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New Faces at GCA of Hawaii

The General Contractors Association of Hawaii has a new executive vice president (Cheryl Walthall) and a new president (Leslie Isemoto), and both tell us they are working toward boosting the myriad benefits the GCA of Hawaii offers to its members while building on improving its contribution to the overall community.

Hawaii developers report having a solid workload for 2020 and beyond as growth continues in the construction industry, especially in the areas of building schools, transit-oriented development projects and an influx of towers.



And be sure to read our report in this issue on the Hawaii Department of Transportation's experiment with a new road surfacing material. HDOT says it has tested the high-friction material on Pali Highway and in the Hauula area.

After only two months, contractors already have won government agency awards in excess of \$1.2 billion—more than twice the total for all of last year. February brought another stellar tally for jobs. See the report inside for the breakdown.

Paint professionals discuss how their products resist the weather and even absorb sound thanks to technology. Check out the report in this issue.



Mass excavation at Nan Inc.'s Honouliuli Wastewater Treatment Phase 1B project. PHOTO COURTESY NAN INC.

Ever since a construction site at DK International Airport was burglarized in December, more emphasis is being placed on security. Experts offer advice on how to prevent thefts of equipment at the worksite.

A hui hou,

david@tradepublishing.com

Setting It Straight

An incorrect total for Hawaii's government agency contracts in 2019 was reported in the February issue. The correct value of awards for last year is \$593,774,596. We regret the error.

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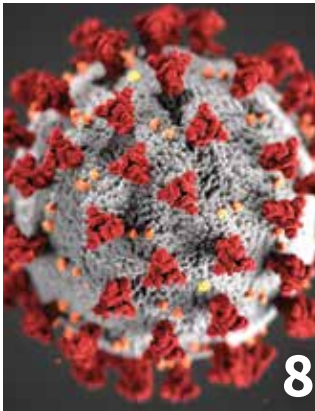
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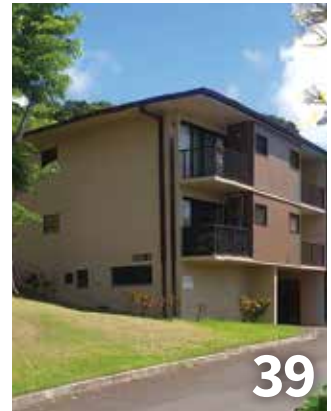
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The James Campbell Co.'s 13-acre Mokulani project in Kapolei
Design by Ursula A. Silva



COMING IN MAY

Building Industry Hawaii presents its annual Hawaii's **Top Roofers**, with profiles on the leading companies in the Islands along with a report on the latest **Roofing Trends**. And we take a look at the state's **Site Prep** industry, and what the latest developments are in **Construction Technology**.



GRAB YOUR BUILDING'S OPERATING COSTS BY THE HORNS

Hear from industry leaders about strategies to save money on lighting, HVAC, and other building operating costs and connect with contractors to make it a reality.

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COVID-19: What Can You Do?

Builders advised to take precautions against coronavirus and plan for a slowdown

PHOTO COURTESY UNIVERSITY OF MICHIGAN

The World Health Organization on Feb. 11 announced COVID-19 as the official name for the disease that is causing the novel coronavirus outbreak. As of press time, seven cases of COVID-19 were reported in Hawaii although Gov. David Ige issued an emergency proclamation on March 4 that allows the state to work to prevent, contain and mitigate the spread of the disease, and to provide disaster relief.

The Islands' contractors are also urged to prepare for any potentially adverse effects of COVID-19.

"Hopefully, it is contained within a month or so, or slows down," says Leslie Isemoto, president of the General Contractors Association of Hawaii. "If not, this worldwide effect on our economies is really going to start hurting the construction industry.

"I have heard from material suppliers they are getting some slowdowns and some prices may drop, but getting the material may become an issue as well—anything that impacts the supply chain."

Already the government has instructed that U.S. citizens who have been to China must undergo special screening and may be subject to quarantine for up to 14 days.

The Centers for Disease Control

and Prevention (CDC) issued advisories against travel to CDC Level 3 designated countries, which include China, South Korea, Italy and Iran. Level 2 designation was given to Japan.

The GCA, citing the CDC's advisories, issued tips to its members for employment and jobsite precautions, such as:

- Ensure employees have access to handwash stations and/or hand sanitizer near their work area.
- Avoid sharing tools if possible or disinfecting as needed (the same applies to the office area).
- Avoid sharing drinking containers.
- Evaluate and disinfect areas where your employees take breaks and eat their meals.

The Hawaii Emergency Management Agency (HI-EMA) adds that the best way to prevent transmission of any respiratory illness (including COVID-19 and flu) is to follow everyday preventive actions:

- Get your flu shot. With current seasonal influenza activity, it is likely there will be confusion as persons with influenza will exhibit similar signs and symptoms such as fever and cough. Hi-EMA recommends that residents six months and older protect themselves against flu by receiving the seasonal influenza vaccination.
- Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom; before eating; and after blowing your nose, coughing or sneezing.
- If soap and water are not readily available, use an alcohol-based hand sanitizer with at least 60 percent alcohol. Always wash hands with soap and water if hands are visibly dirty.
- Avoid touching your eyes, nose and mouth with unwashed hands.

- Avoid close contact with people who are sick.
- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe.

Additionally, HI-EMA advises that travelers from China entering Hawaii, including children, students and workers, should stay home from school, work and public gatherings and monitor their health for 14 days after leaving China:

- During this time, you should stay home and avoid group settings, including work and school.
- Have another family member/friend, who didn't travel from China, run necessary errands for you, such as picking up food or medicine.
- Avoid using public transportation, taxis or ride-shares.
- Watch your health, and if you have a thermometer, take your temperature two times a day.

If you recently visited China and return to Hawaii and feel sick with fever (100.4°F/38°C or higher) or cough, you should:

- Stay home and avoid contact with others except for seeking medical care.
- Call the Hawaii Department of Health for advice before seeking care. If you can't reach HDOH, call ahead before going to a doctor's office or emergency room. Tell them your symptoms and that you were in China.
- If you have trouble breathing or need emergency medical care, seek medical care immediately or call 911. If possible, call ahead to tell your healthcare provider about your symptoms and that you were in China. 🏠

Who To Call

If you know of someone with symptoms and travel history consistent with the COVID-19 outbreak, contact the Hawaii Department of Health, Disease Outbreak Control Division at 586-4586.

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

APRIL 1

Call for Entries – BIA-Hawaii 2020 Building Industry Design & Construction Awards

The Building Industry Association of Hawaii (BIA-Hawaii) Building Industry Design & Construction Awards recognize outstanding projects in all sectors. Early bird rates available thru May 29. Completed entries due June 26. Applications and information at biahawaii.org. For more information, contact Vanessa at viv@biahawaii.org or 629-7511.

APRIL 1

Bob Poulson CIM Scholarship Deadline

Application deadline for the Construction Industry of Maui's two 2020 construction industry scholarships, each worth \$15,000. Apply online at <http://www.mauiconstruction.org/scholarship>.

APRIL 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.

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

or lawsonssafety.com, or contact Lawson at 441-5333 or info@lawsonssafety.com. Fee: \$199 plus tax and registration/online ticketing fee.

APRIL 4

Confined Space – 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 or lawsonssafety.com, or contact Lawson at 441-5333 or info@lawsonssafety.com. Fee: \$199 plus tax and registration/online ticketing fee.

APRIL 1, MAY 9

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 or call 628-7243. Fee: \$15 per person.

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 or lawsonssafety.com, or contact Lawson at 441-5333 or info@lawsonssafety.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 the General Contractors Association of Hawaii (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 gchawaii.org, or contact Judee at gca@gchawaii.org or 833-1681 ext. 14. GCA members \$295; non-members \$395.

APRIL 14-16

Construction Quality Management

Presented by GCA of Hawaii, the U. S. Army Corps of Engineers, Honolulu District, and NAVFAC Pacific. Noon-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to gchawaii.org or contact Judee Calaro at judee@gchawaii.org or 833-1681 ext. 14. GCA members \$95; non-members \$125.

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 or contact Barbara Nishikawa at 629-7505 or Sydney Simbre at 629-7504 or sls@biahawaii.org. BIA members \$195; non-members \$295.

APRIL 15-17

Fall Protection – Competent Person (24 Hour)

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 or lawsonssafety.com, or contact Lawson at 441-5333 or info@lawsonssafety.com. Fee: \$599 plus tax and registration/online ticketing fee.

APRIL 16

NAWIC Scholarship Night Banquet

Presented by the National Association of Women in Construction Hawaii Chapter. 5-8 p.m. 3660 On

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the Rise, 3660 Waiialae Ave. RSVP at <https://nawic114-april20-scholarship.eventbrite.com>. Fee: \$85 per person or \$650 for a table of eight.

APRIL 18

Architecture Month: Architectural Walking Tour, Kakaako Area

Presented by AIA Honolulu. 8 a.m.-noon. Starting point: Mother Waldron Park, at the corner of Cook and Pohukaina Streets. To register and for more information, go to contact@aiahonolulu.org or call 628-7243. Fee: \$15 per person.

APRIL 21, 23

HAPI "Asphalt Basics" Workshop (1 Day)

An introduction to basic asphalt production skills presented by the Hawaii Asphalt Paving Industry (HAPI) on Oahu (April 21) and Maui (April 23). To register and for more information: contact Jon Young 754-2931 or jon@hawaiiasphalt.org, or go to the HAPI calendar of events at hawaiiasphalt.org.

APRIL 22, 24

HAPI "Next Level" Workshop (3 Hour)

Featuring asphalt inspectors and presented by HAPI on Oahu (April 22) and Maui (April 24). To register and for more information: contact Jon Young 754-2931 or jon@hawaiiasphalt.org, or go to the HAPI calendar of events at hawaiiasphalt.org.

APRIL 24

Architecture Month: Design "Firm Crawl" Open House

Presented by AIA Honolulu. Various Honolulu design firms. 5-8 p.m. To register and for more information, go to contact@aiahonolulu.org or call 628-7243.

APRIL 28, 30

ACI Concrete Field Testing Technician Gr. 1 Review

Presented by the Cement and Concrete Products of Hawaii (CCPI). 3-5:30 p.m. CCPI, 2153 N. King St. #327. For registration and more information, call 848-7100 or email kirk@ccpihawaii.org. Free.



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APRIL 25

Respirable Crystalline Silica Competent Person (4 Hour)

Presented by Lawson & Associates. 7-11 a.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to biahawaii.org or lawsonsafety.com, or contact Lawson at 441-5333 or info@lawsonsafety.com. Fee: \$99 plus tax and registration/online ticketing fee.

APRIL 27-30

OSHA 501 - Trainer Course OS&H for 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. For more information, go to biahawaii.org or osha.ucsd.edu. No online enrollment. To register, email oshatraining@ucsd.edu or call (800) 358-9206. Fee: \$765.

APRIL 28, 30

ACI Concrete Field Testing Technician Gr. 1 Review

Presented by the Cement and

Concrete Products of Hawaii (CCPI). 3-5:30 p.m. CCPI, 2153 N. King St. #327. For registration and more information, call 848-7100 or email kirk@ccpihawaii.org. Free.

APRIL 29

Being a Safety Professional

Presented by Lawson & Associates. 9-11 a.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. To register and for more information, go to biahawaii.org or lawsonsafety.com, or contact Lawson at 441-5333 or info@lawsonsafety.com. Free.

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 more information, go to hawaiienergy.com/innovation-symposium.

MAY 1

Kukulu Hale 2020 Awards

Hawaii commercial real estate annual awards ceremony. 5 p.m. Monarch Room, The Royal Hawaiian, 2259 Kalakaua Ave. Reservations via barbie@naiophawaii.org by April 17.

MAY 2

Introduction to Incident Investigation

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 or lawsonsafety.com, or contact Lawson at 441-5333 or info@lawsonsafety.com. Fee: \$199 plus tax and registration/online ticketing fee.



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Another Red-Hot Month for Contractors

Government agency awards for February, valued at \$175,816,281, are the highest for that month in more than a decade. The total is bolstered by a \$137 million job landed by Stanford Carr Development LLC for redevelopment of the Department of Hawaiian Home Lands property at 820 Isenberg St.

It was the most lucrative February since the awards of \$152,816,808 for that month in 2018. Last year, February brought in \$73,256,682 in contracts.

Following January's record \$1,072,379,035, the year's total surges to \$1,248,195,316.

The second-largest contract of the month went to Stan's Contracting Inc. for \$8,988,700 in accessibility improve-

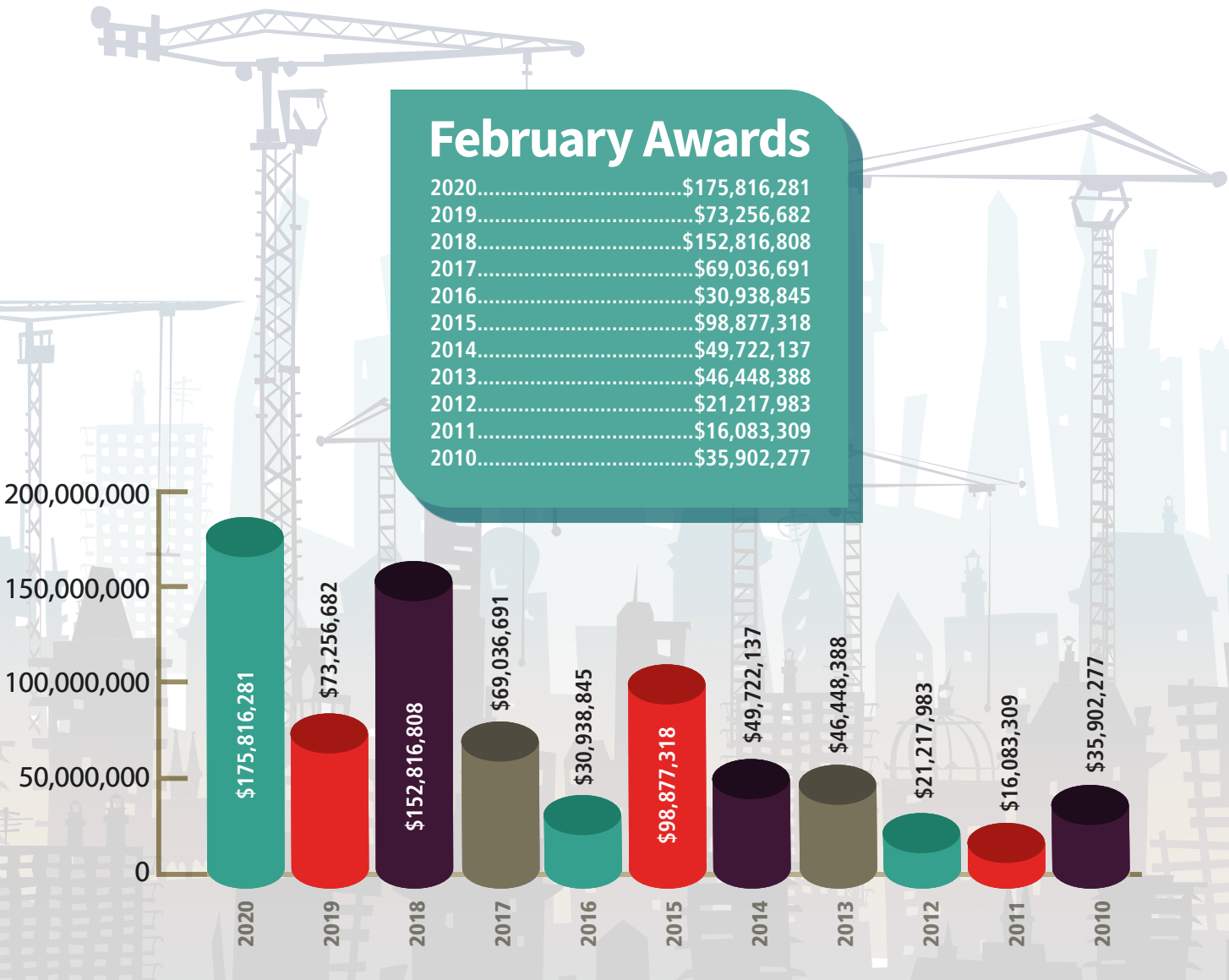
ments to the Panaewa Zoo and Panaewa Equestrian Center in South Hilo. Grace Pacific LLC won the next

biggest job of \$8,691,666 for the Leeward Oahu bikeway from Philippine Sea Road to Waipahu Depot Street.

FEBRUARY'S TOP 10 CONTRACTORS

1. Stanford Carr Development LLC (1)	\$ 137,000,000
2. Stan's Contracting Inc. (1)	8,988,700
3. Grace Pacific LLC (1)	8,691,666
4. Nan Inc. (1)	5,673,745
5. Economy Plumbing & Sheetmetal Inc. (1)	3,991,300
6. Alpha Inc. (1)	2,982,062
7. Able Electric Inc. (1)	2,361,652
8. All Maintenance & Repair (1)	975,000
9. Goodfellow Bros. Inc. (1)	963,836
10. Certified Construction Inc. (2)	841,574

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



Oahu

Stanford Carr Development LLC ... \$137,000,000
Redevelopment of the 820 Isenberg St. Property

Grace Pacific LLC8,691,666

Leeward Bikeway, Philippine Sea Road to Waipahu Depot Street

Nan Inc.5,673,745

Waiawa Correctional Facility

Economy Plumbing & Sheetmetal Inc. 3,991,300

Request For Proposals: Sherman Laboratory, Repair/Replace HVAC Systems and Controls, Part 1

All Maintenance & Repair 975,000

5990 Akoakoa Bookstore Renovation, Windward Community College, University of Hawaii

Certified Construction Inc. 684,797

Hana High and Elementary School, Miscellaneous R&M FY16, Maui

Peterson Bros. Construction Inc.589,670

Malaekahana State Recreation Area, Kalanai Section Park Improvements

C&C Electrical Contractor Inc.463,150

University of Hawaii at Manoa, Upgrade Generators

Paul's Electrical Contracting LLC 237,700

Repair Electrical Panel Enclosures at Pier 51

EBJ Construction Inc.169,200

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

EBJ Construction Inc.157,795

8811 Child Care Phase 1, Various Improvements, Honolulu Community College

HC Builders LLC..... 86,800

Queen Liliuokalani Facility Campus, Bldg. C311 and C312, Renovations

Maui

Alpha Inc. 2,982,062

Upcountry Maui Exploratory Well, Makawao

Goodfellow Bros. Inc. 963,836

Kahikinui Driveway Repairs, Phase 1, Kahikinui Kuleana Homesteads, Kula

Certified Construction Inc. 156,777

Haiku Elementary School, Replace Roofs

Hawaii

Stan's Contracting Inc.8,988,700

Panaewa Zoo and Panaewa Equestrian Center Accessibility Improvements, South Hilo

Able Electric Inc. 2,361,652

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

Islandwide Mechanical Service Inc.188,345

Keaau Middle School, Various Buildings, Install AC Unit

Kauai

Shioi Construction Inc. 430,608

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

Maui Kupuno Builders LLC..... 370,500

Pavement Repairs at Nawiliwili Harbor

Cushnie Construction Co. Inc. 360,686

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

Sea Engineering Inc.292,292

Kukuiaua Small Boat Harbor, Repair Boat Ramp Loading Dock

AWARDS BY AREA

Oahu \$158,720,823

Hawaii 11,538,697

Maui4,102,675

Kauai 1,454,086

Total..... \$175,816,281

AWARDS BY AGENCY

DHHL \$137,963,836

DOT9,299,866

DPWHI8,988,700

DAGS8,396,083

UH6,187,053

DLNR3,864,024

DOE 1,116,719

Total..... \$175,816,281

LOW BIDS

The companies below submitted the low bids in February 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

Layton Construction Co. \$47,000,000

Women's Community Correctional Center, New Housing and Related Improvements

Grace Pacific LLC9,653,000

Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Oahu

Nan Inc. 3,119,100

Coconut Island, New Pauley Laboratory and Classroom, Replace/Repair Existing Roofs, University of Hawaii at Manoa

Index Builders Inc. 1,485,700

Exterior Painting and General Repairs, School of Architecture, Law School and Library, Miller Hall, UH-Manoa

MJ Construction Co. 844,000

Makaha Community Park, Various Improvements

MJ Construction Co. 735,000

6918 Mokihana, 6916 Maile, 6917 Mamane, Repair Portables, Phase 1, Kapiolani Community College

Summit Construction Inc. 734,888

Iliahi Elementary School, Miscellaneous R&M FY2008-2011

United General Contracting Inc. 667,287

Aliamanu Middle School, Miscellaneous R&M FY2008-2011

CC Engineering & Construction Inc. 650,800

Kaiser High School, Miscellaneous R&M FY2013

Contech Engineering Inc. 631,650

8805 General Classroom Building, Various Exterior Repairs, Honolulu Community College

All Maintenance & Repair 592,000

Leilehua High School, K-Cyber Security Academy Renovation

M.H. Electric Co. 575,000

Light Pole Repairs at Piers 51-52, Honolulu Harbor

Maxum Construction of Hawaii LLC 544,667

5979 Manaopono Exterior ADA and Miscellaneous Improvements, Windward Community College

Paul's Electrical Contracting LLC 517,700

Upgrade Metering Substation L, UH-Manoa

MEI Corp. 319,774

Solar Building Project H-Power - Fire Alarm System

Allied Pacific Builders Inc. 313,317

Walter Murray Gibson Building, Replace Entry Doors and Install Metal Gates

M.H. Electric Co. 287,000

Sakamaki Hall, Replace Fire Alarm System, UH-Manoa

Kaikor Construction Associates Inc. 28,800

Repair Pipe Mast at Aloha Tower, Honolulu Harbor

Acme Mechanical LLC..... 24,838

Mauka Lani Elementary School, Bldg. C, Install AC Units

Maui

Sea Engineering Inc. 16,381,995

Lahaina Small Boat Harbor, Ferry Pier Improvements

F&H Construction 4,168,000

2252 Kaa Ike and 2253 Paina, HVAC Controls and Distribution Placement, UH Maui College

Betsill Bros. 530,220

2253 Paina Building, Spall Repairs, Phase 1, UH Maui College

Betsill Bros. 137,031

Wailuku Fire Station, Paia Fire Station and Makawao Fire Station, Exterior Painting

Maui Kupuno Builders LLC 134,474

Speed Tables Humps FY20, Various Locations

Tokunaga Masonry Inc. 97,866

Papanahoa Stream Bridge Maintenance Repairs

King's Painting..... 90,264

Lahaina Fire Station and Napili Fire Station, Exterior Painting

R&M Painting LLC..... 68,500

Kahului Fire Station, Exterior Painting

Hawaii

Isemoto Contracting Co. Ltd. 1,630,085

Hilo High School and Hilo Intermediate School, Miscellaneous R&M for FY16

Maxum Construction of Hawaii LLC 275,827

Keaukaha Elementary School, Miscellaneous R&M for FY2010, Hilo

Site Engineering Inc. 162,500

Honokaa Elementary School, Building K, Renovate Restrooms

Kauai

Maui Kupuno Builders LLC..... 9,134,300

Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Island of Kauai

Mandarin Oriental, a \$1 billion new TOD-linked development, will anchor a string of new towers on Kapiolani Boulevard. RENDERING COURTESY MANAOLANA PARTNERS LLC





STREET SMARTS

Schools, TOD and towers are winning strategies for Kobayashi Group and other developers

BY BRETT ALEXANDER-ESTES

While drafting a response to a recent RFP for a large affordable project, Alana Kobayashi Pakkala, Kobayashi Group COO and partner, looked around the conference table.

“How can we create a community that will be the most supportive environment for our working families,” she asked. “We’ve heard the stories—waking the children up, driving at 4:45 across town to drop them at another family member’s house, then driving on to a job ...”



Sky Ala Moana, a TOD-linked development on Kapiolani Boulevard, by Avalon and JL Capital
RENDERING COURTESY AVALON DEVELOPMENT

According to a recent *Star-Advertiser* report, more than half of Hawaii families can't afford private preschool.



Alana Kobayashi Pakkala

"We quickly focused on early education," Pakkala remembers.

Later, when Kobayashi Group LLC submitted its proposal for Parkway Village at Kapolei to the City and County of Honolulu, a new preschool was its centerpiece.

A new preschool in an area where

"there are 48 preschool-age children for every certified preschool teacher ... might have been one of the more salient differences to other responders," Pakkala says.

Parkway Village and its preschool will break ground in April 2021, and is coming about as Hawaii's private and public sectors are increasingly working together to push major development forward.

\$1.3B and Counting

Barring a jolt to the world's financial markets, says Cathy Camp, Central Pacific Bank commercial real estate senior vice president/division



Kelikai's MC-128 at work on Hilton's new tower
PHOTO COURTESY KELIKAI INC.

'The Beast' Is Busy

The world's biggest Bauer drill rig, standing 158 feet high, is slated to start work on Hilton's new Waikiki tower in early March.

The rig recently installed auger cast piles under Koula, a Hawaiian Dredging Construction Co. Inc. project in Ward Village, says Kelikai Inc. President Damien Enright.



Damien Enright

"The piles ranged from approximately 58 feet to 95 feet in depth,"

Enright says. "Kelikai started production work at Koula around the end of December, and we wrapped up the last piles the first week of February—ahead of schedule.

"I think my crew would be the first to tell you that the MC-128—nicknamed 'The Beast'—has exceeded all of our expectations when it comes to stability, features, safety and strength."

Enright says The Beast will likely be busy in the future.

"There doesn't seem to be any shortage of bid requests being sent out for upcoming projects."



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manager and 2020 NAIOP Hawaii president, the state's current level of development "will continue in 2020-2021."

According to Harrison Rue, the city's community building and transit-oriented development administrator, "the city's TOD plans, policies and incentives are encouraging significant development activity along the rail corridor." Azure Ala Moana and Mandarin Oriental, two future TOD-linked towers, together value nearly \$1.3 billion.

Albert C. Kobayashi Inc. (ACK) is general contractor on \$300 million Azure Ala Moana, says Rick Stack, ProsPac Holdings Group executive vice president. ACK is on schedule to complete one floor per week and to wrap by September 2021.

The tower's outstanding features,



Cathy Camp



Rick Stack

Indoor-Outdoor Luxury

Armstrong Development Ltd. is "really excited" about Makalii at Wailea and its 68 luxury two- and three-bedroom townhome resi-

dences, says Wayne Muraoka, the firm's vice president and Makalii project manager.

"The architecture, concept, limited number of units and location



Wayne Muraoka

make this property the only one of its kind in Wailea," he says.

"The clean lines of the buildings blend into the hillside, and all of the homes are oriented to capture stunning views of Molokini and Kahoolawe. Each home offers the ultimate in indoor-outdoor living, with the ability to open up the residence from the entry courtyard to the ocean-facing lanai.



Ocean view from a Makalii at Wailea luxury townhome
RENDERING COURTESY ARMSTRONG DEVELOPMENT

"Other unique features include floor-to-ceiling glass toward the ocean views and duel fuel and gas appliances. In addition, the gated community will feature a private residents' club with a reflective infinity pool, a culinary area and pavilion, a state-of-the-art gym with locker rooms and sauna and walking paths leading to micro parks."

All 68 units in the nine-acre development are sold out, Muraoka says.

"Armstrong Development will begin closing units this fall and continue through the fall of 2021. We believe the market for luxury residences on Maui will remain strong for the coming year."

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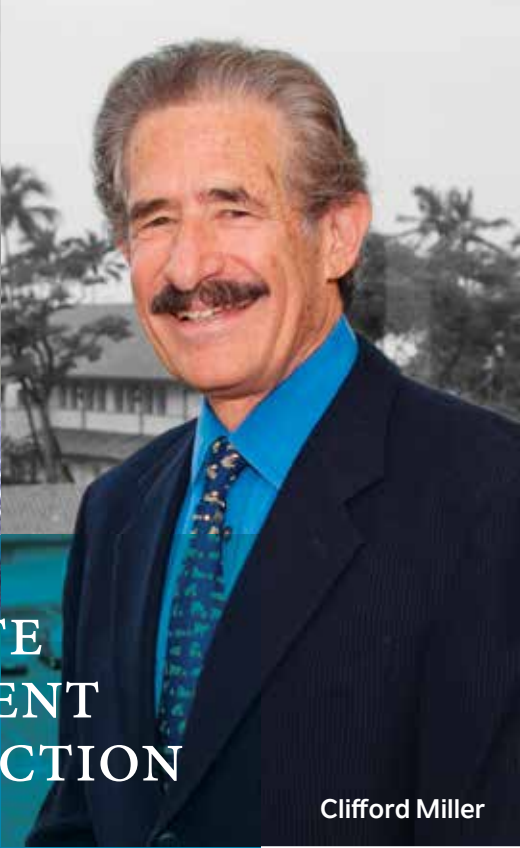
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Stack says, “will be its thoughtfully designed and livable residences with high-quality finishes. Azure Ala Moana will provide a complementary mix of uses, including for-sale condominiums, rental housing and commercial spaces, and will be the first project entitled as TOD to be constructed, offering a number of multi-modal options (bike storage, bike share, electric vehicle charging), in addition to being a five-minute walk to the planned rail station.”

JL Capital, co-developer with Avalon Development of TOD-linked Sky Ala Moana, “has invested more than \$100 million in properties located on Kapiolani Boulevard between the Hawaii Convention Center and Keeaumoku Street,” says Michael Vacchio, the firm’s vice president of construction and development. “One thousand housing units are planned for the area, as part of the area’s TOD development initiative.”



Michael Vacchio



Azure Ala Moana, valued at \$300 million, will be the first project entitled as TOD to be constructed. RENDERING COURTESY AZURE ALA MOANA LLC



Rendering of the elevated pedestrian walkway from Ward Village over Ala Moana Boulevard. RENDERING COURTESY THE HOWARD HUGHES CORPORATION

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THE ELEMENT GROUND BREAKING CEREMONY

A blessing and groundbreaking ceremony took place February 25th for The Element, a new 318-unit rental community in West Oahu. This project was awarded to Moss by Alaka’i Development, whose mission is to meet the housing shortage needs in Hawai’i. Similar to Kapolei Lofts in the heart of Kapolei, Moss is honored to partner with Alaka’i Development in bringing another quality project to West Oahu.

This project is scheduled to begin leasing in fall 2020 with completion in 2021. The new 325,000 square-foot project includes thirteen 3-story residential buildings, a clubhouse, swimming pool, and a 2-story fitness center. The Element will have easy access to the new Honolulu Authority Rapid Transportation (HART) station at the University of Hawai’i West Oahu, which will allow residents to commute via rail to downtown Honolulu.

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So far, the firm has acquired 12 parcels along the boulevard, Vacchio says, with some earmarked for 1700 Kapiolani, a future mixed-use tower.

Three blocks *mauka*, another big project is breaking ground in August.

ACK is GC for Hale Kalele, a \$104 million residential tower on the current site of Alder Street's juvenile shelter. The Kobayashi Group, The MacNaughton Group and others are project developers—along with the state of Hawaii.

Over the past eight years, says Elton Wong, Kobayashi Group vice president and project manager, judiciary services have outgrown the current facility. "The thought process is that the need for affordable housing could be combined with, and optimize, state lands," Wong says. "So the judiciary and the state got together."

A new Juvenile Service Center/ Shelter will occupy the first two floors of the new 20-story tower, Wong says, and is separate from Hale Kalele's 200 affordable rental units.

Nearby, in Kakaako's Ward Village, another state/private sector project is taking shape.

"Through this public-private partnership with the Hawaii Department of Transportation," says Todd Apo, senior vice president of community development at The Howard Hughes Corp., "we look forward to developing an elevated walkway over Ala Moana



Todd Apo

Boulevard to provide the community with a safe pedestrian experience. We are in the planning and permitting stage with our partners at HDOT, and will begin construction in 2021."

West Side Builds

Both Avalon and James Campbell Company have 2020 West Side projects under development.

Leowahine Center

"The Leowahine Center is the first phase of transit-oriented development redevelopment of the Robinson Estate's land-holdings at or near the West Loch Station," says Duane Shimogawa, Avalon Development Co. LLC project manager.

All six tenant areas in the nearly \$3 million, 8,782-square-foot project were leased before the building wrapped, signaling strong demand for these spaces (zoned BMX-3—business mixed-use). Lindemann Brothers is the general contractor.

Shops at West Loch Station

On behalf of the Robinson Estates Trust, Avalon is working on the second phase of the Waipahu area's rejuvenation: Shops at West Loch Station.

The multimillion-dollar renovation and re-tenanting of several spaces, which officially started in February, should take eight to 12 months. Honolulu Builders is GC.

Mokulani

James Campbell Co. recently completed \$12 million in on- and offsite development of its 13-acre Mokulani project, says Steve Kelly, president of Campbell's Kapolei Properties Division.

Upcoming vertical construction is reportedly in the works for a car wash, a gas station/convenience store and two auto dealerships.

"We have a variety of other projects underway and planned in the Kapolei area," Kelly says, "but Mokulani's location, size and uses make it a stand-alone endeavor for us."

Mokulani, James Campbell Company's 13-acre West Side development

PHOTO COURTESY THE JAMES CAMPBELL COMPANY



Steve Kelly

Way Out West

On Oahu's wide-open West Side, big new developments are in the works. One major stimulus is the city's ongoing expansion of the area's water

and wastewater facilities, such as at Honouliuli.

Pakkala is overseeing Kobayashi Group's Parkway Village at Kapolei, located on the *makai* side of Kapolei Parkway. The affordable rental development includes at least 404 units in two- to three-story buildings on 10 acres of city-owned land.

Studios, one-, two-, three- and four-bedroom models will be offered to tenants who meet 60 percent of the area median income. Five percent of the units will be offered to tenants who meet 30 percent AMI. Spacious, green Palailai Mall will extend through the Village and border its two preschools.

The Village will offer one "Community Preschool," with preference given to residents' children.



Parkway Village at Kapolei, Kobayashi Group's upcoming affordable rental development, will offer at least 404 units. RENDERING COURTESY DESIGN PARTNERS

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Five Football Fields

The city's Honouliuli WWTP Secondary Treatment Phase 1B project is charging full speed ahead to meet its construction schedule, says Romeo Vea, Nan Inc. project manager. "One of the most crucial aspects," he says, "is the enormous mass excavation required."



Romeo Vea

Most has been completed. Highlights include:

- Approximately 320,000 cubic yards of coral materials has been dug up, creating a crater five times the size of a football field.
- About 230,000 cubic yards were hauled away. Remaining material will be crushed for backfill.
- The East and West Retention Basins are serving as containment for surface run-off.
- After achieving mass excavation in the Aeration Basin area, probe and grout (P&G) activity immediately followed.

"More and more activities will be done concurrently when concrete structures will be completed," Vea says. "(This) will open up work for other trades—waterproofing, process piping and equipment, mechanical, etc."



Mass excavation at Nan Inc.'s Honouliuli Wastewater Treatment Phase 1B project. PHOTO COURTESY NAN INC.

Pakkala says it will offer "a credentialed, high-quality, team-based education platform—not daycare." Wong, Parkway's project manager, says the Community Preschool is "basically low-cost, or no cost at all. So it's getting the people who really cannot afford preschool."

Pakkala is also working with the state's Department of Education to bring a second, DOE-managed preschool for children in the Village and nearby areas. With room for 120 children, Pakkala says, the two preschools "can really impact the early education issue in this area."

Kobayashi's \$120 million development, with Coastal Construction Co. as GC, includes extending Manawai and Wakai Streets, all roadway improvements, infrastructure installation, commercial space and 647 parking stalls.

West Side residential developments in 2020 also include The Element, an Alakai Development market-rate rental complex valued at \$125 million, which broke ground in February with Moss Associates as GC.

At nearby Hoopili, "we will

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A Plan I single-family model in Gentry's new Kealii development
PHOTO COURTESY GENTRY HOMES

continue to build as fast as infrastructure and permits will allow" through 2021, says Mary Flood, D.R. Horton sales and marketing senior vice president. "It is anticipated that we will close between 325 and 400 homes, with a mixture of multi-family and single-family."



Mary Flood

Gentry Homes launched Kealii—a Kapolei community with 66 luxury single-family condominium residences as well as eight affordable homes—in February, and is



The Element's future clubhouse and pool

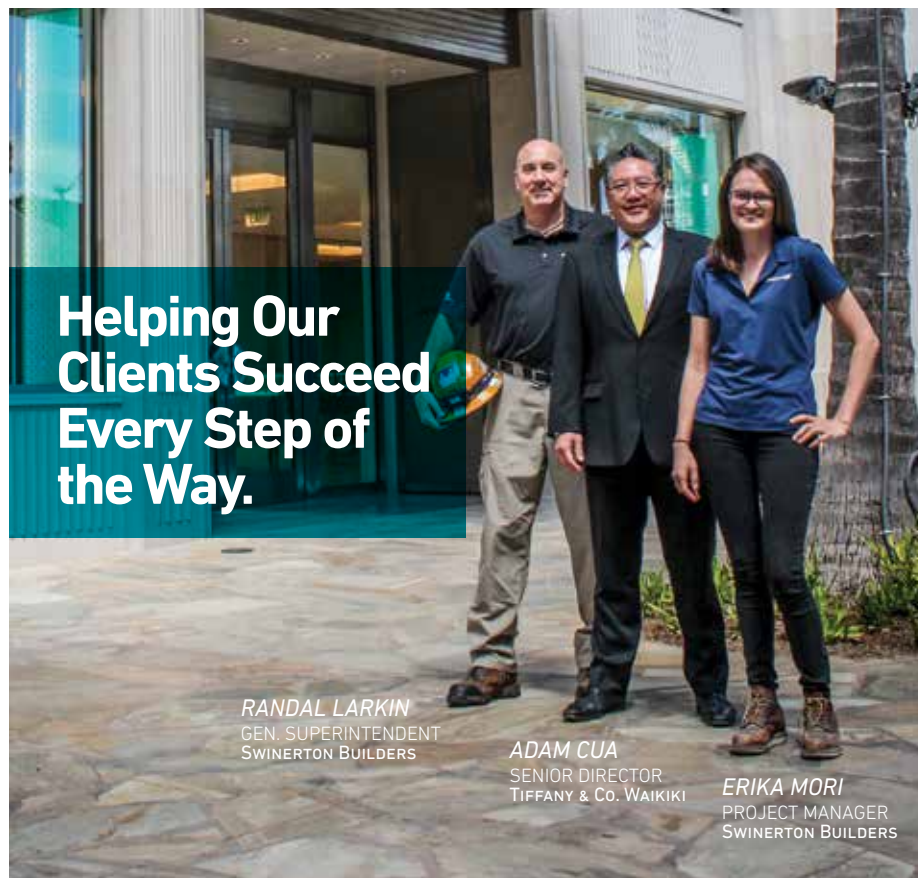
RENDERING COURTESY ALAKA'I DEVELOPMENT



When the first five single-family homes in Hoopili's Olena neighborhood were released, they sold the same day. RENDERING COURTESY D.R. HORTON HAWAII

opening Ewa by Gentry's NorthPark neighborhood in April. The home-builder celebrates its 52nd anniversary through 2020, says Rick Hobson, Gentry Homes vice president of sales

and marketing in Hawaii, and is continuing its mission "to build beautiful, well-designed quality homes and communities with a special focus on first-time homebuyers."



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2020 City Projects

Harrison Rue, City and County of Honolulu community building and transit-oriented development administrator, says that along with TOD incentives that encourage new Kapiolani Boulevard towers like Azure Ala Moana, Mandarin Oriental and Sky Ala Moana, the city is launching many new 2020 infrastructure projects that also support increased development.



Harrison Rue

Complete Streets

“Complete Streets are a big focus of TOD,” Rue says. Current and upcoming projects include:

- Repaving/major street rehabilitation
- Protected bike lanes, intersection improvements, wider sidewalks and a new bus priority lane
- Several project plans that improve rail station access from surrounding neighborhoods

Water/Wastewater Upgrades

Rue says the Awa Street Wastewater Pump Station/Force Main and Sewer System Improvements—Waiakamilo Road Trunk Sewer project is to be completed by June 30. The project’s upper part will be finished later.

“These improvements will support TOD projects on state lands such as Mayor Wright Homes,” Rue says, “as



Kamehameha Schools’ concept renderings of Kalihi/Kapalama’s future redevelopment

RENDERING COURTESY KAMEHAMEHA SCHOOLS

well as major TOD projects planned by Kamehameha Schools for their Kapalama properties.”

Benjamin Balberdi, Kamehameha Schools communications specialist, says KS is currently looking for development partners for its 105 acres in Kalihi/Kapalama as outlined in its 2018 Kapalama Kai Plan.



Benjamin Balberdi

Over the next 20 years, he says, KS will likely build a higher-density mixed-use community that includes approximately 4,500 to 5,000 new residential units as well as multi-level industrial and commercial facilities. TOD, Complete Streets and water/wastewater upgrades, he says, are “really a catalyst for what’s happening in the area. Our main focus in the next seven years or so will be on the residential part (of the Plan).”

Paul Kay, executive vice president and COO, Hawaii Region, Hunt Development Group, says the Hawaii Community Development Authority aided



Rick Hobson

in the recent re-submittal of Hunt’s draft environmental assessment to the state’s Office of Environmental Quality

Control for Hunt’s development of Kalaeloa.

While the current draft environmental assessment is for roadway improvements only, Kay says, Hunt’s role in its 550 Kalaeloa acres is that



Paul Kay

of master developer.

“Our business model is to work with professional homebuilders to construct for-sale homes that will be attractive to local families,” he says, adding that Hunt may also deliver commercial projects, to possibly include rental apartments.

Currently, Hunt is focusing on

Kalaeloa’s master-planning process and a total development program. Once the master plan with subsequent subdivisions of future parcels is in place, Kay says, “our primary business plan will be selling development-ready parcels to developers.

“To that end, our discussions with local homebuilders have been very positive, and we hope to announce a deal sometime later this year.”

A Steady Pace

Although there has been a slight

decline in the total number of recent projects breaking ground, Camp says, “along with the growth in Kakaako and Ala Moana corridors, there are many mixed-use communities under planning and development along the TOD corridor near stations in Waipahu, Pearlridge and Kapalama.

“There seems to be enough work ahead of us for 2020-2021 to stay at a steady pace,” she says, “albeit not as robust as we have seen in the past few years.” 🏠



The Kalaeloa Professional Center, one development within Hunt’s Kalaeloa holdings

PHOTO COURTESY HUNT COMPANIES



Jonathan Young became president of ABC Hawaii in 2009.

ABC Hawaii to Launch President Search

Young stepping down as head of the merit shop organization

BY DAVID PUTNAM

The Associated Builders and Contractors (ABC) of Hawaii is preparing to launch a search for a successor to Jonathan Young, who is stepping down as president of the merit shop organization effective April 9.

Former ABC Hawaii Chair Jeffrey Durham will take the reins on an interim basis and handle “day-to-day operations.” Durham, who retired a year ago as vice president of CC Engineering & Construction Inc., served on the ABC board for nine years.

Durham also is heading up ABC Hawaii’s search for its next president, which he says will officially begin after Young’s departure.

Under Young, ABC Hawaii has seen a growth in membership as well as building one of the state’s leading apprenticeship programs. The organization, founded in 1989, has 120 member contractors, suppliers and service providers, according to its website. ABC Hawaii represents two-thirds of approximately 4,500 of Hawaii’s merit shop-licensed contractors, according to Young.

Durham praised Young for how he brought “the chapter

up to level on par with the best-performing chapters in the nation.” Young also was key to membership growth and stabilizing the organization’s “cash-flow balance. He really tightened up the entire organization,” Durham says.

Young says he is leaving ABC “in a position to continue to succeed from when I took it over in 2009. Those were some dark and long days back then.

“I am going to fully retire, do some RVing before I get too old to drive, see the country, starting with the Pacific Coast highway first, then national parks, etc.”

Durham says ABC Hawaii has not set a timeframe to name a new president. “We want to take our time and find someone who will be a good fit. We don’t want to rush into it,” he says. “We would like to find someone who has a real passion for the merit shop and for the apprenticeship program.”

ABC Hawaii offers apprenticeships in five trades—carpentry, electrical, plumbing, painting and roofing—and Durham hopes the new leadership can “look to expand that.”

Young joined ABC Hawaii after almost a decade as district manager of Hawaii, Alaska and Guam for the Wacker Corp. 🏠



Jeffrey Durham

MAKING THE ISLANDS' ROADS SAFER

HDOT tests surface materials on Oahu's most risky driving areas

BY PRISCILLA PÉREZ BILLIG

Traveling over the 11-mile Pali Highway, drivers make their way across a nearly 90-degree hairpin turn on the Kailua side of two tunnels connecting Honolulu with Oahu's Windward side. The tight turn, often combined with moisture and gusty winds, is the route for an annual average of 42,000 drivers a day through the Koolau cliffs.

These characteristics make the hairpin turn a perfect test site for the Hawaii Department of Transportation Highways Division's new high-friction surface treatment (HFST). HDOT has also treated three additional test sites along Kamehameha Highway in the Hauula area and roads with heavy moisture and on tight turns.

"We want to increase the friction

in the area (Pali Highway) to make sure people have as much control over turns as possible," says Ed Sniffen, deputy director for HDOT's Highways Division. "We have signage that warns people of the turns, we have signage that asks them to slow down, advisory signs. But they don't always slow down in those areas, so we see a lot more slide-outs.

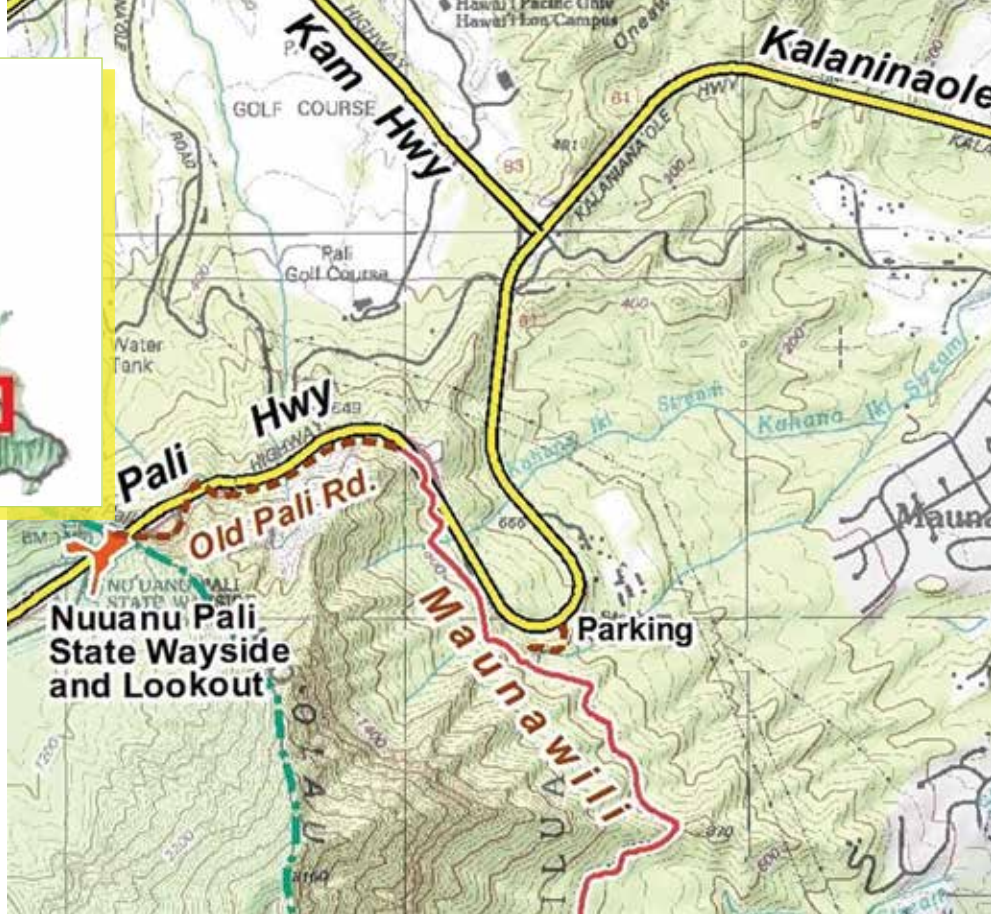
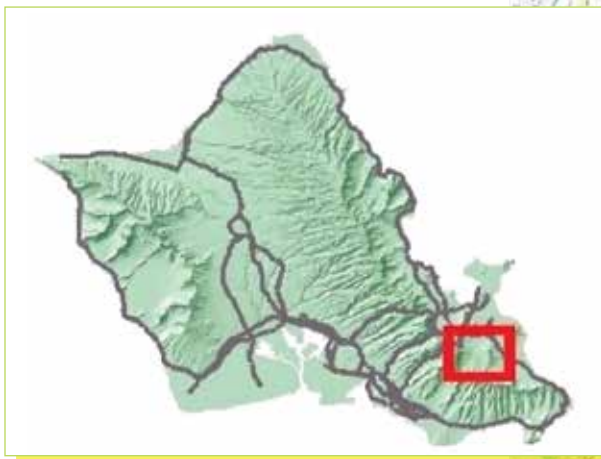
"Knowing that they don't always follow them, we want to put something in place that ensures we give them a little more friction around those turns."



Ed Sniffen



HFST application on Kamehameha Highway in Waiahole
PHOTO COURTESY HDOT



Sniffen says that when HDOT treated the Pali test site in November, it used stone matrix asphalt (SMA), a new mix that gives a longer life, as the layer beneath the HFST. More than 90 percent of Hawaii’s roadways are made of asphalt with SMA used on the hairpins in both directions—even on Pali Highway.

“HDOT’s current approach to increasing the life of a pavement is to use a polymer-modified binder in their dense-graded mixes,” says Jon Young, executive director of the Hawaii

The hairpin turn on the Kailua side of the Pali Highway
 PHOTO COURTESY NA ALA HELE PROGRAM, DLNR DIVISION OF FORESTRY AND WILDLIFE

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Jon Young

Asphalt Paving Industry. “It also uses SMA, which has been shown to have a life of 20-plus years.”

According to the National Asphalt Paving Association, SMA is a tough, stable, rut-resistant mixture that relies upon stone-on-stone contact to provide strength, and a rich mortar binder to provide durability.

After initial application, HDOT found that HFST does not bond well to SMA and so substituted it with a polymer-modified asphalt (PMA) to get

improved binding and strength. Closing down the Pali for about 12 hours for each direction, workers broke up the SMA before treating the area with HFST on about 8,000 square feet.

“In general the asphalt co-efficient numbers are around 40 or so,” Sniffen says. “When we start putting the HFST on top, it gets up to 100. (The co-efficient of friction is a measure of the amount of resistance that a surface exerts on substances moving over it.)

“First, of course, is the safety aspect. We know from people who are driving those areas, they say they can feel more grip around the treated turns. So, it’s all good. We are very



Laying asphalt

PHOTO COURTESY HAWAII ASPHALT PAVING INDUSTRY

Best Practices for Asphalt Pavements

The Hawaii Asphalt Paving Industry (HAPI) will be conducting two workshops for asphalt pavement best practices.

“Asphalt Basics”

Oahu, April 21, and Maui, April 23

The goal of the first one-day workshop is to provide a basic understanding of materials, production, placement and compaction operations that combine to produce a quality asphalt pavement.

“Next Level”

Oahu, April 22, and Maui, April 24

Attendees of the three-hour “Next Level” workshops are the inspectors. They will view videos of paving operations and then discuss what they saw.

“Please feel free to contact me with questions you have about our asphalt industry,” says HAPI Executive Director Jon M. Young.

Contact Young by phone at 847-4274 or email jon@hawaiiasphalt.org.

comfortable with that.”

Sniffen adds that HFST has a potential to rehabilitate pavements that are in poor condition throughout the state.

The "wearing" course, or top layer of the asphalt pavement system, is designed to create a smooth riding surface and seal the surface from water penetration. If the top layer is in poor condition but the base course portion, the real structural component of the pavement, is still in good condition, 2 1/2 inches of the top layer must be milled out and replaced with 2 1/2 to 3 inches—what Sniffen calls a “costly operation and highly impactful on the driving public.”

“If it gives us another 10 years, that would be perfect.”
—Ed Sniffen

“If we can use these (new) types of surface treatments, we can put in more surface friction where we want it and also rehabilitate our pavement in other areas where we have good, sound, solid base but just the wearing course is in poor condition,” Sniffen says. “If we can use these to rehabilitate our roads by putting on a thin layer, 1/8 of an inch to 1/4 of an inch, right on top of the wearing course, then we can give it more life without impacting the public tremendously, at a lower cost. If it gives us another 10 years, that would be perfect.”

Treatment involves mixing epoxy and Hawaii basalt crushed into sand granules overlaid on top of it. Once the area is prepared correctly, the mix is then dropped from a pre-determined height, epoxy layered in an even coating on top of the surface. On top of that layer, workers drop sand to make sure everything is covered up. Finally, the test site is finished off by being brushed with brooms to make sure all areas are covered evenly.

For now, cost for HFST runs \$25 to \$50 per square yard. Sniffen points out that the seemingly high cost is based on purchase of the small quantity used on test sites. Costs would significantly

dip if further use is confirmed and HFST is purchased in larger batches.

HDOT monitoring continues on the November Pali Highway test application and an approximately 12,000-square-foot Hauula treatment made about a year ago by crews from Goodfellow Bros. and subcontractor Grace Pacific. More time is needed before a conclusion can be made, according to Sniffen.

Now, sights are again set on the Windward side, where rain and waves splash on low-lying coastal roads and

tight turns and frequent ponding cause coastal erosion. The North Shore’s roadway base is strong, but the top pavement has not been rehabilitated in approximately 20 years.

“We’re looking at these treatments everywhere there are potential issues,” Sniffen says. “Everywhere we may have friction issues or tight radiuses where people could go over if they go too fast, or water in areas that could potentially make it slippery, we’re looking at this for treatment.” 🏠



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BACK to the BASICS

New leadership gauges the best direction to take the builders' organization

BY PRISCILLA PÉREZ BILLIG



Cheryl Walthall and Leslie Isemoto

For Leslie Isemoto, the 2020 president of the General Contractors Association of Hawaii, it is back to basics. His main goal is a concentrated effort to understand the needs of GCA's 500-company membership. But there's much more.



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The Associated General Contractors of America, of which GCA of Hawaii is a chapter, has named its local member a Special Recognition Winner of the 2020 AGC in the Community Award for its "Give Back to the Community" program. The award is designed to

**"We are going to follow through with our 'Give Back to the Community' program."
—Leslie Isemoto**

showcase the community service efforts of AGC chapters and members that epitomize the essence of charitable giving through actual hands-on service and donations to charitable organizations.

AGC President Dirk Elsperman



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presented the award during the annual AGC Convention at the AGC in the Community Awards Ceremony and Closing Keynote Session on March 12 at the Bellagio Hotel and Casino in Las Vegas. Isemoto says GCA of Hawaii is currently trying to determine what projects may be targeted this year, focusing on the annual goal to increase its membership size and the recruitment of young construction industry leaders.

“We are going to follow through with our ‘Give Back to the Community’ program,” says Isemoto, who also is president of Hilo-based Isemoto Contracting Co. Ltd. “We are going to build on what we did last year.”



Leslie Isemoto

GCA of Hawaii had maintained an annual fundraising drive that donated members’ time, materials and labor



(From left) Layne Machida, Dale Sakamoto Yoneda, Lori Isara, Leslie Isemoto, Cheryl Walthall and Emmett Kinney

for small construction projects involving Hawaii non-profit organizations. What the leadership did last year was to elevate the program by identifying small construction projects threatened with inaction due to lack of resources.

Members donated cash and materials, but also delivered hands-on exper-

tise. Kaiser High School’s Gathering Place project resulted in an outdoor social area where students have the opportunity to interact. Layton Construction, project partners and subcontractors, including Universal Steel and Hawaiian Cement, built the area from the ground up at an in-kind

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cost of \$175,000.

The second project is the Marina Breezeway, which provided a new, safe walkway for the Marine Corps Community Services' Marina facilities at Kaneohe Bay. Healy Tibbitts Builders was lead contractor with the help of other partners, such as Civil-Mechanical Contractor.

“Taking the pulse of the membership is really going to be important to help us decide where we go moving forward.”

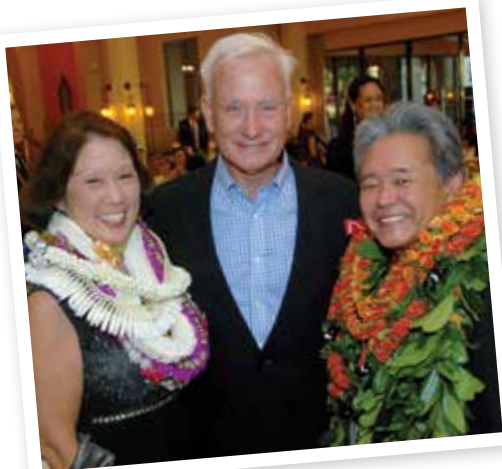
—Cheryl Walthall

Executive Vice President Cheryl Walthall joins GCA of Hawaii following more than a dozen years at the



Cheryl Walthall

Pacific Resource Partnership, which represents the Hawaii Regional Council of Carpenters and more than 240 member contractors.



Claire Isemoto, Mayor Kirk Caldwell, Leslie Isemoto



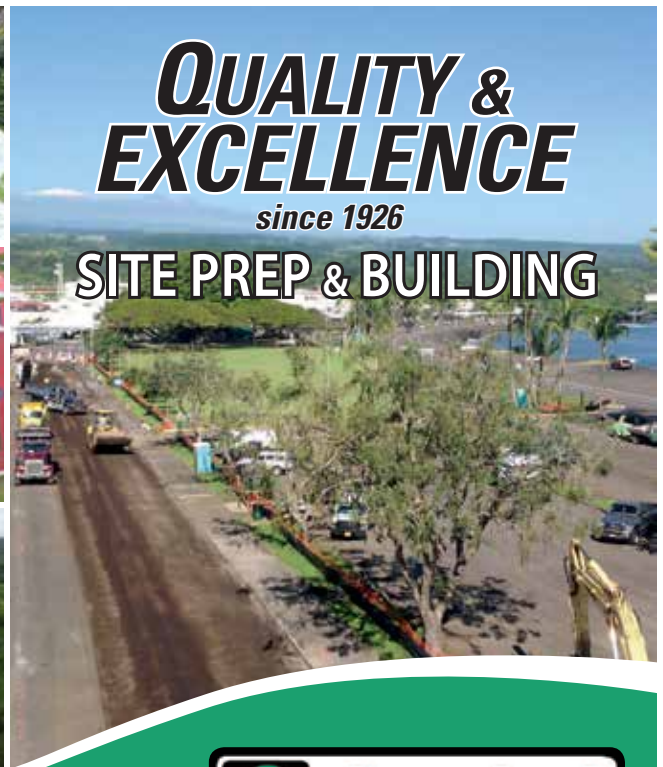
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“Working with all the contractors that belong to PRP really gave me a good understanding of the construction industry and what the contractors’ needs are,” says Walthall. “It helped me develop a lot of the relationships that have transferred over to the GCA now.”



(From left) Loren Tsugawa, Dave Haraguchi, Leslie Isemoto and Scott Yoshimura

Walthall adds that GCA of Hawaii has delivered a survey to its membership to help judge its needs and concerns.

“It’s a big organization and its been around a really long time (since 1932),” Walthall says. “Taking the pulse of the membership is really going to be important to help us decide where we go moving forward. I’ve learned that there are a lot of moving parts to this organization.”

2020 GCA Officers and Directors

PRESIDENT: Leslie Isemoto of Isemoto Contracting Co. Ltd.

1ST VICE PRESIDENT: Emmett Kinney of Healy Tibbitts Builders Inc.

2ND VICE PRESIDENT: Dale Sakamoto Yoneda of S&M Sakamoto Inc.

TREASURER: Lori Isara of Koga Engineering & Construction Inc.

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MIXING Technology in Paints

Advancements allow Hawaii painters to offer more options to clients for both interior and exterior coverings

BY JACKIE M. YOUNG

Some in the painting industry may claim “paint is just paint,” but the experts disagree. “Paints can be used for more purposes than just aesthetics and protection on residential, commer-



Maui Eldorado Resort in Kaanapali repainted in 2019 with Regency Exterior paints.
PHOTO COURTESY AMERITONE MAUI

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cial and industrial properties,” says Dean Nagatoshi, executive director of the Painting and Decorating Contractors Association of Hawaii (PDCA).



Dean Nagatoshi

“Due to recent advancements in technology, paints can serve other purposes not considered before.

“For locations that experience unpredictable rainy weather conditions that make exterior painting difficult, water-resistant paint has been developed to prevent the newly applied paint from washing away, should unexpected rain showers occur.

“For car paint technology,” Nagatoshi adds, “sound-absorbing paint has been developed to give drivers a quieter driving experience.

“While still in the research and development phase, solar paint may someday allow you to transform your building into a renewable energy generator. This could be a game-changer, if and when it hits the



Benjamin Moore’s Scuff-X is a proprietary paint engineered with cutting-edge protection against scuffs. PHOTO COURTESY HPM BUILDING SUPPLY

consumer market.”

Mel Rosario, painting estimator and supervisor at David’s Custom Roofing & Painting Inc., says “heat-deflect-

ing coatings and paints are popular to reduce cooling costs to our properties, and are also a more durable paint system that lasts longer in our moldy/



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mildewy/humid/hot environment. There are more customers asking about this type of paint and coatings in their estimates.



Mel Rosario

“Because these coatings are more expensive, as a cost-efficient way to protect their homes, they will opt to just paint a specific wall or area with the specialized coating, and paint the remaining areas using normal paint products.”

Rosario recommends frequent washing and painting in Hawaii’s tropical and moist weather—especially in parts of Oahu that are wetter—like the windward or central areas.

“The general rule of thumb is to wash yearly ... and paint at least every four to six years, especially in areas of the island where there is a higher incidence of wind and sun damage.”

—Mel Rosario

“For homes that are along the shorelines, paints endure a beating from the salt air and heat from the sun. This causes more peeling, rusting and bubbling to a home’s exterior. The general rule of thumb is to wash yearly using a mixture of Jomax, bleach and TSP cleaner, and painting at least every four to six years, especially in areas of the island where there is a higher incidence of wind and sun damage.”

Paints and paint products are becoming more specialized, according to Joni McGinnis, sales representative at Ameritone Maui.

“A few years ago, Zinsser introduced a primer that could kill mold

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and mildew,”
McGinnis says.

“Mold Killing
Primer is a water-
based primer
that contains an

EPA-registered anti-
microbial to prevent
the growth of mold,
mildew and other fungal organisms on
the paint film. It can be used to paint
over and kill mold and mildew prior to
painting.

“This is a time-saver, since you
wouldn’t need to treat existing mildew
prior to painting.”

The newest trend for interior and
exterior paints is low-sheen products,
says Diana Ancog, paint manager in



Diana Ancog

Joni McGinnis

Kona for HPM
Building Supply
on the Big Island.

“Satin, eggshell and
matte sheens have
replaced semi-gloss
as the most-ordered
paint for both interior
and exterior
applications,” she
says.

“Benjamin Moore’s new Scuff-X
interior paint has also been a popular
choice on the Kona Coast. This is a
proprietary scuff-resistant formula.
You can scuff a mallet across a wall
and see no marks. This is a great benefit
for residential homes, as well as
for Hawaii’s tourism industry where
maintenance in high-traffic areas is a
concern.”

According to Ancog, some of their
clients using the Scuff-X product
include the Mauna Kea Beach Hotel,
the Hapuna Beach Prince Hotel and
various restaurants and residences.

“We are also seeing a demand
for zero-VOC (volatile organic
compounds) interior latex paint. Zero-
VOC paint does not release solvents
into the air as it dries,” she says.

“While typical paint colorants
require certain chemicals that weaken
paint—making it thinner and more
difficult to apply—Benjamin Moore’s
exclusive Gennex color technology is a
zero-VOC colorant that instead fortifies
the paint, making paint colors last
longer in Hawaii’s unique climate.”

For other areas, Nagatoshi from
PDCA says elastomeric wall coatings
are the most popular products to



Painting, carpentry and spall repairs were performed by Kawika's Painting Inc. at UH's Waahila Faculty Housing in 2019.
PHOTO COURTESY KAWAKA'S PAINTING INC.



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“The waterproofing capability of an elastomeric wall coating will prevent moisture from entering the concrete and causing corrosion to the metal rebars in the concrete,” he says.

“Elastomeric roof coatings have been used for years to waterproof existing metal and built-up roofing systems. There is a cost savings, since elastomeric roof coatings can be applied over the existing roof, thereby extending its life and avoiding the cost of removal and installation of a new roofing system. The coating will reflect heat and help keep the interior of the building cool.

“Silicone roof coatings are now being used more extensively, due to their resistance to ponding water, and the ability of the silicone coating to maintain a clean appearance.”

But Steven Peterson, estimator and project manager for Kawika’s Painting Inc., notes a concern about fluid-applied roof coatings. “One drawback is, of course, the extremely intense brightness which is not always desired,” he says. “The reflectivity of the white

roof coating reduces heat. However, there are now cool paint/roof products that come in a variety of colors, and compared to previous products, are much more heat-mitigating.”



Steve Peterson

Peterson also describes the differences between membrane and non-membrane roof coatings: “The membrane coatings seal the existing roof. If there are seams, joints or cracks these will achieve a sound, sealed surface to keep out water and the environment. But some clients are willing to consider the benefits of the non-membrane roof coating, such as increased heat reduction in non-white colors, as well as greater color retention.

“Certain manufacturers recommend in some cases that these two product types can be used over the other—for an increased reflectivity, with an additional hardness to the finish to provide more durability.”

In larger settings, Nagatoshi says concrete parking decks and lanai floors are usually coated with Polyurethane Vehicular or Pedestrian Deck Coating Systems. “These materials usually require some time to fully cure and harden. The Deck Coating’s main purpose is to waterproof and prevent moisture from entering the concrete and causing corrosion to the rebars. Both of these coating systems have the ability to stretch with movement of the surface they are applied to.”

Finally, for hot sidewalks such as those in Hawaii which can measure up to 140 degrees Fahrenheit, PPG Industries Inc. has developed a special paint, according to Nagatoshi.

“New technology has allowed for the development of paint that will allow heat to pass through the top layer of paint, thereby creating a significant drop in the surface temperature of the sidewalk,” he says.

So the right choice of a new paint or coating could help create a much more livable environment for those of us here in the Islands. 🏠

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Anti-Theft Tips

Use best practices and new tech to secure your job site

BY BRETT ALEXANDER-ESTES

SecuritasSkywatch links an analytic camera system with a response.
PHOTO COURTESY SECURITAS HAWAII

Thieves broke into an enclosed DKI International Airport job site at about 11 p.m. on Dec. 20 and made off with more than \$100,000 in construction equipment, according to news reports.

Hawaii's Office of the Attorney General is investigating the case. The theft is also on the minds of local contractors.



Sanj Sappal

“Public safety related to trespassers and theft are big concerns,” says Sanj Sappal, Securitas Area vice president for Hawaii and Guam. “After hours, job sites aren't always as peaceful as they appear—especially unsecured sites. Sites can become places for vagrancy, arson, drugs and injuries.”

Sappal and other Hawaii security experts say that to prevent jobsite incidents, contractors should first identify jobsite weak points. The next step is often to install targeted technology. Typical weak points include:

Site Location

“Contact the local crime prevention team from the police department,” says Tracy Lawson, president and founder of Lawson Associates, a Hawaii safety solutions provider. “Get input on what to be aware of.”

Ideally, this



Tracy Lawson

includes the “types of crimes that have occurred within one to two miles in the past six to 12 months,” says Michael Gonzalez, Integrated Security Technologies (IST) director of technology.

Ask for the number of crimes against property vs. crimes against people, and how severe and frequent they were, he says. Ask for an estimate of how long it will take first responders to arrive at the job site after contact.



Drone Services Hawaii offers the DJI M210 with a Z30 zoom camera and a XT2 FLIR camera.

PHOTO COURTESY DRONE SERVICES HAWAII

Site Logistics

“Before we even step foot on the job site, we discuss security logistics with our team members,” says Seth Sperry, Layton Construction Co. LLC superintendent.



Seth Sperry

“Power, connectivity and low lighting must be taken in consideration,” Gonzalez says, since job sites usually can’t monitor security systems 24/7.

Identify jobsite assets, their value and where they will be stored when not in use, Gonzalez says. “Are spares available on-island? If not, how would theft or damage affect the project schedule?”

Site Layout

“Once we start site planning, we walk the site day and night to evaluate lighting, potential areas of concern and the surrounding vicinity,” says Sperry.

Lawson recommends looking “through the lens of a potential thief. Can they use your ladders or equipment to access areas you have not secured? Are you making it easy or hard for them to get in and be undetected?”

Every construction project should use a security firm for a site assessment consultation, as each site has its unique set of issues, says Sappal. Layton’s final site layout, Sperry says, shows “where we will install fencing, security cameras and any other best-management practices we identify as necessary.”

Fencing

Layton often installs 8- to 10-foot fences with dust screens at its job sites, says Sperry.



Senstar fence-mounted sensors detect and locate intruders at the fence line.

PHOTO COURTESY IST/SENSTAR



Construction equipment destroyed by arson on a Waimanalo jobsite
PHOTO COURTESY CRIMESTOPPERS HONOLULU

Gonzalez recommends installing a “fenced area within the job site that stores high-dollar equipment or material, with its own access control or perimeter monitoring system.”

Gonzalez says IST installs perimeter alarms and intrusion detection systems, often mounted on fencing. This can include “sensors or even cameras using analytic technology to detect people or vehicles. Additional surveillance equipment (can be) placed at entry/exit control points around the perimeter to detect people or vehicles coming or going.”

Lighting

“Lighting is always key,” says Lawson. “This makes it more challenging for thieves to go unnoticed.”

Surveillance

Besides standard security cameras that are actively monitored 24/7, Gonzalez recommends analytic cameras. They view many locations, and are accessed securely from remote areas across all devices.

Mobile video surveillance platforms, Gonzalez says, can be rapidly deployed in remote locations. They

often combine video analytic cameras with loudspeakers to communicate with trespassers, and have a cloud-based, self-powered security system.

Drones are also an option. “Drone Services Hawaii is providing customized drone security solutions to ...

better monitor job sites,” says Michael Elliott, Drone Services Hawaii president. With the firm’s waiver from the FAA that allows night flying and with trained personnel, Elliott says, “we can monitor large areas with visual and thermal camera systems onboard our drones.”



Michael Elliott

Securitas likewise offers integrated surveillance. “This year we are launching SecuritasSkywatch in Hawaii—our proprietary system of services that uses an analytical camera for surveillance and response,” says Sappal.

“These are mobile smart cameras that enable us to define perimeters and even talk through a speaker phone to those in the vicinity in real time,” he says.

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Signs

“Post signs such as ‘No Trespassing,’ ‘Private Property’ and ‘Security

Cameras in Use,’” says Beverly Ament, Island Insurance Companies Ltd. president.

Equipment

Disable high-value equipment at night “by removing key components or installing ignition switches. All tools should be locked during off-hours,” says Ament.

“Consider installing discreet GPS tracking devices on heavy equipment machines and generators,” says Sgt. Chris Kim,



Sgt. Chris Kim

a Honolulu Police Department officer overseeing CrimeStoppers Honolulu, a community crime-solving program.

Ament recommends permanently etching identification numbers “on everything from small tools to mobile equipment, excavation and construction equipment.”

Locks

“Put tools, equipment, materials away. Lock it up if you can,” says Lawson. “Use locks that are not easy to access or breach.”

Keys

“For enclosed sites, limit the amount of people that have keys to get in,” says Kim.

Don’t store equipment keys on the job site, says Gonzalez. “If that is absolutely necessary, store those keys in electronically-monitored key control boxes kept behind a locked and monitored door.”

And, says Lawson, “ensure the code and keys to locks are not widely shared.”

Inventory

“Save receipts, write down serial numbers, take photos, keep an inventory of items that you have,” says Kim.



The MorseWatchmans KeyWatcher, a touchscreen electronic lockbox, shows who has a particular key and when it is due back. PHOTO COURTESY IST/MORSE WATCHMANS INCORPORATED-USA

Deliveries

“Do not leave items out in the open to be seen,” says Kim.

“(Avoid) storage of supplies such as wooden pallets and cardboard boxes that can attract thieves,” says Sappal.

Sperry says Layton uses “an inventory management approach called ‘just-in-time delivery’ to help limit the amount of materials sitting on our site for long periods.”

Briefings

“Be proactive,” says Lawson. “Talk about security with the workers. Let them know you have an active plan and won’t take theft lightly.”

Subs/Temporary Workers

“Managers should take proper precautions to prevent thefts being committed by subcontractors or temporary workers,” Kim says.

Security Personnel

“Physical security guard services provide the shortest possible response times to incidents, and serve as a visible deterrent,” says Gonzalez.

“Typically, construction sites are looking for either overnight on-site security or periodic mobile patrol inspections,” says Sappal. “For larger projects, 24/7 security is sometimes required.”

Responders

“Have a good plan for the team member who will respond to the scene and meet the police or security company,” says Lawson. “Their safety is



Securitas Hawaii provides periodic mobile patrol inspections as well as other options. PHOTO COURTESY SECURITAS HAWAII

important, and they should know what you expect from them in this role.”

CrimeStoppers

If a site is robbed or vandalized, says Kim, call HPD and CrimeStoppers Honolulu.

CrimeStoppers is a “separate non-profit organization that works in partnership with HPD,” Kim says. “We are the link between the police, media and community. We solicit tips from the public regarding crimes, while keeping them anonymous and offering a cash reward.

“If you are a victim of a crime, work with your assigned investigator and request a CrimeStoppers release to help identify suspects and recover property. The investigator will then decide if they need our assistance.”

Contact CrimeStoppers at 955-8300 or via www.honolulucrimestoppers.org. 🏠

Healy Tibbitts Takes Top AGC Award

Healy Tibbitts Builders Inc.'s underwater waterline crossing project at Joint Base Pearl Harbor-Hickam has received the 2020 Associated General Contractors of America Construction Risk Partners Build America Award for New Utility Infrastructure.

The award honors the project, which wrapped in April last year, as "best of the best" infrastructure projects completed in the United States in 2019.

"The Healy Tibbitts' team is very honored to receive the Associated General Contractors of America's 2020 Build America Award for the recently completed NAVFAC Pacific's Replace 24-inch Underwater Waterline Crossing, Ford Island to Landing C, Joint Base Pearl Harbor Hickam project," says Rick Heltzel, Healy Tibbitts Builders president.

"The success of this extremely challenging project is due to the spirit of cooperation and commitment to partnering exhibited by Healy Tibbitts, the Navy and the Navy's engineering consultant Fukunaga & Associates."

Healy Tibbitts installed the final vital link of Joint Base Pearl Harbor-Hickam's regional water distribution pipeline system, which spans the bottom of the channel between Ford Island and Pearl Harbor Naval



On Pearl Harbor's waterline project, Healy Tibbitts installed 24-inch fusible PVC below the channel bottom.
PHOTO COURTESY HEALY TIBBITTS BUILDERS INC.

Shipyards.

The project provides improved carrying capacity as well as backup capability for the Navy's Pearl Harbor water system to maintain water service to all base facilities.

The project included installing 3,340 feet of new state-of-the-art 24-inch fusible PVC pipe below the channel bottom using horizontal

directional drilling (HDD) method. It also included installation of 834 feet of 24-inch and 1,661 feet of 12-inch ductile iron pipelines to make the connections to existing waterlines on both sides of the channel.

The awards were announced in March during AGC's annual convention in Las Vegas.

Three NAVFAC Pacific Jobs Win \$309M

NAVFAC Pacific in February awarded \$309 million for three separate projects on Guam, Hawaii and elsewhere in the Pacific and Indian Oceans.

Nan Inc., as part of Caddell-Nan JV, took the bulk of the awards with a \$204 million contract to build two Bachelors Enlisted Quarters (BEQ) at Marine Corps Base, Guam, with Alabama-based Caddell Construction.

The project calls for the construction of two six-story towers, each providing 300 rooms for unaccompanied enlisted U.S. military personnel.

"We are extremely proud that the U.S. Armed Forces has yet again

recognized Nan Inc.'s commitment to excellence in construction by awarding our Caddell-Nan JV another important contract," says Fooney Freestone, Nan Inc. president, referencing the JV's three other NAVFAC awards. "Nan Inc. continues to expand its presence in the Pacific, and our growing workload in Guam is a prime example of that." The project is slated to wrap by September 2023.

NAVFAC Pacific's \$60 million cost-plus-fixed-fee contract modification to add and exercise a six-month option period went to DZSP 21 LLC of Marlton, N.J., for base operating support (BOS) services at Joint Region

Marianas. Work will be performed at various Guam locations, and is slated to wrap in August 2020.

NAVFAC Pacific's \$45 million cost-plus-award-fee modification to increase the maximum dollar value of an indefinite-delivery indefinite-quantity contract went to AECOM Technical Services Inc. of Los Angeles. AECOM will provide architect-engineering services for comprehensive long-term environmental action at various sites, including Hawaii, within the NAVFAC Pacific area of operations. The term of this contract is not to exceed five years, with an expected completion date of August 2022.

WhiteSpace to Design Girls' Sports Facility at Aiea High

WhiteSpace Architects Inc. has been chosen to design a \$13 million renovation and addition to the athletic locker room and weight training facility at Aiea High School for the state's Department of Education.

Construction of the three-story, 28,780-square-foot facility is estimated to take 18 months. A general contractor had not been named as of press time.

The facility will house the first girls' locker room at the school. AHS girls' teams until now have shared facilities



Work is expected to begin late this year on the athletic facility at Aiea High School. RENDERING COURTESY WHITESPACE ARCHITECTS

with the P.E. department.

Due to the steep-sloped campus, the new facility will include a three-story elevator to improve ADA accessibility, according to the architects. Along with the locker rooms for girls, the design

includes a competition-size wrestling room, an improved weight-training room for all students, an outdoor teaching space, a new therapy and trainers' room, improved public rest-rooms and a concession area.

PDCA Installs 2020-2022 Directors

The Painting and Decorating Contractors Association (PDCA) of Hawaii announced its 2020-2022 directors on March 7 at the Kahala Hotel & Resort.

The newly installed directors are Lari Bloom of Zelinsky Company, Jaime Dominguez of JD Painting and Decorating Inc., Tamlynn Keliikoa-Figueroa of Metropolitan Painting and Environmental Systems Inc., Shawn Kurihara of Society Contracting LLC, Glenn Shiroma of M. Shiroma Painting Co. Inc., Victor Wyman of Jade Painting Inc. and Ronald Yanagi of Honolulu Painting Co. Ltd.

Dean Nagatoshi continues as executive director.

PDCA of Hawaii is comprised of painting, decorating, waterproofing and industrial coating contractors, associate manufacturers, wholesalers, distributors and dealers and affiliate contractors. The PDCA of Hawaii is affiliated with the International Union of Painters and Allied Trades (IUPAT), District Council 50.



The PDCA board includes, from left, Jaime Dominguez, Shawn Kurihara, Lari Bloom, Ronald Yanagi, Tammyln Keliikoa-Figueroa, Dean Nagatoshi, Glenn Shiroma and Victor Wyman.

PHOTO BY ANJ LEE



Members of the Pacific Resource Partnership's 2020 Executive Leadership Series.

PHOTO COURTESY PRP

PRP Names 2020 Cohort for Executive Leadership Series

Pacific Resource Partnership in February announced the second cohort for its Executive Leadership Series, a 10-month leadership development program that will train and invest in Hawaii's next generation of construction leaders.

The program runs from February to November 2020 and consists of 10 all-day sessions where participants cover topics relating to leadership, business development, communications, risk management and more.

"We established this program to nurture the next generation of our construction leaders and keep top talent here in Hawaii," said Mike

Formby, executive director of PRP, which represents the Hawaii Regional Council of Carpenters. "Our contractors are really seeing the value of this program and how it will help the next generation of leaders navigate our industry and ensure its success. Nearly half of the participants in this cohort have a colleague that graduated from our inaugural class."

The 2020 cohort includes: Dade Apao, Layton Construction Co. LLC; Chad Bloom, Zelinsky Company; Heather de la Garcia, Albert C. Kobayashi Inc.; Colin Fujiki, Swinerton Builders; Mark Gaspar, Nohoana Builders LLC; Gareth Gomez, Allied

Builders System; Garett Ichimura, Koga Engineering & Construction Inc.; Dave Kane, Structural Systems Inc.; Jason Kibler, KPRS Hawaii; Travis Kurosu, Allied Builders System; David Lagestee, Nordic PCL Construction Inc.; Greg Leis, Brett Hill Construction Inc.; Ray Morioka, Hawaiian Dredging Construction Co.; Greg Sakamoto, S&M Sakamoto Inc.; Rick Seki, Ridgeway Construction Inc.; Erick Strong, Strong Enterprises; Victor Szabo, Healy Tibbitts Builders Inc.; Wayne Thibaudau, Viking Construction; Rick Watts, Kaikor Construction Co. Inc.; and Scot Yoshimura, Isemoto Contracting Co. Ltd.

Healy Tibbitts Lands Grant to Equip Women with Safety Gear

Aiea-based Healy Tibbitts Builders Inc. is among 21 construction firms nationwide to receive grants to provide more than 300 fall protection safety harnesses designed for women.

The grants were announced on March 2 by the Associated General Contractors of America and Autodesk Construction Solutions. The grants, according to the AGC, are designed to address one of the most significant safety hazards for construction craft profes-

sionals and to recruit more women into high-paying construction careers.

"We recognize the need for more women to join the construction industry to help fill the labor gap, and keeping them as safe as possible must be top priority," said Allison Scott, director at Autodesk Construction Solutions.

The U.S. Occupational Health and Safety Administration reports that falls in construction are one of the "fatal

four" leading contributors to injury and death for workers in the industry.

The AGC is partnering with safety equipment manufacturers MSA and 3M to provide the safety harnesses designed with women in mind, and all winning firms are required to participate in training programs on the proper use of the harnesses.

The General Contractors Association of Hawaii is affiliated with the AGC.

NEW YORK

Free Amenities Provided to Crew at \$3B Jobsite

“An employee who feels better is more productive,” according to developer Tishman Speyer, which offers a slew of amenities to construction workers on its \$3 billion high-rise project The Spiral in Manhattan’s Hudson Yards.

Construction workers, reports constructiondive.com, receive haircuts and shaves, lunch, a massage to end the day and more, courtesy of Tishman Speyer and general contractor Turner Construction Co.



PHOTO COURTESY TISHMAN SPEYER

According to the developer, this is the first time an amenity app like ZO. has been offered to a construction workforce. The developer began using ZO. in 2017 to help its corporate tenants achieve a healthy work-life balance. First offered at its Rockefeller Center property in New York City,



PHOTO COURTESY DENVER INTERNATIONAL AIRPORT

ZO. is now available at 37 of the company’s locations in Europe and the United States.

Workers at The Spiral can use the ZO. app to schedule myriad amenities, including personalized online video fitness and well-being classes, blood pressure checks, BMI screenings, nutrition consultations and smoking cessation services.

VIRGINIA Construction Set for \$3.8B Bridge-Tunnel

Construction of the \$3.8 billion Hampton Roads Bridge-Tunnel expansion is expected to begin this spring and take approximately 55 months to complete.

Hampton Road Connector Partners, the design-build team, is working on the engineering required

for the launching pit where the tunnel boring machine will be staged, reports constructiondive.com.

Pete Reilly, the Virginia Department of Transportation’s deputy project director, updated the Norfolk City Council briefing in early February on the status of the project, noting it is still in the permitting stage.

Reilly said the tunnel boring will take more than two years. Final completion of both tunnel and roadway improvements is scheduled for November 2025.

COLORADO Hensel Phelps to Resume Denver Airport Construction

Hensel Phelps was scheduled to begin construction in March on the \$650 million Great Hall terminal project at Denver International Airport, according to reports.

The Denver City Council unanimously approved the \$195 million construction management and general contracting (CM/GC) services contract with Hensel Phelps that the council’s Business, Arts, Workforce & Aviation Services Committee approved earlier in February.

Hensel Phelps, which has offices in Hawaii, will resume work that was halted last year when Great Hall Partners’ contract was terminated. The duration of the contract is 22 months and is expected to be completed by the end of December 2021.



The tunnel boring machine
PHOTO COURTESY BRISBANE CITY COUNCIL



SiuFung Tang



Clay Patoc

G70 Hires Two Civil Engineers

Civil engineers **SiuFung Tang** and **Clay Patoc** have joined Hawaii design firm G70.

Tang will assist civil engineers and project managers on various projects, such as creating drawings and writing reports. He holds a bachelor's in civil engineering from the University of Hawaii at Manoa and holds two professional designations: American Society of Civil Engineers Hawaii (ASCE) and Young Member Forum Institute for Sustainable Infrastructure (ISI).

Patoc's duties include assisting project managers with preparing drawings and reports, construction documentation, material reviews and project coordination with subconsultants. He holds an associate degree in engineering technology from Honolulu Community College and a bachelor's in civil engineering from Arizona State University.

B+K Adds Five

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



Jamie Graellos

inspector on various Board of Water Supply projects.



Edward Yoshimura

manager on various Board of Water Supply projects.

Natalie Miller joins as project administrator on the firm's Waianae Wastewater

Jamie Graellos joins as project administrator on the firm's Honouliuli Wastewater Treatment project.

David Tamanaha joins as project



David Tamanaha

Edward Yoshimura joins as construction



Natalie Miller



Windy Husted

Treatment project. **Windy Husted** joins as administrative assistant on the firm's Tripler team.

Lui Joins Hunt

Joanne Lui has joined Hunt's Hawaii



Joanne Lui

Development Region as a financial analyst.

Lui provides project pro forma forecasting, underwriting valuation analysis and market research that support Hunt's development managers and executive management with firm projects statewide. Previously, Lui served as a senior accountant at Hunt's Ohana Military Communities. Prior finance and accounting positions include Forest City Hawaii, CBRE and Towne Development of Hawaii.

Lui holds a master's of business administration in finance from Hawaii Pacific University.



Off the Rack

Solar-cell shingles and tiles are sleek new rooftop energy options

BY BRETT ALEXANDER-ESTES

Shingles and tiles containing energy-producing solar cells—manufactured by CertainTeed, Tesla and RGS Energy—are replacing many rack-mounted rooftop energy systems.

The greatest demand is in more robust solar markets such as Hawaii, California and Texas, says Chris Fisher, CertainTeed’s manager of solar product development and marketing.



Chris Fisher

Solar shingles and tiles convert sunlight into electricity like traditional panels, Fisher explains, but are low-profile and eliminate rack-mounting intrusions.

“CertainTeed’s Apollo II and Apollo Tile II systems are designed to be integrated into asphalt shingle and concrete tile roofs, respectively,” he says.

Fisher says CertainTeed’s Apollo II line provides solar asphalt shingles, underlayments for waterproofing and fire resistance, and flashing which surrounds the array and waterproofs the transition to existing asphalt roofing.

Apollo Tile II, he says, provides

solar concrete tiles and the same underlayments, but doesn’t need flashing since the solar tiles integrate directly with existing tiles.

**“Apollo II and Apollo Tile II systems are ... integrated into asphalt shingle and concrete tile roofs.”
—Chris Fisher**

While it might seem that adding solar hardware would increase product weight, “Apollo II and Apollo Tile II solar roofing systems weigh about three pounds per square foot—similar to standard architectural asphalt shingles—and are one-half to one-third less heavy as a standard concrete tile roof,” Fisher says.

However, “prices are typically higher than an asphalt shingle roof with a traditional mounted solar system,” Fisher says, and “generally, the energy output of solar tile and

CertainTeed Apollo Tile II concrete solar tiles weigh about three pounds per square foot—similar to standard architectural asphalt shingles. PHOTO COURTESY CERTAINTEED

shingle systems is slightly less than rack-mounted solar systems.

“Customers do save on roofing costs since the solar roofing system reduces the surface area needing to be covered by traditional roofing, but it’s dependent on the specifics of each project,” Fisher says. “In most climates, our testing finds the tile and shingle systems to generate 4-5 percent less energy compared to our traditional rack-mounted systems.

“Apollo II and Apollo Tile II systems are tested to ASTM 3161 and achieve a Class F wind rating, which is the highest available,” Fisher says. “These systems can be installed in any wind zone in the U.S., including Florida’s high-velocity hurricane zones.”

CertainTeed provides a 25-year power output warranty on solar shingles and solar tiles and a 10-year warranty on wind speeds up to 110 mph. “In addition, we guarantee the installation workmanship for up to 25 years when a CertainTeed-credentialed solar contractor is used,” Fisher says.

Both CertainTeed solar systems with CertainTeed-supplied wiring and inverters are available locally, he adds.

“We have many Apollo II and Apollo Tile II installations in Hawaii.”

Jaws

Kenco Engineering introduces its new Slab Crab, a pavement-removal bucket designed to reduce the time and cost of removing concrete slabs and bridge decks. Concrete is saw-cut into manageable slabs and simply lifted out. The slabs can then be loaded



directly onto a truck bed. According to Kenco, a single operator can remove slabs cleanly without disturbing the sub-base. The attachment's new design features serrated upper jaws to keep slabs secure while lifting. The smooth lower jaw allows the operator to release the slab where desired.

www.kenco-eng.com



No Sweat

NoSweat is a disposable moisture-wicking performance hardhat liner. The SweatLock and No Scent technologies are engineered to instantly absorb head and face perspiration, keeping sweat out of the eyes, off glasses or protective safety eyewear, allowing sweat-free focus on the work at hand while reducing stains and odor. NoSweat is made with hypoallergenic materials that are thin, soft and lightweight. Typically, each liner has three to five uses but can vary significantly depending on the weather, the person and the use.

www.nosweatco.com

Swingin' Excavator

The 6-ton reduced-tail-swing 59-horsepower DX62R-3 is Doosan Infracore North America's latest addition to its compact excavator lineup. With just 4.9 inches of side overhang, the 13,779-pound DX62R-3 allows users to work in confined areas with more flexibility to maneuver. The machine has a 13-foot, 6-inch maximum dig depth and maximum reach of 21 feet, 4 inches. Doosan has also reconfigured its quick coupler hydraulic piping kit. The design of the DX62R-3 builds on the conventional machine by adjusting the positioning of the excavator upperstructure to the undercarriage to reduce tail swing length. Moving the swing center forward extends the machine's digging reach by 11 inches while maintaining the desired machine balance. The unit has a 6.18 cubic-foot bucket capacity and an overall width of 6 feet, 6 inches.

www.na.doosanequipment.com



Clamp Champ

Klein Tools offers a metal LED clamp light that rotates 360 degrees, pivots 90 degrees, is dust- and water-resistant and can be hand-held, easily clamped to a ladder or lift or can stand alone. It includes 4 AA batteries. Its light projects in front of you, reducing shadows. The glow head recharges when the light is on for easy retrieval in the dark. This light weighs less than one pound and is rated for drops of up to 10 feet. Run on high 250 lumens for eight hours or low 125 lumens for 10 hours. Item model number is 56029.

www.kleintools.com



Cat's Meow

Hawthorne Cat, the exclusive Cat equipment dealer in the Hawaiian Islands and the Pacific region, introduces the new D3 Series skid steer and compact track loaders, which feature several improvements in operator control and performance. With a wider door opening and more space in the sealed cab, the new D3 Series



loaders provide an improved operating experience. Intuitive joystick buttons and machine controls allow operators to focus on the job at hand without slowing down.

Hawthorne Cat's industry-first line of Smart technology recognizes attachments and converts the machine controls to match the attachment for increased machine utilization, work tool control and jobsite visibility. New industrial performance buckets offer additional capacity and productivity with more material moved per pass. Performance-tuned undercarriage and torsion axles also reduce machine pitching and rocking, while maintaining ride comfort.

www.hawthornecat.com

PDCA Installs New Officers

The Painting and Decorating Contractors Association of Hawaii installed its new officers and directors on March 7 at the Kahala Hotel & Resort.



Chancis Fernandes and Jessica Hamad, Hawaii Tropical Botanical Garden; Sonia Makizuru, Pacific Photo Co.



Dwayne and Tammyln Figueroa, Metropolitan Painting



Ron Yanagi, Teri Yanagi and Elmira Fukumoto, Honolulu Painting



Lari Bloom, Zelinsky Company; JoAnn Darkangelo and Anthony Darkangelo, FCA International



Jaime Dominguez, Jay Fujii, Naomi Fujii, Grant Umeda and Jannie Umeda, JD Painting



Naomi and Glenn Shiroma, M. Shiroma Painting; Elsie and Eddie Nitta, Lemke Chinen Tanaka CPA Inc.



Jimmy Wong, Jean Suh, Zelinsky Company; Mimi Hone, Pacific Photo Co.; Jeff Masatsugu, JM Consulting LLC



Dean and Yvonne Nagatoshi, Carrie Anne and Daniel Kobayashi, PDCA



Homer and Michelle Coloma, Tasha and Richmond Keliikoa, JD Painting



Crystal Ho, Jeremy Duarte, Missy Sills, Dale Sills, M. Shiroma Painting



Diane Nonaka, Sandy Ogawa and Jessica Wela, WE Painting



Dennis Lijewski and Russell Renken, JD Painting



Brenna McGurk, Gerald Schraepfer and Christine McGurk, Jade Painting



Erlene Matsuyama, Amber Kuitunen, Dawn Yamamoto, Eden Jara, M. Shiroma Painting



Clyde and Kathleen Tateishi, Harvey and Julie Bucaneg, JD Painting



Emergency Management Planning: Survival of the Fittest with Preparation

At the time of writing this article, the COVID-19 (aka coronavirus) is just starting to flare up as a potential major disruption to business in Hawaii. The possibilities range from a small epidemic which fizzles out during the summer when flu viruses tend to dissipate to a pandemic with far-reaching effects on the global community. As for Hawaii, it is very possible should it become a pandemic which spreads widely in the continental U.S., the Hawaii construction industry could be significantly disrupted.

It is not surprising that contractors are becoming very concerned about the potential impact this could have on their companies. For example, it could shake up supply chain distribution, key employees could become sick or be unwilling to come to work and risk infection, or government mandates could be imposed.

While many savvy contractors have crisis plans in place, most are simply outdated ideas in three-ring binders buried somewhere no one can find them, and are highly unlikely to consider a pandemic event.

Construction is a risky business and calamity does strike. Problem is, failing to prepare for an emergency is like failing to buy insurance—you might get away with it in the short term, but sooner or later you'll be glad it's there. Every contractor's business objective at this point should be to update or prepare an emergency management plan for COVID-19 or any other business disruption.

Vulnerability Assessment

Here are some questions to ask and answer to assess company vulnerability to this potential human and economic confrontation:

- What could happen?
- What would that mean?
- What's the likelihood?
- What's the impact?
- What are our internal capabilities?



Simple Ways to Prevent the Spread of COVID-19

While it may seem elementary, there are simple ways to prevent the spread of COVID-19, which include:

- Make sure your office and jobsites are clean by wiping down surfaces, desks, tables and telephones regularly with disinfectant.
- Place sanitizing hand dispensers prominently around the office and jobsite.
- Place posters in the workplace which emphasize regular washing of hands.
- Conduct safety meetings which include instruction and discussion on the latest news on COVID-19.
- Advise employees to stay at home if they begin to have a mild cough or low-grade fever.

Wise Preparation

In preparation, all staff should be

trained in case COVID-19 appears in your company. The plan should include isolating a sick (or apparently sick) person in the workplace away from other employees until they can be transported to receive proper medical care.

Also, review recent employee travel to determine if they have visited areas reporting cases as they may be at higher risk of serious illness. Implement proactive steps to ensure they are not infected. And consider increasing the amount of remote working to keep the organization operating while keeping employees safe.

Major Disruption Contingency Plan

In the event of the unlikely situation whereby the government imposes restrictions on the broader community such as travel or limiting public gatherings, which would be disruptive, a contingency for this possibility should be developed.

A communication process should be created to inform your employees, contractors and vendors of the contingency plan. Consider addressing the mental health and social consequences of a case of COVID-19 in your company. Assemble resources for employees from local and national health authorities which offer support and guidance.

Regardless of whether you've made preparations to date, now is the time to review and update your emergency management plan for any type of business disruption. Simple precautions, planning, training and ongoing communication can make a big difference. Action now will help protect employees and your business. 🏠

Garrett Sullivan is president of Sullivan & Associates Inc., a management coach who helps contractors clarify, simplify and achieve their goals and vision. Contact him at GSullivan@SullivanHi.com or 478-2564.

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