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MARCH 2020/\$5.00

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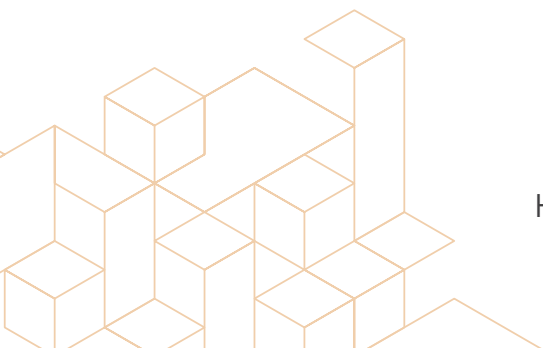
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# Will This Be a Banner Year?



First, some really hot news: Hawaii's construction industry landed \$990 million worth of contracts from the Navy in January. Agency awards already have topped \$1 billion, meaning 2020 is on pace to become one of the most lucrative years in a long time. The previous best January for agency contracts: \$235,676,439 in 2018. Read more on this bonanza contract inside.

Also in this issue we talk with pioneering women in construction who are having successful careers in what was once a male-dominated industry. Many of them offer advice and encouragement to young women considering whether to launch a career in the trades.

Our coverage also includes a look at one of the state's busiest construction areas: renovations and remodeling, in which the value of building permits jumped almost 21 percent last year.

Hawaii's campaign to rely solely on clean renewable energy sources by 2045 is gaining even more traction. In our report, we delve into the trends in the solar and energy arena, which is benefitting from constantly emerging technology.

On Guam, construction is gearing up to meet the demands of a growing military presence. Many major projects are in the pipeline and will soon be breaking ground.



Docking a submarine at Guam's Apra Harbor  
PHOTO COURTESY U.S. NAVY

Other items of interest include the Union Builder of the Year, installation of new officers at construction-related associations and the Hawaiian names given to the rail stations on the Diamond Head side of the project.

A hui hou,

david@tradepublishing.com

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Completed entry due **June 26, 2020**

Submit your project today and receive early bird rates thru May 29th.

This prestigious annual award competition recognizes the diversity and excellence in quality construction and design of new and remodeled projects.

*This was the first year I ever entered any project into the Building Industry Design & Construction Awards. I was pleasantly surprised to win all 3 projects I entered. The BIA did a real nice job of publicizing my victories. They created a nice spread in the Hawaii Home & Remodel Magazine that highlighted my awards. On top of that my company received the Carl Reppun Award!! It ended up being a great decision for me to enter. The exposure I received from just the magazine publishing alone was worth the time effort and money I put into entering the contest.*

**J.R. Moorhead**  
Owner Moorhead & Company Inc.



**BIA-HAWAII**

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Design & Construction  
Awards**

Applications and information online at  
**BIAHAWAII.ORG**

# CONTENTS

MARCH 2020 VOL. 63 NUMBER 3

**BUILDING**  
INDUSTRY HAWAII

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14



28



34



42

## Features

- 12 Navy Propels Builders' Billion-Dollar Launch**  
Record agency awards greet the new year
- 14 Perfect Timing**  
2020 renovations target Hawaii's expanding markets
- 22 'Ample Capacity'**  
Hawaii bonding experts see plenty of room for expansion in 2020
- 28 Lenders Build Strong Appetite**  
Contractors can reap the benefits of low 2020 interest rates at local lenders
- 29 2020 Policies & Fine Print**  
Recent events spur changes in construction insurance and other contractual agreements
- 31 Guam Gears Up**  
Military armors heart of Pacific Theater
- 34 Women in Construction: Hard as Nails**  
No jobsite glitter, glam or glitz for these pros
- 40 Building Bridges**  
Improving the lives of isolated communities
- 42 Energy Storage Speeds Shift to Solar**  
More efficient batteries spur increased adoption of PV systems by builders and property owners

## News Beat

- 48** GCA Installs Isemoto as 2020 President
- 48** HPM's Schwinn Heads HLPAs
- 49** Work Begins on CPB's Main Branch
- 49** HART Adopts Hawaiian Station Names
- 49** Hawaii Ranks Fifth for LEED Green Building
- 50** Inouye Named Union Builder of the Year

## Departments

- 4** Coffee Break: David Putnam
- 8** Datebook
- 12** Contracts Awarded
- 13** Low Bids
- 51** World Beat
- 52** News Makers
- 53** New Products
- 54** Faces: GCA
- 56** Faces: Shinnen Enkai
- 58** Faces: RCAH

### On the cover

*Kathy Hai-Kelly, lead manufacturing truss specialist for HPM Building Supply, is among the many successful women in Hawaii's construction industry. Photo courtesy HPM Building Supply. Design by Ursula A. Silva*



## COMING IN APRIL

*Building Industry Hawaii* talks with Hawaii's key Developers and goes Inside the GCA to report on what the organization has on its agenda for 2020. Our coverage also includes a look at Jobsite Security and new trends in Painting. We also offer an update on the latest developments in Asphalt.



# Enter to win a Tesla Powerwall II

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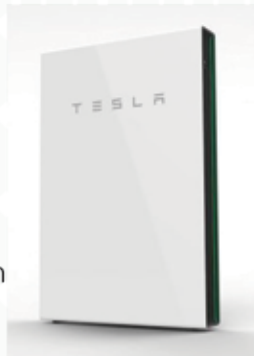
YES!

Do you pay \$1,000+/month on electric bills?

YES!

If you answered YES to both questions above, you are qualified to enter a drawing to win a Tesla Powerwall 2 Battery Storage System.

Email or bring your commercial electric bill for a free consultation thru March 11-12 to the Hawaii Building Facilities & Property Management Expo (Booth #547).

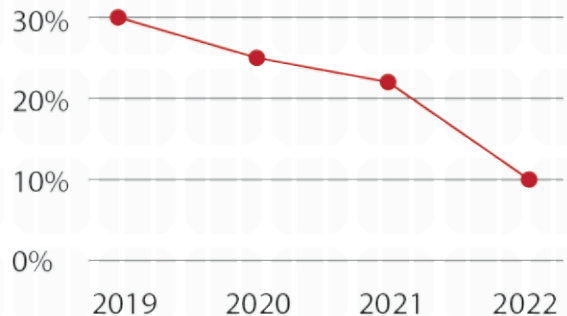


[info@greenpath-tech.com](mailto:info@greenpath-tech.com)

**Greenpath Technologies** is helping customers access affordable solar solutions across the state of Hawaii. From Rooftop installations, EV charging stations, Carports and Battery storage systems, we develop turnkey solar packages (including PPA's) to best support our client's goals.

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Federal tax credits for solar will drop from 30% down to 10% in 2 years.



**▶ 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.**

**MARCH 1**

**Electrician 240 Class**

Presented by the Associated Builders and Contractors Inc. Hawaii Chapter (ABC Hawaii). Meets HRS section 448E-5(b) requirements. To register for the 2020 class, email [Ken@abchawaii.org](mailto:Ken@abchawaii.org).

**MARCH 5**

**Critical Business Planning for Contracting Companies**

Sponsors: WestPac Wealth Partners, Bays Lung Rose Holma, Erwin Cabrinha & Au, Atlas Insurance Agency, Hicks Pension Group, BBB and the SBA. 8-10 a.m. Kapolei Golf Club, 91-701 Farrington Hwy., Kapolei. Contact Samantha Hass at 206-9812 or [samantha.haas@WestPacWealth.com](mailto:samantha.haas@WestPacWealth.com). Free.

**MARCH 10-12**

**Construction Quality Management**

Presented by the Building Industry Association of Hawaii (BIA-Hawaii). Noon-4 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$95; non-members \$125.

**MARCH 11-12**

**Hawaii Buildings, Facilities & Property Management Expo**

Features 330 booths offering the latest equipment, products, services and equipment for Hawaii builders and building managers. Presented by Douglas Trade Shows. 9 a.m.-4 p.m. (daily). Blaisdell Center Exhibition Hall, 777 Ward Ave. For required I.D. badges and more information, go to [douglastradeshows.com](http://douglastradeshows.com). Free.

**MARCH 14, 28; APRIL 11**

**AIA Architectural Walking Tour of Honolulu**

Presented by the American Institute of Architects Honolulu Chapter (AIA Honolulu). 9-11:30 a.m. AIA Honolulu Center for Architecture,

828 Fort Street Mall, Suite 100. To register and for more information, go to [contact@aiahonolulu.org](http://contact@aiahonolulu.org) or call 628-7243. Fee: \$15 per person.

**MARCH 16**

**NAHB Estimating and Scheduling for Profitable Business Operations**

Presented by BIA-Hawaii. Instructor: Michael Strong. 8 a.m.-4 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$250; non-members \$350.

**MARCH 16-19**

**OSHA 511 - OS&H Standards for the General Industry**

Presented by BIA-Hawaii and UC-San Diego OSHA Training Institute. 8 a.m.-4 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information: [biahawaii.org](http://biahawaii.org), [osha.ucsd.edu](http://osha.ucsd.edu), [oshatraining@ucsd.edu](mailto:oshatraining@ucsd.edu) or call (800) 358-9206. Fee: \$765.

**MARCH 17**

**NAHB Project Management**

Presented by BIA-Hawaii. Instructor: Michael Strong. 8 a.m.-4 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

**MARCH 18**

**NAHB Basics of Building**

Presented by BIA-Hawaii. 8 a.m.-4 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

**MARCH 18**

**HPLA Lunch & Learn**

Presented by the Hawaii Lumber Products Association. Noon-1 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. To register and for more information, go to [contact@aiahonolulu.org](http://contact@aiahonolulu.org) or call 628-7243.

**APRIL 29**

**Innovation Symposium**

Hawaii Energy will present its third annual Innovation Symposium at the Sheraton Waikiki featuring top 2020 energy-saving initiatives, technologies, programs and equipment.

Scheduled speakers include Jay Griffin, chairman of the Hawaii Public Utilities Commission; Scott Glenn, chief energy officer of the Hawaii State Energy Office; Bettina Mehnert, CEO of AHL; and Scott Moline, Wendy's engineering manager-North America.

7:30 a.m.-6:30 p.m. Sheraton Waikiki, 2255 Kalakaua Ave. To register online and for more information, go to [hawaiienergy.com/innovation-symposium](http://hawaiienergy.com/innovation-symposium).





### MARCH 19

#### NAHB CAPS I Marketing & Communication Strategies for Aging & Accessibility

Presented by BIA-Hawaii. 8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

### MARCH 19

#### NAWIC "Bridges to Prosperity"

Presented by the National Association of Women in Construction Hawaii Chapter. Speaker: Lakaysha Lee-Hill, Nordic PCL Construction Inc. 5-7:30 p.m. Honolulu Country Club, 1690 Ala Puumalu St. Register at [nawic-honolulu.org](http://nawic-honolulu.org). Fee: \$40.

### MARCH 20

#### Payment Workshop: "Legal Answers Available"

Presented by the General Contractors Association of Hawaii (GCA of Hawaii). Instructor: Scott Batterman. 8 a.m.-noon. GCA Conference Room, 1065 Ahua St. To register and for more information, go to [gcahawaii.org](http://gcahawaii.org) or contact Judee Calaro at [judee@gcahawaii.org](mailto:judee@gcahawaii.org) or 833-1681 ext. 14. GCA members \$95; non-members \$125.

### MARCH 20

#### NAHB CAPS II - Design/Build Solutions for Aging & Accessibility (1 Day)

Presented by BIA-Hawaii. Instructor: Curt Kiriu. 8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

### MARCH 21

#### How to Write Effective Hazard Analysis

Presented by Lawson & Associates. 7:30 a.m.-4 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and

for more information, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com](http://lawsonssafety.com), or contact Lawson at 441-5333 or [info@lawsonssafety.com](mailto:info@lawsonssafety.com). Fee: \$199 plus tax and registration/online ticketing fee.

### MARCH 21, 28

#### AGC'S PMDP Module 3 | Project Administration

Presented by GCA of Hawaii. Instructor: James Abeshima. 8 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 Gladys Hagemann at [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org) or 833-1681 ext. 12. GCA members \$395; non-members \$495.

### MARCH 23-25

#### Region IX Pacific Coast Safety Fest

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KAUAI 808-245-8472  
MAUI 808-244-9158

Education Centers. BIA-Hawaii, 94-487 Akoki St., Ste. 213, Waipahu. Enroll online at [www.osha.ucsd.edu](http://www.osha.ucsd.edu). For more information, contact Vanessa Rodriguez at [var002@ucsd.edu](mailto:var002@ucsd.edu). \$20 per class.

**MARCH 25**

**Safety Leadership (2 Hour)**

Presented by Lawson & Associates. Sponsored by BIA-Hawaii. 9-11 a.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com](http://lawsonssafety.com), or contact Lawson at 441-5333 or [info@lawsonssafety.com](mailto:info@lawsonssafety.com). Free.

**MARCH 27**

**NAHB CAPS III Details & Solutions for Livable Homes and Aging in Place**

Presented by BIA-Hawaii. Instructor: Curt Kiriu. 8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at

629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

**MARCH 28**

**Respiratory Program Administrator – Professional Level**

Presented by Lawson & Associates. 7:30 a.m.-4 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or [lawsonssafety.com](http://lawsonssafety.com), or contact Lawson at 441-5333 or [info@lawsonssafety.com](mailto:info@lawsonssafety.com). Fee: \$199 plus tax and registration/online ticketing fee.

**MARCH 30; APRIL 1, 3, 6, 8**

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

Presented by BIA-Hawaii. 7:30 a.m.-4 p.m. (daily). BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$450; non-members \$575.

**MARCH 31**

**Universal Design Essentials**

Presented by BIA-Hawaii. 8 a.m.-5 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$300; non-members \$400.

**APRIL 1**

**Excavation and Trenching – Competent Person**

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

**APRIL 4**

**Confined Space – Competent Person**

Presented by Lawson & Associates.



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

#### APRIL 11

##### **Scaffolding (Supported) – Competent Person**

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

#### APRIL 11, 25

##### **AGC'S STP Unit 2 | Oral and Written Communication (2015 Edition)**

Presented by GCA of Hawaii. Instructor: Jon M. Young. 8 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 at [gca@gcahawaii.org](mailto:gca@gcahawaii.org)/833-1681 ext. 14. GCA members \$295; non-members \$395.

#### APRIL 15

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

Presented by BIA-Hawaii. 8 a.m.-2 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or [sls@biahawaii.org](mailto:sls@biahawaii.org). BIA members \$195; non-members \$295.

#### APRIL 15-17

##### **Fall Protection – Competent Person**

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

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# Navy Propels Builders' Billion-Dollar Launch

Bolstered by a \$990 million Navy contract, the Hawaii construction industry's year got off to a record start in January with 29 awards from 10 government agencies totaling a massive \$1,072,379,035.

The Navy's Design-Build/Design-Bid-Build Multiple Award Construction Contract includes seven projects at various Hawaii sites. Two Hawaii firms, Hensel Phelps Construction Co. and Kiewit Infrastructure West Co., won bids as part of the DB/DBB MACC for construction projects within the Naval Facilities Engineering Command (NAVFAC) Hawaii area of responsibility.

The MACC was awarded on Jan. 31, and the term of the contract is not to exceed 60 months, with an expected completion date of Jan. 30, 2025.

Along with Hensel Phelps and Kiewit, the DB/DBB MACC award went to APTIM-Harper Construction JV LLC, Alexandria, Va.; B.L. Harbert International LLC, Birmingham, Ala.; Mortenson Construction, Minneapolis, Minn.; RQ-ABSHER JV, Carlsbad, Calif.; and Stronghold Engineering Inc., Riverside, Calif.

The remaining \$82,379,035 in January jobs were split among nine agencies, with the Department of Hawaiian Home Lands and the Department of Transportation leading the way with contracts valued at \$30,773,346 and \$21,716,629, respectively.

The second-largest contract was won by Goodfellow Bros. Inc. for \$19,554,000 in improvements to the Ho'olehua water system on Maui. Earthworks Pacific Inc. landed the next biggest job of \$16,992,031

## AWARDS BY AREA

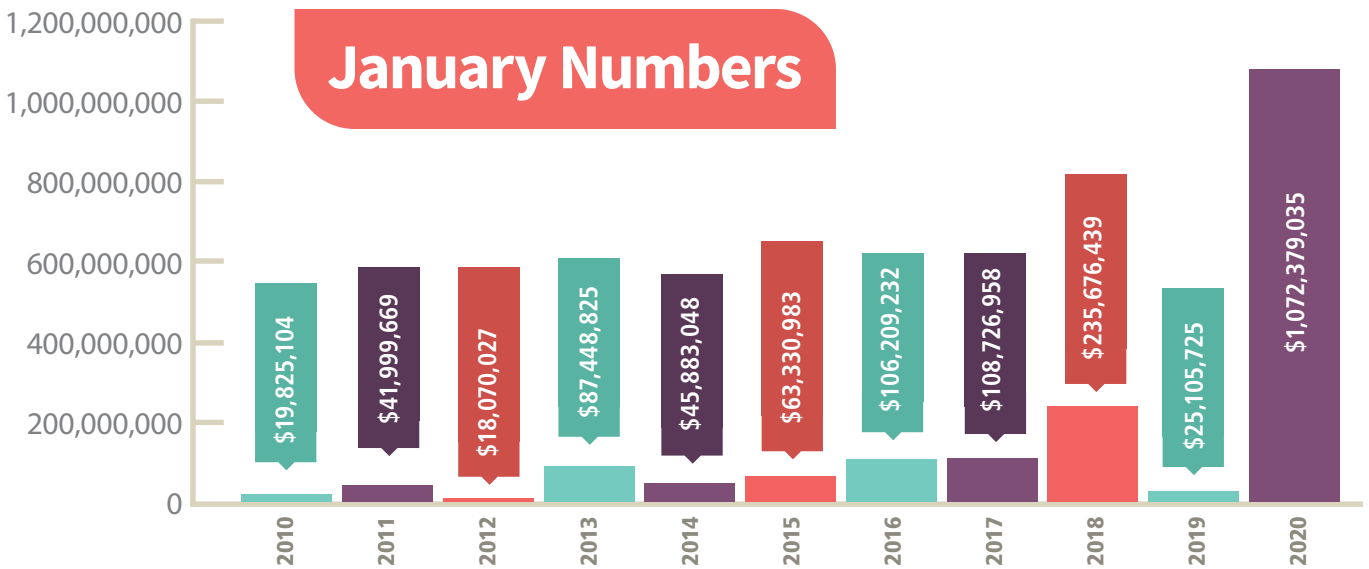
Oahu	\$1,001,734,563
Kauai	25,390,905
Maui	24,627,617
Hawaii	20,625,950
<b>Total</b>	<b>\$1,072,379,035</b>

## AWARDS BY AGENCY

Navy	\$990,000,000
DHHL	30,773,346
DOT	21,716,629
DPWHI	8,988,700
DAGS	6,083,438
UH	4,279,698
DOD	3,934,000
DLNR	3,626,474
DOE	1,528,990
HPHA	1,427,760
<b>Total</b>	<b>\$1,072,379,035</b>

for road improvements on Kauai.

The previous record for a January was \$235,676,439 in 2018.



## Oahu

**Hensel Phelps Construction, Kiewit Infrastructure West, 5 others** ..... **\$990,000,000**  
Design-Build/Design-Bid-Build Multiple Award Construction Contract (DB/DBB MACC), Various Locations, State of Hawaii

**Economy Plumbing & Sheetmetal Inc.** ..... **3,991,300**  
Request for Proposals: Sherman Laboratory, Repair/Replace HVAC Systems and Controls, Part 1

**Index Builders Inc.** ..... **3,152,800**  
State Capitol Building, Repair Metal Soffits

**57 Builders Ltd.** ..... **2,726,639**

Sand Island State Recreation Area, Park Improvements, Phase V  
**Heide & Cooke Ltd.** ..... **1,019,060**  
Modernization and Maintenance Services to Four Elevators at Kamalu HA 2403(A) and Ho'olulu HA 2403(B)

**MEI Corp.** ..... **260,000**  
Olomana School, Modular Classroom

**Ron D Electrical LLC** ..... **161,693**  
Everly Hall, Replace Fire Alarm System, University of Hawaii at Manoa

**Ons Refrigeration LLC** ..... **143,366**  
Aiea Intermediate School, Building A, Install AC Units

**DYC Electric Service LLC** ..... **126,705**  
Miller Hall, Replace Fire Alarm System, UH-Manoa

**Certified Construction Inc.** ..... **120,000**  
Waipahu Intermediate School, Miscellaneous R&M FY16

**Abhe & Svoboda Inc.** ..... **33,000**  
Kapolei High School Football Stadium, Remove and Replace Safety Cables Around Light Pole Cages

## Maui

**Goodfellow Bros. Inc.** ..... **19,554,000**  
Ho'olehua Water System Improvements (PWS 230) Package 1, Ho'olehua

**Goodfellow Bros. Inc.** ..... **3,048,540**  
Ho'olehua Water System Improvements (PWS 230), Package 2, Kalamaula, Molokai

**Rojac Construction Inc.** ..... **758,285**  
Keokea-Waiohuli Drainage Improvements, Makawao

**Tom's Backhoe & Excavation Inc.** ..... **719,735**  
Various Lot Improvements for Waiehu Kou and Paukukalo Subdivisions, Wailuku

**Betsill Bros.** ..... **547,057**  
Kahului Elementary School, AC Heat Abatement, Buildings B, C, H and J



## Hawaii

### Stan's Contracting Inc. .... 8,988,700

Panaewa Zoo and Panaewa Equestrian Center Accessibility Improvements, South Hilo

### Jas. W. Glover Ltd. .... 4,517,498

Keaau-Pahoa Road Intersection Improvements, Ainaloa Blvd.

### Site Engineering Inc. .... 3,934,000

Building 621 Renovations and Latrine Improvements, Keaukaha Military Renovation (KMR), Hawaii Army National Guard, Department of Defense, Hilo

### Able Electric Inc. .... 2,361,652

Hawaii Emergency Management Agency, Outdoor Warning Sirens for Public Safety Statewide (Hawaii County)

### Stan's Contracting Inc. .... 408,700

Renovate Burnt Unit 10D at Lanakila Homes (HA 1013), Hilo

### Site Engineering Inc. .... 208,300

Hale Kaulike Parking Lot Y, Install Electric Vehicle Charging Station and Related Improvements, Hilo

### Jas. W. Glover Ltd. .... 207,100

FY20 Pavement Repairs at Hilo Harbor

## JANUARY'S TOP 10 CONTRACTORS

1. Hensel Phelps Construction, Kiewit Infrastructure West Co., 5 others (1) .....	\$990,000,000
2. Goodfellow Bros. Inc. (2) .....	22,602,540
3. Earthworks Pacific Inc. (1) .....	16,992,031
4. Stan's Contracting Inc. (2) .....	9,397,400
5. Kiewit Infrastructure West Co. (1) .....	6,692,786
6. Jas. W. Glover Ltd. (2) .....	4,724,598
7. Site Engineering Inc. (2) .....	4,142,300
8. Economy Plumbing & Sheetmetal Inc. (1) .....	3,991,300
9. Index Builders Inc. (1) .....	3,152,800
10. 57 Builders Ltd. (1) .....	2,726,639

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

## Kauai

### Earthworks Pacific Inc. .... 16,992,031

Kuhio Highway Short-Term Improvements, Kuamoo Road to Temporary Kapaa Bypass Road, Kawaihau

### Kiewit Infrastructure West Co. .... 6,692,786

Anahola Farm Lots Water Project, Phase II, Water Tank Replacement and Facility Improvements

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

Ko Road Makai Part 3, Rockfall Mitigation, Elelee

### Cushnie Construction Co. Inc. .... 360,686

Kauai Department of Health (DOH) Vector Control and Plant Industry Facility, Repave Parking Lot and Driveway

### Pacific Blue Construction LLC .... 326,405

Chieffess Kamakaha Middle School, Miscellaneous R&M FY16, Lihue

### Warren H. Koga .... 99,162

King Kaunualii Elementary School, Install 8 Split Daiken or Pre-Approved Equal Air Conditioners In Cafeteria

## LOW BIDS

The companies below submitted the low bids in January 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

### Grace Pacific LLC .... \$7,940,919

Villages of Kapolei, Roadway Rehabilitation

### Hawaii Works Inc. .... 2,251,255

Kalaniana'ole Hwy Intersection Improvements at Waa Street

### IC Construction Inc. .... 1,977,500

Niu Valley Middle School, World Languages Building 2nd Increment

### All Maintenance & Repair .... 1,769,075

7877 Physical Science and 7878 Biological Science Model Classroom, Leeward Community College

### Diède Construction Inc. .... 1,586,250

University of Hawaii – West Oahu, Outdoor Learning Space Shade Structure

### Close Construction Inc. .... 1,534,485

Demolish Shed at Piers 31-34, Honolulu Harbor

### Maui Kupuno Builders LLC .... 1,318,811

Rehabilitation of Streets, Phase 21

### Hawaii Works Inc. .... 1,094,041

HPD Headquarters, Cell Block and Sally Port Doors

### Hawaii Works Inc. .... 625,029

Honolulu Fire Department, Mokulele Fire Station, Fuel Storage Tank Replacement

### Peterson Bros. Construction Inc. .... 589,670

Malaekahana State Recreation Area, Kalanai Section Park Improvements

### Seal Pros LLC .... 394,775

Correa Road Paving and Miscellaneous Improvements, UH-Manoa

### Akamai Roofing Inc. .... 368,900

Diamond Head Crater Operations Support Center (Building 303) Roof Replacement

### Construction Engineers LLC .... 293,920

Renovation of Louise Dillingham Memorial Fountain Project

### JCVI Inc. dba Ching Construction .... 243,830

Honolulu Hale Cashier Improvements

### EBJ Construction Inc. .... 174,200

Upper Campus Repair/Replace Exterior Concrete Stairway Spalling, Kapiolani Community College, UH

### DYC Electric Service LLC .... 136,658

Spalding Hall, Fire Alarm Upgrade, UH-Manoa

### Wailea Trees & Landscaping .... 55,032

S.W. King Intermediate School, Building K, Refinish Gymnasium Floor

## Maui

### Betsill Bros. .... 547,057

Kahului Elementary School, AC Heat Abatement, Buildings B, C, H and J

### Certified Construction Inc. .... 156,777

Haiku Elementary School, Replace Roofs

## Hawaii

### Nan Inc. .... 4,488,736

Keaau-Pahoa Road Intersection Improvements, Ainaloa Blvd.

### Isemoto Contracting Co. Ltd. .... 360,974

DOE Annex Hilo, Miscellaneous R&M FY08-10

## Kauai

### Shioi Construction Inc. .... 430,608

4465 Campus Center, Exhaust Fan Duct Replacement, Kauai Community College, UH

### Jas. W. Glover Ltd. .... 357,000

Pavement Repairs at Nawiliwili Harbor

### Sea Engineering Inc. .... 292,292

Kukuila Small Boat Harbor, Repair Boat Ramp Loading Dock

### Power Constructors LLC .... 258,425

Kilauea Elementary School, Fire Alarm Upgrade



**Precast STEPTREADS typical installation:**

*Left: w/protection covers kept on during job.*

*Right: removed, just prior to detailing stringer.*

*Koa'e project, Kauai*

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# PERFECT TIMING

2020 renovations target Hawaii's expanding markets

BY BRETT ALEXANDER-ESTES

**T**he value of Hawaii building permits for additions and alterations rose nearly 21 percent last year. That's no surprise to Hawaii contractors: Lots of them are on the job already.



Swinerton Builders is GC on the Sheraton Maui Resort renovations.  
PHOTO COURTESY SHERATON MAUI RESORT & SPA





# Solomon's Treasure

The Solomon Elementary School expansion, said Gov. David Ige during the school's November dedication, "is proof that we can do great things when we work together."

Funding for the \$77 million Swinerton Builders project at Schofield Barracks, provided by a team of federal, state, community and military partners, made "this 21st century school a reality," Ige said. "Our military families can be confident that their children will be learning in a state-of-the-art school equipped with the tools to excel academically."

Subburaman Venkataraman, Swinerton's project manager,



New courtyard at Solomon Elementary School

PHOTO COURTESY SWINERTON BUILDERS

says "the school is now modernized with new amenities for the students, including 63 new classrooms, a student support center, two computer labs, an audio/ video room, a covered play yard, cafeteria, and administrative offices, along

with new entrance driveways and more than 170 parking stalls."

Leading subcontractors on the project include:

- Schindler Elevator Corp.
- CMC Steel Fabricators Inc.
- ISEC Inc.

Just outside Waikiki, Layton Construction Project Manager Nathan Contreras is sizing up the Ala Moana Hotel Common Areas Renovation,

slated to start in late February with Layton as general contractor.

"This project has two phases," Contreras says. "The first phase will be complete by mid-2020 and the second phase will start in early 2021 and will be complete by mid-2021."



Nathan Contreras

**"All guests ... have access to the hotel amenities through the planned two-year renovation schedule."**

**—Nathan Contreras**

Hawaii hotels, which generally renovate every seven years, are expecting more than 10 million visitors in 2020—and many will be arriving with heightened expectations.



New woodwork at the Sheraton Maui Resort lobby

PHOTO COURTESY SHERATON MAUI RESORT & SPA

"Unique, exceptional resorts" are one of Hawaii's big selling points, notes *Travel + Leisure* magazine.

For local contractors, that means jumping on the fast track—even on the main three floors of a hotel, as Layton is doing at Ala Moana.

"The lobby, Kona Tower lobby, ground floor elevator lobby, restrooms and porte cochère frame out the areas for Floor 1," Contreras says. "Floor 2 includes the ballrooms, corridor, elevator lobby, restrooms and skybridge. Floor 3 consists of the pool deck.

"Layton has coordinated the required construction barricades and

guest pathways for all guests to properly check in and have access to the hotel amenities through the planned two-year renovation schedule," he says. "All materials are required to be brought in as required due to limited staging areas, and night work will be required around the retail shops in order to provide daytime access to all guests during Phase 1."

## Resort Refinements

In December, Swinerton Builders wrapped on the Sheraton Maui Resort & Spa Lobby/Common Area Renovations. Designed by AHL



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(formerly Architects Hawaii Ltd.), the project has a reported value of \$5 million.



Neu-Wa O'Neill

Renovations include check-in, bell desk, concierge and lobby lounge, says Neu-Wa O'Neill, AHL project architect and associate. A new bar/cafe was added at the lobby, as well as a new game room, renovated corridor finishes and lighting. Landscape pavilions were installed at the ground floor suites.

"The new bar was carved out of existing planters and adds over 500 square feet of space to the lobby," says Colette Lee, AHL associate and senior interior designer on the project. "The bar features custom art and woodwork integrated into the design ... the lanai allows added seating and the opportunity to get out to the edge of the structure and see the view of the ocean and Black Rock."



Colette Lee



Allen Chon

Allen Chon, Swinerton's project engineer, says he feels the renovation's standout features are the lobby lounge and deck. "The key features in the lounge—millwork and chandelier—came out beautiful," he says. "The folding doors transitioning into

## Cliffhanger

For Jeremy Mendoza, roli poli studios llc architect, the 70-foot drop at his Pacific Heights project is sheer inspiration.

"The location affords sweeping views of Punchbowl Crater and urban Honolulu," Mendoza says. So he's expanding the original two-story house by 1,200 square feet across three levels.



Jeremy Mendoza

The new \$750,000 three-story, five-bedroom, 3.5-bath luxury residence cantilevers over the hillside. "Two new sun decks, an open-plan living room with wet and dry kitchen, a new family room and entertainment area opening to a covered deck on the ground level, putting green, and landscaped hillside complement the contemporary aesthetic of the new home," Mendoza says.

On the existing non-conforming house, Kai Ridge Construction is "replacing termite-damaged structural beams, structural shoring, stabilizing the existing soil and building a new retaining wall above it," says Derrick Pei, Kai Ridge's owner. "For a mountain project like this with no machine or equipment access, efficient teamwork is the key to success."

Fortunately, "we have a strong partnership," Pei says. "Currently, we are using P6 project management software to fast-track our construction progress and timeline."



This luxury home is being built on a 70-foot drop. RENDERING COURTESY ROLI POLI STUDIOS LLC



Derrick Pei

the deck was a nice feature, and a combination of the deck and glass railing really highlights the amazing view that the Sheraton has to offer."

## Straight A's

Swinerton Builders is also GC on the \$77 million Solomon Elementary School Campus Expansion at Schofield Barracks and Campbell High School's five new classroom buildings, valued at \$33.5 million.

Subburaman Venkataraman, Swinerton's project manager for both builds, says new construction and renovations to existing structures at Solomon Elementary total 114,594 square feet and include CMU construction, an audio/video lab and computer labs. The project is set for a December wrap.

At the Campbell High design-bid-build renovation, Venkataraman says, Swinerton is constructing five build-



Subburaman Venkataraman



Swinerton is constructing five new classroom buildings at Campbell High School. PHOTO COURTESY SWINERTON BUILDERS



ings totaling 57,051 square feet. The two- and three-story buildings, he says, are “connected together to create additional learning environments for students and teachers.” The project is slated for a February close.

**“The school is now modernized.”**  
—Subburaman Venkataraman

### A Continued Climb

With Hawaii home prices skyrocketing and the economy in full swing, many 2020 residential and commercial renovations are also underway. But hospitality is the private sector’s leading renovation market in 2020.

According to the Q3 2019 *Construction Forecast* by the Economic Research Organization at the University of Hawaii (UHERO), “large renovation projects and a few

## Torpedo Alley

In March, Constructors Hawaii Inc. is scheduled to finish the renovation of Pearl Harbor’s Pacific Fleet Submarine Museum and Park, Phases 1 and 2, located across from Battleship Row. The museum depicts 20th century submarine warfare through the

present and into the future.



Colin Yoshiyama

Colin Yoshiyama, Constructors president, says the \$13.5 million project is a complete renovation—“the existing 10,000-square-foot museum with a 2,000-square-foot extension.” Since breaking ground in January 2019, the work “also includes a new structure at the Kaiten Exhibit, enlarging the existing restrooms, a new support building, landscaping and walkways.”

For Yoshiyama, project standouts are “modern exterior metal panels and a 43-foot diameter hull ring, representing the new Columbia-class ballistic missile submarine (SSBN), at the campus entrance.”

Leading subcontractors on the project include:

- JJS Construction Inc.
- Preferred Mechanical LLC
- Wasa Electrical Services Inc.



Constructors Hawaii is renovating 12,000 square feet at the Pacific Fleet Submarine Museum.

PHOTO COURTESY CONSTRUCTORS HAWAII INC.

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The Kaiten and USS *Parche* Conning Tower exhibits at Pearl Harbor's renovated Pacific Fleet Submarine Museum  
PHOTO COURTESY CONSTRUCTORS HAWAII INC.



A recent "Gold Coast" condominium renovation by Peter Vincent Architects  
PHOTO COURTESY KYLE ROTHENBORG

new towers are the focus of resort construction. The bulk of this activity is in Waikiki, although major resort renovations are also underway on Maui and the Big Island."

Assessing current Hawaii construction in Trade Publishing's *2020 Construction Preview*, John Heideman, immediate past president of the Hawaii Lumber Products Association (HLPA), agrees.

"The hospitality sector is a bright spot, as there are several new towers slated for development, but larger

## Sunset Sail

Just completed in February, a third-floor condo on Waikiki's "Gold Coast" was renovated so the owners could "downsize ... and head toward retirement," says Peter Vincent, project architect and managing partner at Peter Vincent Architects.



Peter Vincent

The project won a BIA-Hawaii 2019 Grand Award (Condominium Remodeling—more than \$450,000).

But when work started, "the interior spaces were

low, dark and dated," Vincent says, with a lanai overlooking the water. From that height, he says, he "felt like being on a ship in the ocean."

So Vincent created a design with "boat-like features."

Vincent chose new, lighter flooring based on "teak and holly" yacht decking. Honed and polished champagne limestone was laid in alternating strips after the uneven floor was leveled.



This BIA-Hawaii Grand Award-winner is floored with champagne limestone.  
PHOTO COURTESY KYLE ROTHENBORG

New interior walls run perpendicular to the beach and parallel with the limestone. Deeper interior walls, Vincent says, are "full-height bleached wood, with a driftwood-like character." Full-height pocket doors match the new wall wood panels and cabinetry.

Pocketing sliding glass doors and a new CR Laurence frameless glass

lanai railing, Vincent says, "provide a seamless panoramic ocean view."

Leading suppliers and subcontractors on the project include:

- Pono Stone Hawaii (limestone)
- King's Custom Koa (pocket doors)
- 88 Enterprises LLC/Koa Building & Design (millwork, cabinets)
- Omega Pacific (lanai railing installation)





renovations should bolster the bulk of construction spending in this sector,” Heideman says. “Hospitality-related construction will continue to climb as tourism construction will need to expand to support even a reduced demand.”



John Heideman

**“Larger renovations should bolster the bulk of construction spending.”**  
—John Heideman

But as Hawaii’s record-breaking 2019 visitor count shows, demand is not slowing down.

The \$17.75 billion spent by Hawaii’s visitors in 2019 may also help boost the construction schedule—and the scope—of public sector renovation projects like Mayor Wright Homes and Aloha Stadium. The approximate total value of these two renovation projects alone is \$1.7 billion.

“Renovation projects?” Too timid. Try “bonanza.” 🏠



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# 'AMPLE CAPACITY'

Hawaii bonding experts see plenty of room for expansion in 2020

BY BRETT ALEXANDER-ESTES

Hawaii's bonding leaders back contractors in a wide variety of sectors, but when it comes to the Islands' bonding outlook for 2020, they are in close agreement.

Frank Wirt, King & Neel Inc. senior vice president, says "ample surety capacity and favorable terms and conditions will continue into 2020-2021."



Frank Wirt

Brian Hart of Hart Surety Agency expects "a definite uptick in the issuance of bonds for prime contractors, along with some subcontractors. Election years always see an increase in the number and dollar amount of bids put out by the local and state governments."



Brian Hart

Michael Grossi, executive vice president of Aon Risk Services Inc. Hawaii, says "the Hawaii construction market remains strong, which is good news for the surety industry. There is plenty of surety capacity, and the surety



Michael Grossi

markets are looking to increase their writings."

Danielle Ulmann, Atlas Insurance Agency bond manager, also anticipates "growth in the local public sector for 2020. ...

Public work is generally bonded work, so we could anticipate more bonds in 2020. The local commercial private sector should continue steady."

## Stable Premiums

There's availability—and then there's premiums. But for well-qualified contractors, there's more good news.

"I do not see premiums rising for surety bonds as the industry is doing very well, and there is plenty of competition," says Grossi.

"No material change in bond pricing is expected in 2020-2021," says Wirt.

"Rates charged for surety bonds from contractor to contractor could differ based on underwriting criteria developed by each

surety," says Beverly Ament, president of Island Insurance Companies Ltd. "At this time, it does not appear that rates will increase for 2020-2021."

"Premiums vary by contractor, but should remain stable," says Hart.

## Bond-Building Tactics

So far, so good. But what if you're an up-and-coming builder who needs more capacity?

"I recently helped a local mid-sized subcontractor secure their largest bond to date," says Ulmann. "The bond was twice the size of their previous largest bond, and the subcontractor and I were excited to have the opportunity to push their business into the next-size category level, opening doors with larger vendors and general contractors. Without a doubt, the subcontractor earned the opportunity, which made it easier for me to choose to support their larger project and garner support from their bonding company with favorable terms."

Careful accounting can open doors as well.

"Recently, one of my clients had a significant settlement on one of their projects, which had a very positive impact to their balance sheet in terms of liquidity and net worth," says Hart. "Receipt of the cash settlement



Beverly Ament





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occurred in the middle of last year. The contractor normally only has a CPA financial statement prepared at their Dec. 31 fiscal year-end.

“I advised they do a CPA-prepared financial statement for late last summer, rather than waiting for the Dec. 31 year-end statement, which would not be available till March or April 2020. This action allowed the surety to not only restore, but substantially increase their bond line probably five to six months early, and in time for the upcoming bid season.”

A contractor should then drill down on the bid.

“On the opposite end of the spectrum, I have also had tough conversations with certain smaller or inexperienced contractors that have wanted to seek out a bond,” Ulmann says. “These contractors were either seeking out work beyond their size level or scope-of-work expertise that could potentially put too much of a strain on their operational solvency, and create cash flow or other significant longevity issues.

“In these conversations,” Ulmann

## TIP: ASC 606 Standard

The ASC 606, says Danielle Ulmann, Atlas Insurance Agency bond manager, “is the new revenue recognition standard in effect for non-public entity reporting.

“The financial statements from Hawaii contractors’ 2019 fiscal year-end statements (and some 2018 year-end statements) should reflect the new ASC 606 standard as applicable. As I understand it, the ASC 606 standard deals with how a contractor defines a performance obligation, and when they satisfy the said performance obligation.”

As of publication, Ulmann has not seen an ASC 606 statement.

“But when I do, I anticipate a few changes on the work-in-progress schedule, balance sheet and income statement—namely the accounts pertaining to the timing of revenue/billing and timing of cost allocation.”



Danielle Ulmann

says, “the right choice was not ‘yes’ but rather: ‘How can we set up your business to capitalize on a future, similar opportunity?’ If I am doing my job well as their bond advisor, my client will not shop the ‘no’ looking for the immediate ‘yes.’ ”

Once a “yes” is certain, says Grossi, online surety programs are an option.

“Online surety programs are typically credit score-driven, and usually have a maximum bond limit amount

of \$1 million,” he says. “For contractors who are brand-new or who have limited financial information but good credit, they are very good programs.”

## P3s and Other Pitfalls

P3s are often touted as ideal set-ups for project financing. But as the saying goes, says Wirt, “if you’ve seen one P3—you’ve seen one P3.

“P3s are all different, and the bond requirements are all over the board,” he says. “Contractors and suppliers should carefully review what surety protections exist before entering into a contract.”

Paul Kennedy, Risk Solution Partners vice president and account executive, agrees. “Contractors can definitely expect to have to learn about new longer-term obligations that require significantly larger balance sheets in order for bonding companies to consider support,” he says. “Sureties will be cautioning their contractor clients to take significant extra steps to confirm financing on this type of work.”

Extra steps notwithstanding, says Grossi, “the P3 market in the U.S. and Canada has been a very tough market for contractors. We have seen very large contractors, such as Skanska, AECOM and Granite, who have publicly stated they will no longer participate in P3 projects due to the risk and large losses they have suffered.

“One of the biggest risks on a P3 project for the general contractor and subcontractor is the delay damages that can get pushed down to them, which mainly comes for the financing cost.

“We have seen per-day penalties as high as \$300,000 or more on some projects. Our advice to contractors and

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subcontractors who chose to work on P3 projects is to clearly understand their delay exposure, and cap that exposure in their contract at a reasonable level.”

Exposure can also come through design-build contracts.

Grossi says that while contractors may feel more in control on a design-build project, “from the surety’s perspective they view these as having

more risk, as the contractor is not only responsible for the construction but the design as well.”

## A Robust Industry

Contractors planning out their schedules two to three years ahead, notes Ament, can rely on the fact that “construction in Hawaii has been very robust and successful.”

Grossi agrees. “For the most part,” he says, “Hawaii contractors have had a very long run of profitable years, and have used those profits to increase their balance sheets, which allows them to grow and obtain larger surety credit.

“The surety market is still very stable, with a lot of capacity and new players continuing to enter the market.” 🏠

# Industry Leaders Forecast Positive MHB Growth

## Hawaii contractors offer multiple options and expectations in 2020

BY BRETT ALEXANDER-ESTES

HPM Building Supply, Honsador Lumber LLC and Pacific Source all expect brisk demand for Hawaii material house bonds to continue through 2020.

“We see the material house bond market remaining steady for the next couple of years,” says Adam Bauer, HPM chief operating officer.

Eric Domingo, Honsador Lumber senior bonding manager, sees a slight upward trend. “The MHB market should sustain modest growth led by Oahu and Maui,” he says. “We don’t think there will be crazy growth; nonetheless, positive growth.

“Homes continue to age, interest rates remain low and children are returning home due to the lack of affordable housing—all motivating homeowners to consider some kind of improvements.”

At Pacific Source, now a division of Beacon Building Products, “we expect the bonding activity and the business will continue to be strong,” says Mark Mason, Pacific Source regional manager-Hawaii.

## 2020 Home/MHB Options

HalePlus, HPM’s new factory-built modular homes, will be available later this year, and Bauer says HPM will bond them.

“Since the HalePlus construction timeline is so short due to the efficiencies of building in a factory

environment,” Bauer says, “funds will be dispersed in fewer payments. HPM will still guarantee the completion of the construction of the home in the factory, and its installation on the lot.”

HPM offers bonded lines of other package homes as well as material house bonds for other projects. “HPM Home Design Consultants work directly with homeowners and contractors from design to material selections,” Bauer says, “reducing the time that homeowners and contractors spend to secure building permits and information for bonding.”

Honsador Lumber offers material house bonds to all licensed general contractors “whether the job is a packaged home or not,” says Domingo.

“Because the majority of materials are packaged and coming from one place, it makes it easier for contractors to bid, budget and manage, which in the end saves the contractor time and money,” Domingo says. “Throw in the bonding component, and Honsador’s house package program is a one-stop shop.”

Pacific Source, a building materials supplier, has showrooms and sales staff on all Islands, a large facility on the Mainland, and provides bonds to licensed contractors and owner-builders of residential proj-

ects statewide. Its 25-year-old bonding program is managed by CPA-credentialed accountants and is approved by all major lenders, says Mason.

“We offer a streamlined application process with quick approval decisions and lender support for a smooth loan closing,” he says. “Once the job is underway, checks are sent daily, not on a set weekly schedule.

“Pacific Source also offers an option for 1099 issuance at year-end for no additional cost.”

## Underwriters’ Expectations

“HPM has an experienced team from Kauai to the Big Island who all perform thorough and complete bond underwriting where we evaluate the capabilities and financial strength of each contractor,” Bauer says.

Honsador’s underwriters will be looking for “tighter contract documentation, better-priced projects and contractors who are able to manage their business at a high level, and have the proven track record of doing so,” Domingo says.

“Financial stability, experience and creditworthiness will always still apply,” he adds—a rule of thumb that will likely be followed by all Hawaii material house bond underwriters in 2020.



Adam Bauer



Eric Domingo



Mark Mason



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# Lenders Build Strong Appetite

Contractors can reap the benefits of low 2020 interest rates at local lenders

BY BRETT ALEXANDER-ESTES

**W**ith the recent decision by the Federal Reserve to keep a lid on interest rates, “we expect the lending environment to remain very attractive for builders over the near term, largely driven by historically low interest rates and a strong lending appetite from the local banks,” says Guy Churchill, Bank of Hawaii Corp. executive vice president and manager.



Guy Churchill

Today’s favorable lending environment is also due to the U.S. economic expansion and Hawaii’s healthy economy, historically low unemployment levels and the state’s booming visitor industry.

“The interest rate environment is attractive for borrowers, providing an opportunity to secure low-cost financing for new projects or refinance existing mortgages to reduce interest expense,” says Paul Vella, Finance Factors senior vice president and commercial real estate manager.

For Hawaii contractors, says Churchill, this means “relatively cheap debt has helped projects ‘pencil’ that may not have otherwise.”

The chances for continued cheap debt are good, since “interest rate stability is

anticipated in 2020 as inflation remains below Fed targets,” Vella says, “and the general expectation is that the central bank will not make any significant interest rate adjustments in an election year.

“Overall, the Hawaii real estate market fundamentals remain strong because of economic growth and supply constraints, particularly in the housing and industrial markets. The office and retail sectors have also showed signs of improvement, as office vacancies trended downward in 2019, and the retail sector reflected positive net absorption in the fourth quarter of 2019.”

Churchill agrees, in part. Some sectors, “such as affordable housing, remain highly desirable for most lenders,” he says, but “certain commercial product types with unfavorable supply/demand fundamentals will be more challenging to finance.”

For developers considering lender financing, “the developer’s experience and track record, as well as type of real estate development project, are key credit considerations in underwriting a real estate construction loan,” Vella says. “A developer with a proven track record of successfully delivering similar



Paul Vella

projects in type, location and scale to the project being financed provides the lender with a level of comfort, (knowing) they have the expertise to develop the project. And proposing a real estate development project type which addresses market demand, like the need for affordable housing in Hawaii, increases the likelihood the project can be completed within budget and create value for the community.”

**“We expect the lending environment to remain very attractive for builders.”**

**—Guy Churchill**

As lenders weigh the probable success or failure of a project, Churchill says, “track record continues to be a key consideration. Knowing the details and having realistic, achievable pro-forma financials will give prospective lenders greater comfort in your ability to execute.

“Proven builders with product expertise will benefit by obtaining more appealing loan terms.” 🏠



Meheula Vista (Phase III), a master-planned, low-income senior affordable rental housing development financed by Bank of Hawaii.

PHOTO COURTESY BANK OF HAWAII



# 2020 Policies & Fine Print

## Recent events spur changes in construction insurance and other contractual agreements

BY BRETT ALEXANDER-ESTES

Hawaii's annual hurricane season, jobsite theft, product liability and ownership changes are on many builders' minds as they survey their 2020 projects.

Given the broad and expanding risks in Hawaii's building industry, Beverly Ament, Island Insurance Companies Ltd. president, recommends that contractors consider policies specifically tailored to their needs.



Beverly Ament

### Builders Risk Insurance

"A coverage that is sometimes overlooked on small projects is

Builders Risk Insurance," Ament says. "This type of policy is intended to cover property while in the course of construction. The party responsible for securing this coverage is contractual.

"Contractors can also obtain Master Builders Risk policies which would apply to multiple projects that the contractor is engaged in. This product is customizable with various sub-limits and causes of loss."

And while Builders Risk can cover most jobsite theft, such as December's \$100,000 theft of equipment and materials at a DKI International Airport construction site, Ament says "it is important to implement and maintain strict inventory and security measures."

In fact, some insurers require that job sites meet specific security crite-

ria. Ament's security recommendations include:

- **Inventory Controls:** Keep an accurate listing of all equipment, and monitor its daily use. Permanently etch identification numbers on everything from small tools to mobile equipment, excavation and construction equipment.

- **Equipment Controls:** All tools should be locked during off hours. Place high-value equipment near an area that can be monitored and disable them at night by removing key components or installing ignition switches.

- **Security:** Secure the perimeter of the site and limit the number of entry and exit points. Install video surveillance equipment in strategic locations and hire security personnel to monitor anyone entering and exiting the site. Post signs in conspicuous locations such as "No



### THE CONTINUING PRESENCE OF WOMEN IN CONSTRUCTION

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Trespassing,” “Private Property” and “Security Cameras in Use.”

Paul Kennedy, Risk Solution Partners vice president and account executive, says, “keeping (a contractor’s) insurance agent fully aware of the equipment on hand and confirming that coverage is in place is key. There are also third-party products available now that help in locating equipment, which in turn help authorities recover it quickly when things are stolen.”



Paul Kennedy

**“It is important to implement and maintain strict inventory and security measures.”**  
—Beverly Ament

## Liability Risk

Builders Risk Insurance excludes liability. Kenneth Kasdan, senior partner at Hawaii law firm Kasdan LippSmith LLLC, says “general contractors are frequently sued and found liable for the failure of components they have incorporated into a building.



Kenneth Kasdan

“Often they are following plans and specifications provided by the project’s architect and/or the owner. Nevertheless, if substantial components fail, such as corrosion of a hurricane strap or steel framing, often the GC is blamed. As to third parties, the GC will have liability, even if someone else specified the product.”

Kasdan recommends “risk-sharing” provisions be included in contracts between owners and GCs. These can include an “Indemnity and Hold Harmless” clause from the owner and, between the GC and owner, a strong waiver of liability clause.

## 360-degree Theft Prevention

Since insurers often stipulate that contractors meet certain jobsite security standards, Michael Gonzalez, Integrated Security Technologies (IST) director of technology, says contractors should conduct physical security assessments on new job sites similar to “the way they conduct their safety risk assessments.”

Contractors should determine:

- What their assets are, and where they will be stored when they are not in use.
- The value of those assets, the spares available on-island, and how theft or damage of those assets will affect the project schedule.
- The types of crimes (property, assault) that have occurred within 1-2 miles of the facility in the past 6-12 months.
- The average estimated response time for first responders.

Prevention includes:

- A fenced area within the job site that stores high-dollar equipment or material, with its own access control or perimeter monitoring system.
- Ensuring keys to equipment are not stored on the job site. If that is absolutely necessary, store those keys in electronically monitored key control boxes kept behind a locked and monitored door.
- Mobile platforms that combine video analytic cameras with loudspeakers to communicate with trespassers.

“Electronic security apparatuses (i.e., mobile video surveillance platforms, perimeter alarm systems, access control systems, security lighting and fencing) are just a few of the ways risks can be mitigated,” Gonzalez says.

“Investing in portable and easily deployed systems is currently the best way to create efficiencies related to security costs. Additionally, physical security guard services can be used to augment electronic systems and provide the shortest possible response times to incidents, and serve as a visible deterrent.”

Christine Lanning, Integrated Security Technologies Inc. (IST) president, displays a vehicle perimeter access control system at a police department substation. PHOTO COURTESY INTEGRATED SECURITY TECHNOLOGIES INC.



## Changes in Ownership

“We are seeing a fair amount of transition happening either from one generation to the next or from existing owners to new owners,” says Frank Wirt, King & Neel Inc. senior vice president.



Frank Wirt

“We have advised our clients looking to transition to start early and to have open lines of communication with

all of the stakeholders and advisors. There’s no sense in hammering out an agreement only to have your banker or tax advisor object after the fact.”

## A Complex Industry

Acknowledging that “property and casualty insurance for construction-related operations is a complex segment that cannot be underwritten like other industries,” Ament says, “it is best to keep communication lines open with your insurance agent to discuss options.” 🏠



Core Tech, HDCC and Kajima are contracted to design and build \$149.5 million multiple training facilities at Andersen Air Force Base.

PHOTO COURTESY ANDERSEN AIR FORCE BASE

# Guam Gears Up

## Military armors heart of Pacific Theater

BY PRISCILLA PÉREZ BILLIG

The long-awaited military buildup on Guam is poised to spur the island's employment, stimulating its economy in preparation for increased military presence and growth over a five-year period.

With the Naval Facilities Engineering Command's (NAVFAC) recently granted \$990 million multiple award construction contracts (MACC), 80 percent goes to Guam, a territory slightly more than 210 square miles in size, but which is an American stronghold in the center of

the Pacific Theater where it supports air, ground and sea multi-national combat readiness.

One of the largest awards of the MACC goes to the joint venture project by Black Construction-Tutor Perini for the \$177.99 million Andersen Air Force Base Replace Housing project.

The scope of work involves the construction of 93 one-story duplex buildings, or 186 housing units, constructed of pre-cast concrete walls, columns, beams with a composite pre-stressed, pre-cast

concrete-topped roof system.

Units will be insulated to achieve added energy reduction to limit AC cooling required for Guam's humid environment. The 93 new units will replace the equivalent number of units previously demolished.

"The project will require a workforce of approximately 275-plus craftsmen, engineers and subcontractors in addition to the involvement of material vendors supported by shipping, trucking and air transportation industries, all contributing to the success of the program in one way or another," says Leonard K. Kaae, senior vice president and general manager at Black Construction Corp.

Core Tech, Hawaiian Dredging Construction Co. Inc. and Kajima will design and build multiple training facilities at Andersen Air Force Base at a cost of \$149.5 million.

Funding for the training facilities, also referred to as Mamizu money, is provided by Japan as part of an international



Leonard K. Kaae



Troops at Andersen Air Force Base on Guam, site of Hensel Phelps' new \$64 million hangar  
PHOTO COURTESY TECH. SGT. RICHARD P. EBENSBERGER





Black Construction-Tutor Perini JV are tasked with the \$177.99 million Andersen Air Force Base Replace Housing project on Guam. RENDERING COURTESY BLACK CONSTRUCTION

agreement with the U.S. The project is expected to wrap in November 2022.

NAVFAC awarded Caddell-Nan Joint Venture \$56.7 million for a new outpatient medical and dental facility at Apra Harbor on U.S. Naval Base Guam. Expected completion date is August.

The new single-level outpatient facility includes administrative offices, a primary care and family practice section, an optometry clinic, a physical therapy area, industrial hygiene/preventative medicine services, a dental clinic, and logistics and common areas.

Again, Mamizu money from Japan will fund the contract as part of a U.S.-Japanese agreement that involves moving U.S. Naval operations from Okinawa to Guam.

Caddell-Nan JV will also construct a Guam ordinance facility at a cost of \$15.1 million.

Hensel Phelps has begun construction of a \$64 million hangar at Andersen Air Force Base. Anticipated completion date is October.

Contrack Watts Inc. is tasked with the \$41.1 million Sanitary Sewer System Recapitalization project at the 4,500-acre Naval Base Guam and the Joint Region Marianas. In addition, Contrack Watts will build the \$22 million Waterfront Headquarters Building in the Apra Harbor area of Naval Station Guam with Mamizu funds from Japan.



Naval Base Guam is combined with Andersen Air Force Base to form Joint Region Marianas. PHOTO COURTESY U.S. NAVY



## No Military Worker Shortage

The U.S. Citizenship and Immigration Services and the Department of Homeland Security in consultation with the Department of State has eliminated the Philippines from the list of countries eligible to take part in the H-2B program.

Published in the *Federal Register* on Jan. 17, the notice blocks workers from the Philippines for the second year in a row. The Dominican Republic and Ethiopia should also “no longer be designated as eligible countries because they no longer meet the regulatory standards” for H-2B eligibility.

The Philippines was removed over concerns about human rights abuses and worker overstays beyond the term of their H-2B visas, according to the *Federal Register*. The ban is noted effective from Jan. 19, 2020 to Jan. 18, 2021.

However, according to Gregg Massey, the Alien Labor Certification administrator at the Guam Department of Labor, there exists an exemption granted in the 2020 National Defense Authorization Act. Under this exemption, Guam contractors may bring in H-2B workers from the Philippines provided the Department of Defense has certified that contractors need these

workers for projects related to the ongoing military buildup.

According to attorney Jeff Joseph, who represents the Guam Contractors Association, Guam actually has a more

restrictive process than the Mainland.

“When workers arrive on island, they are required to personally register with the Guam Department of Labor and the employer has to pay a worker fee for that registration,” Joseph says. “So the Guam Department of Labor closely scrutinizes and monitors the military buildup. There’s often onsite investigations.”

Generally, Joseph adds, the H-2B is good for up to one year. A worker has to show the work is seasonal, peak load, intermittent or a one-time occurrence. Most of these jobs, because they are based on a particular contract, are either a one-time occurrence job (up to three years) or a peak load job (less than a year).

Joseph says there are enough workers for the military contractors.

“It is the civilian contracts and infrastructure on the island and tourism that are really suffering because they have no capacity to get workers,” Joseph says. “So all the workers are being redirected from civil projects, schools, civil engineering and road building to the military buildup and, as a result, the rest of the island is suffering.”

## Looking Forward

Despite worker shortage problems for Guam’s civilian sector, some see a silver lining around the military buildup—now and going forward.

“The present and future progress of the military realignment should have a positive impact on the economy of Guam,” Black Construction’s Kaae says. “We also see the opportunity to engage and train a younger workforce in engineering and vocational trades who will someday become the construction managers and tradesmen for Guam and the Marianas in the years to come.” 🏠



Gregg Massey



Jeff Joseph



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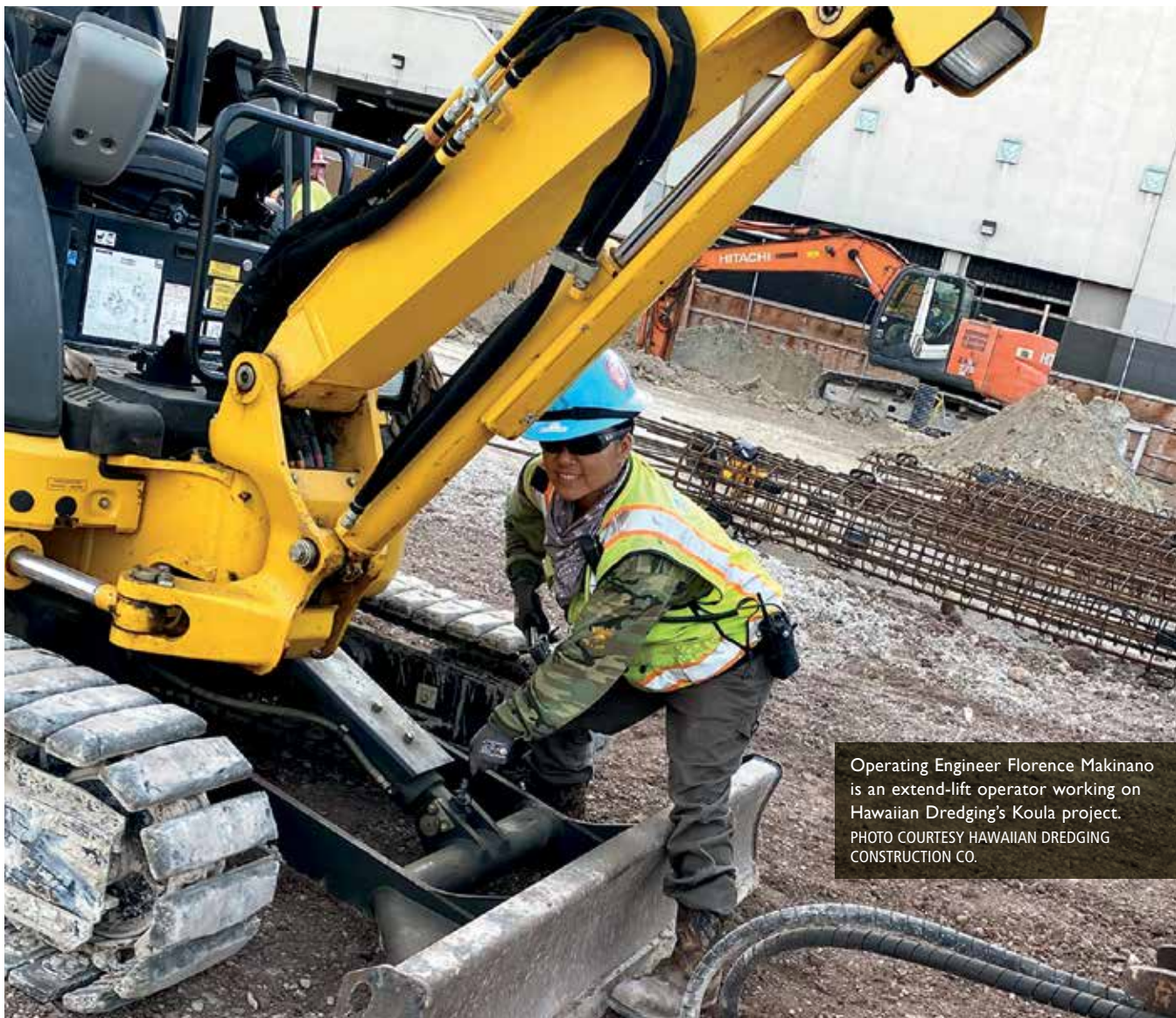




# HARD AS NAILS

No jobsite glitter, glam or glitz for these pros

BY PRISCILLA PÉREZ BILLIG



Operating Engineer Florence Makinano is an extend-lift operator working on Hawaiian Dredging's Koula project. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO.

It's one of the toughest jobs in the world. Still, the building industry currently employs more than a million women across the U.S., approximately nine percent of the total building workforce, determined to prove themselves in an arena that has always been considered a man's world.

They sign on to construction crews, knowing they will likely be forced to put up with wage disparity, daily harassment, disrespect, safety issues and impediments to building skills—all roadblocks to climbing the career ladder. Yet, some intrepid women seem to welcome the challenge.

The National Association of Women in Construction (NAWIC), whose core purpose is to “strengthen and amplify the success of women in the construction industry,” offers educational enhancement, professional opportunities and support.

While not all women in construction locally are members, NAWIC offers a multitude of supporting events for building professionals, as well as for young women contemplating a career in the building industry. NAWIC's Honolulu Chapter 114 boasts 68 members, and offers the same support and opportunities.





Michelle Benally, a welder with Boilermakers Local 627  
PHOTO COURTESY BOILERMAKERS LOCAL 627

“The women of NAWIC, a diverse group of truly amazing women throughout the construction industry, work together to support you, teach you, mentor you and make sure you succeed,” says Carolyn Aber, president



Carolyn Aber

of the Honolulu chapter and marketing account representative for Safety Systems and Signs Hawaii. “Our members continue to give generously throughout the year in various ways such as youth outreach programs, scholarship fundraisers, community donations and Women’s Build projects.”

## Experience

Architects Hawaii Limited (AHL) Associate Project Manager Catherine Kenjo manages all of the firm’s Tripler Army Medical Center projects.

“For each of these projects, I am involved in all of the phases—from the RFP phase to construction administration, and sometimes even surveying 4,000 doors,” Kenjo says.

“Austin, Tsutsumi & Associates Inc. (ATA) has given me many different opportunities to grow my engineering career,” says Nikki Luong, project manager and professional engineer. “Among the different projects that I’ve worked on, one of my passions has been improvement projects such as rehabilitation of pavements and



NAWIC Honolulu member Megan Yokoi of Bacon Universal Co. Inc. mentors girls at Maui Construction Career Day.  
PHOTO COURTESY NAWIC HONOLULU

Complete Streets accessible design, which has guided my interest further into roadway.”

Lacey Toledo, Hilo branch manager for HPM Building Supply, serves as an associate director for the Hawaii Island Contractors’ Association (HICA), a Big Island organization that advocates, supports and educates local contractors.

“As a branch manager, I enjoy building customer relationships by conducting jobsite visits, hosting contractor events and talking with our customers about their projects,” Toledo says.

## Motivation

The Occupational Safety and Health Administration’s alliance with NAWIC has enabled the agency to better understand and respond to hazards of particular concern to women in the construction industry, including personal protective equipment selection, sanitation and workplace intimidation and violence, according to Loren Sweatt,



Lacey Toledo



Loren Sweatt



Catherine Kenjo, AHL associate project manager, discusses the existing conditions with Fred Morelli, project manager at J&J Worldwide Services, before the installation of a walk-in freezer at Tripler Army Medical Center—Nutrition Care Department.  
PHOTO COURTESY AHL

principal deputy assistant secretary of labor for occupational safety and health.

“Together we’ve developed and shared educational resources to increase awareness about these issues and how to improve safety and health conditions for women at construction worksites,” Sweatt says. “Our work together has also paved the way for meaningful dialogue between NAWIC and other Department of Labor agencies on topics relevant to women in the American workforce.”

Yet a prevailing assumption throughout the ranks of workers in construction seems to be that a successful career in the building industry is enabled by supportive upper ranks, the administrative echelon of a company.

“Layton Construction understands the importance of creating a welcoming environment for all employees,” says Tyler Dillon, executive vice



Tyler Dillon



Goodfellow Bros. Project Manager Erin Redmond with Jay Shinnick and Ryan Phelan on a job site. PHOTO COURTESY GOODFELLOW BROS.



Erica Lee, carpenter apprentice, working on Hawaiian Dredging's Central Ala Moana project. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO.

president at Layton Construction Co. LLC. "Our team values integrity, hard work, respect, transparency and open communication."

Jennifer Creedon, division human resources manager at Swinerton Builders, says her company is committed to enhancing the success of women in the construction industry and prides itself on workplace diversity.

"With strong support from upper management, we have women in various roles within our company," Creedon says. "They can be found in the office or out in the field with their hard hats on."

"I have always been passionate about helping individuals better their lives, their experiences and their wellbeing," AHL's Kenjo says. "This is the same aspect that attracted me to architecture, specifically healthcare architecture. Healthcare architects and designers are able to design spaces that influence patient experience and staff safety."

ATA's Luong says she has always thought that women are full of different strengths, which has motivated her to get involved in efforts to establish a Hawaii branch for Women of Asphalt. She says it would bridge the design and construc-

tion aspects in the building industry.

"I come from a design background so I would definitely love to learn more about the facets of construction," Luong says. "The hope is to build a community of individuals that can gather, share experiences, learn together and help each other grow personally and professionally."

## Challenges

"Women must work harder and





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## NAWIC Events

### Groundbreaking Women in Construction (GWIC)

May 14-15,  
 Hilton San Francisco Union Square  
[enr@executiveevents.com](mailto:enr@executiveevents.com) /  
 (844) 644-7449

### NAWIC 65th Annual Conference: The Dawn of a New Era

Aug. 12, 5 p.m.-Aug. 15, 1 p.m.,  
 Houston  
[nawic@nawic.org](mailto:nawic@nawic.org) / (817) 877-5551  
 or (800) 552-3506

### Women Construction Owners & Executives

April 19-21, Legislative Summit  
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### WIOPS (Women In Construction Operators)

3rd Annual Hops for Hope Beer Festival  
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Hawaiian Dredging Construction Co. Inc. Project Engineer Marisa Yamada, left, and Cost Administrator Nani Blue work on the Ala Wai Canal Improvements project. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO.

longer to gain the same financial rewards as men,” says Diane Mike, NAWIC’s national president. “They must constantly prove themselves by exhibiting that they have the knowledge and required skills to perform the job and gain the respect of their employers and coworkers. Women must know the value they bring to the industry and be able to actively ask and/or negotiate their earnings.”



Diane Mike

Communication is one of the biggest challenges women face on a construction work site. According to AHL’s Kenjo, communication is essential.

“Whether it is with subs out in the field or within the design teams back at the office, clear communication is what maintains client relations and develops high-performing teams,” she says.

A huge challenge facing women within the construction trades is gaining acceptance and respect on the job site, according to NAWIC’s Mike.

“Harassment on the job site still exists today, so it is imperative women find the strength and support, through organizations like NAWIC, to overcome

this challenge in a professional and legal manner,” she says.

Toledo adds that at HPM, career opportunities are not limited by gender.

“We have both women and men at all levels throughout the organization and across all divisions, including retail, professional sales, home design, manufacturing and our management team,” she says.

## Recruitment

Luong says the sooner women are exposed to the engineering and construction industries, the easier it is for women to be able to envision themselves in that career.

“My teachers helped to steer me toward studying civil engineering at the University of Hawaii at Manoa,” she says. “During my college years, the internship with ATA is where I made the realization that I could do the work necessary to become a civil engineer.”

Targeting younger students, NAWIC hosts Construction Career Day, Girl Scouts STEM Fest, WIC Week, Block Kids and more. Emphasis is on mentoring and exposing young girls to the myriad opportunities offered by the construction industry.

“While the trade offers high pay and provides an interesting, challeng-



Jayar Construction Operating Engineers Florence Makinano and Pomaikalani Grube-Hose work on Hawaiian Dredging’s Koula project. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO.

ing, and ever-changing daily experience, women simply don’t consider it if they don’t have a personal connection to someone in the industry,” says Erin Redmond, a project manager at Goodfellow Bros.

Redmond adds that entry into the construction industry needs to be promoted at the high school level and at career fairs. However, Redmond sees women in the building industry who also raise a family challenged with balancing their work load with home life. Goodfellow Bros., she says, is allowing more flexible work hours.

“I believe our best path forward is one of consistency vs. intensity—taking a long-term educational approach outlining the numerous benefits of



Brett Dolan

working in our industry, directed toward female youth and coupled with increasing flexibility of workplace policies, will have the most sustaining effect,” says Brett Dolan, director of human resources at Goodfellow Bros.

HPM’s Toledo says she comes from a family of construction workers, with her father a heavy equipment operator by trade and a small business owner.

“I worked for him to learn the skills



# Insights for Women in Construction ...

Women who work in construction are learning that the building trades are career options, getting recruited at a younger age and getting schooled on some challenges they may encounter on the job site. Women (and a couple of men) in the trades share their insights on the industry:



Leah Peters

• **Leah Peters**, IBEW Local 1186 member and general foreperson at Pacific Power Electrical Contracting, on attracting more women into the trades:

“Start young. Speak out in high schools. Start when they are freshmen, sending women to the schools to give talks about women in the trades. Most girls don’t realize that there are options other than college. I see a lot of women get into the trade later in life, wishing that they had gotten in when they were younger. But, as young people, often they don’t even realize this

is an option.”

• **Jacob Evenson**, Boilermakers Local 627 business manager, on women’s parity with male journeymen:

“They do a very good job. The key is knowing your crews, knowing what skills they have and placing your crews where their skills can prevail.”

• **Mimi Sroat**, director of the Hawaii Electricians Training Fund, on having equal requirements and expectations for women and men in apprenticeship programs:

“For the past couple years, we have made sure that we have a mix of both males and females to distribute information and answer questions at career fairs and events. Having both male and female presence at career events creates a welcoming atmosphere for both genders.”

• **Pegah Kamali**, IBEW Local 1186 member and second-year apprentice at Dorvin D. Leis Co. Inc., on recruiting more women to the building industry:

“I think going to high schools and colleges and holding informational meetings is one good way, but also reaching out to older women who are no longer going to school but stuck in low-paying jobs, some with and some without college degrees, is important.”



Pegah Kamali

• **Daryl Suehiro**, owner of D. Suehiro Electric Inc. and president of the Electrical Contractors Association of Hawaii, on what women can expect:

“A lot of women get involved in construction through family businesses. When I hire women in construction, the sky’s the limit for them. The construction industry is predominantly men; when women come into construction they normally don’t see the kind of pay that construction pays. My women pay attention to detail, they are really aggressive, they really get after it.”

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# Building Bridges

## Improving the lives of isolated communities

BY PRISCILLA PÉREZ BILLIG

With five years of teaching experience in low-income, disadvantaged communities under her belt, 32-year-old Lakaysha Lee-Hill decided she wanted a change, a shift from the traditional route. She and her husband decided to move to Hawaii where Lee-Hill found work as a temp for Nordic PCL. "After a couple of weeks they asked me to extend," Lee-Hill says. "I just stayed with the company and kept getting promoted. I wanted to pivot out of the classroom, to get leadership experience and I actually wanted the experience of corporate structure."

Lee-Hill says being placed at Nordic was just divine intervention.

"Nordic is very open to suggestions and they are actually dedicated to closing the gap of women in the industry. I think that's particular to Nordic and what makes them stand out to me. I feel I've been very supported by my company; they are very intentional about the importance of women in construction with diversity and inclusion, and that's what has definitely kept me here."

Today, Lee-Hill is a field engineer with Nordic PCL in Honolulu. She reflected on the lessons that helped her get to this career point and beyond.

Lee-Hill grew up in an east Detroit home, the fourth of six children with a single mother who stressed the importance of serving her community and helping those



Lakaysha Lee-Hill



Nordic PCL's Women's Build team members on the 210-foot suspension bridge over the Sironko River. PHOTO COURTESY BRIDGES TO PROSPERITY

in need. She took those lessons to heart and in the spirit of her mother's counsel, spent two weeks last summer, giving up her vacation and volunteering with the international non-profit "Bridges to Prosperity" in which Nordic PCL annually participates with its Women's Build team.

With her 10-woman team, Lee-Hill's mission was to build a 210-foot suspension bridge over the Sironko River in Kibembe, Uganda.

The lack of infrastructure, such as footbridges, prevent basic necessities from reaching isolated rural areas. These include schools, healthcare and markets, crucial to communities like Kibembe whose main livelihood is agriculture.

Once in the Kibembe community of 1,700, Lee-Hill rolled up her sleeves and worked side-by-side with local handymen. She admits the work was very challenging for her.

"I loved the team there," she says. "We sang a lot. There was a lot of joy in the process. It is a great community. The time went by very quickly just because it was very purposeful and everybody had such a positive attitude."

Growing up, Lee-Hill says she knew two things for sure. She had never met an engineer, certainly none who looked like her and, of course, no women who worked in construction.



Before the Women's Build team constructs the new footbridge across the Sironko River, community members make a daily crossing. The river sits in a flood plain and for about three months a year becomes extremely dangerous. PHOTO COURTESY BRIDGES TO PROSPERITY

"My siblings and I faced tremendous obstacles," she says. "I learned firsthand about education and wealth inequity. In the process, there were people who served as 'bridges' to opportunities and resources that I never knew existed."

Lee-Hill went on to earn a fine arts degree from Howard University and a master's degree in applied theatre arts from the University of Southern California. She founded a social justice theatre group, "Changing Ways," for formerly incarcerated men and worked in Rwanda communities using theatre and therapy techniques to heal trauma victims of the Tutsi Genocide. A member of the National Association of Women in Construction, Lee-Hill is also a DC Teaching Fellow alumna.

"I credit my mother and my grandfather for any educational accomplishments I've achieved," Lee-Hill says.

Lee-Hill adds that she understands the importance of representation and hopes there will be young girls in Uganda who will be inspired to pursue a career in a science, technology, engineering and math field or have the confidence to work in a male-dominated field.

"I'm passionate about creating opportunity for marginalized communities and I believe that it's my life's work to always be of service to people," Lee-Hill says. "The safe access that the bridge will provide can tremendously improve the lives of the community, and I'm happy to play a small part."



Kibembe community members and Women's Build celebrate the completion of the footbridge seen in the background. PHOTO COURTESY BRIDGES TO PROSPERITY



of the trade for eight years before beginning my journey with HPM,” she says. “I started at HPM as a forklift operator in the lumberyard because of my background in construction.”

Toledo adds that the annual Big Island Construction Career Day offers an opportunity for young people to find out more about careers in the industry.

“I see boys and girls in attendance and exposing them at a young age to job opportunities in construction helps us to fill the worker pipeline,” she says.

In the areas of recruiting and retaining women employees, AHL’s Kenjo says a company can work toward being more attractive and improve its relevance among all genders and generations by having a clear vision; having strong leadership; developing strong leaders (mentorship, continuing education, investing in employees, offering career paths); and having an appealing benefits package.

“The women in our organization have made incredible contributions to our culture and success,” says Dillon. “At Layton Hawaii, women occupy a wide variety of roles, from project



Swinerton women are, from left, back row, Jennifer Creedon, Jean Kaanaana, Mari Gacusan, Halana Genest, Yishan Fu, Darlene Cho, Cindy Kim, Anastasia Shirai, Tehani Tanabe; from left, front row, Amy Hisaoka, Taeia Costa, Leigh Jusuf, Ruth Alcotas

PHOTO COURTESY SWINERTON BUILDERS

managers and engineers to marketing managers and project assistants. Our hope is that every employee at Layton Hawaii feels empowered to succeed as a valued member of our ohana.”

Women make up more than 25 percent of Swinerton’s Hawaii personnel, and Creedon sees the percentage climb as the company creates a more

gender-equal workforce.

“The Swinerton women are highly motivated and trained, technology-savvy and innovative,” Creedon says. “Building is not just for the boys anymore. Women have made critical impacts in the construction industry and will continue to be successful mentors for the next generation of leaders.”

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Solar panels from Greenpath Technologies Inc. cover Central Pacific Bank in Kona.

# Energy Storage Speeds Shift to Solar

## More efficient batteries spur increased adoption of PV systems by builders and property owners

BY JACKIE M. YOUNG

**T**he field of solar and other types of renewable energy is ever-changing, and there's a development that's causing a stir in the industry.

"Solar continues to be a popular renewable energy resource," says Melissa Miyashiro, managing director of strategy and policy for Blue Planet Foundation.



Melissa Miyashiro

"What's exciting is the recent pairing of battery storage systems with solar photovoltaic, at cheaper costs.

"These batteries can maximize the resiliency of communities by enabling homes and businesses to withstand power outages."

Caroline Carl, deputy director of Hawaii Energy, agrees. "Falling prices



Caroline Carl

for many clean-energy technologies like LED lighting, PV panels and battery storage have facilitated significant adoption by customers and utilities throughout the country.

"Per capita, Hawaii has the highest level of PV penetration in the nation."

Hawaiian Electric says in 2019 it saw a 21 percent rise in solar generation—its largest annual increase since 2005. Its total solar capacity jumped to 902 installed megawatts in 2019, from 745 in 2018. This was in part due to the completion of several large grid projects, in addition to thousands of new residential rooftop photovoltaic systems.

"In 2019 on Oahu, three Clearway Energy grid-scale solar projects gener-

ating 110 megawatts and Hawaiian Electric's 20-megawatt West Loch Solar Project came on line," says Jim Alberts, senior vice president of business development and strategic planning for Hawaiian Electric. "These projects collectively contribute nearly 3 percent to our Renewable Portfolio Standard—the percentage of customer sales that come from renewable sources."



Jim Alberts

In addition to the approximately 80,000 private rooftop solar systems already on line, Hawaiian Electric sees energy storage as essential to increasing renewable energy in the Islands, Alberts says.

"As of Dec. 31, 2019, there were





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roughly 5,200 customer-owned battery energy storage systems installed as part of a PV-generation system interconnected to the electric grids across Hawaiian Electric's five-island service territory," he says.

### Other Sources

Hawaiian Electric also purchases wind energy through independent power producers, as part of the state's effort to reach 100 percent renewables by 2045. In 2018, 3 percent of Oahu's renewable energy resource mix came from wind, 14 percent on Hawaii Island and 23.2 percent in Maui County.

There are 20 wind turbines in Kahuku on Oahu. Twelve comprise the Kahuku Wind Farm, which began in 2011. Eight



Ted Peck

are part of the recent Na Pua Makani project by developer AES Corp.—which witnessed large-scale community protests last year—and which expects to be operational by summer.

But Ted Peck,



Hawaiian Electric's 20-megawatt West Loch solar project went on line last year.

president of Holu Hou Energy, says one way to address these community concerns is with new offshore wind technology by Progressive Power and developed by Progression Offshore Wind. His company is pursuing the technology that recently launched in countries like Portugal and Scotland.

"The turbines in Kahuku are only about three megawatts," Peck says.

"These will be eight-megawatt turbines on floating platforms on the ocean. The amount of space it'll take on water would run from about the H-1/H-2 Interchange to Haleiwa. But because the platforms will be floating, they won't be interfering with the environment below.

"Since we're using land on Oahu to either construct buildings or grow food, why not use the ocean?"

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The Airport Hotel installed solar panels from Greenpath Technologies Inc.

Carl of Hawaii Energy also is seeing “a rise in the installation of ‘smart’ electric panels, alongside the installation of solar PV and battery storage systems.”

“The future is ‘smart.’ From smart thermostat installations at home to more advanced building management systems in facilities, customers are playing an important role in flexible load control. We are also seeing

improvements in the efficiency of HVAC, lighting and transformer technologies each year.”

Charles Chacko, president of Greenpath Technologies Inc., says the “industry will offer new platforms by way of carports and ground-mount systems to offset the paucity of adequate roof spaces. There will be a lot more electric vehicles on the road.

“The industry will offer advanced inverters with controllability features, conduct load studies for its customer electricity consumption pattern, custom design solar and energy storage systems, design net-zero electricity consumption for buildings and provide micro-grid technologies.”



Charles Chacko

## Leaning on Technology

Indeed, says Gail Slawson-Eich, managing partner of OceanHead Solar & Electric, “energy data capture and analytics are by far the most important technology that need to be further developed. Exciting times are ahead,

as energy and tech converge to help us make better decisions on our energy usage. More and more energy companies like Generac have an app that allows you to view and make adjustments to your energy usage, even when you aren’t home.”

As for emerging trends, “solar glass is a new technology that is taking hold in other parts of the world,” Slawson-Eich says, “and that could be transformational for Hawaii given all the new high-rise glass buildings that keep going up.

“Solar roof tiles are another development. Homebuilders should get ready, because this will soon be the norm for new development.



Gail Slawson-Eich

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“Ocean energy technology makes sense for Hawaii, but most of this is still in development—like seawater air conditioning and ocean thermal energy conversion. But once this technology is harnessed, it could go a long way towards achieving our clean-energy goals.”

Although many experts agree that Hawaii is on track to achieve the governor’s 100 percent renewable energy goal by 2045, Slawson-Eich is unsure.

“It’s hard to say if the state is on track to meet its clean-energy goals. Clearly, Hawaii needs to develop more utility-scale solar, install solar on all public buildings and develop its storage capabilities,” Slawson-Eich says.

“But by far the biggest opportunity is with small-scale rooftop solar, and the biggest issue with that is the federal solar tax credit step-down, which decreased to 26 percent in 2020, and by 2022 will be zero. Starting in 2022, solar PV systems will be too expensive for most homeowners.

“In Hawaii, we also have a state tax credit of up to 35 percent, but it is unclear how long that will continue.”

But Chacko at Greenpath



Holu Hou Energy designed Hawaii Pacific University’s Aloha Tower solar system.

doesn’t see it that way. “The HECO *Sustainability Report* for 2018 touts an overall Renewable Portfolio Standard Progress of 27 percent by the end of 2018. This is derived from the Oahu grid with 22 percent, the Hawaii Island grid with 44 percent and the Maui Island grid with 38 percent. The Kauai Island Utility Cooperative boasts a Renewable Portfolio Standard Progress

of about 50 percent in 2017.

“Many of these island grids are able to supply their entire electricity consumption from renewable energy sources for a few hours on sunny days,” Chacko adds. “Therefore, we have to conclude that, with the utilities and industry working hand-in-hand, the state’s clean-energy mandate will be met by 2045.” 🏠

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# GCA Installs Isemoto as 2020 President

Leslie Isemoto took the reins as 2020 president of the General Contractors Association (GCA) of Hawaii at the organization's annual installation banquet, which was held Jan. 20 at the Royal Hawaiian Hotel.

Isemoto is president of Isemoto Contracting Co. Ltd., which is based in Hilo.

The GCA also installed other new officers and directors for the new year. They include:

1st Vice President: Emmett Kinney, Healy Tibbitts Builders Inc.

2nd Vice President: Dale Sakamoto Yoneda, S&M Sakamoto Inc.

Treasurer: Lori Isara, Koga Engineering & Construction Inc.

Executive Vice President: Cheryl Walthall

Immediate Past President: Layne Machida, Civil-Mechanical Contractor

AGC Life Governors: Glenn Nohara, Koga Engineering & Construction; Lance Wilhelm, Koga Engineering & Construction; and William Wilson, Hawaiian Dredging Construction Co. Inc.

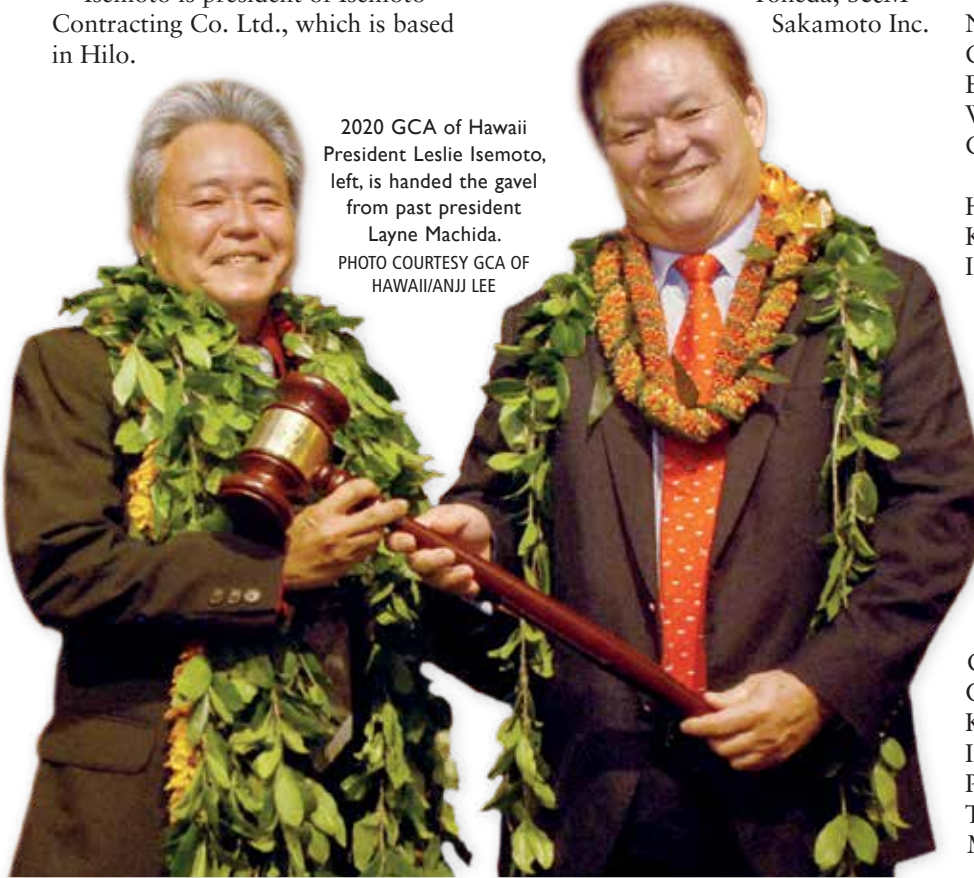
AGC Governors: Rick Heltzel, Healy Tibbitts Builders; Glen Kaneshige, Nordic PCL Construction Inc.; Gerry Majkut, Hawaiian Dredging Construction Co.; and Garrett Sullivan, Kaikor Construction Co. Inc.

Past President Directors: Lance Inouye, Ralph S. Inouye Co. Ltd.; Conrad Murashige, Shioi Construction Inc.; John Romanowski, Jas. W. Glover Ltd.; and Russell Young, Albert C. Kobayashi Inc.

Board of Directors: James Abeshima, Hawaiian Dredging Construction Co.; Jason Ames of Grace Pacific LLC; Steve Baginski, Kaikor Construction Co.; JoAnn Inamasu, Goodfellow Bros.; Jason Pang, Swinerton Builders; Theodore Taketa, StarCom Builders Inc.; and Michael Venezia, Hensel Phelps.

2020 GCA of Hawaii President Leslie Isemoto, left, is handed the gavel from past president Layne Machida.

PHOTO COURTESY GCA OF HAWAII/ANJJ LEE



## HPM's Schwinn Heads HPLA

Mark Schwinn, HPM Building Supply's Oahu regional manager, has been elected 2020 president of the Hawaii Lumber Products Association's board of directors.

Schwinn succeeds John Heideman, 2019 HPLA president, who continues on the board.

"I am proud to be your 2020 HPLA president," Schwinn says. "I am looking forward to working with each of you and growing our membership."

Schwinn's nearly 20 years of experience in the lumber and building supply industry includes managing five differ-

ent 84 Lumber Company locations in Indianapolis and Chicago.

HPLA's 2020 board of directors also includes:

Vice President: Ipo Fukuda, Sause Bros. Hawaii account executive;

Treasurer: Robert B. Kayser Jr., Gentry Builders LLC vice president/director of construction;

Secretary: Connie Smales, Plywood Hawaii Inc. president.

Directors: Audrey M. Crimmins, Rinell Wood Systems Inc. president; Keith Cuthbert, Trus Joist by Weyerhaeuser Western sales represen-

tative; Adam Bauer, HPM Building Supply COO; John Heideman, Mendocino Forest Products

general manager, Hawaii Distribution Center; Scott Loomer, Truss Systems Hawaii Inc. president; Darren Kai, Aloha Marine Lines sales representative; Donnie MacDonald, Honsador Holding LLC general manager; and Lindsay Fukata, Armstrong Builders BIM designer.



Mark Schwinn



# Work Begins on CPB's Main Branch

General contractor Nordic PLC Construction Inc. was to begin construction on Central Pacific Bank's flagship Main Branch in early February, with the project expected to be completed in early 2021.

CPB hosted a groundbreaking event with city officials at the site on Jan. 31 in downtown Honolulu. The project is part of RISE2020, CPB's \$40 million plans aimed at meeting the changing needs of its customers and the commu-



Rendering of Central Pacific Bank's new Main Branch

nity across its digital banking solutions, ATM network and modernized branch experiences.

Paul Yonamine, chairman of CPB, noted at the groundbreaking that the project "is the start of the transformation of the corner of South King and

Alakea streets that are indicative of our RISE2020 investment, a true signal of change."

CPB's new office facilities will feature an indoor-outdoor lanai, co-working spaces and new retail space.

# HART Adopts Hawaiian Station Names

The Honolulu Authority for Rapid Transportation's Board of Directors has unanimously approved a resolution to assign Hawaiian names to each of the 12 rail stations on the Diamond Head side of the Honolulu Rail Transit Project between Aloha Stadium and Ala Moana Center.

The station names were developed by HART's Hawaiian Station Names Working Group, whose members used diverse community knowledge, oral accounts, and written historical records of significant sites in Hawaii culture to produce its list of proposed Hawaiian names. Last April, the group began receiving public comment on the names. The group then met last summer,

and made a final determination of the Hawaiian names to bring to the HART Board of Directors for its approval.

"HART extends a warm mahalo to the members of the working group for their dedication to this important and significant naming effort," said HART Executive Director and CEO Andrew Robbins. "Hawaiian names for our rail stations help to keep alive the traditions, culture and history of this special place."

The Hawaiian names for the 12 rail stations are:

- *Makalapa* (Joint Base Pearl Harbor-Hickam)
- *Lelepaua* (Daniel K. Inouye International Airport)

- *Ābua* (Lagoon Drive)
- *Kahauiki* (Middle Street – Kalihi Transit Center)
- *Mokaeae* (Kalihi-Dillingham Boulevard)
- *Niuheluwai* (Honolulu Community College – Kapālama)
- *Kūwili* (Iwilei)
- *Hōlau* (Chinatown)
- *Kuloloia* (Downtown-Bishop Street and Nimitz Highway)
- *Ka'ākaukukui* (Civic Center-South Street and Halekauwila Street)
- *Kūkuluue'o* (Kakaako)
- *Kālia* (Ala Moana Center)

Last year, the HART board approved the Hawaiian names for the nine stations on the ewa end of the project.

# Hawaii Ranks Fifth for LEED Green Building

Hawaii garnered fifth place on the U.S. Green Building Council's annual list of the Top 10 States for LEED (Leadership in Energy and Environmental Design). The Islands moved up two positions from last year's list.

The USGBC ranks states based on the number of LEED-certified square feet per person in the last year. According to the USGBC, Hawaii had 12 projects earn LEED certifica-

tion in 2019, representing three square feet of certified space per person and 4,083,713 total gross square feet.

"Hawaii recognizes the role climate preparedness and resilience plays in making the state more sustainable for the long term," says Taryn Holowka, senior vice president at USGBC. "Green building plays an important role in supporting those goals, and projects certified in 2019 are setting the example

for what can be achieved in 2020."

Colorado tops the list that was announced on Jan. 22. At No. 2 is Illinois followed by New York and Massachusetts. Rounding out the Top 10 are Maryland, Virginia, Minnesota, Oregon and California.

The Top 10 list is based on 2010 U.S. Census data and includes commercial and institutional green building projects certified throughout 2019.



Among those attending the Hawaii Regional Council of Carpenters reception were, from left, Kauai Mayor Derek Kawakami, Kyle Chock of the Hawaii Regional Council of Carpenters, Lance Inouye of Ralph S. Inouye Co. Ltd. Inc., Ron Taketa of the Hawaii Regional Council of Carpenters, Mike Formby of Pacific Resource Partnership and Maui Mayor Mike Victorino.

PHOTO COURTESY PACIFIC RESOURCE PARTNERSHIP

# Inouye Named Union Builder of the Year

Lance Inouye, president and CEO of Ralph S. Inouye Co. Ltd. (RSI), was honored as 2020 Outstanding Union Builder of the Year by the Hawaii Regional Council of Carpenters.

Inouye was selected from among 300 signatory contractors of the Hawaii Regional Council of Carpenters for his outstanding contributions to the Islands' construction industry and the community, collaborative approach to labor-management relations and demonstrated strong support for unionized construction.

Inouye, the 16th recipient of the annual Outstanding Union Builder of the Year Award, was recognized on Jan. 28 at a reception at Oahu Country Club hosted by Pacific Resource Partnership.

"With nearly 40 years serving Hawaii's construction industry, Lance has been a pillar in our industry, and the impacts of his contributions can be seen and felt throughout our community," says Ron Taketa, executive secretary-treasurer of the Hawaii Regional Council of Carpenters.

"Lance's influence on Hawaii's construction industry expands beyond building homes and facilities. He continued his passion for law and construction for 40 years, serving as a mediator and arbitrator in construction-related cases where he helped

guide labor-management disputes and sought fairness for both sides."

During his time heading the 58-year-old company, Inouye has been part of many public and private projects including the Daniel K. Inouye International Airport, Shriners Hospital for Children and numerous homeless, low-income and senior hous-

ing projects.

Inouye has served on the state Land Use Commission, is a former president and a director of the General Contractors Association of Hawaii, and has supported such organizations as Shriners Hospitals for Children, the Hawaii Community Foundation and Easter Seals Hawaii.

## Union Builders of the Year

Previous winners of the Outstanding Union Builder of the Year award are:

- Alan Shintani of Alan Shintani Inc.
- Jim Ramirez of Hunt Building Companies
- Henry T. Iida of T. Iida Contracting Ltd. and Thomas Toma of Tommy S. Toma Contractor Inc.
- Gerry Majkut of Hawaiian Dredging Construction Co. Inc.
- Leslie Isemoto of Isemoto Contracting Co.
- George S. Ehara of Swinerton Builders
- Gerard Sakamoto of S&M Sakamoto Inc.
- Vincent Nihipali Sr. of V&C Drywall Contractors Inc.
- Glen Kaneshige of Nordic PCL Construction Inc.
- Lance Wilhelm of Kiewit Infrastructure West Co.
- Russell Young of Albert C. Kobayashi Inc.
- Conrad Murashige of Shioi Construction Inc.
- William Wilson of Hawaiian Dredging Construction Co. Inc.
- Lito Alcantra of Group Builders Inc.
- Kenneth Sakurai of Coastal Construction Co. Inc.



## CALIFORNIA

## 6-story Mass Timber Office Building Planned

Brookfield Properties plans to build the largest mass timber office building in North America at the real estate company's 28-acre Pier 70 waterfront development in San Francisco.

The company predicts construction will take six months less than erecting a concrete building of the same size. The office will stand 85 feet tall, with six floors totaling 310,000 square feet, according to Brookfield. The building will be the first new office at the \$3.5 billion waterfront site with housing, parks and rehabilitated historic buildings.

The mass timber structure will utilize cross-laminated timber (CLT) for floor slabs, glue-laminated timber (glulam) columns and beams, steel lateral seismic framing and metal cladding.

The building's CLT floor panels laminate layers of solid wood that change direction in each subsequent layer, making the panels strong in two directions and giving them comparable strength to traditional building materials like steel or concrete, according to the firm.

The lead designer for the building is Portland, Oregon-based Hacker Architects, which specializes in mass timber use and is headquartered in a CLT building.

## CHINA

### Construction Fast-Tracked on Coronavirus Hospitals

Chinese officials are fast-tracking the construction of two new hospitals in Wuhan to treat patients diagnosed with the coronavirus, the *Wall Street Journal* reports.

Site preparation started in late January with the first 1,000-bed hospital scheduled for completion on Feb. 3 and the second, a 1,600-bed facility, slated to open on Feb. 5.



PHOTO COURTESY WIKIPEDIA



Rendering of Brookfield Properties' planned office building in San Francisco  
RENDERING COURTESY BROOKFIELD PROPERTIES

Crews are using the Xiaotangshan hospital, constructed in Beijing in 2003 during the SARS (severe acute respiratory syndrome) outbreak as a model. That facility reportedly took seven days to build.

China State Construction Engineering is one of the initiative's primary contractors. The two-story, prefabricated, eight-acre Huoshenshan hospital will include an intensive care unit, patient wards, consultation rooms and other medical areas. Construction workers assembled the prefab insulated panels on top of pillars that allow pipes to run underneath the structure and keep the ground clear of contamination once patients arrive. The pillars rest on a concrete foundation that also incorporate geotextile layers and waterproof mats. Framing for the panels is complete.

## TEXAS

### GCs, Developers to Pay for Employee Parking

A new pilot project designed to curb parking issues near construction sites in downtown Austin will require general contractors to arrange and pay for off-street parking for their employees, reports constructiondive.com.

Implemented Jan. 2, the two-year Downtown Construction Workers Parking Pilot is in response to complaints about a lack of on-street parking near major construction sites. The program from the Austin

Transportation Department is for downtown projects lasting for at least one year, costing more than \$7.5 million and employing 30 or more on-site construction workers.

Phil Thoden, president and CEO of the Associated General Contractors' Austin Chapter, said that the plan will increase costs for contractors. "The expectation is this will add to the project cost both in terms of actual parking costs/incentives as well as for staff time to develop and manage the plan," he said, adding that GCs will likely be responsible for subcontractor parking as well.



Downtown Austin

Other U.S. cities that have adopted similar employee parking plans include Miami Beach; Santa Monica; San Jose; Park City, Utah; and Mountain Village, Colo.

# Armstrong Promotes 2

Armstrong Builders has promoted **David Miyasaki** to head architect at Armstrong Design Group, and **Irene Hilgenberg** to project manager.

Miyasaki oversees the design of all Armstrong design-build home projects, and works and coordinates with outside architects and development design consultants. He also leads a new team of Building Information Modeling (BIM) specialists providing technological construction support for all the firm's projects. His more than 18 years of experience includes the position of architect and associate at G70.

Hilgenberg is responsible for proposal and design assist management, along with estimating and project budget control. Prior to joining Armstrong Builders in 2016 and serving as project engineer, she was the lead concrete engineer for J.P. Cullen & Sons in Wisconsin.

Miyasaki is a graduate of the University of Hawaii School of Architecture. Hilgenberg holds a bachelor's in civil engineering from the University of Wisconsin-Madison.

## Six Join B+K

Bowers + Kubota, a Hawaii-based architectural/engineering firm that specializes in architecture, construction management, program management and project development, has added six new staff members.



Chad White



Shiela Adamana

**Chad White** joins as construction manager on various City and County projects on Maui.

**Shiela Adamana** joins as project administrator on the firm's Maui airport projects



David Miyasaki



Irene Hilgenberg



Eriko Uranaka



William Paik

**Eriko Uranaka** joins as project administrator for various state Department of Education projects.

**William Paik** joins as site superintendent on various Johnson Controls Inc. projects.



Jeffrey McKean



Clyde Nakano

**Jeffrey McKean** joins as project architect on various DOE projects.

**Clyde Nakano** joins as project inspector on the firm's Board of Water Supply projects.

## Atlas Risk Management Adds Two

Atlas Insurance Agency Inc., a leading Hawaii insurer, has added **Holly Chun-Ming** and **Kevin Crawford** as senior risk consultant and risk consultant, respectively, to its Risk Control and Claims Management unit.



Holly Chun-Ming

**Chun-Ming** will service primarily large construction and general industry-sized risks of unique complexity. She holds a bachelor's from UH-Manoa.

With six years of industry experience including claims adjustment in property and casualty, **Crawford** will focus on customer service and technical assistance. He holds a bachelor's from UH-West Oahu.



Kevin Crawford

## SEIA Appoints PCL's Moles

The Solar Energy Industries Association (SEIA) has selected PCL Construction's **Andrew Moles** to its board of directors for a two-year term.



Andrew Moles

He will serve as vice chair of the Utility-Scale Power Division.

Moles has more than 10 years of experience in the renewable industry and holds overall operational responsibility for all solar projects undertaken by PCL's Solar Division. He works with clients to develop optimized solutions and creative finance approaches to ensure project success. Moles' team has delivered over \$1 billion of solar and battery energy storage projects.

## Lin, Nomura New Avalon VPs

Avalon Group has promoted **Eleanor Lin** and **Karen Nomura** to the position of vice president. Lin is



## Wristband Wonder

Dr. Meter wristbands keep small metal parts within arm's reach. Nails, screws, bits, nuts, bolts and other metal parts will stick to the powerful magnets and stay right where you need them. The 18.9-inch wristbands are perfect for all types of construction work. The 100 percent 168D ballistic polyester is breathable and long-lasting. Dr. Meter magnetic wristbands tackle years of wear, tear and abuse; the cotton mesh padding wicks moisture and offers comfort. The two-pack set is armed with 15 magnets, the length can be flexibly adjusted to wrap on both of your wrists to hold more small parts.

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



## Laser Treatment

Huepar's 3D green beam, self-leveling laser level allows for marking layouts and leveling objects with three 360-degree laser lines that work at a range up to 130 feet. One 360-degree horizontal and two 360-degree vertical planes enable users to cover the floor, wall and ceiling all around the room. Two vertical lines crossing at 90-degree angles help the user quickly visualize and finish square layout. The green laser beam is four times brighter than standard red beams with a working range accuracy of +/- 1/9 inches at 33 feet. A power-saving pulse mode extends laser range up to 200 feet with a Huepar LR-6RG line laser receiver in bright light or outdoor conditions and continuous working time.

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

## Vac Ex

Ditch Witch's new HX30G vacuum excavator, available at Ditch Witch of Hawaii in Kapolei, has an 8-foot-wide frame and a height of up to 85 inches. The HX30G runs on a 31-horsepower Vanguard gas engine. It is equipped with a blower delivering up to 542 cubic feet per minute of air flow, water pressure of 3,000 pounds per square inch and water flow of 4.2 gallons per minute. An optional jib boom offers a wide range of motion and a hose

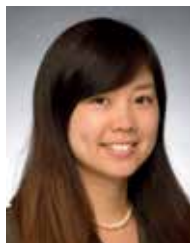
restraint keeps the hose from jumping and can be stored flat and straight inside the frame. The HX30G comes with either a 500- or 800-gallon tank.

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



## NEWS MAKERS

Avalon Group vice president and treasurer, as well as its residential division principal broker. Nomura is vice president, corporate secretary.



Eleanor Lin

Most recently Avalon's controller, Lin joined the firm more than

a decade ago as a project analyst. Previously, she was a real estate fellow at A&B Properties, where she assisted in financial analysis of development projects.

With more than three decades of experience as an



Karen Nomura

executive assistant, Nomura worked in the executive offices of accounting firm Pannell Kerr Forster, GECC Financial and The Mortgage Group before joining Avalon.

Lin holds a master's with a finance focus from UH-Manoa. Nomura holds an associate's degree from Kapiolani Community College and is a notary public.

# GCA Installs 2020 Officers

The General Contractors Association of Hawaii installed Leslie Isemoto as 2020 president along with the full slate of new officers and directors at its banquet on Jan. 20 at the Royal Hawaiian Hotel. Story page 48.



Layne Machida, Dale Sakamoto, Yoneda, Lori Isara, Leslie Isemoto, Cheryl Walthall, Emmett Kinney



Garrett and Jerelyn Sullivan



Les Kempers, Fatima Kempers, Pattie Hodel, Howard Hodel



Jay and Marie Manzano



Mike Fay, Frank Wirt, Tim Jacobson, Michael Saffen





Chad Bloom, Lari Bloom, John Bloom



Ryan Yoneda and Dale Sakamoto Yoneda



Nathan Hendricks, Jan Spencer, Tyde Spencer



Jay Manzano, Mayor Kirk Caldwell, Emmett Kinney, Mike Yadao



Melanie Martin, Cheryl Walthall, Faith Freitas, Dale Sakamoto Yoneda



Hina Schipa-Chow and Devon Chow



Layne and Evelyn Machida



Loren Tsugawa, Dave Haraguchi, Leslie Isemoto, Scott Yoshimura



Carol Koga, Lori and Dean Isara





Sen. Rosalyn "Roz" Baker; Sen. Donovan Dela Cruz; Sen. Donna Mercado Kim; Sen. Kalani English



Sen. Ronald Kouchi; Sen. Michelle Kidani; Sen. Kai Kahele; Sen. Lorraine Inouye; Sen. Dru Kanuha



Rocky Guillermo, Safety Systems and Signs Hawaii; Russell Inouye, Koga Engineering; Gladys Hagemann, GCA Hawaii; Garrett Ichimura, Koga Engineering; Romy Sarte, Safety Systems and Signs Hawaii

# Builders, Legislators Mix at Shinnen Enkai

The Construction Industry Council of Hawaii hosted its annual Shinnen Enkai reception on Feb. 4 at Café Julia at the YWCA on Richards Street where leaders of the Islands' building industry rubbed shoulders with elected officials. The CICH is comprised of the following organizations:

Associated Builders & Contractors Hawaii Chapter, American Council of Engineering Companies of Hawaii, American Institute of Architects Honolulu Chapter - Hawaii State Council, Building Industry Association of Hawaii, Cement and Concrete Products Industry of Hawaii, General Contractors Association of Hawaii, Hawaii Asphalt Paving Industry, Hawaii Island Contractors Association, Painting and Decorating Contractors Association of Hawaii, Plumbing and Mechanical Contractors Association of Hawaii and Sheet Metal & Air Conditioning Contractors' National Association of Hawaii.



Brian Lee and Joy Kimura, Hawaii LECET; Lance Wilhelm, Koga Engineering



Amanda Canada, Trade Publishing; Darcy Endo-Omoto, Hawaiian Electric; Rep. Richard Onishi; Glenn Mercante, Surf News Network





Sautia Tonoa; Ralph Sakauye, BORA; Leslie Iemoto, Iemoto Contracting; Dan Chun, AIA-Honolulu



Mary Ah-Wong, BIA-Hawaii; Bobby Antonio, HCC Architecture Engineering and Construction Management Program; Dean Uchida, SSFM; Stefanie Sakamoto, Sakamoto Consulting; Kellie Inouye, BIA-Hawaii



Steve Joseph, PVT Land Co.; Michael Yadao, GCA Hawaii; Rep. Lisa Kitagawa; Rep. Scot Matayoshi



Frederick Steineck, ELCCO; Dwight Mitsunaga, BIA Hawaii; Diamond Garcia, Chief of Staff, House Minority Caucus; Rep. Troy Hashimoto; Steve Lee, Island Ready Mix



Rep. Henry Aquino; Rep. Ryan Yamane; Sen. Kalani English; Rep. James "Jimmy" Tokioka



Rep. Dale Kobayashi; Katherine MacNeil, G70, Peter Eldridge, Raynor; Rep. Mark Nakashima



Audrey Hidano, BIA-Hawaii; Laverne Crawford, Pacific Pool and Spa; Rep. Romy Cachola; Warren Ho and Anita Ho, Lani Properties; David Tsuda, First Hawaiian Bank



Dianne Willoughby, Harcourts Island Real Estate; Sarah Love, Bays Lung Rose Holma; Sen. Donna Mercado Kim; Evan Fujimoto, Graham Builders



# RCAH Honors Roofing Projects

The Roofing Contractors Association of Hawaii saluted the winners of its annual roofing awards at a banquet on Jan. 25 at The Pacific Club. The award-winning projects were featured in the February issue of *Building Industry Hawaii*. Go to [tradepublishing.com/](http://tradepublishing.com/).



Riann Cayaban, Tom Holland, Richelle Thomason, Anthony Channels Sr, Sonny Leandro, Larry Young, Katrina Akau, Kelia Kenney, Dana Akasaki-Kenney, Kelii Kenney, and Steven Kalani, Commercial Roofing & Waterproofing Hawaii



Michelle Harris and Fred Kaohe, Beachside Roofing



Ryan Lundquist, Caryn Yu, Lea Daguro, Jen Daguro, Denis Daguro, Edith Daguro, Amanda Gregory, and Shon Gregory; Surface Shield



Melanie Boehm, Joseph Boehm, Jeff Rapoza, Michael Tory, Louis Tory, Sandra Tory, Hunter Ward, Jessie Tory, Kai Tory and Denise Tory, Tory's Roofing



Daniel Nakamura, Scott Madden, Eleilani Madden, Leila Kang and Jherard Miller, Malarkey Products



Howard Melchan, Polyglass; Charlie Beeck, Tropical Roofing; Jack and Bonnie Morgan, Polyglass



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