

INSIDE: CEMENT & CONCRETE PRODUCTS INDUSTRY DIRECTORY

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JANUARY 2020/\$5.00



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Youthful Leadership in a New Year

We've now wrapped up the second decade of this century, and as we begin a new year perhaps it's somehow appropriate that columnist Don Chapman spotlights Swinerton's new—and young—Hawaii Division chief Aaron Yamasaki in this issue of *Building Industry Hawaii*.

Only 31 years old, it's a cinch that Yamasaki will soon be joined by others of his generation and together they will have many productive years to lead the Islands' construction industry to, hopefully, a growing and prosperous future.

We also delve into the future of military-related building projects in Hawaii and across the Pacific. Despite concerns that Department of Defense construction spending is being given the short shrift by the White House, projects still look promising. GCA President Layne Machida tells us that “projections for 2020 indicate a continued increase in (military) construction activity, with approximately \$400 million of in-place construction work.”

A road-building experiment at a Kapolei interchange using carbon dioxide to fortify concrete apparently went so well that the state Department of Transportation is mulling its use for other road projects. Our report takes a look at the carbon-injected technology vs. a standard concrete mix.

This edition also includes the annual Cement and Concrete Products Industry (CCPI) of Hawaii Directory and Resource Guide.

And be sure to read the many views being shared about the two sets of codes for local plumbers. One expert says that the State Building Code Council's proposed adoption of revised statutes represents a “gut-and-replace” action against a longstanding code that Island plumbers have become comfortable with.

A hui hou,



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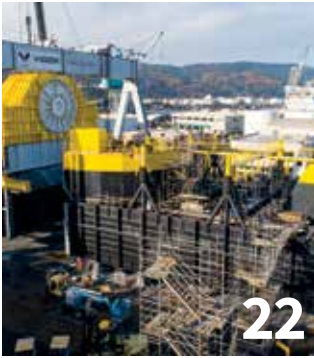


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On the cover

USS Charlotte, a Los Angeles-class submarine, homeports at Pearl Harbor. Photo courtesy Dave Amodo Design by Ursula A. Silva

COMING IN FEBRUARY

Building Industry Hawaii unveils the results of a survey of BIH's **2019 Top 25 Contractors** on who they list as Hawaii's **Red-Hot Subcontractors**. We also will have the winners of the **Roofing Contractors Association of Hawaii** annual awards. Our coverage will include a look **Inside ABC Hawaii** and at the status of the Islands' **Residential Construction** sector.



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JANUARY 1**Electrician 240 Class**

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

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

JANUARY 3**Deadline: AGC Lean Construction Education Program (Units 1-7)**

Jan. 3 is the registration deadline for the General Contractors Association of Hawaii (GCA of Hawaii) and the Associated General Contractors of America (AGC) credentialed Lean Construction program.

Classes begin Feb. 10, GCA Conference Room, 1065 Ahua St. To register with payment and more information, go to info@gcawaii.org or gcawaii.org or call 833-1681. Fee per course: \$250-\$500 for GCA members; \$350-\$600 for non-members. Substitutions available. The schedule of classes:

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

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

Feb. 11: Unit 3, Lean Work-structuring. This half-day class, the first unit in the Last Planner System, introduces the process of streamlining project plans and workflow. 7:30-11:30 a.m.

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

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

Feb. 14: Unit 6, Lean Design and

Pre-Construction. This half-day class explains the concepts of value-based management, lean design and relational contracting. 7:30-11:45 a.m.

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

JANUARY 11, 25; FEBRUARY 8**AIA Architectural Walking Tour of Honolulu**

Every second and fourth Saturday of the month, the American Institute of Architects Honolulu Chapter (AIA Honolulu) hosts a walking tour of Honolulu's architectural landmarks. Tour groups must be 4-12 people.

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

JANUARY 14-16**Construction Quality Management**

The GCA of Hawaii, the U.S. Army Corps of Engineers, Honolulu District and the Naval Facilities Engineering Command, Pacific Division present three-day mandatory USACE and NAVFAC training/certification for appointed contractor quality control system managers (CQCSM). Valid for five years. Two employees per company per course.

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

JANUARY 16**NAWIC Membership Dinner: "Team Communications"**

This monthly dinner meeting of the National Association of Women in Construction Hawaii Chapter features a presentation by Julie Strivens, a certified coach and trainer with The John Maxwell Team, a national business leadership company.

5-5:45 p.m. (networking); 5:45-6 p.m. (introductions); 6 p.m. (dinner/meeting/presentation). Honolulu Country Club, 1690 Ala Pu'umalu St. RVSP by Jan. 7 via <https://www.nawic-honolulu.org/>

events. Fee: \$40.

JANUARY 24-26**The 2020 Big Home Building & Remodeling Show**

The Building Industry Association of Hawaii (BIA-Hawaii) homebuilding and remodeling show is Hawaii's one-stop shop for the nearly 30,000 consumers who come each year to find just the right homebuilding professional, service or product. All exhibitors are licensed contractors and suppliers.

5-9 p.m. (Friday); 9 a.m.-7 p.m. (Saturday); 9 a.m.-4 p.m. (Sunday). Neal S. Blaisdell Exhibition Hall, 777 Ward Ave. Go to biahawaii.org for more information. To reserve a booth, contact Vanessa Vinson at 629-7511 or email viv@biahawaii.org. Fee: adult one-day admission \$8; adult three-day admission \$10; age 60 and over \$2 on Senior Sunday only; children under 10 free.

JANUARY 30**2020 Kick-Off Party: AIA Honolulu & AIA Hawaii**

Welcome the new year with colleagues and friends at the new Entrepreneurs Sandbox, meet your 2020 industry Boards and cheer newly licensed architects at the AIA Honolulu Chapter and AIA Hawaii State Council 2020 Kick-Off Party.

5-8 p.m. Entrepreneurs Sandbox, 643 Ilalo St. RSVP/register with payment at aiahonolulu.org by noon, Jan. 28. Fee: AIA and allied members \$45; associate AIA members \$35; non-members \$55; students \$25; walk-ins \$65.

FEBRUARY 3**2020 Kukulu Hale Awards: Call for Entries**

Entrants in NAIOP Hawaii's 2020 Kukulu Hale Awards, which recognize significant contributions to Hawaii's commercial real estate industry, must submit a letter of intent postmarked no later than Feb. 3.

All projects must be within the state of Hawaii and completed within the last three years: Jan. 31, 2017 to Jan. 31, 2020. Entry portfolios are due March 2. Winners will be announced at a Kukulu Hale Awards gala on May 1. For entry forms and information, call Barbie Rosario at NAIOP Hawaii, 864-7983, or email barbie@naiophawaii.org.

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Young Leadership

31-year-old Yamasaki is helping shape the future of Swinerton's Hawaii division



I've interviewed the leaders of most of Hawaii's biggest construction companies, and the new general manager of Swinerton Builders is unlike any of them.

For starters, at age 31, **Aaron Yamasaki** is of a different generation.

"It's come with its challenges," he says of being promoted last spring to run Swinerton and manage its office staff of 92 and a field force of 100. "But I'm very excited about the future. We have a great team here at Swinerton. It's been as much about me supporting them as they're helping support me. We have a good mix of experience here."

Asked what it's like having older workers reporting to him, Yamasaki is candid.



The lobby of the Westin Maui Resort & Spa



Aaron Yamasaki joined Swinerton seven years ago.

"It comes down to being respectful. I can only listen and be supportive and respectful of the ideas they have," he says. "By no means am I going to think I have more experience. I respect them for the experience they have. It gets back to relationships and partnerships. We need to rely on each other."

"What I've really learned here is the importance of relationships, within our company and also the greater community—other contractors, ownership groups, architects, design partners, client partners. Hawaii is a small community. You need a strong network

you can rely on. I don't see how you can do it any other way.

"I did a lot of paddling when I was younger. There are six of you in the canoe, and if anyone is out of sync it's going to mess up the flow of the boat and the efficiency. So being on the same page, being in sync with your team, is very important to me."

The Punahou grad, class of 2007, may be young, but he got a jump start in the business.

"I knew that I wanted to get involved in the construction industry fairly early on," he says from Swinerton's Bishop

Square offices—the boss, by the way, has a mountain view from his office, not the ocean view you might expect. "I had an uncle, **Randy Lau**, who ran a general contracting company, and worked for him one summer during high school, getting to know the ins and outs. This was out at Ford Island, got my hands dirty. It was super interesting to see the process and the work go in place. It gives you a real appreciation of what guys are doing. That's when my interest started getting going."

Yamasaki, who grew up in Kaneohe, enrolled at the University of

Washington, where he carried a double major that makes total sense in his job.

“Architecture and construction management,” he says.

“I started off with architecture. Growing up, I loved to draw, so I thought—this was me putting one thing together with another—I liked to draw and I was always pretty good at math, so architecture seemed like the way to go. I really gained a great appreciation for buildings and design, and sustainability as well. Then I started thinking about where I wanted to go with my life, so I added a second major, construction management.”

He’s been with Swinerton for seven years.

“I got my start at the Prince Kuhio Federal Building in Kakaako,” he says. “That was a complete renovation of the four-story courthouse. It ran five years, I was involved for three. It was super interesting and got me prepared for some of our hospitality work because we were working on an operating building, with judges, with the courts—federal courts just don’t shut down. It was interesting, shuttling people from area to area, renovating a floor at a time and then getting them moved back in.”

Swinerton is far from the only local construction firm utilizing some form of artificial intelligence (AI), but being of a certain demographic Yamasaki is particularly welcoming of technology, and his office’s access to it.



Swinerton is beginning a two-year renovation at Turtle Bay Resort.

“Swinerton is a nationwide company, 15 different division offices, coast to coast,” the Manoa resident says. “Our division offices operate as local, medium- to large-size general contractors within our markets. What I like is we have autonomy, but still have the backing and resources of a large nationwide contractor. A lot of the resources, like technology and systems, are consistent throughout our division offices. So we’re able to leverage things like BIM (building information modeling) and quality control and project management software to help make our projects more efficient and make us more effective as a contractor.”

“AI is making our pre-planning efforts a lot more effective. With a lot of the ground-up work we do, we’re able to model everything before we

actually build it. That cuts down on a lot of the guesswork that used to happen, and the conflicts between different trades. So we’re able to work with both the architect as well as subcontractors to bring everything together, including manpower scheduling.

“We’re starting to compile some of the AI scheduling programs. It breaks down things into module by module. It starts with a microscale and works up, using AI to test out different configurations and methods. You can load more manpower and see how that affects the overall schedule. You can load more OT and see how that impacts the overall cost. The end goal is to see what is the most efficient way to build a project.”

High tech recently came in handy with an ongoing project.

“Our building information department (virtual design and construction) can do 3D laser scanning,” Yamasaki says. “At the Queen Emma Building on Alakea Street, we found the as-built drawings that got designed around differed from what was actually built. That 3D scan identified those differences. Column sizes, for example, were very different from the plans. Surprise, surprise. So instead of discovering this during construction, we were able to go in and scan it, and find out where the issues are. It’s those efficiencies we’re looking for that can make us a more efficient contractor in the end.”

Swinerton’s list of projects is a diverse mixed bag.

“Our mix includes the (state) Department of Education,” he says. “Solomon Elementary at Schofield Barracks just had its blessing a couple of



Swinerton is adding five new classrooms at Campbell High School.

...continued on page 76

Contracts Slump to \$10.5M in November

Six government agencies awarded 14 construction contracts in November valued at \$10,550,734 to mark the slowest month of 2019.

With only December remaining, the year's jobs tally stands at \$571,287,109—a stunning 70.5 percent decrease from the \$1,936,838,661 after the first 11 months of 2018. By

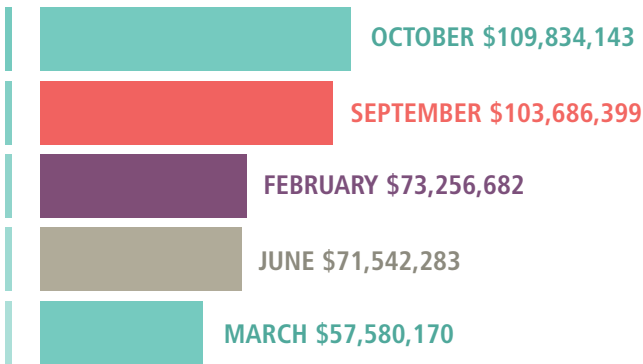
comparison, during the same time period in 2017, contractors reaped awards valued at \$1,156,904,588.

The Department of Accounting and General Services led the way in November with \$3,357,591 in awards, followed by the Department of Transportation at \$3,192,147. Most of the month's jobs were for work on Oahu and

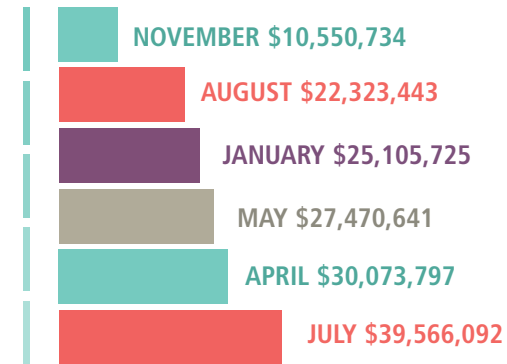
valued at \$6,377,975.

The single-largest award, of \$2,216,316, went to MEI Corp. for modernization of the elevators at Diamond Head, Lanakila and Leeward Health Centers. Earthworks Pacific Inc. had the next biggest job, worth \$2,040,000, for renovation at the Brian J. Baptiste Sports Complex in Kapaa, Kauai.

Best of 2019 ...

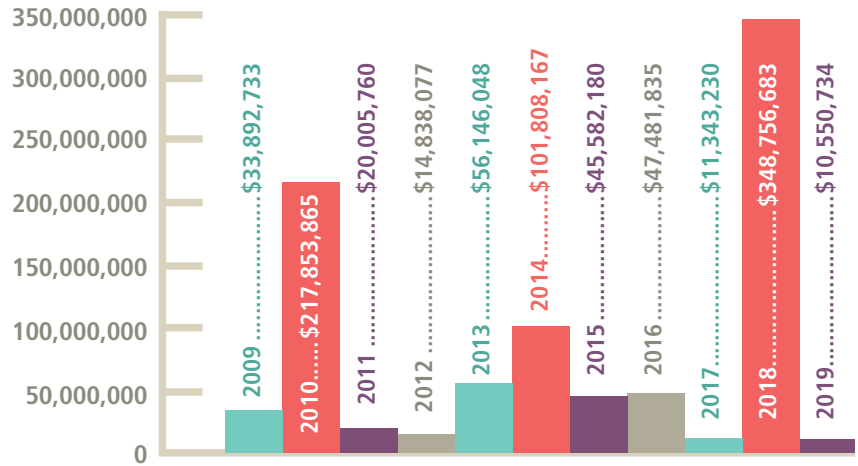


... and Worst



Comparing Novembers

2009.....	\$33,892,733
2010.....	\$217,853,865
2011.....	\$20,005,760
2012.....	\$14,838,077
2013.....	\$56,146,048
2014.....	\$101,808,167
2015.....	\$45,582,180
2016.....	\$47,481,835
2017.....	\$11,343,230
2018.....	\$348,756,683
2019.....	\$10,550,734



AWARDS BY AREA

Oahu	\$6,377,975
Kauai	2,413,523
Maui	1,530,389
Hawaii	228,847
Total.....	\$10,550,734

AWARDS BY AGENCY

DAGS.....	\$3,357,591
DOT.....	3,192,147
DOFKA	2,040,000
DOE	882,685
DHHL	583,911
UH.....	494,400
Total.....	\$10,550,734

Oahu

MEI Corp.	\$2,216,316
Diamond Head, Lanakila and Leeward Health Centers, Modernization of Elevators	
GP Roadway Solutions Inc.	1,279,080
Guardrail Installation at Various Locations (Area 1, 2, 3, 7, 4)	
Close Construction Inc.	1,141,275
State Capitol Building, Replace Carpet	
Doonwood Engineering	596,105
Monitoring, Maintenance and Emergency Repairs for the Potable and Non-Potable Water Systems, Daniel K. Inouye International Airport	
Abhe & Svoboda Inc.	494,400
Les Murakami Stadium, Spall Repair and General Repairs, University of Hawaii at Manoa	

Island Construction & Demolition LLC	452,911
Kanehili Pedestrian Access	
CDT Island Construction	118,000
Waipahu High School, Various Buildings, Install AC	
Summit Construction Inc.	79,888
Mililani Waena Elementary School, Bldg. D3, Install AC	
Maui	
HI Built LLC	845,592
Kula Highway, Guardrail and Shoulder Improvements, Omaopio Road to Sun Yat Sen Park, Makawao	
Certified Construction Inc.	684,797
Hana High and Elementary School, Miscellaneous R&M FY16	

NOVEMBER'S TOP 10 CONTRACTORS

1. MEI Corp. (1)	\$2,216,316
2. Earthworks Pacific Inc. (1)	2,040,000
3. GP Roadway Solutions Inc. (2)	1,652,603
4. Close Construction Inc. (1)	1,141,275
5. HI Built LLC (1)	845,592
6. Certified Construction Inc. (1)	684,797
7. Doonwood Engineering (1)	596,105
8. Abhe & Svoboda Inc. (1)	494,400
9. Island Construction & Demolition LLC (1)	452,911
10. George M. Oye Inc. (1)	131,000

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

Hawaii

George M. Oye Inc.	131,000
Punone Road Improvements, Nienie Pastoral Lots, Hamakua	
Isemoto Contracting Co. Ltd.	97,847
Slope Repairs at Storage Yard, Kawaihae Harbor	

Kauai

Earthworks Pacific Inc.	2,040,000
BJB Sports Complex Renovation, Kapaa	
GP Roadway Solutions Inc.	373,523
Guardrail and Shoulder Improvements at Various Locations, Part 5, Lihue	

LOW BIDS

The companies below submitted the low bids in October for the work detailed. Submitting the lowest bid is not a guarantee of being awarded the job. However, it is a strong indication of future work, and subcontractors can plan accordingly.

Oahu

Grace Pacific LLC	\$8,277,777
Leeward Bikeway, Philippine Sea Road to Waipahu Depot Street	
Apply-A-Line LLC	4,888,881
Rubber Removal and Pavement Markings Maintenance Statewide	
57 Engineering Inc.	4,213,400
Kapaa Transfer Station Renovations	
Hawaii Works Inc.	4,190,676
Rehabilitation of Localized Streets, Phase 20B	
Hawaii Works Inc.	2,328,319
West Loch Golf Course, Drainage Improvements, Phase 1	
Maui Kupuno Builders LLC	1,985,176
Rehabilitation of Streets, Unit 87 (Ward Avenue)	
MJ Construction Co.	934,000
Honolulu Zoo, Bird Holding Facility	
57 Engineering Inc.	769,669
Waiau District Park, Recreation Building Improvements	
Paul's Electrical Contracting LLC	621,700
Kaneohe Police Station, Microwave Radio Tower Replacement	
Maxum Construction of Hawaii LLC	569,194
Les Murakami Stadium, Spall Repair and General Repairs, University of Hawaii at Manoa	
Paul's Electrical Contracting LLC	527,700
Kalihi Police Station, Microwave Radio Tower Replacement	
Summit Construction Inc.	504,888
Millilani Middle School, Miscellaneous R&M FY2013	
Hawaii Works Inc.	214,012
Erosion Control Improvements at Aiki Street	
Maui Kupuno Builders LLC	175,000
Waiialua Elementary School, Area 03, Resurface Parking	
Certified Construction Inc.	120,000
Waipahu Intermediate School, Miscellaneous R&M FY16	
Pacific Construction Builders Inc.	105,000
Vehicle Barriers, Gates & Security Fence Installation and Repair, Wahiawa	
EBJ Construction Inc.	33,400
Hawaii State Public Library, Interior Repairs and Painting	
Abhe & Svoboda Inc.	33,000
Kapolei High School, Football Stadium, Remove and Replace Safety Cables Around Light Pole Cages	
CMT Hawaii	19,999
Kalaheo High School, Athletic Field, Remove and Replace Perimeter Chain Link Fence and Gates	
AL&C Mechanical & AC Corp.	19,500
Kauluwela Elementary, Bldg. 2, Replace Gutters and Downspouts	

Maui

HI Built LLC	2,204,280
Piliari Highway Safety Improvements, North Kihei Road to the Vicinity of Wailea Ike Drive, Wailuku/Makawao	
Alpha Inc.	1,881,659
Napili No. 3 WWPS Force Main Replacement Project, Lahaina	
West Maui Construction	1,837,174
Iao Valley Sewer Line and Water Line Rehabilitation Project, Wailuku	
Alpha Inc.	1,444,714
Napili No. 4 WWPS Force Main Replacement Project, Lahaina	
Goodfellow Bros. Inc.	1,123,700
Lanai Parks Batting Cages	
Trimax	924,880
Kahului Water Reclamation Facility, System Integration for SCADA and RTU Upgrade	
Upcountry Electric	559,781
Electrical Work for Wailuku-Kahului WWRF RTU Upgrade	
Maui Paving LLC	453,172
Upcountry District Resurfacing, FY19	
Betsill Bros.	399,386
Maui Police Department, Fuel Tank Replacement, Wailuku	
Betsill Bros.	321,099
Kalana O Maui Data Center AC Replacement	
Elcco	210,200
Central Maui Landfill System Control and Data Acquisition	

Betsill Bros.	132,232
Countywide WWRF Concrete Rehabilitation Project	

Hawaii

Hawaiian Dredging Construction Co. Inc.	636,000
Hawaii Belt Road, Wailuku Stream Bridge Spall Repairs, M.P. 2.74	
Site Engineering Inc.	208,300
Hale Kaulike Parking Lot Y, Install Electric Vehicle Charging Station and Related Improvements, Hilo	

Kauai

Maui Kupuno Builders LLC	12,997,853
Island Wide Road Resurfacing, FY20, Lihue	
Hi-Tech Rockfall Construction Inc.	3,875,744
Kuhio Highway, Emergency Slope Stabilization in the Vicinity of Kalihiwai Bridge	
Layton Construction Co. LLC	2,625,150
County of Kauai Helicopter Hangar	
Certified Construction Inc.	1,938,728
Kauai Judiciary Complex, Reroof and Related Improvements, Phase 1 & 2	
MEI Corp.	1,031,508
Kauai Community Correctional Center, Restrooms and Showers Repairs and Improvements	

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Garnishing the Hospital Dining Room

Constructors Hawaii completes the Kobayashi & Kosasa Family Dining Room at Kapiolani Medical Center for Women & Children

BY DAVID PUTNAM

In the *makai* Diamond Head corner of the new Kobayashi & Kosasa Family Dining Room at Kapiolani Medical Center for Women & Children is an interactive video floor where *keiki*—and others—can play.

It's one of many stellar features of the project, says David Thom, executive vice president of general contractor Constructors Hawaii Inc. (CHI).

"The floor monitors have optic sensors that react when stepped on, and offer a variety of interactive games and activities that families can enjoy," Thom says.

The Kobayashi & Kosasa Family Dining Room on the hospital's second floor opened to the public in

late November. The project includes a 14,000-square-foot eating area with more than 200 seats and a 9,000-square-foot kitchen. The area also has an 1,800-square-foot *lanai* and adjacent office and conference room spaces. CHI began work on the project last January and completed the job in October.

"A new Diamond Head Tower kitchen and dining room was needed to enhance the experience of the patients, families, visitors and staff to feel relaxed in a welcoming and comfortable environment," Thom says.

The new dining space also features seven serving areas, three conference rooms, a Starbucks and cellphone charging stations.

Designed by Peter Vincent Architects, the new Dining Room is named in honor of the Kobayashi and Kosasa families who are longtime



David Thom



Bert and Susan Kobayashi and Dr. Thomas Kosasa at the public opening of the new Dining Room at Kapiolani Medical Center for Women & Children.



SPOTLIGHT ON SUCCESS

benefactors of the hospital. According to the hospital, the kitchen and dining facility was funded by a gift from the two families, who also support the Campaign for Hawaii's Children that funded the construction of the Diamond Head Tower.

Family names Kobayashi and Kosasa are mounted on the dining room's wall. Bert Kobayashi is the founder and senior advisor of the Kobayashi Group, a real estate development/investment firm in Hawaii. Thomas Kosasa is an obstetrics and gynecology specialist and serves as a board member for the Kapiolani Health Foundation.

"I think the general contractor did a great job on the Kobayashi & Kosasa Family Dining Room," Kobayashi says. "It is a bigger, friendlier, more welcoming space. The Starbucks coffee station will be an appreciated addition. The new Dining Room will be good place for the staff, patients and their families."

Adds Kosasa: "It is a very special honor that the Kobayashi family and the Kosasa family have helped to create such a world-class dining facility. Just walking



The Dining Room begins to take shape at the hospital.

through the front entrance sets the stage when passing by the bamboo reliefs and then to see the stunning use of space and color as one enters the dining room really confirms Kapiolani's decision to have Peter Vincent as our architect.

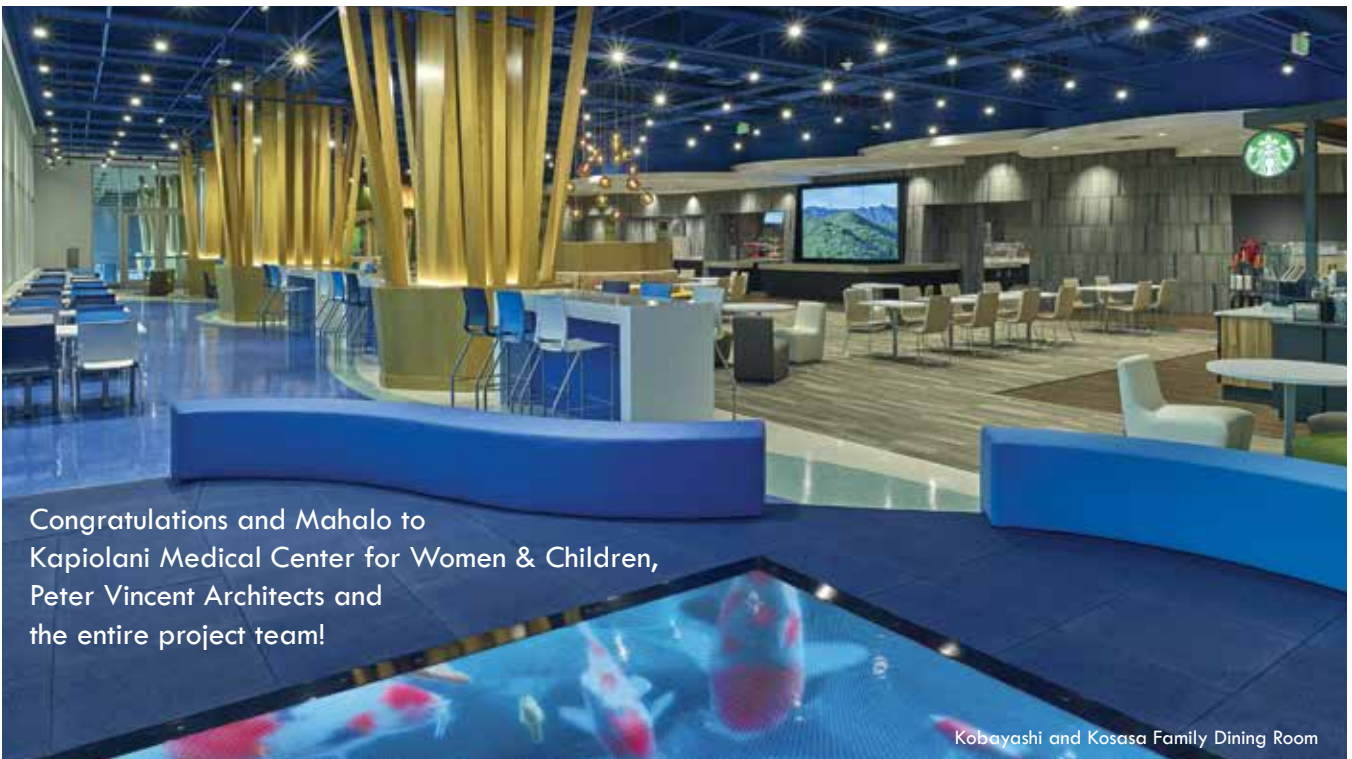
"I spent many visits following the build-out by Constructors Hawaii," Kosasa adds, "and was so impressed by their attention to detail and their commitment to use only the finest of

materials. There is no question that there is no hospital dining room as beautiful as our dining room at Kapiolani."

Thom points to the visual appeal of the area.

"To achieve the shoreline feature of the design, Peter Vincent Architects specified different colors of terrazzo to represent the sand and the ocean," he says. "Various samples were created and reviewed for the architect's selection."

BUILDING HEALING ENVIRONMENTS.



Congratulations and Mahalo to Kapiolani Medical Center for Women & Children, Peter Vincent Architects and the entire project team!

Kobayashi and Kosasa Family Dining Room

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Thank you to Dr. Tom Kosasa,
whose generosity brought a vision to life.



We're proud to have partnered with
Dr. Kosasa to create the new
Kobayashi & Kosasa Family Dining Room
at Kapi'olani Medical Center
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KOBAYASHI
GROUP

SPOTLIGHT ON SUCCESS

The kitchen area, he adds, required a special technique. “Under the kitchen is a deep depressed slab for waterproofing purposes,” Thom says. “In order to fill the depression without overloading the capacity of the structural members, structural foam was used as a filler between the existing depressed slab and the new concrete topping.”

The project’s challenges also involved “deliveries of materials that did not fit in the freight elevator, and deliveries using oversized vehicles due



Installing the walls and pillars of the Dining Room



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to the overhead clearance in the parking garage.

“Some oversized materials had to be put on dollies and walked up from the street level to the third-floor parking garage, and then across a pedestrian bridge that connected to the jobsite,” he says.

“In addition, getting the parking stalls cordoned off for deliveries in the garage was also a challenge due to numerous multi-day overnight vehicles. Deliveries had to get scheduled several days in advance so the parking stalls could be reserved as they became available.”

Another obstacle, Thom says, was “scheduling the crane lift to place the mechanical equipment on the roof which required immense effort to shut down the one-way Bingham Street that has apartment buildings on the Diamond Head side of the hospital. A schedule and traffic control plan had to be reviewed by the state and the hospital and communicated to the hospital staff, patients and visitors.”

The main construction tasks included demolition, waterproofing, concrete, utility rough-in, wall and ceiling framing, finishes (millwork, painting, flooring, storefront, tile, lighting) and installing kitchen equipment.

According to the hospital, “the design elements of the space reflect the sustainability of the Hawaiian land division concept of an *ahupuaa*, the wedge-shaped land sections that run from the mountains to the sea. The design features the three main elements of the *ahupuaa*—*mauka* (mountain), *kula* (plains) and *makai* (sea)—in the selection of natural materials, which transition from one zone to the next, yet harmonize in a sophisticated, yet playful manner.”

In a statement, Martha Smith, chief executive officer of Kapiolani Medical Center, notes that the Dining Room is



The Dining Room includes an interactive video floor where kids can play.

where “patients, families and visitors spend time to unwind and relax, and it was important for us to create a welcoming and comfortable place of respite that did not feel like a typical hospital cafeteria.



Martha Smith

“We’re very excited to have this new space and new menu items to enhance the dining experience for our patients, families, visitors and staff.”

Smith also notes that the Kobayashi & Kosasa Family Dining Room “is an important next step in completing our Diamond Head Tower.” The five-story 200,000-square-foot tower at Kapiolani Medical Center opened in July 2016. It houses neonatal intensive care and pediatric intensive care units, a rehabilitation services department and an emergency department.

Its new dining space, which is three times larger than the previous dining room, has new serving areas: Pizza, Grab & Go, Salad Bar, Entrée, Grill,

Deli Bar and Action Station.

“Most dining rooms are utilitarian with an open area with tables and chairs, but the *mauka-to-makai* theme of this dining room is unlike any other,” Thom says. “The architect, Mike Subiaga, and his team at Peter Vincent Architects did a great job of fulfilling this design intent by creating architectural features and selecting finishes and textures to express the various elements.”

Thom also lauded the efforts of Francis Jusuf, design and construction project manager at Hawaii Pacific Health.

Additionally, Thom adds, “many subcontractors contributed to this project, with some having larger roles than others, but each one played an important role toward executing the construction.

“CHI is grateful to the entire team from material suppliers to subcontractors to the architect and hospital staff for completing this successful project. Although it was a challenging project, the entire team came together and constructed a project that the entire community can be proud of.” 🏠

Congratulations
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‘HAWAII IS WELL-POSITIONED’

Department of Defense’s 2020 Isle projects remain central to U.S. Pacific strategy

BY BRETT ALEXANDER-ESTES



Final assembly of the 826-ton Ocean Energy Buoy in Oregon. Once the device is installed in Kaneohe Bay, it will be the largest-capacity wave energy device installed globally. PHOTO COURTESY OCEAN ENERGY

The 2020 National Defense Authorization Act passed in December provides a myriad of Department of Defense (DOD) construction opportunities in Hawaii.

According to a November statement by U.S. Rep. Ed Case, these will likely include:

- \$60 million for Phase 5 of the U.S. Army Pacific (USARPAC) Command and Control Facility at Fort Shafter;
- \$134 million for a new Bachelor Enlisted Quarters for Marine Corps Base Hawaii at Kaneohe Bay (MCBH);



U.S. Rep. Ed Case

• \$54 million for Phase 1 of the West Loch Magazine Consolidation Project at Joint Base Pearl Harbor-Hickam (JBPHH); and,

• \$68 million for a new Special Operations Force Undersea Operational Training Facility, JBPHH.

As of publication, Naval Facilities Engineering Command (NAVFAC) Hawaii confirms that the JBPHH and MCBH projects above are slated for Fiscal Year 2020 award, as are the following projects:

- Salt Water and Potable Water Lines replacement (\$20 million–\$50 million), JBPHH; and,
 - Repair Facility H1 Hotel Pier (\$10 million–\$25 million), JBPHH.
- “Projections for 2020 indicate a

continued increase in (military) construction activity, with approximately \$400 million of in-place construction work,” says Layne Machida, 2019 president of the General Contractors Association of Hawaii.

A Steady Stream

These inbound projects will bolster Hawaii contractors, who are still busy with current military construction.

“DOD contracts performed here in fiscal year 2019 are still being tallied,” says Sherry Menor-McNamara,



Sherry Menor-McNamara

president and CEO of the Chamber of Commerce Hawaii, “but are currently at \$1.7 billion.”

As part of its long-standing green energy policy, the DOD in 2020 will also start new microgrid construction at JBPBH and anchor an experimental ocean-based energy system off MCBH.

Construction opportunities in the greater Pacific are also expanding, says Case: “The U.S. military is in the beginning stages of shifting more resources into the Indo-Pacific, which is now the DOD’s priority theater.”

Local Lineup

HENSEL PHELPS

“Military construction activity is currently strong, with projects scheduled for 2020 to continue energizing this market sector,” says Tom Diersbock, Hensel Phelps Co. vice president.



Tom Diersbock

The firm’s 2020 projects in Hawaii are valued at



Hensel Phelps’ third phase of construction for U.S. Army Pacific’s (USARPAC) new Command and Control Facility, valued at \$303 million, continues at Fort Shafter. Phase 2 of the facility was completed and turned over to the command in Sept. 2019.

PHOTO COURTESY GERALD YOUNG, U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT

approximately \$431 million.

At \$303 million, the USARPAC Command and Control Facility, Phase 3, tops the list, and is “the future headquarters of U.S. Army Pacific at Fort Shafter,” Diersbock says. “The multi-story facilities will include a Sensitive Compartmentalized Information Facility (SCIF), Command Building, and Support Operations Buildings.” Slated to wrap in 2022, Phase 3 also includes administration and special-use spaces divided into specified security zones.

When completed in 2020, HP’s \$75 million Schofield Behavioral Health



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2 New Hangars- 3K Miles Apart

Hensel Phelps’ two new 2020 hangar projects for NAVFAC Pacific are going up on Guam and Oahu and total approximately \$117 million in value:

P-601 Aircraft Maintenance Hangar #2 North Ramp (\$64 million)

The Type II aircraft maintenance hangar has high bays, crew and equipment areas, administrative space, and a Secure-A area to support requirements of the U.S. Marine Corps aviation combat element on Guam’s Andersen Air Force Base.

The project is slated to wrap in October 2020.



HP’s future P-601 Aircraft Maintenance Hangar on Guam
RENDERING COURTESY HENSEL PHELPS CONSTRUCTION CO.

P-946 Corrosion Control Hangar (\$53 million)

After groundbreaking at Marine Corps Base Hawaii, the project will include a Type A, high-bay corrosion control hangar to support the stripping of fixed-wing, carrier-type and rotary-wing H-1, H-60, CH-53 and MV-22 series aircraft and incidental related work, a well as a parking facility and incidental related work.

The project is slated to wrap in September 2021.

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Cadell-Nan Joint Venture installs a parking area next to a new, two-story, 96,000-square-foot-plus structure that will consolidate all medical and dental facilities on Marine Corps Base Hawaii. The \$82.6 million project, shown here in late 2019, will wrap in December 2020.

PHOTO COURTESY OF THE U.S. NAVY/NAVFAC HAWAII

& Dental Clinic project will meet “the increasing demand for behavioral health medical services, consolidates dental services into one building and decreases the need for patients to travel to Tripler Army Medical Center for care,” Diersbock says. The Army project also includes utilities, site improvements and a new electrical substation with a switchgear building.

The Clinic’s design, Diersbock notes, is holistic: “For example, a healing garden on the rooftop will provide a space where patients and their families can walk and

talk, or just enjoy a moment of peace.” The project is aiming for LEED Silver.

At MCBH, HP’s new \$53 million hangar project for NAVFAC Pacific is slated to break ground soon.

NAN INC.

The combined value of Nan Inc.’s 2020 military projects in Hawaii is approximately \$176.4 million.

The builder’s 2020 military roster recently got a boost with three sizeable Navy awards, one of which is a new

\$49.7 million communications/crypto facility in Wahiawa. Nan’s other new NAVFAC awards cover projects in Guam and the greater Pacific.

Nan’s two continuing Hawaii projects for the Navy at MCBH—a new medical/dental center and a new vehicle maintenance facility—have a combined value of approximately \$126.7 million.

NORDIC PCL CONSTRUCTION CO.

The F-22 Fighter Alert Facility, a U.S. Army Corps of Engineers (USACE)

Offshore Opportunities

According to Layne Machida, 2019 president of the General Contractors Association of Hawaii, upcoming 2019-2020 NAVFAC construction includes 22 offshore Pacific projects with a projected value of more than \$492 million.



Layne Machida

Currently, Hawaii builders are busy with the following offshore projects:

Nan Inc.

Nan’s new offshore NAVFAC awards include a \$15.1 million Guam ordinance facility and, as a JV, a \$990 million MACC that Nan shares with other firms, including Hensel Phelps and Hawaiian Dredging Construction Co. Inc. The MACC covers construction in Guam (80 percent of projects), the Commonwealth of the Northern Mariana Islands (10 percent), Hawaii (5 percent) and other sites in the Pacific and Indian Oceans (5 percent).

Nan’s continuing NAVFAC projects in the greater Pacific include Guam’s Apra Medical/Dental Clinic (\$56.7 million) and pipeline and tank repairs on Meck Island in Kwajalein (\$8.5 million).

Hensel Phelps

Hensel Phelps, also a participant with Nan Inc. in the \$990 million MACC, is currently building a \$64 million hangar at Guam’s Andersen Air Force Base for NAVFAC Pacific.

Contrack Watts Inc.

The combined value of Watts’ two Guam projects for NAVFAC Pacific, both slated to wrap in October 2020, is \$63.1 million.

The \$41.1 million Sanitary Sewer System Recapitalization project at Naval Base Guam and Joint Region Marianas replaces pipes, lines, pumps and stations, as well as force mains, manholes, generators and related electrical buildings at the Navy Main Base and nearby areas.

The new \$22 million Waterfront

Headquarters Building in the Apra Harbor area of Naval Station Guam is a 28,000-square-foot support facility for III Marine Expeditionary Force that will aid the Port Operations Group.

The project provides an open office administrative space for 12 persons, open bay billeting for 25 persons, a multi-purpose/dining area, observation tower, restrooms, material and a Material Handling Equipment storage area, and a covered open area for mustering transiting troops with gear.

Watts is using reinforced concrete with pile foundations. All components (exterior walls, windows, roofing, mechanical, electrical systems, etc.) are appropriate to Guam earthquake and weather standards. The project is aiming for LEED Silver.

Healy Tibbitts Builders Inc.

Granite-Healy Tibbitts JV is scheduled to start maintenance dredging at Naval Base San Diego (\$27 million) in the first quarter of 2020.



The Nordic PCL team uses a proprietary program at the F-22 Fighter Alert Facility. PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.

PM4+ and Taco Plate

PM4+, a proprietary program, is being used at the new \$41.8 million F-22 Fighter Alert Facility, says Elton Au, Nordic PCL Construction Inc.'s project manager.



Elton Au

PM4+ tracks and processes RFIs, submittals, safety requirements, quality management and certified payroll, and also integrates drawings, models, specification, RFIs, as-built photos and markups in a single document management system.

“Having accurate information at your fingertips is key to avoiding mistakes, and eliminates wasted time looking for answers,” Au says.

Nordic’s teams access all data via the cloud on internet-enabled devices.

Team members then meet face-to-face. “Regularly scheduled partnering sessions with key team members allows each discipline to review project challenges with the appropriate stakeholders,” Au says.

“These follow-up sessions usually start with a casual lunch gathering, like ‘make your own Taco plate,’ which leads into a detailed discussion of the project’s top five concerns. From these, the team looks for solutions or ‘a way forward’ from each stakeholder.”

Nordic finds these sessions to be highly productive, Au says. The sessions “keep all team members committed to maintaining clear lines of communication, and emphasize a clear understanding of the project goals.”

project at JBPHH, is slated to wrap in October 2020, says Elton Au, Nordic PCL project manager.

Au says the \$41.8 million design-bid-build project features a fully designed aircraft shelter. A parking apron, a taxiway for 13 F-22s, an aircraft Hush House foundation, and three other new buildings—for crew quarters, Sentry Aloha and an entry control point—round out the contract.

Related work includes additional security fences and ATP gates; parking lot, airfield and taxiway lighting; demolition,

and various site improvements.

“Managing multi-phased construction often requires close coordination with end users,” Au says. “Plans must allow for furniture packages and move-in dates to ensure the project schedule/budget is maintained with minimal impact on the start dates for subsequent phases.”

Au says completion of Phase 1, the Sentry Aloha Building, is quickly approaching and slated for turnover in March 2020. Phase 2, the Crew Quarter Building and Fighter Facility, he says, will complete in September 2020.



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2020 Shipyard Sign-up

Starting in February, the Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility (PHNSY & IMF) is planning to accept apprentices applying through USAJobs' website.

"The PHNSY & IMF is continually looking for talented workers," says Cameron Salony, the shipyard's public affairs officer.

As the largest industrial employer in Hawaii, Salony says, the shipyard employs workers in the following standard skilled trades: painters, electricians, welders, machinists, mechanics, insulators and workers with nautical skills, such as shipwrights and riggers.

The shipyard also needs specialists in the following fields:

- Engineering
- Finance

- Contracts
- Occupational Health & Safety
- Administrative Controls
- Radiological Controls
- Quality Assurance
- Process Improvement
- Cybersecurity

Qualified applicants can also join the shipyard by direct hire authority (DHA) and the PHNSY apprentice program.

DHA provides on-the-spot contingent job offers, bypassing USAJobs.

PHNSY's four-year apprentice program prepares students for careers in various industrial trades at the shipyard through on-the-job and formal academic training. Apprentices earn a tuition-paid applied science associate degree from Honolulu Community College and receive a U.S. Department



A PHNSY apprentice welder during training
PHOTO COURTESY JUSTICE VANNATTA

of Labor certificate. Average starting pay is \$21/hour, along with full federal government benefits.

For more information, go to:

- [facebook.com/PearlHarborNavalShipyard/](https://www.facebook.com/PearlHarborNavalShipyard/)
- twitter.com/PHNSYIMF
- [instagram.com/pearlharbornavalshipyard/](https://www.instagram.com/pearlharbornavalshipyard/)
- <https://www.navsea.navy.mil/Home/Shipyards/PHNS-IMF/>

"Upon completion, the new F-22 Fighter Alert Facility will be a state-of-the-art facility that improves readiness, operations, and the quality of life for the F-22 Squadron," Au says. "The facilities will enhance national security and readiness to respond to threats to the Hawaiian Islands."

Nordic is also short-listed as one of the qualified contractors to provide services for the Hawaii design-build and design-bid-build MACC (\$990 million over the next four years). Au says "potential projects include construction of bachelor enlisted quarters, industrial buildings and warehouses, an airfield, magazines, dredging and waterfront work."

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CONTRACT WATTS INC.

Three 2020 Contract Watts projects with an approximate total value of \$107.2 million are currently underway in Hawaii and Guam.

NAVFAC Hawaii's renovation of historic Hangar 101



Kiewit installs a cofferdam while excavating footings for one of two project storage buildings for the Navy's \$65 million P704 Sewage Lift Station facility. Most of the facility will be more than 40 feet underground.

PHOTO COURTESY KIEWIT INFRASTRUCTURE WEST CO.



Shoja Rezvani

at MCBH will provide a low-rise hangar bay, plus administrative and shop spaces for the Marine Light Attack Helicopter squadron.

The \$44.1 million project will provide built-in equipment. This includes a bridge crane with hoist in each hangar bay, three passenger/freight elevators, and an Aqueous Film Forming Foam (AFFF) system to include the storage facilities on the hangar exterior and the trenching of the hangar floor, says Shoja Rezvani, general manager of Watts' Guam operations.

On Guam, Watts is general contractor on a sewer recapitalization project and a new waterfront support building.

LEND LEASE

Lend Lease Hawaii's out-year focus will be on renovations, capital repair and replacement at various military locations. Upcoming projects include the restoration of historic residences at Palm Circle as well as historic homes in Schofield,



Nordic PCL's foundation work at the F-22 Fighter Alert Facility
PHOTO COURTESY NORDIC PCL CONSTRUCTION INC.

and the continued improvements and renovations of 150 units in Helemano Military Reservation. Carports and driveway extensions in Aliamanu Military Reservation and Wheeler Army Airfield are also scheduled for upgrade.

BURNS & MCDONNELL

The PEARL (Pacific Energy Assurance and Renewables Laboratory) microgrid broke ground in December.

Burns & McDonnell, general contractor on the \$8.3 million design-build project, is engineering, procuring

and constructing the microgrid to supply the main areas of the Hawaii Air National Guard (HIANG) Fighter Campus at JBP HH, says John Bothof, who leads the firm's operations in Hawaii.

"The Phase I microgrid will consist of a power distribution center, a battery, generator, 15 KV cables, switchgear, underground utilities,



John Bothof



JOINT POW/MIA ACCOUNTING COMMAND, JOINT BASE HICKAM



F-22 WEAPONS LOAD TRAINING FACILITY, JOINT BASE HICKAM



COMMUNICATIONS FACILITY, JOINT BASE HICKAM

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communication cabling, grading and excavation, and incidental related work,” Bothof says.

PEARL is designed to provide an infrastructure that relies on localized generation, storage and distribution of energy, allowing critical missions to continue during natural or man-made disasters. PEARL also advances Hawaii’s 2045 renewable energy mandate.

WAVE ENERGY TEST SITE (WETS)

Sea Engineering Inc. and Healy Tibbitts are currently assisting with the installation of an 826-ton Ocean Wave

Energy Converter Buoy and maintenance of the buoy’s moorings near MCBH.

Air displaced by waves drives the buoy’s turbine, which has a potential rated capacity of up to 1.25 MW in electrical power production.

“The (buoy) is a test device that will be deployed for 12 months,” says Alexandra DeVisser, NAVFAC Engineering and Expeditionary Warfare Center WETS project manager, Ocean Engineering Division. “The goal is to use wave energy at remote Navy locations to increase energy security and reduce the use of

fossil fuels.”

It is estimated that a 100 MW wave farm could power up to 187,506 homes.

“WETS (Wave Energy Test Site) is the only one of its kind in the U.S.,” DeVisser says. “When the OE35 device is installed over the next few weeks, it will be the largest-capacity wave energy device installed globally.”

Lines of Sight

Earlier this year, says Connie Lau, chair of Chamber of Commerce Hawaii’s Military Affairs Council (MAC), a MAC delegation went to

U.S. Army Corps of Engineers

Honolulu District 2020-2021 Projects

Probable Hawaii MILCON projects that are funded and scheduled for award in 2020-2021 are valued at \$165 million to \$225 million.

Project	Estimated Cost	Estimated Award	Probability
2020 Civil Works			
Hawaii Water Management	\$5M-\$10M	FY20 Q2	Probable
Honolulu Harbor Maintenance Dredging	\$10M-\$20M	FY20 Q2	Probable
Repair Dolphin, Kawaihae, HI (Pohakuloa Training Area)	\$3M-\$6M	TBD	TBD
Phase 3 Maintenance Dredging, Various Locations, State of Hawaii	\$10M-\$20M	TBD	TBD
Ala Wai Flood Risk Management System	\$300+M	TBD	TBD
2020-2021 Military Construction (MILCON) Projects			
Kwajalein Air Traffic Control Tower & Terminal	\$30M-\$40M	FY20 Q2	Probable
SATOC Munitions, Explosives & Chemicals	\$75M - \$100M	FY20 Q2	Probable
Women Owned Small Business MATOC	\$50M	FY20 Q4	Probable
Repair Barracks Bldg. 502, Fort Shafter	\$25M-\$50M	FY21 Q4	Probable
Repair Barracks Bldg. 118, Wheeler Army Airfield	\$25M-\$50M	TBD	Probable
Rotary Wing Airfield Parking Apron, Wheeler Army Airfield	\$40M-\$50M	FY20 Q3	Probable
Meck Island Power Plant	\$25M-\$30M	FY20 Q3	Probable
Kwajalein Medical Clinic	\$40M-\$50M	FY21 Q3	Probable
Kwajalein Family Housing Replacement	\$30M-\$40M	FY20 Q3	Probable
Repair Barracks Bldg. 503A, Schofield Barracks	\$20M-\$35M	FY20 Q4	Probable
Aircraft Maintenance Hangar, Wheeler Army Airfield	\$80M-\$90M	FY21 Q3	Probable
8(a) Construction MATOC	\$100M	FY21 Q3	Probable
MDA Homeland Defense Radar-Hawaii, Mission Control Facility	\$100M-\$110M	TBD	Probable
MDA HDR-H In-Flight Interceptor Communications System Data Terminal	\$50M -\$90M	TBD	Probable
MDA HDR-H Power Plant	\$100-\$110M	TBD	Probable
Repair Fuel Pier, Kwajalein	\$5M-\$10M	TBD	TBD
Repair Bldg 908 Kwaj Lodge	\$5M-\$10M	FY20 Q4	TBD
Repair Waste Water Treatment Plant, Kwajalein	\$3M-\$8M	TBD	TBD
Kahauiki Stream Dredging, Fort Shafter Flats	\$2M-5M	TBD	TBD

(This is based on best information available at this time. Projects will not proceed until authorized and appropriated. Acquisition strategies for all projects is not yet determined. Some projects may be set aside for Small Business or maybe utilize existing Multiple Award Task Order Contracts.)



The 826-ton Ocean Energy Buoy measures 125 by 59 feet, with a draft of 31 feet, and has a potential rated capacity of up to 1.25 MW in electrical power production.

PHOTO COURTESY OCEAN ENERGY

Washington D.C. to educate military and civilian leaders on the importance of maintaining their commitment to Hawaii and the Pacific. This coming May, MAC is scheduled to again advocate for Hawaii in D.C.



Connie Lau

“Given the

renewed interest in the Indo-Pacific,” says Case, “Hawaii is well-positioned to receive a number of significant military investments in the coming years.”

The first will likely be the Homeland Defense Radar-Hawaii (HDR-H). “The Defense Radar project is anticipated to be awarded in September 2021, with a construction value in excess of \$100 million,” says Machida. “Infrastructure Readiness



Hawaiian Dredging Construction Co. Inc. broke ground in August on NAVFAC’s \$48 million P-169 Water Transmission Line at Joint Base Pearl Harbor-Hickam.

PHOTO COURTESY OF THE U.S. NAVY/NAVFAC HAWAII

projects, estimated at over \$100 million combined, are expected to be advertised by April 2021.”

Estimates for 2022, Machida says, indicate over \$500 million in Hawaii military construction.

Other inbound projects, Case says, are related to the relocation of Marines from Okinawa to other Pacific areas, and include the Navy’s \$21 billion, 20-year plan to recapitalize the Navy’s four public shipyards. This includes Pearl Harbor, “which is expected to receive significant construction dollars.

“All of these projects,” Case says, “will cement Hawaii’s critical role in the region for years to come.”

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CODE TALK

Hawaii plumbers ponder industry standard options

BY PRISCILLA PÉREZ BILLIG

The Uniform Plumbing Code finds itself in a tug of war between Hawaii plumbers and the State Building Code Council, which establishes state building codes through the adaptation of national building codes, including the latest UPC.

Taking issue with the sole use of the UPC is the International Code Council. The nonprofit association that provides building safety solutions is advocating for its own set of standards to remain—as it has for about 20 years—a viable option for local plumbers.

Kika Bukoski, director of government affairs and public relations for the Plumbers and Fitters UA Local 675, says the state has not vetted the International Plumbing Code (IPC), but has vetted the UPC, which was adopted nearly seven decades ago and is backed by the International Association of Plumbing and Mechanical Officials.



Kika Bukoski

The counties of Hawaii, Maui and Kauai no longer use the IPC as an alternative code, while the City and County of Honolulu still does.

“Essentially, we are neutral,” says



Timothy Hiu

Tim Hiu, deputy director for the City and County of Honolulu Department of Planning and Permitting. “We are proposing to continue to recognize and allow the use of the IPC. Both codes are recognized national codes and both serve the function of providing safe plumbing systems to construction. We’ve been comfortable for 20 years allowing the public to use which code they want to use and we don’t see any reason why we should favor one over the other.”

A main Local 675 objection to the State Building Code Council’s proposed adoption of revised statutes HRS107 is that the IPC “may be used in lieu of the Uniform Plumbing Code when approved by the administrative authority.” And, “Provisions of

the Uniform Plumbing Code and the 2012 International Plumbing Code shall not be combined or interchanged unless approved by the administrative authority.”

“That’s a gut-and-replace,” Bukoski says. “This provision allows to replace ad hoc the UPC which has been reviewed, vetted and amended extensively, while the International Plumbing Code has not gone through any scrutiny at all. The IPC has not been vetted in Hawaii.”

Kraig Stevenson, the International Code Council’s senior regional manager for government relations, disagrees.



Kraig Stevenson

“Both are nationally developed codes that go through a national vetting process and all states have the opportunity to amend them or not,” he says. “We have more opportunity to showcase our code, and that’s really all we’re asking for—to preserve the option because it provides flexibility.”



Sachin Shah, director of the Design Build Division of Dorvin D. Leis Co. Inc., says he does not favor one code over the other.

“I look for implementing both with improvements,” he adds. “Whatever is good in the IPC that makes more sense for the Hawaii market should be implemented, but I don’t have a favorite. We should have flexibility and that provision was there in the local amendments for a long time. Whether IPC is better than UPC depends on the project, the budget, etc.”

Tyler Dillon, Layton Construction's Hawaii executive vice president and a member of the Building Code Council, says that “preserving the option of using the IPC as an alternative plumbing code provides many benefits to project



Sachin Shah

owners, contractors and the residents by allowing construction techniques that reduce material, project schedules and the environmental impact of construction projects.”

Weighing the Impact

The General Contractors Association of Hawaii’s position is that there should be flexibility that allows for either UPC or IPC usage.

“Rather than getting into a fight over plumbing design and construction, or the economic benefits of one over the other, we believe that the flexibility to allow people to use either is of incredible importance,” says Michael Yadao, director of government relations for the GCA of Hawaii.

In September, the International Code Council released “The Economic Impact of the International Plumbing Code,” a comparative analysis of model plumbing codes and their impact on construction, the economy

and the environment, by Hatch and Henderson Engineers.

The analysis concluded that over a 12-year period, Hawaii counties using the IPC saved \$38 billion in construction costs, emitted one million fewer tons of carbon dioxide, added 166,000 jobs and saved 880 million feet of pipe.

“The flexibility to allow people to use either is of incredible importance.”
—Michael Yadao

“This report makes a strong case for the cost-saving benefits for municipalities that adopt the IPC,” says International Code Council Chief Executive Dominic Sims in a statement. “For the counties and states that do not use the IPC, the



Michael Yadao



Tyler Dillon



Dominic Sims

cost of using another model code was equal to almost \$1 billion in additional labor, materials and overhead from 2007 to 2018. Not only does the IPC make buildings safer and more energy-efficient, it saves money for home and building owners.”

Bukoski counters that “any potential cost savings claimed by any other organization can be realized by the UPC as published.”

Stevenson also points to the Hatch study to support his claim that the state of Hawaii would stand to gain economic and environmental benefits by adopting the IPC as an option.

“Preserving the option of using the IPC as an alternative plumbing code provides many benefits to project owners, contractors and the residents.”

—Tyler Dillon

He notes that wording regarding the choice of using one code or the other wholesale was the State Building Code Council’s attempt to prevent a potpourri of selections that in the end would not fulfill either code.

“In the Hatch report you’ll find our code has more design flexibility, lower cost, less impact on the environment, less CO₂ emissions, is more environmentally friendly and the most widely adopted plumbing code across the U.S., 36 states and the Department of Defense,” Stevenson says. “Now we have this information to share and it’s the perfect opportunity to let the public know about it.”

Again, Bukoski disputes this claim. “The Hatch study is highly subjective with no real proof of data to substantiate its results,” Bukoski says. “It’s not an apples-to-apples comparison.”

Revising Training

Bukoski adds that Local 675’s apprenticeship and training programs



are all based on the UPC. Extensive training and certification provide hands-on and classroom training, video distance learning, a five-year program, 10,000 work hours of on-the-job training, plus 10 semesters of related classroom instruction. He says the training is based on the required state statute that covers electricians and plumbers licensing.

According to Stevenson, a large portion of the training the union offers deals with good plumbing in the same manner as the IPC, and is valid.

“They may not know some of the more advantageous techniques,” Stevenson says. “We have more options that allow more flexibility. Their training can adjust over time. The IPC option allows people to evolve, the issue to mature, so they make an informed decision. That’s what the IPC is advocating. It’s in the best interest of the public to allow this choice.”

In the meantime, the County of Kauai has passed Bill 2612 Draft 1 adopting the 2012 UPC with amendments, updating the plumbing code to provide Kauai residents improved standards for water resource use, conservation, and efficiencies and allowing the county, developers, contractors and homeowners the flexibility to employ alternate methods, materials or engineered designs to achieve additional cost savings that might be identified.

“Most importantly to Kauai residents, as we

continue to explore ways to address our ongoing housing crisis, Bill 2612 supports the mayor’s initiative and goal to provide additional and truly affordable housing options for the people of Kauai,” says Valentino Ceria, business manager/financial secretary-treasurer for the Plumbers and Fitters UA Local 675.

Reviewing the Process

Gregg Serikaku, executive director of the Plumbing and Mechanical Contractors



Gregg Serikaku

Association of Hawaii and a member of the Building Code Council, says all licensed plumbers and plumbing contractors must get recertified every

three years. This entails attending classes to learn upgrades or changes to the code.

“I favor the UPC because those processes are in place,” Serikaku says. The State Building Code Council is tasked with approving each version of the model state codes and, because the UPC is the main plumbing code, each version that is published requires the Council to go through a vetting process where they review changes at monthly meetings with stakeholder input.

“We review proposed amendments and make amendments to the UPC,” he adds. “There is no such review or vetting process for the IPC currently on the state level. This state-mandated process is in place to update licensees because plumbing work concerns the safety of the public.” 🏠



Valentino Ceria



RESOURCE DIRECTORY 2020

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Future Footprints in Concrete

Aloha! The Cement and Concrete Products Industry of Hawaii (CCPI) represents the industry stakeholders in promoting the use of cement and concrete in Hawaii. We are also a local sponsoring group for the American Concrete Institute (ACI) which is one of the main certification organizations for professionals in the industry.

We have seen an increasing trend toward sustainability in our daily lives with bans on single use plastics and initiatives for green energy. The concrete industry has embraced this mindset by working with agencies on specifications for more sustainable concrete and testing and implementing new technology such as mineral crystallization and nano-technology which reduces the carbon footprint of concrete.

We plan to conduct workshops in the coming year on the metrics being used to quantify carbon impacts of projects as a whole. Materials are given a verified carbon impact value through an Environmental Product Declaration (EPD). This value assessed the life-cycle impact of a material. These metrics are then used to evaluate a project more quantitatively than subjectively, much like one would be able to evaluate a budget.

Resiliency is another aspect of sustainability. We recall recent threats of hurricanes, fires, and other disas-



Kirk Hashimoto

ters that have occurred. Resiliency addresses the cost and recovery time needed after such disasters have occurred. Concrete construction has proven very resilient in most situations where disasters have struck.

Concrete structures are also durable. Proper construction typically yields structures capable of generations of use with little maintenance being required. Concrete is now used in many aspects of construction due to its versatility in forming and finishing. Elegant finishes such as polished concrete as well as colored concretes are available. Concrete can form intricate designs as well as mimic the look of other materials with the addition of greater durability.

Concrete is also playing a role in low impact development (LID). Formerly hard, low-permeable pavements were used for parking lots or hardstands. Now, pervious concrete or pervious pavers are used to allow water to drain into the subgrade. This replacement allow for areas that required large water handling structures and remediation processes to now need smaller or no additional drainage as the water is allowed to flow through the pavement and absorb into the ground. The water is then naturally remediated. LID results in fewer pollutants entering our streams and oceans while recharging our watershed.

Nationally, industry experts predict a slowing but continued increase for the industry. Locally, we predict a flat to slight growth of the market.

Our members, partners and guests enjoyed the time at the Fairmont Orchid in Waikoloa this past October. Please join us for a time of networking and education at the Turtle Bay resort in October of this year.

CCPI Hawaii remains your resource for the concrete industry. Please call or email us if we can be of assistance. Aloha and Mahalo,

Kirk Hashimoto

Executive Director, Cement and Concrete Products Industry of Hawaii

ON THE COVER

**HART's West Oahu Stations
Group by Nan Inc. (2019)**

Photo courtesy
Honolulu Authority for
Rapid Transportation



2020 CALENDAR OF EVENTS

JANUARY

- 7&9 ACI Concrete Field Testing Technician Grade I Review Sessions (at CCPI)
- 20-All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at
Producer Plants
- 22 ACI Concrete Strength Technician
Review Session (HC&D Sand Island)
- 23 SEA0H Installation Banquet
(Natsunoya Tea House)
www.seaoh.org
- 24-26 Building Industry Association (BIA)
Home Building & Remodeling Show
(Neal S. Blaisdell Exhibition Hall)
www.biahawaii.org
- 25 ACI Certification for Concrete Field
Testing Technician Grade I and
Concrete Strength Testing Exams
(HC&D, Sand Island)
www.ccpihawaii.org

FEBRUARY

- 4-7 World of Concrete (Las Vegas, NV)
www.worldofconcrete.com
- 16-22 Engineers' Week Activities
www.hces.us
- 23-25 NCMA Annual Convention (Salt Lake
City, UT) www.ncma.org
- 25&27 ACI Concrete Field Testing Technician
Grade I Review Session (at CCPI)

MARCH

- 5-7 The Precast Show 2019-National
Precast Concrete Association
(Fort Worth, TX) www.precast.org
- 7-9 National Ready Mixed Concrete
Association Annual Convention
(Las Vegas, NV-Wynn Encore)
www.nrmca.org
- 10-14 Conexpo-Con/Agg 2020
(Las Vegas, NV)
- 16- All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at
Producer Plants
- 21 ACI Certification for Concrete Field
Testing Technician Grade I Exam
Hawaiian Cement, Halawa)
www.ccpihawaii.org
- 29- American Concrete Institute (ACI)
April 2 Spring Convention
(Rosemont/Chicago, IL)

APRIL

- 28&30 ACI Concrete Field Testing Technician
Grade I Review Sessions (at CCPI)

MAY

- 11-All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at Producer
Plants
- 13 ACI Concrete Strength Technician
Review Session (HC&D Sand Island)
- 16 ACI Certification for Concrete Field
Testing Technician Grade I and
Concrete Strength Testing Exams
(HC&D, Sand Island)
www.ccpihawaii.org

JUNE

- TBD CCPI Seminar

JULY

- 7&9 ACI Concrete Field Testing Technician
Grade I Review Sessions (at CCPI)
- 20-All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at
Producer Plants
- 25 ACI Certification for Concrete Field
Testing Technician Grade I Exam
(Hawaiian Cement, Halawa)
www.ccpihawaii.org
- 31 ASCE Hawaii Scholarship Golf
Tournament (Pearl Country Club)
www.ascehawaii.org

SEPTEMBER

- 8&10 ACI Concrete Field Testing Technician
Grade I Review Session (CCPI)
- 21-All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at
Producer Plants
- 23 ACI Concrete Strength Technician
Review Session (HC&D Sand Island)
- 26 ACI Certification for Concrete Field
Testing Technician Grade I and
Concrete Strength Testing Exams
(HC&D, Sand Island)
www.ccpihawaii.org

OCTOBER

- 15&16 CCPI Annual Meeting (Turtle Bay,
Oahu, HI) www.ccpihawaii.org
- 25-29 ACI Fall Convention (Raleigh, NC)
www.concrete.org

NOVEMBER

- 3&5 ACI Concrete Field Testing Technician
Grade I Review Session (CCPI)
- TBD 2019 SEA0H Convention (Japan)
- Fall Pacific Building Trade Expo (Hawaii
2019 Convention Center)
www.pacificbuildingtradeexpo.com
- 16-All Practice for ACI Concrete Field
Week Testing Technician Gr. 1 at
Producer Plants
- 21 ACI Concrete Field Testing Technician
Grade I Exam (Hawaiian Cement,
Halawa) www.ccpihawaii.org

DECEMBER

HAPPY HOLIDAYS! MERRY CHRISTMAS!

CCPI announces the 2020 Executive Committee



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PRODUCTS: Ready-Mix Concrete, Aggregates and Sand

HC&D, LLC (Maui)

Rick Volner, Jr.,
General Manager – Maui
Rick.Volner@hcdhawaii.com
P.O. Box 86

Puunene, HI 96784
(808) 877-5068
www.hcdhawaii.com

Scott Ballard, Manager, Ready Mix & Technical Services Manager – Maui
(808) 877-5068
Scott.Ballard@hcdhawaii.com

Sales Contact:

Kevin Abulon,
Sales Supervisor-Maui
(808) 877-5068
Kevin.Abulon@hcdhawaii.com

PRODUCTS: Ready-Mix Concrete, Aggregate Products and Sand.

Haggith's Structural Scan & Inspections, LLC (HSSI)

Dale Haggith, President / Manager
Niko Haggith, Vice President
47-338 Mawaena St.
Kaneohe, HI 96744
(808) 239-4330 or (808) 561-3526
info@hssi.biz
www.hssi.biz

SERVICES: Providing subsurface interface radar for engineering and geophysical investigations to the depth of 18 inches in concrete structures and 9 feet in level terrain, to locate tension cables, rebar, conduit, voids, slab thickness and other utilities.

Hawaii Precast, Inc. (Big Island)

Samuel Taguma, President
Troy Taguma, Vice President

Sales Contact:

Troy Taguma
P.O. Box 160
Kailua-Kona, HI 96745
(808) 326-7730
hpiestimator@hawaiiantel.net

PRODUCTS: Precast concrete underground utility boxes, lined and unlined sewer manholes, drain manholes, cesspool and drywell leaching rings and covers, valve boxes, drain inlets, catch basins and other concrete products. Xypex waterproofing products. Polymer electrical pullboxes.
Hawaii Precast (Kona) is a certified NPCA Plant.

Hawaiian Cement

Jason Macy, President
99-1300 Halawa Valley St.
Aiea, HI 96701
(808) 532-3400

Hawaiian Cement, Cement Division (Oahu)
Jim Gomes, General Manager Cement Division
91-650 Malakole Street
Kapolei, HI 96707
Ph. (808) 441-7513
Jim.Gomes@hawaiiancement.com

Sales Contact:

Darren Orr
(808) 532-3404 office
(808) 341-7774 cell
Darren.Orr@hawaiiancement.com

Lauri Maikui
(808) 673-4220 office
(808) 341-4154 cell
Lauri.Maikui@hawaiiancement.com

PRODUCTS: Portland cement, ultramortar

Hawaiian Cement, Maui Concrete & Aggregate Division (Maui)

David Gomes, General Manager
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Kahului, HI 96732
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Ready-Mix & QC Manager
Ph. (808) 357-7900
Edwin.McCary@hawaiiancement.com

Sales Contacts:

Aggregate
Kawika Aganos
(808) 871-7004 office
(808) 870-4927 cell
Kawika.aganos@hawaiiancement.com

Concrete

Edwin McCary
(808) 871-7004 office
(808) 357-7900 cell
Edwin.mccary@hawaiiancement.com

PRODUCTS: Ready mix concrete, aggregate, sand, cinder, coral boulders and concrete parking blocks.

**Hawaiian Cement,
Oahu Concrete Division**

Jonathan Esperanza, General Manager
99-1300 Halawa Valley St.
Aiea, HI 96701
(808) 483-3357

Oahu Aggregate Division

Sean Haggerty, General Manager
99-1300 Halawa Valley St.
Aiea, HI 96701
(808) 483-3360

Sales / Service Contacts:

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Gavin.shiraki@hawaiiancement.com
Ph. 808-483-3378

Joy Ridela –
Inside Sales Representative
Joy.ridela@hawaiiancement.com
Ph. 808-483-3382

Greg Akimseu –
Outside Sales Representative
Greg.akimseu@hawaiiancement.com
Ph. 808-486-3384

Kevin Tsutomi –
Service Representative
Kevin.tsutomi@hawaiiancement.com
Ph. 808-864-2876

Quality Control

Tim Folks – Technical Services Manager
(808) 483-3392
Tim.Folks@hawaiiancement.com

PRODUCTS: Ready mix concrete, aggregate, sand and cinder.

**Hawaiian Dredging Construction Co.,
Inc.**

Paul Silen, Vice President
P.O. Box 4088
Honolulu, HI 96812-4088
(808) 735-3211
psilen@hdcc.com
www.hdcc.com

SERVICES: Builds housing, hotels and resorts, highways, bridges, power plants and marine projects. Also provides design-build, design-assist, construction management services, and can carry out rehab and renovation work.

Island Ready Mix Concrete, Inc.

Francis "Shorty" Kuhn, Vice President / General Manager
P.O. Box 2230
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(808) 682-1305

Marketing Specialist:

Steven Lee,
(808) 682-1305, cell: (808) 590-1817
slee@islandrm.com

PRODUCTS: Ready mix concrete, architectural

concrete, CLSM, specialty concrete, lightweight cellular concrete, Isle Cellcrete, Isle CellFloor and Isle CellFill.

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Maile V.O. Romanowski, President
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Material Sales Contact:

Dwight Ho
(808) 960-0908
dwighth@gloverltd.com


Quality Control:

Rich Gribbin
(808) 935-0871

PRODUCTS: Aggregate (Hilo, Kauai), architectural concrete (Hilo, Kona, Kauai), ready mix concrete (Hilo, Kona, Kauai), CLSM (Hilo, Kona, Kauai), and precast concrete (Hilo, Kona).

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Sales Contact:

Jorelle Flint;
jflint@jensenprecast.com

Andy Nakasone;
anakasone@jensenprecast.com

Dawn Kelly Pak;
dpak@jensenprecast.com
(808) 528-1175

SERVICES: Manufactures precast concrete underground utility structures for electric, communication, gas, water, sewer and storm including electrical/communication manholes and handholes, meter boxes, sewer and drain manholes, inlets, box culverts and storm water treatment. Also produces wastewater-precast structures including septic tanks, grease interceptors, sand/oil interceptors, clarifiers and storm

water. Jensen Precast- Hawaii is a Certified NPCA Plant.

Kauai Concrete

Scott Pingrey, President
scottp@kauaiaggregates.com
808-652-1050 cell

Wayland Reynolds, Batch Plant Operator / Quality Control
wayland@thronas.com
808-639-3052 cell
3443 Iwipo'o Road
P.O. Box 269
Lawai, HI 96765
(808) 332-6677

PRODUCTS: Ready mix concrete and rock products.

KSF Inc.

Kase Kaneko
615 Piikoi St., Suite 300
Honolulu, HI 96814
(808) 593-0933
ksfinc@ksfinc.us

SERVICES: Consulting structural engineering firm. Projects include buildings, bridges, and retrofit repairs. Construction management and inspection services.

Miyake Concrete Accessories, Inc. (Maui)

Myron Nakamura, President

Sales Contact:

Dion Ruidas
250 N. Waiehu Beach Road
Wailuku, HI 96793
(808) 870-3243
dion@miyakeconcrete.com

Other Locations:
Kihei: (808) 879-7900
Lahaina: (808) 661-9020
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PRODUCTS: Concrete Accessories, Wiremesh, Reinforcing (steel) Rebar, Curing, Sealer, Waterproofing, Patching/Repair products by Euclid Chemical & Tamms, Acid & Water-

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Russell Kuwaye, President
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PRODUCTS: Aggregates and quarry products.

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Dennis Sakamoto, President
91-209 Hanua St.
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(808) 682-5737
www.tilecoinc.com
info@tilecoinc.com

Sales Contact: Keith Kido,
Sales Manager
keith@tilecoinc.com

PRODUCTS: Concrete masonry units, Ground face block, Architectural CMU, Tileco Mortarless Block, solar ballast blocks, acoustic block, clay & fire bricks, sack cement, masonry sand, mortar cement, Hohmann & Barnard masonry accessories, aggregates, rebar dobies, Keystone Retaining Wall products, concrete garden products, rebar, Gibco MRF, water repellent sealers, Armortec permeable pavers and erosion control products.

Walker Industries, Ltd. (Maui)

Frederick K. Wong, President
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Wilfred Cambra Jr., Vice President
wcambra@walkerprecast.com

Sales Contact:
Michael Villanueva
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PRODUCTS: Precast concrete products, drain inlets, dry wells, manholes, utility vaults, box culverts, catch basins, valve boxes, septic products, Con/Span arch culverts, Verti-Block and Verti-Crete precast walls. Walker Industries, Ltd. is a certified NPCA plant.

West Hawaii Concrete (Big Island)

Jason Macy, President
P.O. Box 1390
Kailua-Kona, HI 96745
(808) 331-6042, (808) 441-7607

Geoy Purdy, General Manager
(808) 329-3561

Robert Cantyne,
Quality Control Manager
(808) 960-3316
Robert.Cantyne@
westhawaiiconcrete.com

PRODUCTS: Ready mix concrete, trucking, concrete masonry units, quarry products, concrete pumping, cut stone pavers and tile and basaltic termite barrier rock.

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Mike Ginoza, District Manager
(808) 348-1429
michaelginoza@whitecap.net
www.whitecap.net

Steve Roblee,
Honolulu Branch Manager
729 Ahua St.
Honolulu, HI 96819
(808) 833-6602

Joyce Taroma,
Hilo/Kona Branch Manager
74-5598 Luhia Street #109 & 110
Kailua-Kona, Hawaii 96840
(808) 365-5980 Kona

750 Kalaniana'ole Ave.

Hilo, Hawaii 96720
(808) 935-1098 Hilo

Ramon Mitra,
Maui Branch Manager
220 Papa Place
Kahului, Maui, HI 96732
(808) 873-8310

PRODUCTS: Concrete, residential, industrial and commercial, grading and waterproofing construction tools such as reinforcing steel and wire mesh, power fasteners, saw blades, gun nails and screws, drywall and soff-cut concrete saws. The company carries several brands, including Dayton Superior, Universal Building Products, CTS/Rapid Set concrete repair products, Tamms, Sika, ACO Trench Drains, Fortifiber, Stego, Tremco, DeNeef Hydro Active Chemicals, Bosch, DeWalt, Hitachi and Milwaukee, Husqvarna, Diamond Products, Davis Color, Simpson, 3M Products, Firestop Solutions, Omega, Owens Corning, Celtics Ceilings, Chicago Metallic and Fypon.

Yamada & Sons, Inc., dba Con-Agg of Hawaii (Big Island)

Shelby Yamada, General Manager
P.O. Box 4699
Hilo, HI 96720
Ph. (808) 933-8400

Sales/Operations Contact:
Royden Crivello, (808) 933-8492
rcrivello@yamadasons.com

PRODUCTS: Aggregates, hot mix asphalt, ready mix concrete and CLSM.



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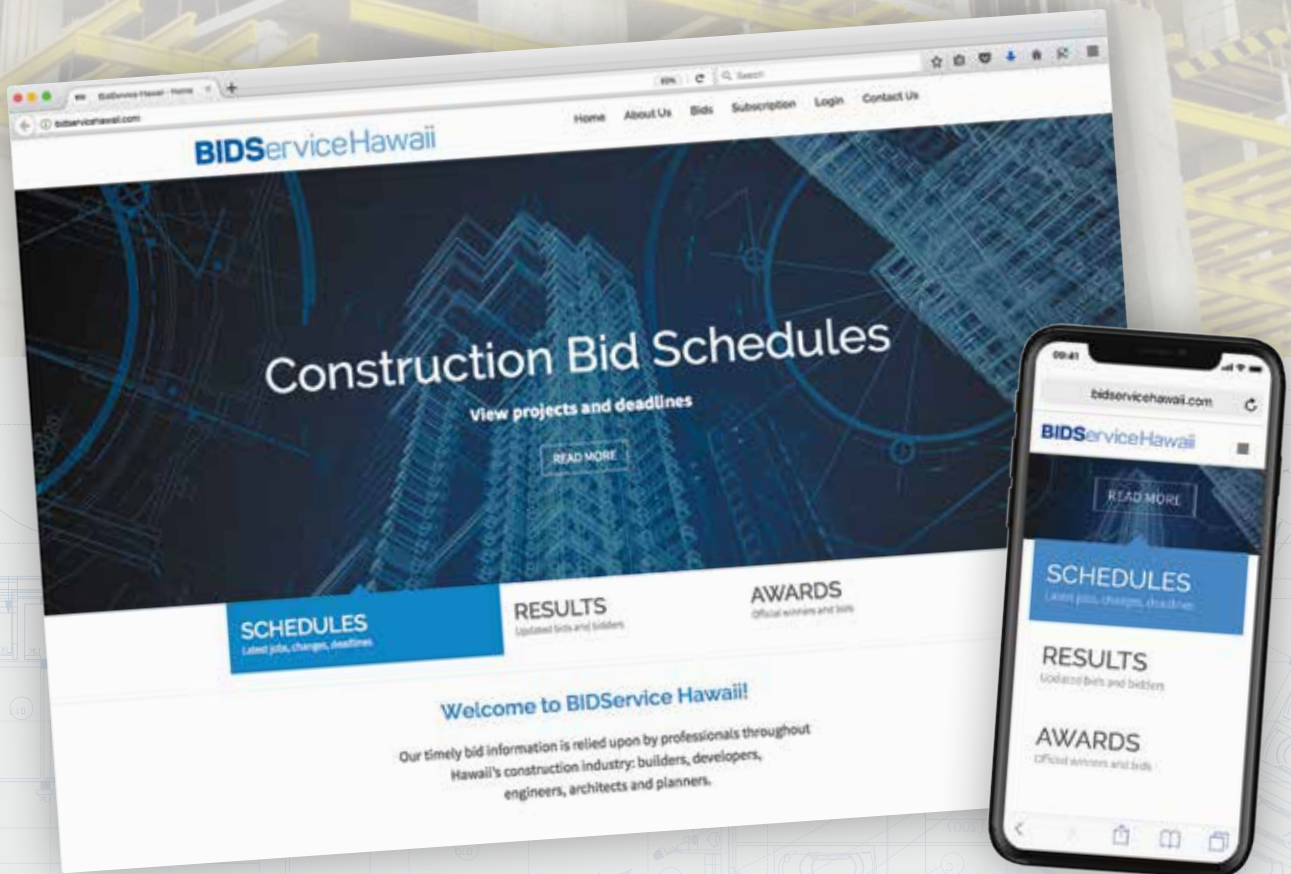


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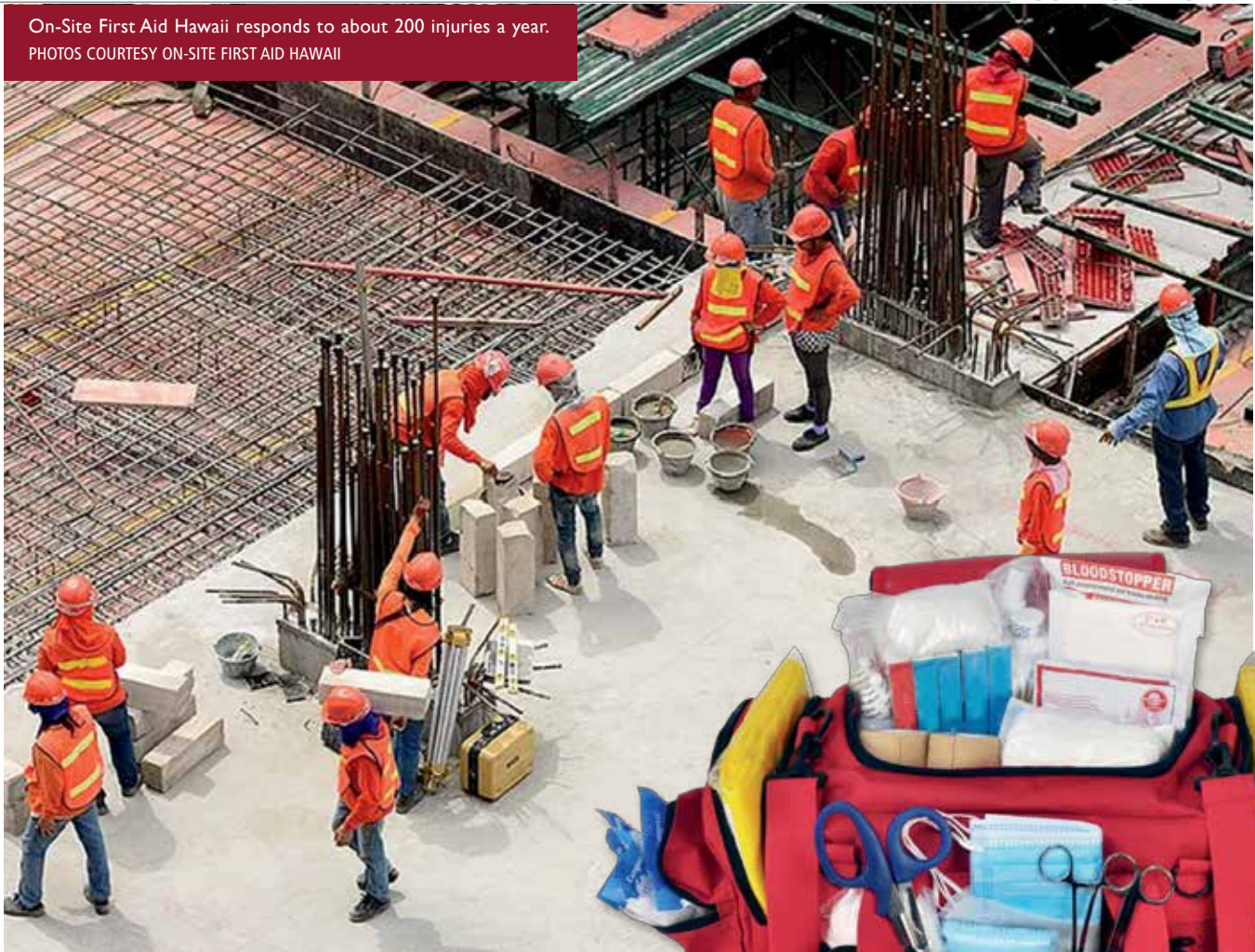
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On-Site First Aid Hawaii responds to about 200 injuries a year.
PHOTOS COURTESY ON-SITE FIRST AID HAWAII



On Call

Worksite first aid may be the best treatment

BY PRISCILLA PÉREZ BILLIG

Is it an emergency? Is the worker unconscious? Is there bleeding that can't be stopped? Is there chest pain? These are some of the first questions that medics from On-Site First Aid Hawaii will ask a construction safety manager if a worker is injured or becomes ill on the job, says Ryan Morrison, On-Site's EMT on Oahu.



Ryan Morrison

If the answer is "yes" to these types of questions, Morrison says, "Call 911."

"We only treat at a first-aid level," says Eric Vogt, On-Site owner and founder. "We don't treat emergencies, but we follow OSHA guidelines when it comes to reportability, and OSHA is very specific when it comes to what you can and cannot do related to first aid.



Eric Vogt

"What determines OSHA reportability, whether a reportable injury or not, is not the injury itself. It is based off the treatment."

For example, Vogt says, a cut on the

hand might call for a visit to urgent care for the appropriate treatment of a couple of stitches. Calling On-Site would mean a deep cleansing of the wound and the use of wound-closing Steri-Strips.

"The difference between the two is that using stitches is a recordable incident for OSHA, using Steri-Strips is not," Vogt says. "So when a business looks at its incident rate, they can make an impact by using appropriate treatment for the injury rather than just basing treatment on the injury itself. We try to treat everything at a first-aid level, all appropriate and effective treatment."

On call 24/7, On-Site First Aid

Hawaii reports approximately 200 initial first-aid responses per year and about 300 follow-up cases. Typical cases include twisted ankles, trip injuries, hand and finger injuries, foreign objects in the eye, chin lacerations and lower back pain. Upon response, On-Site medics arrive with all necessary equipment and supplies to treat a worker's first-aid injuries or to provide any other services.

“If there is a need for a worker that’s on the job, but it’s not an emergency,

like a compound fracture or head injury, we call On-Site First Aid,” says Nordic PCL Construction’s Health and Safety Executive Mary Browne. “They come to the site, evaluate the worker, treat the injury, do a drug screen right there, do the paperwork and release the



Mary Browne

worker back to the job after first aid.

“They’ve really done a fantastic job,” Browne says. “So I’m very, very pleased with the service and am so happy they have that available here in Hawaii. If we can provide a service and treat the injuries as quickly as possible, it’s a win-win for the worker as well as for us.”

Additionally, On-Site offers drug testing for pre-employment, post-incident or reasonable suspicion that the worker is under the influence of drugs or alcohol, depending on the construction company’s policy. It also offers an OSHA-required respiratory program, first-aid/CPR/AED training, safety awareness training, audiology testing, first-aid stand-by and rescue services.

Hawaiian Electric Company has used the services of On-Site First Aid Hawaii since January 2017.

“Getting immediate, appropriate worksite treatment from a medical professional can make a big difference

in ensuring the best possible health care for our employees,” says Rick Ravelo, Hawaiian Electric’s manager of corporate safety. “This is why On-Site First Aid Hawaii is such a vital service.”



Rick Ravelo

Hawaiian Electric has called On-Site for lacerations, sprains, scrapes, heat exhaustion and other ailments—cases in which the employee likely would not have sought additional treatment on their own, he adds.

“On-Site has provided professional early care to help prevent those common injuries from becoming worse and requiring more advanced medical treatment,” Ravelo says. “All employees are encouraged to utilize the 24/7 service if they experience a work-related injury or illness while on company property or at worksites, and their ailments do not require an immediate call to 911.”

Vogt says On-Site applicants must have EMT-level training, such as that for a medical assistant in an emergency room or urgent care, a paramedic or a nurse. “Then we provide them specific training as it is related to the business,” he adds. 🏠

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A CURE FOR CARBON

New technology offers builders a cleaner concrete and cement solution

BY PRISCILLA PÉREZ BILLIG

A revolutionary experiment may change how Hawaii builds. CarbonCure Technologies has introduced an innovative “clean” solution called post-industrial carbon dioxide (CO₂) mineralized concrete.

In a pilot project headed by the Hawaii Department of Transportation, a Goodfellow Bros. crew paved a portion of a Kapolei Interchange access road using 150 cubic yards of carbon-injected concrete next to an equivalent pour of standard concrete mix.

The test allowed the DOT to do a side-by-side comparison of the two mixes to determine specifications for the use of carbon-injected concrete in future road projects.

The CarbonCure process calls for injecting CO₂, in this case using waste carbon dioxide from Hawaii Gas, into ready-mix and masonry concrete. The CO₂ becomes mineralized, lowers the carbon footprint emitted by the composite cement's greenhouse emissions and improves the quality of the concrete.

“We are focused on innovative

ways that sequester carbon dioxide and make it a useful additive to create durable concrete,” says Jeannine Souki, Hawaii Gas director of government affairs and



Jeannine Souki

corporate communications. “Using post-industrial carbon dioxide mineralized concrete will help lower the state’s carbon footprint. This new technology helps

our environment, roadways and other infrastructure needs of the state.” Cement, which acts as a binding agent in concrete, is known to release at least 7 percent of Earth’s CO₂ emissions. CO₂ is a fundamental element that is responsible for climate change and a major byproduct of industrial power generation that involves the burning of fossil fuel.

“Carbon dioxide, once it is added to the atmosphere, hangs around for a long time, between 300 to 1,000 years,” says David Crisp, atmospheric





A crew from Goodfellow Bros. Inc. works on the Kapolei Interchange Phase 2 project.
PHOTO COURTESY HDOT

physicist and science team lead for the National Aeronautics and Space Administration's (NASA) Orbiting Carbon Observatory-2 satellite. "Humans have increased the abundance of carbon dioxide by 45 percent since the beginning of the Industrial Age."

A Team Effort

The Kapolei Interchange demonstration saved 1,500 pounds of carbon emissions, equivalent to offsetting emissions from 1,600 miles of highway driving, according to the DOT.

CarbonCure Technologies, the DOT, Island Ready-Mix Concrete, HC&D Ready Mix and Goodfellow Bros. teamed up to perform the pilot project. The carbon-injected concrete technology purportedly also advances the green building market.

Finding solutions for an aging statewide infrastructure often calls for the use of concrete, the world's most abundant man-made material, a composite made of water, aggregate and its basic ingredient—cement. According to the *U.S. Mineral Commodities Summary 2018*, Portland cement is the most



A cinder block injected with carbon
PHOTO COURTESY CARBONCURE

widely manufactured construction material in the world, produced at a rate of 4 billion metric tons per year.

Positive results of the Kapolei Interchange test convinced Gov. Ige to consider legislation that would require, where appropriate, building all state-funded projects using the CarbonCure technology. The governor has also called for mitigation of greenhouse gas emissions through the sequestration of more atmospheric carbon and greenhouse

gases than the state produces as quickly as possible, but no later than 2045.

The Honolulu City Council passed a resolution requesting city administration to "consider post-industrial carbon dioxide mineralized concrete for use in all City and County of Honolulu capital improvement projects where its use does not significantly increase the costs of or significantly delay the project."

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THE CHALLENGES

The following experts weigh in on concrete use in Hawaii.

American Society of Civil Engineers: Hawaii's infrastructure 2019 Report Card GPA = D+ (Poor; At Risk):

- Common challenges facing Hawaii's infrastructure include aging infrastructure, lack of funding and sea-level rise.
- Hawaii's roadways are among the most congested in the nation, and there is a \$23 billion transportation infrastructure funding gap over the next 20 years.
- Roads are covered with paving potholes and most bridges are structurally deficient.
- Roadway travel demand statewide is projected to continue to increase from 2.4 million daily vehicle trips in 2007 to 3.4 million daily vehicle trips by 2035. Sea-level rise and flooding threaten existing roadways.
- Ninety-three percent of Hawaii's dams are high-hazard potential, meaning failure could result in significant loss of life or property.

Hawaii Department of Transportation:

- Depending on the final specifications, the use of carbon-injected concrete could reduce embodied carbon by 25 pounds per cubic yard.

2016 Global Roadmap for Implementing CO₂ Utilization:

- The global emerging carbon utilization industry is expected to become a \$1 trillion industry by 2030.

CarbonCure:

- CO₂ mineralization concrete development can reduce up to 700 megatons of annual global CO₂ emissions.

slowly rises, so does its built environment—all in the heart of a deteriorating infrastructure, with some aging systems more than a century old. Proposed city projects include sidewalks, curb and gutter reconstruction, retaining walls and various other improvements.

“Concrete made from recycled CO₂ is a win-win from a mitigation and adaptation standpoint. It embodies carbon thereby keeping it out of the atmosphere so it can't contribute to further global heating, and it strengthens our roads and infrastructure against accelerating impacts,” says Honolulu Mayor Kirk Caldwell.

“In addition, this material needs less energy and materials to make, so it

has the potential to further support the sustainability and resilience of our city budgets.”

Who's Who in North American Cement Imports reports that in 2017 Hawaii imported approximately



Kirk Caldwell

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300,000 tons of cement from Taiwan. Its importation leads to costs in shipping, thereby leaving a larger CO₂ footprint. Hawaiian Cement, which has one import terminal and four distribution terminals in Hawaii, paid \$121 per ton of cement—approximately \$36,300,000.



Rob Niven

“This (carbon-injected concrete) method would reduce imports by a significant amount,” says Rob Niven, CarbonCure CEO and founder. “What we’re doing is helping Hawaii

reduce such dependency on imports to the Islands by taking advantage of on-island waste products, which is CO₂.”

Niven says CarbonCure, assisted by Hawaii’s Elemental Excelsior, covers the cost of the technology, equipment and its installation.

“We provide cost-efficient fees for the producer and those efficiencies are shared between the concrete producer and CarbonCure; that’s how we make

a return on our investment,” Niven says. “It allows a win-win situation where the end users, the actual contractors and developers, get a better concrete with a lower carbon footprint at the same price.”

Value-added Product

For the pilot demonstration, the DOT approached Island Ready-Mix Concrete Vice President and General Manager Shorty Kuhn, supplier for the Kapolei paving, saying they were interested in incorporating the carbon-injected concrete into the project.

“After studying the CarbonCure technology and system for injecting CO₂ into ready-mix concrete, we decided to implement this into our production system,” Kuhn says. “This is a cost-effective way to mitigate CO₂ and also provide opportunities to the end users to help the environment and also capture



Shorty Kuhn

LEED points.”

Kuhn says his plant had to be retrofitted to accommodate CarbonCure’s equipment, the CO₂ brought in from a local supplier and its integration into the batch plant where an operator can control the process from a panel and the CO₂ goes into the mixing system out in the plant. He describes it as just another additive, somewhat like a restaurant where an additional item is added to the menu.

“At this point I think it’s making everyone more aware of the need to be conscious of their carbon impact on the environment,” says Kirk Hashimoto,



Kirk Hashimoto

executive director of Cement and Concrete Products Industry (CCPI) of Hawaii. “(Manufacturers) are making an effort to look at their production to see what can be done

to lessen the carbon footprint and do our best to make sure we’re doing what we can for the environment, so we’re

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looking for whatever approaches can be used here.

“We, as an industry, think this is a great thing to try to do our part.”

Hashimoto adds that he sees carbon-injected concrete as a value-added type of product. He says this may have a positive impact in the sense that the current (political) leadership is moving toward more sustainability, but says he tends to be cautious when a new product comes out “until we have enough test data that show we’re getting what we need.”

He admits that he prefers to reserve judgment on how beneficial it’s going

to be, but notes that the product brings to the forefront the idea of being more conscious of our carbon usage.

“We think this makes concrete a more sustainable choice,” Niven says. “Developers, contractors and architects are always looking for ways to build greener but with a sensible solution so they don’t have to compromise on quality or cost.

“This meets the demand of a changing market that is both public and private that’s really looking for a way that they can help solve this very complicated and urgent issue—climate change.”

According to NASA, human

activity is the principal driver of climate change. Some of the resulting consequences are wildfires, droughts, warming oceans, sea level rise, heat waves, melting ice caps and tropical storms. This science-driven conclusion is not wasted on the various professionals working in Hawaii’s building industry.

Bettina Mehnert, president and CEO of AHL (formerly Architects Hawaii Ltd.), says Hawaii has been on the forefront of developing concrete technologies,

primarily because of the cost of shipping steel to the Islands. She points out that the downside of this cost-effective material has been concrete’s carbon emissions and believes Hawaii architects fully embrace and welcome technologies that trap and store the greenhouse gas carbon dioxide.

“As architects, developers, construction and engineering professionals, we have the responsibility to do what we can to create a built environment that allows people and the environment to thrive,” Mehnert says. “This technology can certainly help.” 🏠



Bettina Mehnert



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STAKING THEIR CLAIM

Islands' builders increasingly eyeing—and trying—Pacific commercial ventures

BY BRETT ALEXANDER-ESTES

*“We’re prepared to handle any increased loads.”
—Vic Angoco*

BASE is engineer on Guam’s 26-story Tsubaki Tower project.
PHOTO COURTESY BALDRIDGE & ASSOCIATES STRUCTURAL ENGINEERING INC.





With the U.S. military expanding in the Pacific and the U.S. economy chugging along, “there’s a lot of work, a lot of backlog” on Guam, says William Beery, vice president of Tutujan Hill Group Ltd.

Hagatna-based THG was general contractor on the Phase 1 refurbishment of JP Superstore, a Guam retail landmark. AHL (formerly Architects Hawaii Ltd.), a Hawaii design firm, worked with THG and Setiadi Architects, a Guam design firm, on Phase I, which wrapped in February.



The future Marama Tahitian Village, designed by G70, will have seven hotels and hotel-related condominiums. RENDERING COURTESY G70



A scale model of Guam's new luxury Tsubaki Tower (red) in BASE's wind tunnel
PHOTO COURTESY BALDRIDGE & ASSOCIATES STRUCTURAL ENGINEERING INC.

Dry Run

Baldrige & Associates Structural Engineering Inc. (BASE) built a scale model of Guam's new 26-story Tsubaki Tower, a BASE project, and tested its structural integrity in a wind tunnel.

Frank Humay, BASE vice president, says buildings in Guam are designed to withstand the highest wind (typhoon) forces in the U.S. and in the world.

BASE designed the tower using a Performance Based Design (PBD) approach. "PBD provides a better understanding of the true performance of the structure ... without sole reliance on some of the prescriptive requirements of the building code," Humay says.

"AHL was asked to create an elegant design that brought cohesion to the store's multiple entry points and various departments," says Lester H. Ng, AHL principal and director of design and sustainability.



Lester H. Ng

The store, established in the 1980s, remained open during the renovation,



Colette Lee

notes Colette Lee, AHL associate and senior interior designer, who also worked on the project.

"Certain physical aspects, such as a low ceiling and tight structural systems created challenges," Ng says. Design solutions, he says, included backlit ceilings and columns that expand the volume of space in the low ceiling area.

"The (new) design allows the architecture and placement of merchandise fixtures to work together to create a natural flow throughout the store," Lee says.

THG put in "new flooring, new ceilings, new lighting," Beery says. "Very little wall work because it's a great big open store, basically. We

added a stair here and there. Dressing rooms, a couple.”

THG and its subcontractors performed all mechanical-electrical-plumbing, he says: “We did the utilities, all the electrical. We put in new air conditioning, duct work, all of that.”

“The lack of qualified labor and increasing military work is driving up construction costs.”
—Frank Humay

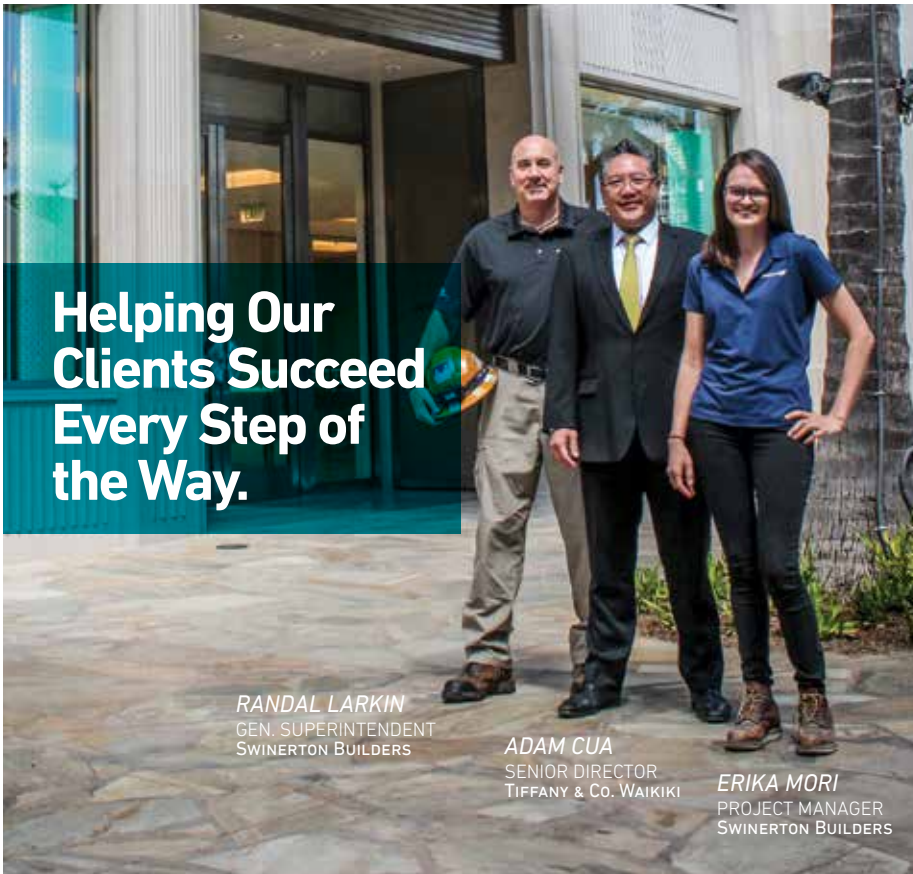
Branching Out

Beery says the sheer magnitude of Phase 1’s 34,000 square feet really set THG’s job apart. So does the “Ifel Tree,” a towering in-store sculpture.

“We used the Ifel Tree and its



THG installed JP Superstore’s new ceilings with customers nearby.
PHOTO COURTESY TUTUJAN HILL GROUP LTD.



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symbolism to help shoppers navigate the store,” Lee says. “The tree spanning the two-story space at the main entry draws the eye up to the main store level.” Additional branches reach further into the store, leading to different departments.

“It was made out of structural steel,

lightweight,” Beery says. “They had it fabricated in Hong Kong.”

Beery estimates Phase I’s value as “somewhere between \$3.2 and \$3.4 million.” The project schedule and building around shoppers were major challenges, Beery says, but he is hoping to work on the project’s next phase.

AHL is also designing Phase II, which is expected to wrap in 2020.

Pacific Pioneers

Offshore construction can be dicey for Hawaii GCs. So it’s no surprise that the Islands’ architects, engineers and developers are taking the first bite of offshore projects.

This past year, Baldrige &

Associates

Structural

Engineering Inc.

(BASE), a Hawaii

engineering firm,

“has seen an

increase in the

number of inquiries

received about new

private sector work

in Guam and other Pacific areas,” says

Frank Humay, BASE vice president.

While none of these inquiries have



Frank Humay



JP Superstore’s “Ifel Tree,” a joint effort by AHL, Setiadi Architects and THG
PHOTO COURTESY TUTUJAN HILL GROUP LTD.



AHL (formerly Architects Hawaii Ltd.) fabricates JP Superstore’s new in-store “Ifel Tree.”
PHOTO COURTESY AHL

gelled just yet, Humay says, BASE is already busy on Guam.

“Our most significant project is the new luxury 26-story Tsubaki Tower, which is located on the highest point of Tumon Bay along Gun Beach, and is one of the tallest buildings in Guam,” Humay says. “The structure is topped off, and the focus is now on completing the rooms and interior finishes for an opening schedule in April 2020.”

“There’s a lot of work, a lot of backlog (on Guam).”

—William Beery

A top construction challenge, Humay says, is filling Guam’s labor shortfall exacerbated by the buildup of U.S. military facilities. “The lack of qualified labor and increasing military work is driving up construction costs,” he says.



New soffits and dropped ceilings, designed by AHL and installed by THG, open up JP Superstore’s interiors. PHOTO COURTESY TUTUJAN HILL GROUP LTD.

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Existing interior of JL Capital's Los Angeles redevelopment project
PHOTO COURTESY JL CAPITAL



Future interior of JL Capital's Los Angeles redevelopment project
RENDERING COURTESY JL CAPITAL

A High Bar

Offshore builders face other hurdles. “Buildings in Guam are designed for some of the highest wind (typhoon) and seismic forces in the U.S. (and world), as well as for an extremely corrosive environment,” Humay says.

The Tsubaki Tower is Guam’s first private sector building that is designed using a Performance Based Design (PBD) approach, he says.

“JL Capital plans to further ... develop another 1,000 dwelling units in the area.”

—Michael Vachio

“PBD provides a better understanding of the true performance of the structure when subjected to seismic excitations without sole reliance on some of the prescriptive requirements of the building code. Since PBD is a departure from (these) code requirements, independent peer review by a panel of experts in seismic design is conducted.” BASE also tested a scale model of the tower in a wind tunnel.

Golden State

Directing its focus to the opposite side of the Pacific, JL Capital, co-developer with Avalon of Sky Ala Moana, is breaking ground this month on an \$8 million Los Angeles project.

The Honolulu-based real estate and private equity firm will renovate a historic wood-and-brick building with L.A.-based Gensler Architects.

The mixed-use project includes office renovation of five levels and a basement, electrical upgrades and site work, and shell build-out and utilities for current and future restaurant tenants. Pacific National Group, the project GC, expects to wrap in June 2020.

Back home, JL Capital currently owns 165,000 square feet of re-development properties in the transit-oriented development corridor along Kapiolani Boulevard.

“In addition to Sky Ala Moana,

JL Capital plans to further invest and develop another 1,000 dwelling units in the area,” says Michael Vachio, the firm’s construction and development vice president.



Michael Vachio

Big Plans

Since winning the bid on a new Tahiti resort a few years ago, Francis Oda, chairman of G70, a Hawaii design firm, has guided the development of the \$3 billion project.



Francis Oda

“The much-awaited Marama Tahitian Village, previously known as Mahana Bay Resort, will be submitted for government approval on Dec. 16, 2019,” Oda announced in November. “The project includes seven hotels and hotel-related condominiums, 200,000 square feet of retail and commercial spaces, a cultural village and a marina.

“Of 12 component parts of the development, 10 have been committed with financing, developers and operators. Raffine Development, a Tahitian company, is the master developer with G70 of Honolulu, architects.”

“The project includes seven hotels and hotel-related condominiums.”

—Francis Oda

Polynesian cultural protocol requires that a smaller resort hotel be built first. The Westin Taputapuetea Hotel will pay homage to Marae Taputapuetea, “the seat of the Polynesian voyaging culture during the great voyages to Hawaii and New Zealand in the 1200s, and (which) continues in this role today,” Oda says.

“The Westin Taputapuetea will be a five-star beach hotel operated by Marriott Hotels,” Oda says. “The

cornerstone laying for the hotel will occur in February 2020 ...Raffine Development will own and develop the project, and its architects are G70.”

2020 Voyages

All local builders who try their luck offshore depend on Hawaii’s Pacific carriers, including Matson Inc.

“Matson vessels serving Guam include *Kaimana Hila, Manoa, Maunalei, Manulani* and *RJ Pfeiffer*,” says Vic Angoco, Matson senior vice president, Pacific division. “Our



Vic Angoco

vessel currently serving the Marshall Islands (Kwajalein, Ebeye and Majuro) is *Kamokuiki*. None are Con-Ro ships, but we have the capability to carry vehicles, rolling stock and oversized cargo on all these ships.”

Matson offers weekly service from Hawaii to Guam, and serves Kwajalein and the Republic of the Marshall

Islands every 21 days. Matson’s West Coast service to these Pacific areas follows the same schedule.

“The speed of our new vessels improves our ability to make up time when necessary to maintain our on-time service,” Angoco says.

While Pacific cargo volumes have been more or less stable this year, “we have been hearing from our general contractor customers that plans for the long-awaited military build-up on Guam may be gaining momentum,” Angoco says. “We’re prepared to handle any increased loads that may come with that.”

Since commercial construction usually follows on the heels of military expansion, Hawaii builders in the Pacific are also playing a waiting game.

Humay says BASE military work in Guam should remain robust during the next two years. But whether this translates into more commercial work “is hard to say at this point,” he says.

“We are getting more inquiries, but it will depend on how many of these inquiries turn into real projects.” 🏠



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Study Finds Maternity Benefits Financially Feasible

Unions on Mainland introduce paid leave options for pregnant women in construction

BY JENN GOODMAN

At a 2016 conference for women in construction, ironworker Bridget Booker stood up and recounted how, as a second-year apprentice, she miscarried after a very heavy day on the job. Booker told the audience she felt she had had no option but to continue to work when she became pregnant. Without work, she would not only have lost her earnings, but also her health insurance.

The report describes how these organizations have enhanced old policies and developed new ones to support pregnant tradeswomen.

She also saw no option to be open about her pregnancy or ask to be shifted to less strenuous work: She was certain that she would have lost her job.

A year later, Booker's experience led the International Association of Bridge, Structural, Ornamental and Reinforcing Ironworkers union to become the first trade group to introduce a paid leave benefit for pregnant

women and new mothers.

The new benefit provides a pregnant Ironworkers member with up to six months of paid leave at two-thirds of her usual earnings (capped at \$800 per week) if she has a medical certificate to confirm that she is unable to continue work during her pregnancy.

The policy also provides up to six weeks (eight weeks in case of a Cesarean birth) of paid maternity leave after the birth of the child. The benefit

can be used once every two years and is designed to complement state and local benefits.

A new study from the Chicago Women in Trades highlights the success that trade organizations like the Ironworkers have had offering pregnancy and maternity benefits to their workers. The lack of pregnancy and family medical

leave policies can be a barrier to women's entry and retention in the trades, according to the report, which also examines a recently enacted policy from the North Central States Regional Council of Carpenters (NCSRCC).

The report, which details Booker's ordeal, describes how these organizations have enhanced old policies and developed new ones to support pregnant tradeswomen, with the potential for replication locally and nationally.

Like the Ironworkers, the NCSRCC offers women up to \$800 per week for up to 26 weeks during pregnancy, and six to eight weeks for maternity leave for women members of the



union. The policy was designed to help retain and recruit new members, said NCSRCC executive secretary-treasurer, John Raines, in a statement.

The study notes that helping women stay in the trades during and after pregnancy makes clear business sense, noting that it costs the construction industry \$35,000 on average to train an apprentice to journey level, an investment that is lost when the apprentice leaves the industry.

Both the ironworkers and the carpenters unions have found their maternity benefits to be affordable, the report found. For instance, the Ironworkers policy, which is funded through a welfare fund that provides benefits for members of the union who are injured in non-work related accidents, did not require any special funding.

With approximately 1,300 women members in the United States (2.2 percent of all members), the Ironworkers union estimates that approximately 700 women may possibly take up the benefit, an expenditure level well within the reach of the fund.

“Unlike some seemed to fear, mass pregnancy did not ensue,” said Vicki O’Leary, Ironworkers general organizer.

In the first two years since the introduction of the Ironworkers’ benefit, 28 women have used the policy, and in the year since the Carpenters introduced their policy, five women have used its policy.



With 26,000 members, including approximately 700 women, the NCSRCC funds its policy through regional health funds, jointly managed by labor and contractors. The report states that NCSRCC leaders are confident that the benefit can be funded with current contribution levels.

“This benefit is long overdue,” said Raines. “We want to equip our women

members with the benefits they need to both work in the construction industry and to raise a family.”

Jenn Goodman is a senior reporter for constructiondive.com, which first published this article on Nov. 21.



The carpenters union’s policy offers up to eight weeks for maternity leave and as much as \$800 per week for up to 26 weeks during pregnancy. PHOTO COURTESY WIKIMEDIA

The UH-West Oahu Administration + Health Sciences Building by Swinerton Builders topped AIA Honolulu's 61st Design Awards. PHOTO COURTESY ANDREA BRIZZI PHOTOGRAPHY



Kua Bay Residence, UH-West Oahu Building Win AIA Awards

Kua Bay Residence, a Kona luxury home, and the University of Hawaii-West Oahu, Administration + Health Sciences Building in Kapolei each received an Award of Excellence at the American Institute of Architects Honolulu Chapter's 61st annual Design Awards in November.

Kua Bay was built by Ledson Construction, and UH-West Oahu was built by Swinerton Builders. The UH-West Oahu building was also recognized with a Mayor's Choice Award by Honolulu Mayor Kirk Caldwell, and a Distinctive Detail Award.

The buildings' designers were Walker Warner Architects (Kua Bay), and KYA Design Group and Perkins + Will (UH-West Oahu).

AIA Honolulu's annual awards recognize member architects' outstanding



Kuono at Volcano, built by J Leucht Construction LLC, received an Award of Merit at AIA Honolulu's 61st Design Awards. PHOTO COURTESY ANDREW RICHARD HARA

designs in Hawaii's residential, commercial/industrial, and institutional sectors, as well as in interior architecture and for energy-efficient, sustainable and unbuilt projects. The awards also recognize designs by Hawaii's architecture undergraduates.

Other 2019 award winners:
Award of Merit: HTDC Entrepreneur's Sandbox, Ferraro Choi And Associates Ltd.; 'Iolani Campus Expansion – Residence Hall, G70; Joan K. Mendel Kindergarten Classrooms; G70; Kuono at Volcano, LSA Architects LLC.

Award of Merit (Unbuilt): Blaisdell Center Redevelopment, AECOM/ Snøhetta/WCIT Architecture.

Honorable Mention: Flower Avenue, Peter Vincent Architects.

Honorable Mention and Hawaii Home + Remodeling Editor's Choice Award:

House TN I Kahala, Wander X Wonder.

Honorable Mention (Unbuilt): Plural Territories, Strawn + Sierralta.

Hawaii Energy Award for Excellence in Energy-Efficient Design: Hoakalei Golf Clubhouse, Peter Vincent Architects.

USGBC Hawaii Sustainability Award: Keauhou Lane, hi•arch•y llp.

The People's Choice Award (determined by popular vote) went to **King's Hawaiian Executive Offices**, Philpotts Interiors.

AIA Honolulu received a total of 11 entries from the UH School of Architecture and Chaminade University's Environmental + Interior Design program. One Award of Excellence was given in the undergraduate category and Honorable Mentions were awarded by the jury at their discretion.



Keauhou Lane, built by Hawaiian Dredging Construction Co. Inc., took the USGBC Hawaii Sustainability Award at AIA Honolulu's 61st Design Awards.

PHOTO COURTESY OLIVIER KONING

Layton Merges with STO

Layton Construction Co. LLC plans to complete its merger with the STO Building Group by the first of the year.



Kauai's Koloa Landing, a recent Layton project
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

According to STO and Utah-based Layton, which has offices in Hawaii, the merger will create the fourth-largest construction firm in the U.S.

STO Building Group, a global construction management and general contracting organization, will then be comprised of 10 firms with more than 3,200 employees in the U.S., Canada, the UK and Ireland. In 2018, the firm reported \$4.9 billion in annual revenue.

"This is an exciting day for the Layton Construction Company *ohana*," said Tyler Dillon, Layton Hawaii executive vice president, in December. "By joining the STO family of companies, we have expanded our project experience, created exciting opportunities for our employees and deepened our resources."



Tyler Dillon

Recent projects by New York City-based STO and its member companies include Google facilities (U.S., Canada, UK, Ireland), JPMorgan Chase data centers (N.J./N.Y.) and American Airlines Headquarters (Dallas, Texas).



Philadelphia's Comcast Technology Center, built by STO member company LF Driscoll
PHOTO COURTESY STO BUILDING GROUP LTD.

Like other STO companies, Layton will keep its name, logo and company culture following the merger. "During our 15 years in Hawaii, Layton has grown to over 60 employees with offices in Honolulu and Lihue," Dillon says. "Layton is committed to building quality projects throughout our state and in doing so, continuing to enhance and strengthen our community."



New Cats on Display

Hawthorne Cat held its Cat Next Generation Mini Excavators Demo event on Dec. 6 at its Waipahu location. The new excavator models on display included the Cat 301.7 CR (top), the 308 CR and the 310L. Other equipment at the event included the CUV105 utility vehicle (bottom).

PHOTOS BY BARRY REDMAYNE

BIA-Hawaii Names Thielen BUILDER OF THE YEAR

Greg Thielen, owner of Complete Construction Services Corp., was recognized as the Building Industry Association of Hawaii (BIA-Hawaii) Builder of the Year at its annual Installation and Awards Banquet on Dec. 6 at Oahu Country Club.

Other award winners include:

- President's Choice: Ridgeway Construction
- Developer of the Year: D.R. Horton
- Specialty Contractor of the Year: Pacific Pool & Spa
- Supplier of the Year: Servco Home & Appliance

Distribution

- Associate of the Year: Central Pacific Bank

BIA-Hawaii's Kokua Nui Award, which recognizes public service, went to Bay Lung Rose & Holma, Graham Builders and SSFM International.

BIA-Hawaii also installed its 2020 officers and directors, with the complete list reported in the December 2019 issue of *Building Industry Hawaii*.



Greg Thielen

Bidding for Timbers Hokuala Expected Soon

Bidding for new construction at Hokuala, Timbers Resorts' development on Kauai, will begin soon, says Gary Moore, Hokuala managing director.

"Phase 2 and 3 are currently completing design development stages and will quickly move to construction drawings and bidding," Moore says. "We anticipate bidding to commence early 2020."

Phase 2 consists of an extension of Timbers Kauai Ocean Club & Residences, Moore says, and will include a total of 36 townhomes constructed in sub-phases. Initially, 12 townhomes will be built, including eight four-bedroom/four-and-one-half bath, and four three-bedroom/three-and-one-half bath townhomes.

Phase 3 consists of a 210-key hotel.

The new hotel "is a partial renovation of the existing golf and racquet club built by Chris Hemmeter in the mid-1980s, and partial new construction," Moore says. "The hotel will

feature a restaurant, fitness center, pool (and) rooftop bar. Additionally, the new hotel will include a brand new pro shop for the 18-hole Jack Nicklaus Signature Golf Course."

Moore anticipates construction on "the townhomes commencing in the

second quarter of 2020, and the hotel commencing in the fourth quarter of 2020."

Hokuala's Ocean Course was recently named "Hawaii's Best Golf Course" by the 2019 World Golf Awards for the third year in a row.



Hokuala, on Kauai's Nawiliwili Bay, plans new construction in 2020.
PHOTO COURTESY HOKUALA, A TIMBERS RESORT

Black, Hawaiian Rock Top Guam Awards

Black Construction Corporation in November won the Guam Contractors Association (GCA) 2019 Excellence in Construction awards, and Hawaiian Rock Products was honored as the

GCA's 2019 Contractor of the Year.

Black Construction claimed the 2019 Excellence in Construction first place Overall Project Award with the USN Wholehouse Revitalization, Phase

II (59 Units), Lockwood Terrace-Naval Base Guam; the Excellence second place Overall Project Award with the SEED Project: Replace Power Poles F1SA/F2S; and the Excellence third place Overall Project Award with construction of the Visitor Center at Manila American Cemetery.

Hawaiian Rock was recognized as Contractor of the Year for overall achievement in safety, environment, workforce development and community service.

Black Construction also won safety awards for its Wholehouse residential project and the MDA Test Support Facility, both at Naval Base Guam.

The GCA's Eagle Awards went to Landscape Management Systems Inc., Polyphase Systems Inc., Ian Corp., Core Tech International, Hawaiian Rock Products and Black Construction Corp.



Hawaiian Rock Products is the Guam Contractors Association's 2019 Contractor of the Year.
PHOTO COURTESY GUAM CONTRACTORS ASSOCIATION



The first graduating class of Pacific Resource Partnership's inaugural Executive Leadership Series

PRP Honors Executive Leadership Series Grads

Pacific Resource Partnership's inaugural Executive Leadership Series (ELS) class completed the 10-month program on Nov. 13. The PRP series covered topics ranging from personal development to business essentials.

PRP is a not-for-profit organization representing the Hawaii Regional Council of Carpenters and more than 240 contractors. In the ELS, some of Hawaii's top design and construction consultants and practitioners led the program that focused on the requirements for success in the Islands' construction industry.

"We established this program to nurture the next generation of our construction leaders and provide them with the skills and resources to advance their careers and help lead their organizations' local talent," says PRP

Executive Director Mike Formby.

The program consisted of 10 all-day sessions where topics included leadership, business development, communications, risk management and more.

As part of their final project, participants worked in teams to complete a Request for Proposals for a mock job. The RFPs were presented to a panel that included Stanford Carr of Stanford Carr Development, Cathy Camp of Kamehameha Schools, Kathy Inouye of Kobayashi Group and Formby.

The 2020 PRP Executive Leadership Series cohort is scheduled to begin in February.

The 2019 PRP Executive Leadership Series cohort included: Brian Adachi, BKA Builders; Justin Cornair, Cornair Remodeling; Dom Joavanni Cueva,

Kaikor Construction Co.; CJ Day, CD Builders; Lee George, Allied Builders System; Seth Goodnight, Layton Construction Co. LLC.; Dave Haraguchi, Isemoto Contracting Co. Ltd.; Travis Higa, Constructors Hawaii Inc.; Gregg Ichimura, Koga Engineering & Construction; Melanie Kim, PRP; James Land, BEK Inc.; Kawika Nako, Albert C. Kobayashi Inc.; Kenta Okada, Healy Tibbitts Builders; Roy Shioi, Shioi Construction Inc.; Claire Thompson, Nordic PCL Construction Inc.; Robert Tomas, Hawaiian Dredging Construction Co. Inc.; Lawrence Toro, United General Contracting Inc.; Subbu Venkataraman, Swinerton Builders; and Devin Watanabe, KPRS Hawaii Construction.

57 Builders Completes \$10.7M Hickam STEM Center

Lt. Col. Horace Meek Hickam Elementary School recently opened a \$10.7 million STEM (science, technology, engineering, math) center following its completion by 57 Builders Ltd.

The new two-story building houses a media center, makerspaces, student support services and the administration office, and is designed to give students state-of-the-art learning

resources and space to accomplish immersive STEM projects including virtual reality (VR) and robotics.

"With the new space, we are able to implement learning that empowers leadership and cultivates college- and career-readiness," said Principal Alisa Bender. "We want to ensure students have complex problem solving, critical thinking, creativity and cognitive flexibility to be leaders for tomorrow."



Cheerleaders at the opening of Hickam Elementary's new STEM center
PHOTO COURTESY HAWAII DEPARTMENT OF EDUCATION



PAMCA of Hawaii officers and directors are, from left, Gregg Serikaku, David Fujikawa, Curt Balanay, Kent Matsuzaki, Tyrus Kagawa, Jackson Cheng, Glenn Tango, Mark Suzuki, Barry Lai and Samuel Fujikawa.

Balanay Installed as PAMCA President

Curt Balanay of Preferred AC Service takes the reins as president of the Plumbing and Mechanical Contractors Association (PAMCA) of Hawaii, which recently installed its officers and directors for the 2019-2021 term.

Other officers and directors are: Vice President: David Fujikawa of

CM Services

Secretary: Tyrus Kagawa of APB Mechanical

Treasurer: Barry Lai of Air Central Inc.

Directors include Jackson Cheng of HSI Mechanical, Samuel Fujikawa of Continental Mechanical of the Pacific, Kent Matsuzaki of Economy Plumbing & Air Conditioning, Mark Suzuki of

Commercial Plumbing Inc. and Glenn Tango of Honolulu Plumbing Ltd.

Gregg Serikaku serves as the executive director of the association.

PAMCA of Hawaii, chartered in 1961, serves as the voice and leading advocate for plumbing, HVAC and mechanical contractors in the Islands' construction industry.

...continued from page 13

weeks ago. At Campbell High School, we're doing five new classroom buildings. And we're doing a lot of mid-rise affordable projects. One of them is Hale Kewalo, a 12-story apartment complex by Stanford Carr right across from Nordstrom at Ala Moana Center.

"And we're just in the process of wrapping up Nohona Hale, Hawaii's first micro-unit complex, at Cooke and Queen. That was a challenge just based on the size of the site. It's a 17-story building within a 10,000-square-foot lot, surrounded on all sides by existing buildings. The project team did a lot of work in planning, how to get deliveries in there, how to get equipment and materials onto the site, with active neighbors and businesses all around.

"And we just kicked off the renovation of the Queen Emma Building. That will also turn into some affordable apartments. We're working with the community to address the housing

shortage. We're really proud to be part of those projects."

Hotel renovations are also a Swinerton staple—"we love hotel renovations," Yamasaki says—and the company is embarking on a two-year renovation of the Turtle Bay Resort.

Meanwhile, he understands that leadership, regardless of your age, entails coaching, mentoring, whatever you want to call it.

"Leadership is really about supporting the people around you and caring about their personal development. A lot of what I've learned, what I think makes a great leader, is through some of the great mentors I've had," he says.

"Ken Kubota, one of my early project managers, is still with Swinerton. He was integral in teaching me what it means to be client-oriented, but at the same time he really cared about my personal development and wanted to see me succeed, and give me

the tools he's learned over the years working in the industry. He took the time to sit down with me and walk me through things or give me feedback on decisions I made.

"Gary Moura, our operations manager, has been a big mentor, particularly in hospitality, he's been doing it for decades. His willingness to pass his knowledge along to me has been instrumental in helping me succeed.

"Those two people showed me what it means to be a mentor and pass on your knowledge, show that you're interested in them and their careers. I don't have a problem training up someone to one day take my job. That's the mentality we should always have." 🏠

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

CALIFORNIA

Woman Power Helping Rebuild 6th Street Bridge

Fifteen women—the most on any commercial project in Los Angeles and nearly double the Department of Labor’s participation goal of 6.9 percent female crew members—are helping to rebuild the city’s 6th Street Bridge.

The once-iconic landmark stretches across the L.A. River that was torn down in 2016 after it was deemed an earthquake hazard, the *Los Angeles Times* reports.

The women are part of a team of 170 on the \$428 million project that is being constructed by Swedish company Skanska in a joint venture with San Francisco-based Stacy and Witbeck.

COLORADO

3 Teams in Final Bids for \$233M Convention Center

The design-build finalists to construct the \$233 million Colorado Convention Center in Denver include Hensel Phelps and PCL Construction, both of which have offices in Hawaii, as well as the Weitz Co., according to a report by the *Denver Post*.



The Colorado Convention Center in Denver

The Colorado Convention Center is expected to be open in 2023. It had initially been planned to open in 2022 but problems with the bidding process led officials to start over. New final proposals are due Feb. 28.

The project includes a 250,000-square-foot vertical addition to the existing convention center and renovating 120,000 square feet of lobby space. The city approved Rider



Rosa Garcia is a carpenter on Skanska construction’s 6th Street Bridge project. PHOTO COURTESY LOS ANGELES TIMES

Levett Bucknall as the new project program manager under an \$8 million, three-year contract.

EUROPE

Aecom Lands Role on World’s Longest Rail Tunnel

Aecom has won the delivery partner contract for the design and construction stages of the Lyon to Turin high-speed rail line, reports newcivilengineer.com.



Boring the world’s longest rail tunnel.

The consultant is to provide technical assistance in boring the world’s longest railway tunnel: 35.7 miles. The project is a key element of the European Union’s TEN-T network Mediterranean Corridor.

Tunneling work involves building two long tubes. Four intermediate access shafts, five central ventilation systems and three underground security areas are also planned.

The corridor primarily consists of road and rail routes, and is approximately 1,864 miles long. It runs between the southwestern Mediterranean region of Spain and

the Ukrainian border with Hungary, following the coastlines of Spain and France and crossing the Alps toward the east through to Italy, Slovenia and Croatia to Hungary’s eastern border with Ukraine.

TEXAS

Kiewit Firm to Build \$20B Bullet Train

Texas Central has signed an early contractor involvement (ECI) agreement with Kiewit Corp. subsidiary Mass. Electric Construction for its proposed \$20 billion bullet train between Dallas and Houston, reports constructiondive.com.



Texas Central’s bullet train will run from Dallas to Houston.

RENDERING COURTESY TEXAS CENTRAL

The train could begin construction as early as this year pending federal approval of the project. The construction is expected to take five to six years.

Mass. Electric’s core system installation will lay the groundwork for the N700S Shinkansen rail technology that Texas Central plans to use.



Emma Jackson



Samuel Yiluy



Nadene Antolin

G70 Adds Three to Team

Design firm G70 has hired **Emma Jackson** as an interior designer, **Nadene Antolin** as a construction administration assistant and **Samuel Yiluy** in accounts payable.

Jackson will support the design team in all areas, from construction documentation to FF&E specifications. She holds a bachelor's in interior design from Purdue University.

Antolin will assist with construction document record maintenance such as RFIs, submittals and construction modifications, and will also perform administrative functions.

Yiluy will be responsible for general accounting and processing payments from clients and vendors. He holds a bachelor's in business administration and management from the University of Hawaii at Manoa.

ABBAE Adds Two

The Hawaii office of Allana Buick & Bers Inc., a national architectural engineering firm, has named



Silas Collier

Silas Collier as director of construction management and **Ryan Meyer** as senior consultant.



Ryan Meyer

Collier will oversee construction management projects for the firm's Hawaii office. Previously, he directed his own project and construction management

consultancy.

Meyer will manage a variety of architectural, engineering and construction projects. With 15 years of experience in the energy, architectural engineering and construction industries, Meyer rejoins ABBAE after founding and operating his own product development company. Past projects include the USS *Bowfin* Submarine Museum, Mahana at Kaanapali and Kaanapali Shores.

Atlas Hires McCauley

Atlas Insurance, a leading Hawaii insurer, has hired **Shawn McCauley** as business development director in its client consulting unit.



Shawn McCauley

McCauley will lead the business development team responsible for developing new client relationships, including those in Hawaii's building industry.

Along with various agency units, McCauley will develop long-term growth strategies for Property &

Casualty, Benefit Consulting, AOA and Risk Control & Claims Management.



Steven Hong

an international design firm, has hired **Steven Hong** as architect and project

WATG Taps Three

WATG Honolulu, the Hawaii branch of

manager, and has promoted **Elaine Wong** to senior associate/ project architect and **Brandon Large** to project designer.

Most recently, Hong was a project architect with HDR in Honolulu. His design and project management experience includes hospitality, residential, commercial, mixed-use and educational facilities in Hawaii and across the Pacific.

He holds an architecture degree from UH-Manoa.

Wong has led design, construction documentation and construction administration for numerous WATG projects throughout Asia and the Pacific region. Past projects include the Glade One Golf Clubhouse in Ahmedabad, India, an AIA Honolulu design award winner.

Both Hong and Wong are U.S. Green Building Council LEED

Accredited Professionals in building design and construction.

Large will integrate WATG Honolulu's vision in all phases of project design. Since joining WATG in 2013, Large has designed projects throughout Asia. His recent projects include Jinshuo Resort in Mian Yang, China and the Jeju Hot Springs Resort Hotel on Jeju Island, South Korea.



Elaine Wong



Brandon Large



Keep it Together

Crescent Tools introduces tool bags designed to withstand heavy usage in harsh environments. Crescent storage bags come in four styles: backpack, open bag (14-inch and 17-inch options), closed bag (14-inch and 17-inch options) and the 20-inch contractor bulk bag. The line features high-quality YKK zippers, each with a three-year warranty; newly designed open-straight pockets allow easier access to bottom of pockets, minimizing loss of bits and other small items; hard polypropylene base—no more holes at the bottom of the bag; external PALS for easy access to frequently used tools; bright interior fabric for better visibility; and side pockets for water bottles and clips for tape measures. www.crescenttool.com



Fits Like a Glove

Ergodyne launches its new cut-resistant fabric ProFlex Coated Series Work Gloves and its new ProFlex A4 Cut-Resistant Sleeve. Local distributors include Fastenal, Airgas and HDS White Cap. The expansion of the ProFlex line of hand protection gives workers a range of ANSI-level cut-resistance grip (for wet/oily or dry surfaces) and dexterity to satisfy the needs of those working in everything from small parts manufacturing to heavy construction. Ergodyne's two exclusive grip technologies feature multiple layers to protect hands while allowing air to flow for all-day breathability. The WSX dip also makes use of an anti-slip nitrile top layer to absorb and disperse liquids from the surface, providing a firm grip even when wet. www.ergodyne.com



Amp it Up

HDE introduces its next generation V-Watch Personal Voltage Detector, which features a loud alarm and multi-colored flashing lights that face upward toward the user, and alerts when at least 2.4 kilovolts is detected. Audible and visual alarms increase in frequency the closer the wearer gets to energized equipment. The detector is water-resistant and is turned on by pulling up on the top instead of unzipping a hard-shell case as with the current V-Watch. When turned on, the V-Watch automatically conducts a self-test to make sure it is working properly. www.hdelectriccompany.com

Power Lifting

Manitou offers four models of ANSI-compliant straight telescopic booms with automatic load-sensing to prevent platforms from being overloaded and tilt sensing to prevent tip-over. Available at Western Pacific Crane & Equipment in Kapolei, 3TJ 65, TJ 65+, TJ 80 and TJ 85+ are equipped for rough terrain, feature 360-degree rotating turrets and a platform height range of about 65 feet to 85 feet. The lifts are powered by a 49.6-horsepower Kubota diesel engine. Upon starting, the ground control panel automatically conducts

a self-diagnostic check of the machine, won't let it start if a problem is detected and will let the operator or mechanic know the issue. www.manitou.com



BIA Installs 2020 Officers

The Building Industry Association of Hawaii held its 65th annual Installation and Awards Banquet on Dec. 6 at Oahu Country Club. Dwight Mitsunaga of DM Pacific was presented as 2020 president. The BIA-Hawaii also announced its top builder, developer and supplier of the year awards. Story, page 73.



Evan and Ayako Fujimoto, Graham Builders; Dwight Mitsunaga, DM Pacific; Monique and Robert Riggs, Riggs Distributing



Christine Kim; Dave Kanyuck, Trade Publishing; Gladys Marrone, BIA; Danilo Marrone; Patty Tamashiro, DM Pacific



Kathy Yonamine and Joanna Markle, Hawaiian Electric; Sean and Melissa Spencer; King & Neel; Darcy Endo-Omoto, Hawaiian Electric



Jenn Wright and Zaysha Labrador, Simple Soul Music



Scotty Anderson, SA Group; Karin Holma, Bay Lung Rose & Holma; Shannon Alivado, Hawaiian Electric; Dean Uchida, SSFM; LauraJon "Lj" Cornell and Peter Kompas, John Cook Kitchens/Montage Décor; Mike Kido, SanHi Government Strategies



Carly Okata, Kirk Tyau, Kristi Tyau, Mike Newalu and Leeanne Fujishige, RMA Sales



Bryan Moore, Central Pacific Bank; Marc Rinker, Gentry Homes; Jordie Mukai, Ridgeway Construction; Craig Washofsky, Servco Home & Appliance Distribution; Alan Twu, HK Construction



Mark Kennedy, Haseko; Jeanette Mori; McKinley Jones, Rolled Up Products; Clifford Murakami, Pacific Architects



Lorrie Kawamoto, RMA Sales; Warren and Anita Ho, Lani Properties Corp.; Rick Hobson, Gentry Homes; Dana Palumbo, RMA Sales



Heidi and Beau Nobmann, HPM Building Supply; Randy and Teri Noel, NAHB; Greg and Laura Thielen, Complete Construction Services



Kellie Inouye, BIA; Maile Rosalez and Cynthia Bostick, Gentry Homes



Amanda Canada, Trade Publishing; Silvio Boucher, Homeworks Construction; Laverne and Clifton Crawford, Pacific Pool and Spa



Anthony Borge and Elizabeth Borge, RMA Sales; Patty Tamashiro and Dwight Mitsunaga, DM Pacific; Rod Haraga, Masonry Institute of Hawaii

All Business Owners Will Eventually Exit



Bill started his construction company 25 years ago as a specialty-type contractor, and took in Fred 10 years later as a 10 percent minority owner. The company has continued to grow and prosper each year. Now at age 58, Bill wants to retire and begin to live a leisurely life. He would like to sell the company to Fred if he can be guaranteed a good retirement income. Bill calculates he will need \$900,000 but Fred, who is 43, doesn't have \$20,000 in savings, let alone a cool million dollars. Consequently, Bill thinks he will need to sell the company to an outside buyer but there does not seem to be anyone interested in his business.

This scenario is an all too-often occurrence in the construction industry. Here's why: You have spent an extraordinary amount of time growing a business that is profitable and provides you with income, wealth, an identity, challenge, stimulation, satisfaction and pride. But, wait a minute, you have failed in a way you never imagined as you did not plan for a way to reap all the benefits of your hard work.

One of the main perks of owning a business is the ability to leave it when you want, and under the most favorable conditions. Remember, all business owners will eventually exit.

Consider these questions:

- Do you know your primary planning objectives in leaving your business?
- The departure date?
- The amount of income you will need to achieve financial security?
- To whom do you want to leave the business?
- Do you know how much your business is worth each year?
- Do you know how to increase the value of your business through your most valuable asset—your employees?
- Do you know how to sell your business to a third party, which maximizes cash, minimizes your tax liability and reduces your risk?
- Do you know how to transfer your business to your family members, co-owners or employees while paying the least amount of taxes and minimal risk to your financial security?
- Have you created a continuity plan for the business and for your family's financial security if you are not here tomorrow?

If you did not answer yes to each question, you are similar to Bill in that you have not properly planned and identified

who gets the business when you leave it. It will be very difficult to pass the torch to anyone until you fully evaluate the advantages/disadvantages of each possible type of exit plan. Once this process is completed, you can begin the transfer process whether you plan to sell or not, as the only constant in life is change.

Here are four basic ways a business can transferred:

Transfer to Your Children

Most business owners strive to achieve this goal, but rarely does it work out. In fact, studies indicate less than one in three will be successful. Be ready for the likelihood it will be sold to another buyer, or liquidated.

Advantages:

- Fulfills the goal of family unity.
- Allows you to stay active in the business with your children.
- Permits you to better control your departure date.

Disadvantages:

- Potential for increase in family friction.
- Due to family dynamics, your control may be diminished.
- Potential for failure and jeopardizing your financial future.

Sale to Co-Owners or Employees

This can be an ideal situation as you can train your successor and know their strengths and weaknesses as well as preserve the business culture when you are gone.

Advantages:

- Owners can structure the deal ahead of time.
- Buyers have a business purpose and know their future.
- Maintains a greater measure of control during the buyout.

Disadvantages:

- Employees often don't have the owner's entrepreneurial mindset.
- Greater risk to owner if they have not at least partially prefunded the buyout at the time they leave.
- If business is worth more than about \$2 million, it may be too expensive for the employees and there may be too much risk to the owner's financial security.

Sell to a Third Party

If properly planned it can be the best option, but often results when the owners have not planned for their retirement and they sell at bargain prices in order not to liquidate.

Advantages:

- If you have properly planned and executed this option, it will hopefully give you the most cash at closing.
- With cash, you can later gift your children in a more equal manner instead of with stock in your business.
- Possible to hit the "jack pot" if you are in a very specialized area of contracting.

Disadvantages:

- Business culture will change.
- If you do not receive all your cash up front, circumstances beyond your control may change your agreed payout.

Liquidation

Usually, the worst of all options and, sadly, very often the most common due to lack of or no planning. The seller or their estate generally collects pennies on the dollar on the sale.

Each of these methods contains not only related characteristics, but also substantial and often dramatic differences. Planning for your departure is a function that only you, as the owner, can perform.

As Amelia Earhart once said: "The most difficult thing is the decision to act; the rest is merely tenacity." 🏠

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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