposed to this bill."

Machida adds that in the current market all government jobs should be open to the taxpayers, whether union or non-union. He says the government should not have the right to dictate how an employer does business—belonging to a union or not.

"If you look at the state of Hawaii, about 80 percent of all businesses are small businesses," Machida says. "If you are going to start limiting the people who can bid on a job, essentially you are going to limit your number of contractors. That's one of the biggest reasons you are going to drive up prices—when you don't have competition."



Layne Machida

Machida says ABC Hawaii has good programs and is part of a big national organization that supports the building industry in Hawaii. As for Bill 37, he maintains that some contractors are worried because many contracts have been negotiated and in place for years.

"Who is the city going to use to negotiate their contracts?" Machida asks. "What is the value this bill brings to the construction industry or to the residents? What they will face is paying more for their jobs, possibly a rise of about 18 percent."

"There are approximately 4,500 licensed contractors in Hawaii, and the majority of them have been pushed out of government contract work because of Bill 37," Akina says. "This could have a significant effect on small-to-medium contracting businesses and may even send more of our skilled workers and business owners to the Mainland in search of better economic opportunity."

Young says the bill is set to take effect on May 1 but acknowledges that bills do not get passed until after that date. "There's a technicality right there," he says. "It is against the law to enact something against state law."

ABC Hawaii is poised to challenge Bill 37 in the State Legislature. Failing that, Young says ABC Hawaii is prepared to challenge it in court.

"Bill 37 is not a law," Young says. "It's an ordinance with the city, which is in direct violation of state procurement law. It violates the federal right-to-work law and it violates common decency. The bill is illegal—period."



**TOP  
2020**

# ROOFING TRENDS

A ZALMAG standing seam roof in Pasadena, Calif. ZALMAG is an “extremely green” product increasingly used in the U.S., according to Walter Hauk, owner of Millennium Forms, a national steel company. PHOTO COURTESY MILLENNIUM FORMS LLC

## RCAH winners see ‘continued growth’ in 2020 projects

BY BRETT ALEXANDER-ESTES

**P**raised for eye-popping design and outstanding execution, the top projects on display at the Roofing Contractors Association of Hawaii’s annual awards ceremony last month are a peek at the methods and materials that likely will be on Hawaii roofs this year.

RSI Roofing & Building Supply, a leading Hawaii vendor, also expects to see its top performers on jobsites through 2020.

“Our best sellers are Firestone, CertainTeed, Malarkey, Sarnafil, APOC, HydroStop, TPO, Pac Poly (Pacific Polymer) and JamesHardie siding,” says James Smith, RSI operations manager.

Smith says that RSI has also just added National Coatings to its inventory. “It’s high-demand, customer-friendly, easy to use,” he says.

In fact, Smith is using National Coatings on a big new project: “Barbers Point Tamura’s. It’s about 700 squares.” Smith says National Coatings will also be used at an

upcoming hotel project in Waikiki.

Whether for low slope or steep slope, today’s engineered roofing materials are ready for Hawaii’s weather—and for Hawaii’s 2020 projects.

### Steep Slope (Residential/Commercial)

In 2019, says Brennan Leong, Kapili Roofing & Painting vice president and RCAH award-winner, Kapili saw “an uptick in the residential roofing market.

While it is still fairly early to tell, we are anticipating continued growth this coming year—or at a minimum, project completions in line with 2019.”

With Hawaii’s new energy code now in force, these projects can take advantage of new energy-efficient features offered by many leading shingle manufacturers.

### CertainTeed

Solaris and Matterhorn shingles and tiles are good choices for Hawaii roof-



CertainTeed’s Matterhorn Weathered Canyon Tile is lightweight, easy to install and crack-resistant. PHOTO COURTESY CERTAINTEED





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ers, says Amanda Boyer, CertainTeed residential project manager.

“Hawaii gets lots of sun, which means higher rooftop temperatures,” Boyer says. “Solaris shingles have solar reflective granules that can help lower rooftop temperatures so air conditioning units don’t have to work as hard. This saves money and reduces stress on local energy grids. Given that it’s an asphalt product, it offers solar reflectance at a lower price point than investing in a metal roof.”



Amanda Boyer

For tile roofing, she says, Matterhorn steel tiles also offer superior performance. “Matterhorn tile, unlike traditional clay tile, is lightweight, easy to install and crack-resistant,” she says. “Its steel composition, 130-mph wind resistance and solar-reflective paint options make it extremely suited for the high winds, constant rain and high temperatures experienced by Hawaiian homeowners. And, she says,



CertainTeed’s Matterhorn Tuscan Stone Tile offers 130-mph wind resistance and solar-reflective paint options. PHOTO COURTESY CERTAINTEED



Mid-Pacific Institute, roofed with Malarkey’s Legacy 50-year modified shingle with Scotchgard Algae Block PHOTO COURTESY MALARKEY ROOFING PRODUCTS

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“Matterhorn’s cool roof-rated colors can drastically lower rooftop temperatures and air conditioning use.”

## Malarkey

Malarkey’s cost-effective, Energy Star-rated line of NEX shingles are ideal for Hawaii’s larger residential projects, says Eleilani Madden, Malarkey Roofing Products sales representative.

Waiau Garden Apartments in Pearl City “is now roofed in our NEX Highlander 40-year solar reflective modified shingle with algae resistance,” she says.

Malarkey’s line of “upcycled” NEX polymer modified asphalt shingles, Madden says, “is the first on the market.” NEX shingles, which incorporate upcycled plastic and polymer with 3M smog-reducing granules, also provide “better UV protection ... and 20-year algae block,” Madden says. “Also, all these features are at a very compatible price to other brands.”

Malarkey is going the distance on



Eleilani Madden

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Tropical Roofing and Raingutters installed more than 200,000 square feet of Malarkey's NEX Highlander shingles in Energy Star-rated Golden Amber at Waiau Garden.

PHOTO COURTESY MALARKEY ROOFING PRODUCTS

Hawaii's commercial shingle projects, too. "Mid-Pacific Institute is now roofed in our Legacy 50-year modified shingle with Scotchgard Algae Block," Madden says. "Being that Mid-Pacific is in a windy and wet place, they wanted a quality shingle that would perform and last as stated. ... They also wanted an algae block. Scotchgard offers the highest algae resistance at 20 years."

## GAF

Currently, says Shon Gregory, owner of Surface Shield Roofing Co., "we have run into a larger amount of steep-slope shingle and shake proj-



Shon Gregory



High winds were part of a steeple re-roof with GAF shingles by Surface Shield.

PHOTO COURTESY MIKE THOMSON/SURFACE SHIELD ROOFING CO.

ects in the commercial area, and have several projects on the books for the 2020 year."

Gregory says he expects to use asphalt shingles on most of these jobs. "Asphalt shingles are tried, tested and proven products," he says. "They also come in at an appreciated price point.

That said, we have tile and metal projects to look forward to also, along with a few high-quality synthetic slate and shake projects."

Surface Shield used GAF Sienna Designer Shingles in Chateau Gray on its award-winning Kaumakapili Church project in Honolulu.

"The GAF Sienna shingle adds the much-needed 'old world' quality to a building or church such as Kaumakapili," he says. "The profile gives you a look that really matches the architecture.

"GAF, like all of the top-of-the-line shingles, perform very well. They are a good company, and we definitely appreciate their line of shingles and look forward to using them again."

## Aluminum Shake / ZALMAG

Fred Rehm, president of Aluminum Shake Roofing Inc., says his firm's "extremely lightweight aluminum Country Manor Shake roof system with the high-density, free-floating FoamGuard insert is completely walkable, does not burn, doesn't absorb water, lasts virtually forever and is the coolest roof system on the market."

For other forms of residential and commercial metal roofing in Hawaii, he recommends ZALMAG, "a fairly thin metallic protective coating on steel such as galvanized or galvalume, which keeps the steel from rusting for a period of many years."

ZALMAG has a small amount of aluminum and magnesium, Rehm says, but is about 85 percent zinc.

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Beachside used Computer Assisted Design (CAD) to spec the single ply TPO roofing pre-ordered from Firestone. PHOTO COURTESY BEACHSIDE ROOFING LLC

“This extra zinc flows over time to add protection to penetrations and cut edges, and also takes on a nice blue/gray patina.

“The product is available in pre-patina gray, or almost black. The material can come in coils of various widths, or 4-foot by 10-foot sheets for use in making flashing or standing seam panels. It also comes as a shingle system for roofs or walls.”

ZALMAG, Rehm adds, has no paint layer so it is ideal for water catchment systems. Aluminum Shake Roofing Inc. is ZALMAG’s only Hawaii distributor.

### Low Slope (Residential/Commercial)



Dan Jaeger

For 2019 low-slope projects using fluid-applied products or modified bitumen, says Dan Jaeger, Honolulu Roofing Co. Inc. vice president, “it’s been fairly steady, and 2020 looks thus far about the same.”

### Firestone Building Products

Firestone’s SBS Torch Down, along with Firestone Elastomeric Acrylic Coating, were used throughout Honolulu Roofing’s award-winning Hale Koa reroof, Jaeger says. “New coping cap and edge metal were also provided by Firestone for a completely warrantable project.

“The results were spectacular.”

Firestone was also used at Beachside’s Iolani K-1 Labs project, another RCAH award-winner. Scot Jimenez, Beachside Roofing LLC president, says Beachside collaborated with the project general contractor and architect, using Computer Assisted

Design (CAD) to spec the custom single ply TPO roofing pre-ordered from Firestone.

### Sarnafil / National Coatings

Commercial Roofing & Waterproofing Hawaii Inc.’s (CRW) Whole Foods Kahala Mall re-roofing project, also hailed at the RCAH awards, “required the complete tear-off of the existing membrane and installation of an 80 mil EnergySmart Sarnafil fully adhered single-ply membrane,” says Anthony Channels, CRW field superintendent. “The total square footage of this project was about 200 squares.”

On a project for Island Equipment, CRW used National Coatings’ Membrane Roofing/Silicone Skylight Coating, says Jason Simms, National Coatings technical sales manager for Hawaii and Guam.

“This is a clear silicone we do that no one else in Hawaii has to offer,” Simms says. “Among other uses, it can completely and monolithically coat old, dilapidated skylight panels, thus maintaining their lighting function,

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At the *Maui News* building, National Coatings restored multiple substrates including metal roofing, modified bitumen vertical walls and gutters.  
PHOTO COURTESY NATIONAL COATINGS CORP.

completely waterproofing them and saving the cost of replacement.”

National Coatings products were also recently applied by A Cut Above Roofing to the roof of the *Maui News* buildings, Simms says. “This project had several challenges, with leaks throughout the buildings with multiple substrates to be coated, including metal roofing, modified bitumen vertical walls and gutters. We also coated the failing, brittle skylights with our Safety Yellow.”

But in Simms’ opinion, the Lihue Airport roof repair/replacement completed by Kawika’s Painting more than 11 years ago is one of National Coatings’ most spectacular Hawaii projects.

The airport’s old sloped metal roof



CRW used National Coatings on a recent Island Equipment project.  
PHOTO COURTESY NATIONAL COATINGS CORP.

was 146,875 square feet with multiple leaks and levels, Simms says. The client chose National Coatings AcryShield Restoration System (ARM) to waterproof and enhance the roof’s color. “It has a 117 SRI Rating and a Zero

Growth Rating,” Simms says. “No manufacturer has anything close to this product.”

The airport’s new jungle green A179 Acrylic coating provides superior waterproofing and a leak-free seamless roof, he says, and hasn’t faded or been cleaned since installation.

This year, Simms says, PermaPatch is one of National Coatings most exciting new products: this membrane roofing/silicone coating “is solvent-free and has higher solids than the other patch products featured in Hawaii. It is also thicker for better placement and coverage without sag.”

PermaPatch can also be applied under water, and will cure under water.

“We have many acrylics and silicones that have been performing in Hawaii for many years,” Simms says, “and are well-suited for 2020 Hawaii roofing projects.” 🏠

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# Honolulu Roofing Paces RCAH Awards

Top residential and commercial projects of 2019 recognized by the Roofing Contractors Association of Hawaii

BY DAVID PUTNAM

**H**onolulu Roofing Co. Inc. garnered two first-place honors in the commercial category in the Roofing Contractors Association of Hawaii's seventh annual Top Roofing Awards.

The RCAH awards recognize notable roofing jobs from around the state in 2019. Winners were honored at the organization's meeting on Jan. 25 at the Pacific Club.

"Once again, the RCAH is proud to exhibit the best of Hawaii's roofing projects. Our awards event features acknowledgements from both the residential and commercial sectors and

in several categories to distinguish between the many varied and stylistic options available to today's roofing users," says Tim Lyons, executive director of the RCAH.



Tim Lyons

from many facets of the construction industry, display the best products and highest quality installations available in the industry. We are proud of our members' hard work and their attention to detail to arrive at a professional finished product."

Lyons lauds Hawaii's roofers for staying up-to-date with technology.

"Being a successful part of today's roofing industry is no easy task and the challenges are many. Just the techni-

cal know-how of how to put on a roof does not suffice," he says. "It takes a real professional business person to excel above the others, and that comes with never being satisfied with the status quo.

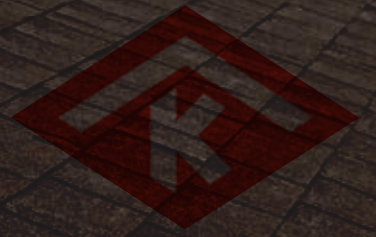
"Our industry has changed and our members have changed along with it. Those positive changes have resulted in the fine examples displayed and recognized by the RCAH."

Judges for the RCAH competition were Mike Leong of Kapili Roofing, Tim Hiu of the state Department of Planning and Permitting, Shawn Moseley of Trinity | ERD (formerly Exterior Research & Design LLC), Phil Camp of hi.arch.y LLP, Howard Wiig of the Hawaii Energy Office at DBEDT, Barry Redmayne of Trade Publishing and Jim Reinhardt of Architectural Diagnostics.

This year's Top Roofing winners are:

For more information on the Roofing Contractors Association of Hawaii, go to [www.rcah.org/](http://www.rcah.org/) or call 537-1224.





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# STEEP SLOPE

**FIRST PLACE:** Residential • **PROJECT:** Cole Residence • **FOREMAN:** Lito Manuel

## Kapili Roofing & Painting

The Lanikai residence required tearing off and disposing of the existing Deleo clay tile. Kapili Roofing installed MCA Mission clay tiles. The work, which began in August, entailed poly-set adhesive and tile seal underlayment to minimize the risk of leaks at the fastener penetrations. The hidden gutter detail at the perimeters required custom-made boosters and a hidden ventilation system to meet the owners' visual preference while adding energy efficiency to the system. Materials were supplied by Roofline Supply.



# LOW SLOPE: FLUID APPLIED

**FIRST PLACE:** Commercial  
**PROJECT:** Hale Koa Hotel  
**FOREMAN:** Tylor Ilaban

## Honolulu Roofing Co. Inc.

Honolulu Roofing, working with a crew of 23, installed approximately 25,000 square feet of Firestone Elastomeric Acrylic Coating over the property's main lobby to create an exact design of the hotel's logo. A challenge arose after removing the existing roof when the crew found a half-inch-per-foot slope between drains, making it difficult to keep the lines straight when regridding pinpoints. HRC stationed a worker at a window on the 14th floor to call out line adjustments to the ground crew. The job was completed in August. Materials were supplied by ABC Supply.





Hale Koa Hotel  
2020 Award-Winning Roofing Project

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# LOW SLOPE: MODIFIED BITUMEN

**FIRST PLACE:** Commercial • **PROJECT:** Hale Koa Hotel • **FOREMAN:** Tylor Ilaban

## Honolulu Roofing Co. Inc.

For this part of the job at the hotel, Honolulu Roofing was tasked to remove the existing roofing and to install 180,000 square feet of tapered design Firestone Modified SBS, Firestone Coping and Cap System at 37 separate levels of the roof. HRC also installed below-grade waterproofing at the pool and Inspire Shake on the amenities buildings. HRC erected an elevated platform with a 210-foot hoist at the main lobby to transport debris down and bring new materials up. The job, which was finished in August, involved 18 scaffolds with 25 ramps, four stair towers and four pedestrian tunnels. Materials were supplied by ABC Supply.



# STEEP SLOPE: METAL ROOFING

**FIRST PLACE:** Commercial  
**PROJECT:** Iolani K-1 Labs and Studios  
**FOREMAN:** David Ferreira  
and Ralph Tells

## Beachside Roofing LLC

Beachside reports that the uniqueness of the project, which wrapped in February, involved installing gutters less than an inch apart from the other gutters on the opposing buildings due to the design layout. The single-ply system, including all flashings, were designed in a “wave” or “swirl” pattern using Firestone Non-welded Radius Drip Edge and flashings. Details with the fascia and flashings were key factors that required precise work and coordination. HPM supplied the metal roofing system and Firestone supplied the TPO and special-order flashings.



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# SHINGLE/SHAKE ROOFING

**FIRST PLACE:** Commercial • **PROJECT:** Kaumakapili Church • **FOREMAN:** Denis Daguro

## Surface Shield Roofing Co.

Surface Shield installed 7,300 square feet of GAF Sienna Shingle in Chateau Gray on the main roof and steeple of the church in the Kapalama area on North King Street. Due to the steep pitch with limited access and high winds, there was space for only small crews to work while using boom lifts. The job was completed in April. Materials were supplied by Roofline Supply.



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# LOW SLOPE: SINGLE PLY

**FIRST PLACE:** Commercial • **PROJECT:** Whole Foods • **FOREMAN:** Riann Cabayan

## Commercial Roofing & Waterproofing Hawaii Inc.

Re-roofing Whole Foods at Kahala Mall required a complete tear-off of the existing membrane and installing an 80-mil EnergySmart Sarnafil fully adhered single-ply membrane. The project entailed about 200 squares and the work was completed in August. The crew had to remove equipment left behind by the previous occupant. The roofing work was coordinated with the abatement company, electricians, HVAC and carpenters. Where the roof was exposed, plastic was installed inside the store as a proactive measure to catch any debris. Materials were supplied by RSI Roofing Supply.



# STEEP SLOPE: TILE ROOF

**FIRST PLACE:** Commercial • **PROJECT:** Camp Smith Building 700 • **FOREMAN:** Edgar Viejo

## Leeward Roofing & General Contractor

The project required a low-tech approach: no cell phones, computers, radios, etc. The work involved

removing old tiles and flashings and rotted plywood and installing new copper and underlayment.

Materials were supplied by ABC Supply.





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# HAWAII'S RED-HOT SUBS

Inaugural list spotlights the Islands' top three subcontractors in five trades as chosen by leading GCs

BY DAVID PUTNAM

**W**ho are the most sought-after subcontractors in Hawaii's construction industry? To shed light on the inaugural listing of Hawaii's Red-Hot Subs in this issue of *Building Industry Hawaii*, the magazine reached out to the industry's experts: the current members of Hawaii's Top 25 Contractors, which *BIH* has published annually since 1987.

The state's leading general contractors were asked to nominate their top three subcontractors in each of five trades: carpenters, electricians, painters, plumbers and roofers. Overall, the GCs nominated 67 subs.

Top executives of two of Hawaii's biggest contractors, Hawaiian Dredging Construction Co. Inc. and Beachside Roofing LLC, offer some advice to subcontractors looking to partner with GCs.

"We want the subcontractor to have key values that are important to us and our clients along with a competitive price," says Gerry Majkut, president of Hawaiian Dredging, which has topped the Hawaii's Top 25 Contractors survey for 14 years in a row. "Some of the key values we look for are safety, quality, past experience of the company and of the suggested staff and an innovative approach.

"We look to build strong subcontractor relationships,

and want our subcontractors to have a successful project. We look at our projects in a team approach."

For subs wanting to attract the attention of major GCs in Hawaii, Majkut suggests they "start by taking the time to educate the GC to know who they are and what they can provide. Explain the company and its method and approach to the work.

"People like to have an understanding about the subcontractor if they have not worked together previously."

Scot Jimenez, president of Beachside, which has held the No. 1 ranking among *BIH*'s Hawaii's Top 10 Roofers listing for nine consecutive years, offers subcontractors five key tips:

- "Identify the type of market that fits their expertise and capabilities;
- "Decide if you're ready for personal equity risk;
- "Identify the revenue and cash required to operate projects;
- "Stay small and steady in control;" and,
- "Plan for the long haul; it takes time and comes with some hard hits."

Beachside also is the Top 25 GCs' No. 1 sub among roofers. According to the Hawaii's Red-Hot Subs survey, the top three subcontractors in each of the five trades are:



Gerry Majkut



Scot Jimenez

# CARPENTERS

## Group Builders Inc.

Group Builders, which specializes in drywall, plastering, carpentry and cabinetry, acoustic, insulation and fire-proofing, has been doing business in Hawaii for four decades.

Projects the company is currently working on include the Kula Villas condominiums on Maui, the Honolulu CONRAC, the University of Hawaii Life Sciences Building, renovations at the Mauna Lani Bay Hotel on the Big Island, The Central, Azure Ala Moana, 'A'ali'i (Ward Village), Maui Bay Villas and the Kenolio apartments on Maui.

Last year, the firm ranked No. 17 among *BIH's* Hawaii's Top 25 Contractors with 2018 earnings of



Group Builders completed work in 2019 on the Waikiki Beachcomber.

\$52.6 million.

Projects completed in 2019 include the Four Seasons Resort Manele Bay renovations and the Koele expansion on Lanai, hotel renovations at Halepuna Waikiki, Waikiki

Beachcomber, Waikiki Beachside and Sheraton Kauai along with work at the Kulana Hale at Kapolei Phase 1 and at the Hookele Shopping Center.

**Contact: 832-0888**

## Bruce Matson Co. Inc.

Established in Honolulu in 1975 as a millwork installation contractor by Bruce Matson, the Honolulu-based firm has been involved in such jobs as resorts and hotels, high-rise condominiums and commercial projects throughout Hawaii, Washington and Oregon.

The company expanded to the Seattle area in 1999 and operates a 70,000-square-foot plant to prepare and ship its products to jobsites and clients.

The company's projects include the Lilia Waikiki where it will manufacture and install the unit and common area casework along with the doors, frames and hardware and specialties.

**Contact: 735-0254 and [brucematsonco.com](http://brucematsonco.com)**



Bruce Matson Co.'s projects include the Lilia Waikiki.



Coastal Construction's workload includes Mohouli Senior Living in Hilo.

## Coastal Construction Co. Inc.

Framing, drywall and finishing are the specialties for the Honolulu business founded in 1973. Ongoing projects include doing framing and drywall work at Kohina in the Hoopili community in Ewa, the Mohouli Senior Living Phase 3 in Hilo that involves 93 units, and doing finish carpentry as part of the renovation at the Sheraton Waikiki.

Last year, Coastal Construction wrapped GC work at Kamalani, a multi-family project in Kihei.

In 2019, the firm ranked No. 16 among *BIH's* Hawaii's Top 25 Contractors with \$57.2 million in 2018 receipts.

**Contact: 847-3277 and [coastal@coasthi.com](mailto:coastal@coasthi.com)**

**Other nominees:** True Line Construction Services, PMJ Builders Inc., Cavalier Construction, Penthouse Pacific Construction Inc., V&C Drywall Contractors Inc., BKA Builders Inc., Waihona Builders Ltd., Allied Builders System, BEK Inc. and Gill Development LLC.

# ELECTRICIANS



The Ritz-Carlton Residences, Waikiki Beach is among Wasa Electrical Services' recent projects.

## Wasa Electrical Services Inc.

Wasa Electrical marks its 70th year of serving Hawaii clients since it was opened in 1950 as a residential and commercial electrical contracting firm.

Its myriad projects include resorts and hotels, high-rise condominiums,

hospitals, office buildings, shopping and retail centers, waterfront, industrial projects, highways and other civil work including utilities, street lighting, traffic signaling and telecommunications.

Last year Wasa, a subsidiary of

Japan-based Kinden Corp., ranked No. 11 among Hawaii's Top 25 Contractors with reported earnings of \$87.3 million.

**Contact: 839-2741 and wasahawaii.com**

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A-1 A-LECTRICIAN projects last year included the American Savings Bank campus.

## A-1 A-LECTRICIAN Inc.

Founded in 1957, the electrical contracting firm based in Honolulu currently is working on projects that include the *mauka* concourse extension at Daniel K. Inouye International Airport, 'A'ali'i (Ward Village), the Kona Airport terminal modernization and Mohouli senior rentals.

Jobs the company completed last year include Espacio, The Jewel of Waikiki; the American Saving Bank campus; Punahou School's Kosasa Community and the Kona Judiciary Complex.

**Contact: 839-2771 and contact@a-1-a.com**

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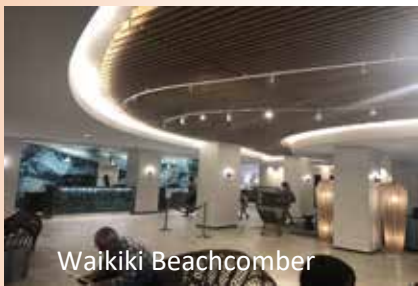
[info@groupbuilders.net](mailto:info@groupbuilders.net)

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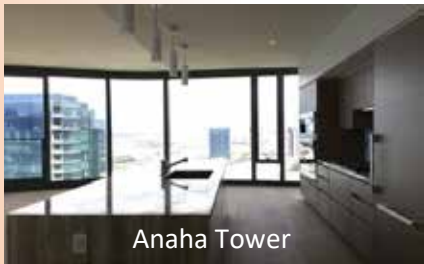
Waikiki Beachcomber



Ritz Carlton Phase 2



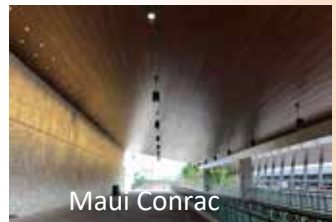
Waikiki Beachside



Anaha Tower



Four Seasons Hualalai



Maui Conrac



American Savings Bank Campus



Ae'o Whole Foods & Tower



Parklane at Ala Moana



Aulani, A Disney Resort & Spa

# ELECTRICIANS

## Paul's Electrical Contracting

Paul M. Adachi founded the company in 1965 and the Aiea-based business has become a mainstay of the Islands' electrical companies. Its construction specialties include commercial, industrial, underground infrastructure, traffic signals, ball field lighting, highway lighting, airfield lighting, horizontal drilling, pole and line and medium voltage splicing.

Projects that Paul's completed in 2019 include the City and County LED Street Light Conversion, Hilo/Kona Airport Lightning Protection, Kahuku District Park Ballfield Lighting, HNL Taxiways G&L, Beretania Emergency Generator (BWS), Hoopili Backbone Infrastructure Phase 3, Pali Highway Lighting Replacement and Hoopili Traffic Signals.

Current jobs include the new



Paul's Electrical installed the lighting at Kahuku District Park.

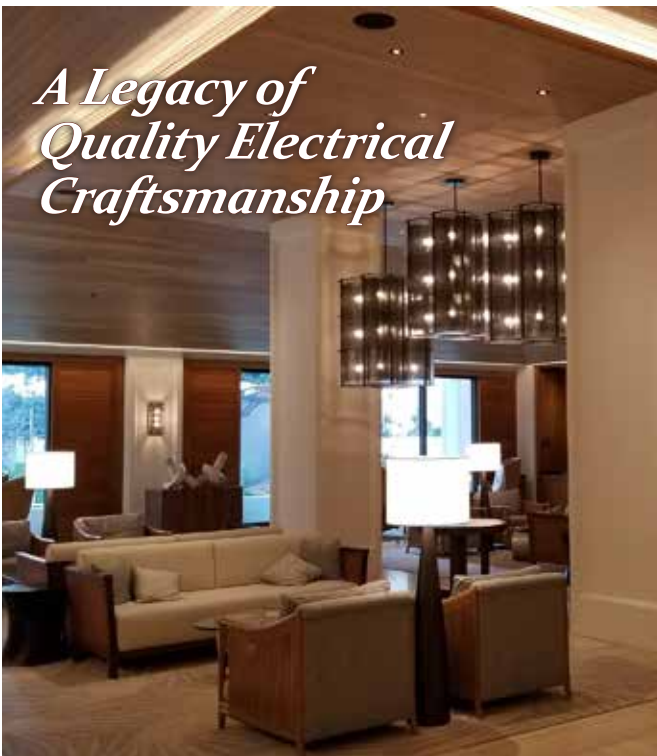
Kapalama Container Yard, HART's West Oahu Station Group, HART's Kamehameha Highway Station Group, Koa Ridge Road A PH1, Kahuku Wells No. 3 (BWS), HNL Runway Guard Light Improvements, Lanai

Airport Generator Replacement, LCC Main Feed to HECO Substation and Waianae WWPS.

**Contact: 486-9866 and pauls@paulselectrical.com**

**Other nominees:** Kokami Electrical Service Inc., RMH Electric Co. Inc., Ron D Electrical Service LLC, Roy's Electrical Services, ELCCO Electric, Siu's Electric Corp., J B Construction, KYK Electrical LLC, D. Suehiro Electric Inc., 808 Electric & Telecom LLC, American Electric, Nakata Electrical Inc., Cache Valley Electric, Watanabe Electric and Jack Endo Electric Inc.

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Kauai: (808) 245-2941

# PAINTERS

## JD Painting & Decorating Inc.

The Honolulu-based company, founded in 1988, specializes in commercial, hospitality and residential developments.

Last year, it completed work on such projects as the exterior of Mauna Lani Bay Hotel, the Kohanaiki Hale Alani, the Hookele Shopping Center, the Hale Mahaolu Ewalu Senior Center, the Fairmont Kea Lani Ballroom and the Joint Traffic Management Center.

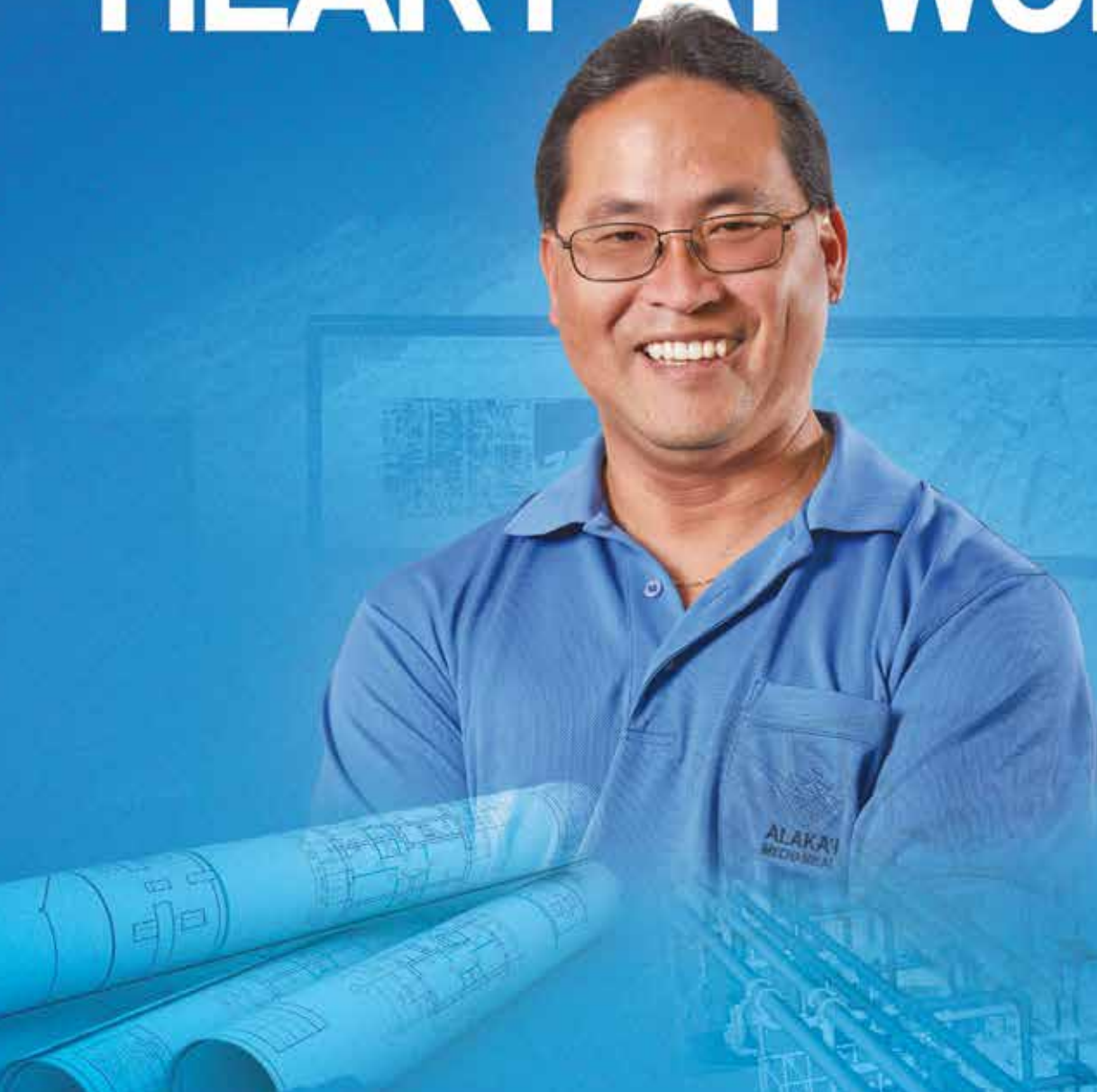


Among JD Painting's recent projects is Kalamaku'u in Kalama Valley.

Current work includes the Koa'e affordable housing complex on Kauai, the exterior of the Grand Hyatt Kauai, guestroom renovations at the Hyatt Regency Maui along with projects at the Honua Kai Luana Villas, Kahoma Village, Manana neighborhoods, Kalamaku'u, Queen Emma apartments and *mauka* extension work at Daniel K. Inouye International Airport.

**Contact: 841-7100 and info@jdpainting.com**

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# PAINTERS



Rendering of the 13-story Kulana Hale

## WE Painting Inc.

Based in Waipahu and founded in 1978, the company has earned a solid reputation for its painting and wallcovering projects.

Last year it completed jobs at Ke Kilohana, Ae'ō and Halepuna Waikiki.

Ongoing projects include Kulana Hale at Kapolei, Mauna Lanī Bay Hotel and the Iolani School K-1 Labs & Studios.

**Contact: 671-6785**

## Zelinsky Company

ZelTec Inc., which does business as Zelinsky Company under parent firm D. Zelinsky & Sons of Hawaii Inc., offers a wide range of skills. Founded in 1971, Zelinsky specializes in commercial painting and wallcovering, spall repair, industrial coatings, specialty floor coatings, drywall, plaster, acoustical ceilings and custom acoustical fabric wall and ceiling panels.



Zelinsky Company is currently painting the exterior of the Sheraton Waikiki.



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Projects completed in 2019 included the Sand Island Waste Water Treatment Plant (industrial coatings), Tripler Hospital (drywall), Hapuna Beach guestroom renovation (painting), Koele Lodge renovation (painting and drywall), Marriott Residence Inn Kapolei (new construction painting and wallcovering), Hotel Lanai (painting, wallcovering and drywall), Lanai Farms Headhouse (painting and drywall), the Marriott Kauai Coconut Beach (exterior spall and painting) and Saint Francis Assisted Living (new construction drywall and plaster).

Its ongoing jobs are at the Sheraton Waikiki, Marriott Ko Olina, Waikiki Beach Marriott, Hawaii State Hospital, Hilton Hawaiian Tapa Tower, 'A'ali'i (Ward Village), Kaiser Leeward Clinic, Schofield Behavioral Health/Dental Clinic, Greenwood Condominium, UH-West Oahu Creative Media facility and Dowsett Highlands Relief Sewer.

**Contact: 286-1914 and [zelinskyco.com](http://zelinskyco.com)**

**Other nominees:** Akira Yamamoto Painting Inc., Jade Painting Inc., Lance Higa Painting Inc., M. Shiroma Painting Co. Inc., Consolidated Painting LLC, Key Painting Inc., Quillopo Painting Inc. and Covenant Painting LLC.



# PLUMBERS

## Commercial Plumbing Inc.

The Honolulu company, which has been doing business in Hawaii since 1985, brings solid experience on plumbing and sprinkler jobs.

Projects it completed in 2019 include Ae'o Tower and Whole Foods, Ola Ka 'Ilima Artspace Lofts, the Waikiki Beachcomber (renovation), the Mauna Lani Bay Hotel (renovation), Halepuna Waikiki (renovation), the Waikiki Beach Marriott (renovation), Kamalani Increment 1 (ground-up residential) and the

Moanalua Hillside Apartments (new construction).

Projects ongoing include 'A'ali'i in Ward Village (new residential construction), Azure Ala Moana (new residential construction), Sky Ala Moana (new residential

construction), the Sheraton Waikiki (renovation), the Lilia Waikiki (new residential construction) and the Hyatt Regency Maui (renovation).

**Contact: 845-4112 and [complumbing.com](http://complumbing.com)**



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# PLUMBERS

## Dorvin D. Leis Co. Inc.

DDL, founded in 1967, is considered the state's largest mechanical contractor, with decades of experience in new construction for residential homes, condominiums, resorts, light commercial projects, high-rise complexes, schools and hospitals as well as state, county and federal projects including military facilities.

The Maui-based company ranked No. 6 in last year's Hawaii's Top 25 Contractors with \$185.2 million in 2018 revenue.

Among its 2019 projects were the



Dorvin D. Leis' recent projects include the Westin Maui Resort & Spa.

Four Seasons Koele Lodge and Sheraton Kauai Resort, the Mauna Lani Bay

Hotel and Makena Kula Villas.

**Contact: 841-2112 and leisinc.com**

## Alaka'i Mechanical Corp.

Founded in 1974, Alaka'i Mechanical specializes in air conditioning, sheet metal duct fabrication, plumbing, commercial kitchen and design-build. Its Japan-based



Kemoo By The Lake was among AMC's projects last year.

parent company is Taisei Oncho Co. Ltd., and it also has offices in Guam, the Philippines, China and India.

Projects completed in 2019 include the Marco Polo and Kemoo By The Lake, in which AMC was the prime contractor for the repiping work.

Ongoing projects include Warabeya and Niumalu Marketplace.

Last year, the firm ranked No. 15 among *BIH's* Hawaii's Top 25 Contractors with 2018 earnings of \$58.7 million.

**Contact: 834-1085 and alakaimechanical.com**

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**Other nominees:** Honolulu Plumbing Co. Ltd., Glidewell Commercial Plumbing LLC, Skippy's Plumbing & Repair Inc., De Lima's Plumbing Inc., Calvin's Plumbing Inc., Ced's Plumbing LLC, Oahu Plumbing & Sheet Metal Ltd., Best Plumbing & Electric LLC, Hako Plumbing Inc. and Pan-Pacific Mechanical.

# ROOFERS

## Beachside Roofing LLC

As the largest roofing company in Hawaii, Beachside topped last year's ranking of Hawaii's Top 10 Roofers with 2018 earnings of \$26 million. The Kapolei-based firm does a sizable amount of work as a subcontractor installing roofing systems on many of the Islands' largest projects.

Jobs that Beachside worked on as a sub last year include the Koele Expansion, Halepuna Waikiki, the Marriott Residence Inn, the Kauai Village Shopping Center and the Ola Ka 'Ilima Artspace Lofts.

This year, Beachside is working on such projects as Kahalui CONRAC, One Waterfront Plaza, Mauna Lani Bay Hotel, Azure Ala Moana, 'A'ali'i (Ward Village), Waikiki Beach Marriott, Kulana Hale and Anaha Tower.

**Contact: 792-2912**



Beachside installed the roof for the Koele Lodge expansion project.

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Alcal's projects in 2019 included Kapolei Commons Building F.

## Alcal Specialty Contracting Inc.

Alcal, which specializes in roofing and waterproofing and is headquartered in Kapolei, has been doing business in Hawaii for 28 years. Its parent company, Pacific Coast Building Products, is based in Rancho Cordova, Calif.

Projects completed in 2019 include the American Savings Bank campus, the Hawaii Convention Center, Ke Kilohana, A'eo and Kapolei Commons Building F.

**Contact: 468-4040**



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# ROOFERS

## A Team Pacific Roofing Inc.

With more than two decades of doing business in Hawaii, the Kapolei-based roofer has also completed projects in Guam, Palau, the Marshall Islands and Alaska. Its services include new roof installation, re-roofing or roof

replacement, roof repair and roof maintenance.

Past projects for A Team Pacific include the Ka Makana Ali'i Mall in Kapolei.

**Contact: 682-8096 and [ateampacificroofing.com](http://ateampacificroofing.com)**

**Other nominees:** Tory's Roofing & Waterproofing Inc., Akamai Roofing Inc., Honolulu Roofing Co. Inc., Pat's Quality Roofing, Buck Roofing Co. Inc., Commercial Roofing & Waterproofing Hawaii Inc., David's Custom Roofing & Painting Inc. and Ultimate Roofing Inc.

## Tips to be a Successful Sub

Builders who have done a sizable amount of their work as subcontractors as well as general contractors share their thoughts on what it takes to run a prosperous construction business in Hawaii.



**Kenneth Sakurai, Coastal Construction Co. Inc.**

“Running a business requires very different skills. Just because you are a great carpenter,

doesn't mean you can run a business. Relationship-building is key, and you need to be able to see the big picture and effectively manage people. Create a business plan and get as much advice as you can from as many people as you can. Go into business with or surround yourself with others who have strengths and skills opposite of yours. In the end, running a business is not for everyone, but putting in the effort to being the best employee possible is what we should all strive toward.”

### Lari Zelinsky-Bloom, Zelinsky Company

“It take guts and grit to run a business, make sure you have it. Cash flow is king in this business, so you must stay on top of it, and keep enough in your business to pay four months of overhead because payments are not always prompt. Your people are what makes it work; treat them with respect and apprecia-



Lari Zelinsky-Bloom

tion. Do honest business, treat clients fair and do the right thing, even if it hurts. Make sure your work is quality even if you have to redo it at your own expense.”

### Jason Yamada, A-1 A-Lectrician Inc.:

“All businesses in Hawaii will have challenges, but Hawaii will always be a special place for us to do business.”

### Ivan Sakamoto, WE Painting Inc.

“No one can run a business on their own. Surround yourself with a good team with good people. Be fair in your dealings. Treat everyone with respect, whether they are the CEO of a large company or an apprentice.”

### Stephen Robidoux, Alcal Specialty Contracting Inc.

“Make sure to get experience in all of the different areas of the business—administrative, project management, production and sales. And make sure that you have a solid team that can cover all of those areas. Slipping in any of those areas can delay payment and create cash-flow issues for new businesses.”

### Lito Alcantra, Group Builders Inc.

“Success is not achieved overnight, but comes with hard work, patience, perseverance and resilience. Don't lose sight of the basics, especially



Lito Alcantra

quality and safety.”

### Neal Adachi, Paul's Electrical Contracting

“Understand the business aspect before jumping in.”



Jaime Dominguez

### Jaime Dominguez, JD Painting & Decorating Inc.

“Two things I would say outside of having working capital and job commitments are, one, define your purpose for going into business, outside of making money.

Come up with your purpose and core values; this will help in attracting and hiring the right people. And two, as most trade workers are masters of their trade, they may not have all the financial knowledge that comes with running a business. In construction you need to understand cash flow. Make sure you have someone who has a strong finance background and is trustworthy.”

### Randal Hiraki, Commercial Plumbing Inc.

“Be ready to work very hard! Build relationships and maintain them.”



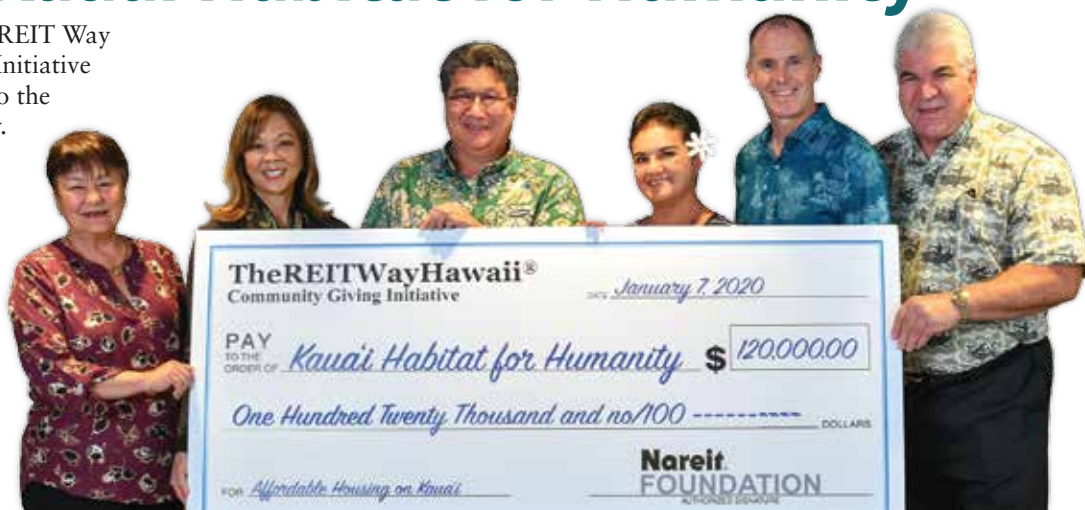
Randal M. Hiraki

# Nareit Foundation Awards \$120K Grant to Kauai Habitat for Humanity

The Nareit Foundation's REIT Way Hawaii Community Giving Initiative awarded a \$120,000 grant to the Kauai Habitat for Humanity.

Stephen Spears, executive director of Kauai Habitat for Humanity, said the grant will be used to build a self-help house in 'Ele'ele for a low-income family in support of its mission that "brings people together to build homes, communities and hope."

The four-bedroom, two-bathroom home will have 1,248 square feet of interior living space and a covered lanai of 126 square feet.



Nareit Foundation's REIT Way Hawaii Community Giving Initiative awarded a \$120,000 grant to Kauai Habitat for Humanity. Attending are, from left, Pamela Wilson of American Assets, Meredith Ching of Alexander & Baldwin, Senate President Ronald Kouchi, Leona Sa McDermott of Kauai Habitat for Humanity, Chris Benjamin of Alexander & Baldwin and Francis Cofran of Brookfield Property REIT. PHOTO COURTESY OF NAREIT FOUNDATION

family barbecues, a baby's first birthday and hosted resident events."

Alaka'i Development brought nearby Kapolei Lofts to market a few years ago, also with Moss as GC. "Our experience developing, operating, and completing the lease-up of Kapolei Lofts has definitely contributed to our ability to execute The Element," says Pe'a. "We hope to continue adding quality rental residences to Hawaii's housing stock for as long as we can."

Altogether, says Doug Rogers, vice president of Moss' Hawaii office, Moss is building seven new multi-family or affordable residential projects on Oahu, Maui and Hawaii Island in 2020.



Doug Rogers

Unlimited Construction expects a June wrap on the fourth phase of \$94.6 million Keahumoa Place, an affordable rental complex in Ewa Beach, says Project Manager Seth Marushige. The



Seth Marushige

LEED Platinum complex contains 320 units split between 37 two-story buildings, and features a community center, playground and pet park.

While not actually breaking ground on new residential projects in 2020, the Hawaii Public Housing Authority (HPHA) is completing the initial steps for a major new development.

"The HPHA partnered with the nonprofit Retirement Housing Foundation to redevelop the HPHA administrative offices property located at 1002 North School Street," says Benjamin Park, HPHA planner. "The project will include up to 800 units of affordable elderly rental housing, new HPHA offices, and retail uses that best serve the surrounding community."

Park says the Final Environmental Impact Statement (FEIS) was accepted by Gov. Ige in 2018, and the HPHA signed a Master Development Agreement with the Retirement Housing Foundation in November 2019. "There is no construction schedule yet as we are still going through the planning phase," he says.

The governor, Park notes, "approved \$2.5 million in capital improvement project funding for predevelopment costs for this project in his supplemental budget proposal

for the 2020 legislative session."

Other new forms of housing will also soon be available. On Hawaii Island in the second half of 2020, Fujimoto says, HPM anticipates "rolling out our HalePlus local, factory-built modular homes to the general public."

## The Energy Factor

Through 2021, Hobson says, "we foresee the new 'detached' single-family homes on Oahu that are priced under \$800,000 will be very popular.

"Although it may seem impossible that prices could go even higher, we still believe that home prices will continue to rise," he says. "Time to plan, permit and build in Hawaii is getting more expensive and taking longer. New rules and building codes, misconstrued or unnecessary, continue to plague the planning process, and add to the cost of building homes."

But as Gentry and other homebuilders continue to increase their use of "green" materials and levels of energy efficiency, more new homes in Hawaii may be within reach.

"As our residential market reaches the apex of affordability, new home buyers will be looking for energy-efficient homes that will save them money every single month," Hobson says. 🏠

continued from page 19

## NEWS BEAT

Gov. Ige and other stakeholders at the PEARL microgrid's December blessing and groundbreaking

PHOTO COURTESY BURNS & MCDONNELL



# Burns & McDonnell Breaks Ground on Microgrid

Burns & McDonnell, a global full-service company of building industry professionals, broke ground in December on the Pacific Energy Assurance and Renewables Laboratory (PEARL) microgrid at Joint Base Pearl Harbor-Hickam (JBPHH).

Developed in collaboration with the Hawaii Center for Advanced Transportation Technologies (HCATT), the Air Force Research Laboratory, the National Guard

Bureau, Hawaii Air National Guard and the Naval Facilities Command, the PEARL microgrid will support Hawaii's conversion to renewable energy and provide energy resilience during emergencies.

"The state of Hawaii is proud to pursue this innovative project," said Gov. David Ige, who joined other project stakeholders at the ceremony. "PEARL will advance the state's clean energy vision of maximizing Hawaii's

energy self-sufficiency and security by developing and utilizing local energy resources in a balanced way."

PEARL is the first of six planned microgrids, and will support the Hawaii Air National Guard's 154th Wing F-22 campus at JBPHH. Once complete, PEARL will provide 1.5 megawatt (MW) of solar PV integration, 500kWh of battery energy storage and the ability to restore 1 MW of power instantaneously with less than a 10 percent voltage drop. It will also serve as a technology and business development laboratory to complement the state's goal of 100 percent renewable energy by 2045.

"Burns & McDonnell is proud to design and build this state-of-the-art microgrid, supporting some of our nation's most critical military infrastructure and the great state of Hawaii," said John Bothof, Pacific operations manager for Burns & McDonnell. "The PEARL project will open doors for others of its kind, and we look forward to deepening our roots in Hawaii and continuing to build upon our longstanding partnership with the Department of Defense."

## Oahu Sealcoating Repaves Kakaako Park

Oahu Sealcoating & Paving LLC recently repaved the public parking lots at Kakaako Waterfront Park in January. The completion of the \$448,000 contract was scheduled for Jan. 28.

The job included repaving and restriping of the main parking lot near Kakaako Gateway Park Makai and the Point Panic parking lot, which require the parking lots to be closed.

In addition, since November city crews and contractors have been renovating various park facilities within Kakaako Waterfront Park including repairs to the restrooms and irrigation.



Announcing the merger of their companies are, from left, Dexter Kubota, vice president of Bowers + Kubota Consulting; Brian Bowers, president of Bowers + Kubota Consulting; Cheryl Palesh, vice president and director of engineering at Belt Collins Hawaii; Aaron Akau, president and CEO of Belt Collins Hawaii; and Mike Terry, immediate past president of Belt Collins Hawaii.

## Bowers + Kubota, Belt Collins Merge

Bowers + Kubota Consulting, an architectural/engineering and construction management firm, and Belt Collins Hawaii, a planning, design and consulting firm, closed on their merger on Jan. 1.

Founded in Hawaii in 1953, Belt Collins was one of the first consulting firms to integrate resort master planning and design, including developing the first integrated resort master plan for Kaanapali Beach Resort in 1955. Bowers + Kubota, founded in 1980, has completed numerous projects throughout Hawaii and the Pacific Rim.

“We have built a culture dedicated to our clients and teamwork,” says Brian Bowers, president of Bowers + Kubota Consulting. “We are excited to develop a larger team with the same goals and culture by expanding our services.”

“This opportunity represents a trend both globally and nationally in which firms merge to offer comprehensive and complete services,” says Aaron Akau, president of Belt Collins. “What we are doing will bring a lot more value to our clients.”



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NEW YORK

# Empire State Renovation Takes a ‘Cocoon’

The renovation of the 102nd floor of the Empire State Building in New York City had to be completed while a visitor terrace below was open to the public, so Skanska USA constructed a “cocoon” around the observation deck on one of the world’s most iconic buildings.

The culmination of a four-year reimagining of the building’s visitor experience, the \$165 million observation deck project involved replacing the old windows—which only reached waist height—with 360-degree floor-to-ceiling glazing offering unobstructed, panoramic views of the city, reports constructiondive.com. In addition, developer Empire State Realty Trust required that an 86th floor visitor terrace remain open to the public throughout the construction.



A temporary structural “cocoon” kept workers and the public safe during construction. | PHOTO COURTESY SKANSKA USA

Upon completion, the 26-foot-tall, 30-ton cocoon provided 600 square feet of exterior workspace across two deck levels. Its bottom deck was rated for 300 pounds per square foot and its sidewalls of Haki sheeting were designed to withstand 98-mph wind gusts. The walls were lined with wire mesh screens and debris netting so that no material could escape during demolition or construction.

NEW JERSEY

## Mega Mall Nears Grand Opening

Initially envisioned in 1996, the grand opening of the \$6 billion American Dream Meadowlands could happen in the next few months, reports constructiondive.com.

The mega mall complex in East Rutherford, N.J., owned by Canada-

based Triple Five Group and being built by PCL Construction, spans more than 3 million square feet with more than 450 stores, 100 restaurants and 18 acres of entertainment space. It is



The \$6 billion American Dream Meadowlands mall PHOTO COURTESY PCL CONSTRUCTION

expected to include a DreamWorks-branded indoor water park with the world’s largest indoor wave pool, a Nickelodeon Universe theme park, an NHL-size indoor ice rink and a Big Snow indoor ski slope.

The retail-to-entertainment ratio is likely to be a 55/45 split, compared with the 80 percent retail found in malls 20 years ago.

ANTARCTICA

## Workers Return to Build Wharf

A team of more than 40 construction workers arrived onsite in December for the second summer season preparing the Rothera Research Station to moor the RRS *Sir David Attenborough*.

The crew resumed building a new 242-foot-long wharf and began site preparation for a new science and operations building, the Construction Index reports. The projects are designed to improve operational efficiency and ensure that the British Antarctic Survey (BAS) Rothera Research Station is equipped for the future.

The remaining 14 of the 20 steel frames that form the wharf’s skeleton were the task for this season. They will be put in place and backfilled with rock, completing the wharf.

A major feature of the modernization program is to reduce fossil fuel consumption at the station and to introduce more energy-efficient systems including heat recovery generators, photovoltaic solar panels and enhanced insulation.

WASHINGTON, D.C.

## DOD Rolls Out Cybersecurity Standards

The Department of Defense (DOD) was to roll out its Cybersecurity Maturity Model Certification (CMMC) this month to ensure that contractors on government projects have the necessary cybersecurity practices in place to protect the controlled unclassified information (CUI) to which they are privy.

The type of information the DOD is trying to protect includes data pertaining to critical infrastructure, nuclear, proprietary business information, procurement and acquisition.

All DOD contractors must be certified through the third-party provider of their choice at the contractor’s expense. Certification levels range from basic to advanced, and in June contractors will start seeing references to CMMC requirements in Requests for Proposals.

The loss of CUI, the DOD says, poses economic security risks. The Executive Office of the President’s Council of Economic Advisers estimated in 2016 that malicious cyber activity cost the nation’s economy between \$57 billion and \$109 billion.





# Ana Heads Young Bros.



Jay Ana

Shipping company Young Brothers has appointed **Jay Ana** to serve as its new president.

Ana first joined Young Bros. in 2014 to improve operation efficiency, service quality and investments.

He was previously the company's director of accounting and finance.

Ana began his career as an accountant with KPMG, then controller for Securitas Security Services and later as SVP, CFO for Advantage Webco Hawaii. He is a graduate of the University of Hawaii at Manoa.

"I am humbled by the opportunity to lead Young Brothers at such an important time," Ana said in a statement. "We have important work ahead of us in the coming year to drive efficiencies and achieve rates that allow us to continue to

provide the robust, critical services that Hawaii residents and local businesses depend on."



Bernice Fielding

## Fielding joins WATG

**Bernice J. N. Fielding** will join WATG Honolulu as project manager for

the expanding Honolulu-based landscape architecture studio. She will be responsible for managing planning and landscape design for the firm's large-scale resort hospitality projects.

Fielding is accredited in Leadership in Energy and Environmental Design—Green Associate and an International Society of Arboriculture licensed arborist. Her project experiences include Park & Tilford Botanical Gardens in British Columbia; West Vancouver Salmon Creek; The Ulu Garden at the UH Lyon Arboretum; Hale Koa Hotel; Fort DeRussy Park Garden; NOAA Pacific Regional Center; Culinary Institute of the Pacific and the Waimanalo Health Center.

## AHL Promotes 2, Adds 5

AHL, formerly Architects Hawaii Ltd., has promoted two staff members and hired five new employees.

**Catherine Kenjo** has been promoted to associate project manager. She will



Catherine Kenjo

manage all renovation projects at Tripler Army Medical Center and will assist with the Queen's Health Systems Master Plan, the Nanakuli Health Care Center and the Ho'ola Na Pua Residential Treatment Facility. She has been with AHL for three years.

**Aline Ishii** has been promoted to federal contracts manager. She is currently AHL's liaison with the contracting officer for several large federal joint venture contracts. During her 12 years at AHL, she has supported principals



Russel Echiverri

architectural and construction administration on hospitality and residential projects. He holds a bachelor's from San Diego's NewSchool of Architecture & Design.

**Jia Ming Li**, an



Matt Loudermilk

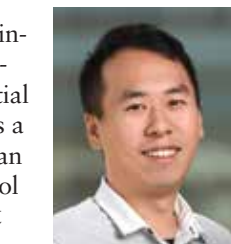
proposed master plan for a sustainable research campus and a sustainable, assisted-living community in windward Oahu. He holds a master's in architecture from the University of Oregon.



Aline Ishii

in the development of fee proposals and contracts for indefinite delivery, indefinite quantity awards, focusing on AHL's federal clients.

**Russel Echiverri** joins as a technical designer, providing



Jia Ming Li

AHL intern, joins as a designer, and will provide drafting and architectural assistance to federal projects.

**Matt Loudermilk** joins as a designer. He is designing a



Odette Guillermo



Leslie Kekona

University of Santo Tomas.

**Leslie Kekona** joins as a senior project accountant supporting AHL's retail and hospital-ity projects. She holds a bachelor's from the University of Redlands.

**Arynn Ishikawa** joins as a studio administrator. She holds a bachelor's from the University of Northern Colorado.



Arynn Ishikawa

**Odette Guillermo** joins as a technical designer, working on the Nanakuli Health Care Center. She has extensive international design experience, and holds a bachelor's in architecture from the

## Leandro Joins CRW

Commercial Roofing & Waterproofing of Hawaii Inc. (CRW) recently hired



Sonny Leandro

**Sonny Leandro** as a project managing estimator.

Leandro will work with and provide estimates for CRW's commercial and utility clients as well as consultants and state and federal job order contractors. In addition to estimating projects, he will be providing management oversight for all phases of construction projects as well as client relations.

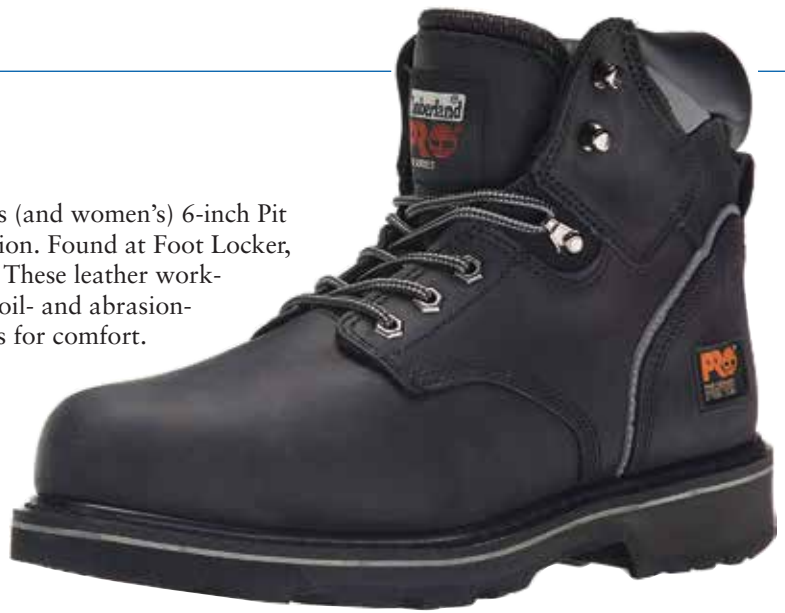
Leandro's more than 20 years of construction and distribution experience includes his previous post as branch manager at Roofline Supply Hawaii, where he introduced the national Roofline chain to Hawaii.

Born and raised in Waianae, and a graduate of Hilo High School, Leandro resides on Oahu with his wife and two daughters.

## Kickin' It

Timberland offers the construction industry men's (and women's) 6-inch Pit Boss Steel-Toe boots, providing comfort and protection. Found at Foot Locker, Grainger, Saf-Gard Safety Shoe and Champs Sports. These leather workboots meet ANSI safety standards and feature slip-, oil- and abrasion-resistant outsoles for traction and padded top collars for comfort. Made from oiled 100 percent full-grain leather and rubber sole, they include an asymmetrical-shaped toe cap and are heat-resistant. The shaft measures approximately 5.5 inches from the arch. Other workboot styles also available.

[www.timberland.com](http://www.timberland.com)



## Seeing Red

DeWalt's 33-foot laser square is designed for tiling with an accuracy of plus/minus 3/16 inches, three bubble vials for precise positioning and three integrated mounting pins to affix the laser to wall surfaces. Available locally at Ace Warehouse, Fastenal, Grainger, Grabber, McKillan, Airgas, Hardware Hawaii, Lowes and City Mill. Product number is DW0802. This durable laser offers an IP54 debris/water-resistance rating and has an aluminum base. Its two red beams achieve a 90-degree angle for a wide range of uses. Tool height is 2.25 inches and weighs 1.65 pounds. Laser comes in a tool pouch for safe storage.

[www.dewalt.com](http://www.dewalt.com)

## Mag Shims

FastCap's Mag Shims, magnetic spacers for the shop, are an easy way to set blade height and fence spacing on your table saw and drill presses, router depth and spacing for layout projects. Available locally at Blue Planet, Hardware Hawaii, Downing Hawaii, Pacific American Lumber and other outlets. Simply stick the magnetic shims together to get a perfect setup in seconds and for setting depth on drill presses. Standard includes eight 1/8-inch thick shims and two 1/16-inch steel spacers; metric includes six 2-mm-thick shims and two 1-mm steel spacers.

[www.fastcap.com](http://www.fastcap.com)



## Stay on Track

Festool's new TSC 55 Cordless Track Saw delivers a hand-held track precise cutting system, allowing you to go wherever the work takes you. Item number 201394 can be found locally at Hardware Hawaii, HPM Building Supply, Woodcraft Hawaii and others. The TSC 55 can zip through 100 meters of sheet goods on a single charge. Does not include battery, charger or guide rail. With the FS Guide Rail System, you'll get laser-straight, splinter-free cuts in seconds. Splinterguards on both sides of the blade ensure that you'll make zero-tearout cuts in virtually any material.

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