

BUILDING INDUSTRY HAWAII

MARCH 2019/\$4.95

WOMEN BUILDING HAWAII

Why a male-dominated industry is becoming female-friendly

Joan Nacino, vice president of the NAWIC Honolulu Chapter



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COFFEE BREAK

Since 1987, March has been celebrated as National Women's History Month where achievements by American women are saluted each year. In this issue, we talk to some of the women who hold Hawaii construction jobs, including the current president of the National Association of Women in Construction (NAWIC) Honolulu Chapter as well as others who hold non-traditional building industry-related roles.

Financing, insurance and sureties are key topics for builders. Be sure to read our reports to see how Hawaii's money-lenders and insurers are preparing for the next wave of construction to hit the Islands.

Unless you've been living on Mars, you know that the Islands' housing needs are under-supplied. Hawaii requires tens of thousands of homes to be built at all price levels over the next few decades, and builders tell us that there especially is a dire need for "more and more affordable-type housing."

Training for building trades, from electricians to asphalt workers, are readily available in Hawaii for apprentices as well as journeymen. See our report inside.

And be sure to read how general contractor Unlimited Construction Services and architectural firm AHL collaborated to build the \$13.5 million Velocity Honolulu. 🏠

A hui hou,



david@tradepublishing.com



More housing at all price levels is needed in Hawaii.

BUILDING INDUSTRY HAWAII

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CONTENTS

MARCH 2019 VOL. 62 NUMBER 3

BUILDING
INDUSTRY HAWAII

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Features

- 12 Contracts See Slow Start in New Year**
Builders land \$25.1 million in January agency jobs
- 14 Litigating for Affordable Housing**
Hawaii builders keeping an eye on California's lawsuit against Huntington Beach for failing to meet housing needs
- 16 Tilt-Up KEC Fills Up Fast**
Spotlight on Success: Honolulu Builders
- 22 Women in Construction: Essential to the Workforce**
Early exposure to the trades, better pay attracts more women to traditional and non-traditional careers in construction
- 24 Making Choices, Meeting Challenges**
Top women in construction-related roles talk story on key industry topics.
- 28 Building 'Rewarding' Careers**
NAWIC Honolulu helping women navigate the 'world of construction'
- 32 Guam Airport Rehab on Track**
Black Construction spearheads work necessary to meet TSA-mandated standards at A.B. Won Pat International Airport
- 34 Demand Drives Residential Construction**
Strong need for more housing in Hawaii pushes the homebuilding industry
- 46 Uncharted Territory**
In 2019, builders may need new insurance policies to cover new risks
- 50 Room for a Boom**
Can builders' surety bonds keep keep pace with new construction?
- 54 2019 Construction Financing 'Attractive'**
Leading Isle lenders are positive—with some caveats
- 56 Gaining New Skills, Refining Old Ones**
Local programs offer training for industry newbies, veterans
- 60 First Days and Fresh Starts**
Apprenticeships, from electricians to architects, open doors to new careers
- 66 Velocity Showroom: Paved in Gold**
GCs & Architects: Unlimited and AHL
- 78 Best Practices: Garrett Sullivan**
Ten steps to improve productivity

News Beat

- 70 SWQ Branch Honors Good Neighbors, Environmental Heroes**
- 70 A Team Pacific Wins RCAH Project of the Year**
- 71 Manoa Road Repaving Project Underway**
- 72 Ferraro Heads AIA Board**
- 72 Royal Pools Restores Pahoehoe Aquatic Center**

Departments

- 4 Coffee Break:** David Putnam
- 8 Datebook**
- 12 Contracts Awarded**
- 13 Low Bids**
- 73 World Beat**
- 74 News Makers**
- 75 New Products**
- 76 Faces:** Shinnen Enkai

On the cover

Joan Nacino of Aloha Marine Lines - a Lynden company
Photo courtesy Anthony Calleja
Photography
Design by Ursula A. Silva



COMING IN APRIL

Building Industry Hawaii reports on **Developers Who Make a Difference** and the latest on **Doors, Floors & Windows**. We also take a look at the status of **Hawaii's Solar & Alternative Energy** programs and report on what's happening **Inside the GCA**.



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"I am very excited that the Hawaii Lodging & Tourism Association is partnering with the Honolulu Star-Advertiser and the Hawaii Restaurant Association to hold the first-ever Hawaii Hotel and Restaurant Show on May 29th & 30th 2019. HLTA & HRA are committed to working with the Star-Advertiser to make this event the premier hospitality trade show in the state at our new venue, the Hawaii Convention Center."

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President & CEO,
Hawaii Lodging &
Tourism Association



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

MARCH 1**Electrician Continued Competency: License Renewals Course**

This Associated Builders and Contractors Association Inc. Hawaii Chapter (ABC Hawaii) course is open to ABC members and any licensed electrician in the state. Course satisfies the state's continuing education requirements for Electrical Journey Workers IAW HRS section 448E-8.5.

Contact ABC Hawaii at 845-4887 for additional information and/or to sign up for the next available class.

MARCH 1**Deadline: 2019 Kukulu Hale Awards Entry Portfolios**

Entry portfolios for NAIOP Hawaii's 2019 Kukulu Hale Awards must be post-marked by March 1. Awards presented on May 3 at the Royal Hawaiian Hotel.

For entry forms and information, contact Barbie Rosario at 864-7983, or barbie@naiophawaii.org or visit naiophawaii.org.

MARCH 1**First Aid/CPR Class**

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

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

MARCH 9, 23**AIA Architectural Walking Tour of Honolulu**

On every second and fourth Saturday of the month, the American Institute of Architects Honolulu Chapter (AIA Honolulu) hosts walking tours 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 aiahonolulu.org or call 628-7243 to RSVP with payment in advance and for more information. Fee: \$15 per person.

MARCH 4-7**OSHA 5400-Trainer Course in OS&H Standards for the Maritime Industry**

Presented by the Building Industry Association of Hawaii (BIA-Hawaii) and UC-San Diego's OSHA Training Institute. OSHA's 10- and 30-hour Outreach Training Program provides qualifications for safety trainers in the maritime industry. Academic/industry prerequisites. Various credits available. No online class enrollment.

8 a.m.-4 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Go to osha.ucsd.edu or oshatraining@ucsd.edu for more information. Register at biahawaii.org or call (800) 358-9206. Fee: \$795. No refunds after Feb. 18.

MARCH 8, 9, 15, 16, 22**Construction Safety Hazard Awareness Training for Contractors Course**

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

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register, email gladys@gcahawaii.org or call 833-1681. Fee: GCA members \$500; nonmembers \$750. No refunds after March 1. Replacements accepted.

MARCH 11-14**OSHA 510 - OS&H Standards for the Construction Industry**

Presented by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day training covers OSHA Construction Standards, safety and health principles and the most hazardous construction areas. Various credits available.

8 a.m.-4 p.m. (daily). CTC Pacific,

94-487 Akoki St., Waipahu.

Register at osha.ucsd.edu. For more information, go to biahawaii.org, call (800) 358-9206 or visit oshatraining@ucsd.edu. Fee: \$765. No refunds after Feb. 25.

MARCH 11-15**AGC's Lean Construction Education Program (Units 1-7)**

GCA of Hawaii and the Associated General Contractors of America (AGC) present a new streamlined framework to manage key areas of construction.

All classes held at the GCA Conference Room, 1065 Ahua St. To register with payment and more info, go to info@gcahawaii.org or gcahawaii.org or call 833-1681. Varying deadlines. Substitutions available.

MARCH 11**Unit 1: Variation in Production Systems**

Covers types of variation, the concept of throughput, variation mitigation techniques and more. 7:30-11:30 a.m. Fee: GCA of Hawaii members \$250; nonmembers \$350.

Unit 2: Pull In Production

Explains the concept of pull as a means to reliable production workflow. Noon-4 p.m. Fee: GCA of Hawaii members \$250; nonmembers \$350.

MARCH 12**Unit 3: Lean Workstructuring**

Introduces Last Planner System that streamlines project plans and workflow. 7:30-11:30 a.m. Fee: GCA of Hawaii members \$250; nonmembers \$350.

Unit 4: The Last Planner System

Shows how to conduct make-ready and weekly work-planning sessions. Noon-4 p.m. Fee: GCA of Hawaii members \$250; nonmembers \$350.

MARCH 13**Unit 5: Lean Supply Chain and Assembly**

Explains the concept of lean supply chain and assembly. 7:30 a.m.- 4:30 p.m. Fee: GCA of Hawaii members \$500; nonmembers \$600.

MARCH**Unit 6: Lean Design And Pre-Construction**

Explains the concepts of value-based management, lean design and relational

contracting, 7:30 -11:45 a.m. Fee: GCA of Hawaii members \$250; nonmembers \$350.

MARCH 14

Unit 7: Problem-Solving Principles and Tools

Introduces and demonstrates multiple problem-solving tools. 7:30 a.m.-4:30 p.m. Fee: GCA of Hawaii members \$500; nonmembers \$600.

MARCH 12

Build a Better Bowl (Stew Challenge) Legislative Event

BIA-Hawaii hosts Hawaii's legislators and best grinds at Café Julia. Prepare and share your team's recipe or finest dish, and talk story with your 2019 representatives.

5:30-8 p.m. Cafe Julia, YWCA Downtown, 1040 Richards St. Register at biahawaii.org or with Ben Juliano at baj@biahawaii.org. Fee: \$25 per person.

MARCH 12-14; APRIL 4-6

Construction Quality Management (CQM)

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

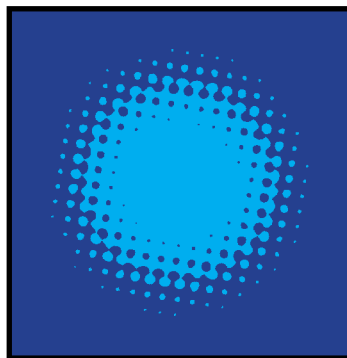
Noon-4 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$95; nonmembers \$125.

MARCH 16, 23

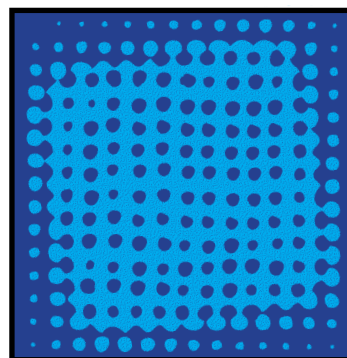
Project Administration (PMDP Module 3)

GCA of Hawaii and the AGC present a Project Manager Development Program designed to enhance the performance of novice (less than two years' experience), newly-hired and team-based project managers. Module 3 covers project planning, codes, permits, BIM and more. Certificate available after completing course.

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to info@gcahawaii.org or gcahawaii.org or call 833-1681 ext. 12. Fee: GCA of Hawaii members \$395; nonmembers \$495. No refund after March 1. Substitutions available.



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MARCH 18**NAHB Estimating and Scheduling for Profitable Business Operations**

BIA-Hawaii and National Association of Home Builders expert Michael Strong show how to get your budget in shape before you break ground. Topics include pairing estimates and schedules, using estimate fundamentals to identify costs, and more.

8 a.m.-4 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$250; nonmembers \$350.

MARCH 18-21**AGC's BIM (Building Information Modeling) Education Program**

GCA of Hawaii and the AGC present a four-day BIM program developed expressly for GCs and subcontractors.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to info@gcahawaii.org, email gladys@gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$350; nonmembers \$450. No refund after Feb. 15. Substitutions available.

MARCH 19**NAHB CAPS I Marketing & Communication Strategies for Aging & Accessibility**

BIA-Hawaii and NAHB aging-in-place expert Curt Kiriu present the best marketing and design practices for customers aged 50 and over. Various credits available.

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

MARCH 19**NAHB Project Management**

BIA-Hawaii and NAHB building expert Michael Strong present the skills you need for successful on- or off-site production operations management.

8 a.m.-4 p.m. CTC-Pacific, 94-487

MARCH 21**NAWIC Scholarship Fundraising Event**

"Cheers To Construction," the National Association of Women in Construction Honolulu Chapter's annual scholarship fundraiser and dinner meeting, also features heavy pupus, complimentary wine tastings, a no-host bar and prize drawings at one of Honolulu's most stylish restaurants. All proceeds go to the chapter's scholarship fund and towards the chapter's 2019 scholarship, which will be awarded to a student enrolled in the U.H. system and majoring in a construction-related field.

5 p.m. 3660 on the Rise, 3660 Wai'ala'e Ave. For more information, go to nawic114@yahoo.com or Honolulu-nawic.org. Tickets can be purchased from any NAWIC Honolulu Chapter member. Fee: \$55.

Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$300; nonmembers \$400.

MARCH 20**NAHB Basics of Building**

BIA-Hawaii and the NAHB explain residential construction for building professionals, realtors and the general public. Topics include Hawaii's residential building industry, sales, permitting and development and more. Various credits available.

8 a.m.-4 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org. Fee: BIA-Hawaii members \$300; nonmembers \$400.

MARCH 21**NAHB CAPS II - Design/Build Solutions for Aging & Accessibility (1-Day)**

BIA-Hawaii and NAHB aging-in-place expert Curt Kiriu show how to include assessments by health care professionals in projects for customers aged 50+, a growing Hawaii market. Various credits available.

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

MARCH 25-28**OSHA 3095 - Electrical Standards (Low Voltage - Federal)**

Presented by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day course with workshops emphasize electrical hazard recognition, OSHA standards, applicable portions of the National Electrical Code (NEC) and more. Various credits available.

8 a.m.-4 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Go to osha.ucsd.edu or oshatraining@ucsd.edu for more information. Register at biahawaii.org or call (800) 358-9206. Fee: \$765. No refunds after March 11.

MARCH 26**NAHB CAPS III Details & Solutions for Livable Homes and Aging in Place**

BIA-Hawaii's new hands-on course builds on NAHB prerequisites CAPS I and II. Aging-in-place expert Curt Kiriu shows innovative products and best practices for product installation in projects for customers aged 50 and over. Various credits available.

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

MARCH 26, 28, 30; APRIL 2, 4**40-Hour Safety Hazard Awareness Training for Contractors (5-Day)**

BIA-Hawaii's five-day training session provides a Site Safety & Health Officer (SSHO) with the additional certification required by the NAVFAC UFGS

1.6.1.1.1. Also covers the EM-385. Industry/academic credentials and laptop required. Certification provided after successful testing.

7:30 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. Register at biahawaii.org. For more information, contact Barbara Nishikawa at 629-7505 or via BLN@biahawaii.org. Fee: BIA-Hawaii members \$450; non-members \$575.

APRIL 6, 13

Estimating and Job Costing (PMDP Module 1)

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

8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, email judee@

gcahawaii.org or call 833-1681. Fee: GCA of Hawaii members \$395; non-members \$495. No refunds after March 22. Replacements accepted.

APRIL 8-11

OSHA 501 - Trainer Course in OS&H Standards for General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OS&H trainer course prepares students to teach the 10- and 30-hour Outreach classes. Students are authorized to teach the outreach classes and receive other industry credits after successfully completing course. A Verification of Prerequisite Form, proof of OSHA 511 course completion and other industry or academic credentials required. Laptop recommended.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu. No online class enrollment. To register, call (800) 358-9206 or email <http://osha.ucsd.edu/>. For more information and Verification of Prerequisite form, go to biahawaii.org and osha.ucsd.edu. Fee: \$765. No

refunds after March 25.

APRIL 16

NCMA Aloha Chapter: "Government Contracting-Trends & Cases That Shaped 2018"

National Contract Management Association (NCMA) speaker and attorney Glenn Sweatt reviews landmark developments in 2018 government contracting. Topics include bid protests, FAR, claims and terminations, Contractor Performance Assessment Reporting System (CPARS), required federal reporting, and Office of Federal Contract Compliance Programs (OFCCP) trends for affirmative action.

8 a.m. (check-in); 8:30 a.m.-4:30 p.m. (event). Hale Koa Hotel, 2055 Kalia Rd. To register and for more information, email ncmahawaii@gmail.com, call 351-4459 or go to sites.google.com/site/ncmahawaii/home. Fee: NCMA members \$200 (early registration \$150); nonmembers \$225 (early registration \$175). Group rates available. Register by April 9; early registration by March 18.



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Contract Awards Start Slow in New Year

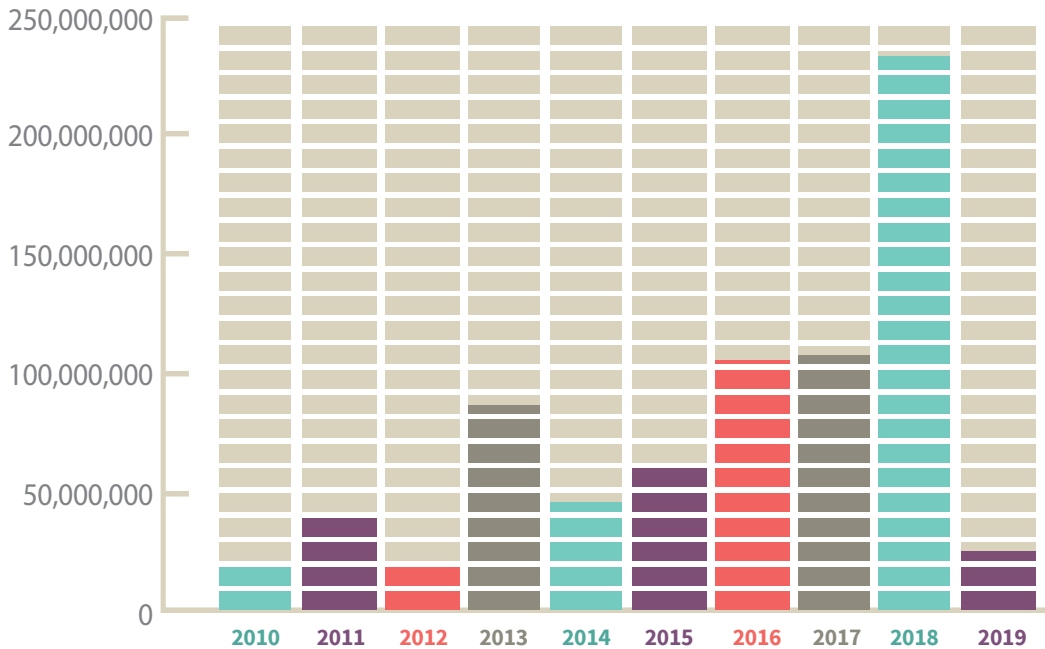
Government construction awards of \$25,105,725 were sluggish during January compared to last January's volume of \$235,676,439, a 10-year high. The totals nevertheless doubled those of the previous month of December (\$11,664,417) as six agencies issued

19 contracts.

Wasa Electrical Services won the largest, a \$7,767,695 award for work on Oahu's freeway management system (Phase 2), while Pave-Tech Inc. landed a \$5,554,216 project for pavement work on Oahu. Another \$4,871,565

contract for pavement improvements on Oahu was awarded to GP Roadway Solutions Inc.

The Department of Transportation awarded the lion's share of January contracts, valued at \$18,803,816.



JANUARY NUMBERS

2010	\$19,825,104
2011	\$41,999,669
2012	\$18,070,027
2013	\$87,448,825
2014	\$45,883,048
2015	\$63,330,983
2016	\$106,209,232
2017	\$108,726,958
2018	\$235,676,439
2019	\$25,105,725

Oahu

Wasa Electrical Services Inc. \$7,767,695
Freeway Management System, Phase 2

GP Roadway Solutions Inc.4,871,565
Installation of Enhanced Pavement Marking and New Milled Rumble Strip at Various Locations (Area 1 & 4), Island of Oahu

AWARDS BY AREA

Oahu	\$18,107,989
Maui	5,554,216
Hawaii	601,080
Kauai	842,440
Total	\$25,105,725

AWARDS BY AGENCY

DOT	\$18,803,816
DOE	3,646,664
DLNR	977,543
HPHA	722,440
UH	543,442
DAGS	411,820
Total	\$25,105,725

Close Construction Inc.1,560,721
Kalihi Uka Elementary School, Campus Facilities Improvements

CO-HA Builders Inc. 1,069,853
Roosevelt High School, Stadium Replace Turf, Track and 2 Light Poles, Phase 1, Replace Turf and Overlay Track

Hawaii Works Inc...... 851,473
DOFAW Kawainui Marsh Baseyard Improvements

Narito Sheet Metal & Mechanical dba Narito Construction Co. 478,000
Repair Rooftop Air Conditioning Units at Pier 10 Terminal, Honolulu Harbor

Allied Pacific Builders Inc.411,820
Women's Community Correctional Center, Roofing Repairs and Improvements

MJ Construction Co.402,000
6928 Ohia Bookstore Improvements, Kapiolani Community College, University of Hawaii

Certified Construction Inc.285,500
Hickam Elementary School, Miscellaneous R&M FY14

EBJ Construction Inc.141,850
Mililani High School, Bldg. F, Locker Room Title IX Improvements

Commercial Roofing & Waterproofing HI Inc. 105,742
Roof Services 2019, UH-Manoa

Sea Engineering Inc. 83,870
Ala Wai Small Boat Harbor, Finger Pier Removal at Row 100, 500 and 600

Doonwood Engineering..... 42,200
Repairs to the Ala Wai Lift Station

EBJ Construction Inc. 35,700
Spalding Hall, Renovation Rooms 453A, 454, 454A and 454B, UH-Manoa

Maui

Pave-Tech Inc. 5,554,216
Installation of Enhanced Pavement Marking and New Milled Rumble Strip at Various Locations (Area 2 & 3), Island of Oahu

Hawaii

Kaikor Construction Associates Inc. ... 468,740
Kaleiopuu Elementary School, Buildings C & D, Covered Walkway, Oahu

Loeffler Construction Inc.132,340
Pavement Repairs at Kawaihae Harbor

Kauai

Diode Construction Inc. 722,440
AMP 38 Infrastructure and Site Improvements at Hale Hoonaha (HA 1055), Kalaheo Homes (HA 1022), Kawaiihua Federal (HA 1086) and Kawaiihua State (HA 2204)

Pacific Blue Construction LLC.....120,000
Kauai High School, Bldg. L, Locker Room Title IX Improvements

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

Oahu

- Hawaiian Dredging Construction Co. Inc.**\$13,798,000
Ala Moana Wastewater Pump Station Upgrade
- Construction Engineers LLC** 582,970
Kaimiloa Elementary School, Miscellaneous R&M FY16
- Molina Engineering Ltd.** 543,847
Nimitz Elementary School, Building C & D, Structural Repairs

- MJ Construction Co.** 294,000
Nimitz Elementary School, Miscellaneous R&M FY16
- United General Contracting Inc.**283,215
Aliamanu Middle School, Miscellaneous R&M FY16
- Maui Kupuno Builders LLC**.....262,900
FY19 One-Year Maintenance Contract for Pavement Repairs at Fort Armstrong
- Associated Pacific Builders**104,950
Ewa Beach Elementary School, Miscellaneous R&M FY16

Maui

- Alpha Inc.** 899,670
Emergency Drainline Replacement at Kuikahi Drive
- Central Construction Inc.** 799,667
South Maui Playground Shade Structures
- (Rebid) Central Construction Inc.** 167,947
Repair Fire Sprinkler System at Pier 1 Shed, Kahului Harbor
- Site Engineering Inc.** 161,000
King Kamehameha III Elementary School, Bldg. H, Renovate Kitchen/Dining Room
- Norrie Construction**154,000
Lower Honoapiilani Road, Temporary Stabilization at Kaopala Bay

Hawaii

- Isemoto Contracting Co. Ltd.**8,978,540
Alii Drive Culvert Replacement, Alii Drive, Kailua-Kona

Kauai

- Shioi Construction Inc.**1,974,827
Kalaheo Neighborhood Center, Partial Conversion to Hurricane Shelter
- Certified Construction Inc.** 41,654
Roof Repairs at the Lihue Wastewater Treatment Plant

JANUARY'S TOP 10 CONTRACTORS

1. Wasa Electrical Services Inc. (1) \$7,767,695
2. Pave-Tech Inc. (1) 5,554,216
3. GP Roadway Solutions Inc. (1) 4,871,565
4. Close Construction Inc. (1) 1,560,721
5. CO-HA Builders Inc. (1) 1,069,853
6. Hawaii Works Inc. (1) 851,473
7. Diede Construction Inc. (1) 722,440
8. Narito Sheet Metal & Mech dba Narito Construction (1) 478,000
9. Kaikor Construction Associates Inc. (1) 468,740
10. Allied Pacific Builders Inc. (1) 411,820

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

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LITIGATING for Affordable Housing

Hawaii builders keeping an eye on California's lawsuit against Huntington Beach for failing to meet housing needs

BY DAVID PUTNAM

California Gov. Gavin Newsom announced in January that the state is suing the city of Huntington Beach for “standing in the way of affordable housing production and refusing to meet regional housing needs.”

Hawaii building industry leaders suggest that maybe the state should consider filing a lawsuit against Honolulu for the same reason.

“Perhaps it’s time for Hawaii to follow California’s lead,” says Dean



Dean Uchida

Uchida, senior project manager in the Strategic Services Group for SSFM International in Iwilei, and 2018 president of the Building Industry Association of Hawaii (BIA-

Hawaii). “Government studies in Hawaii have found that we do not have enough housing to meet our existing and future needs.”

Uchida points to a 2015 report by the Department of Business, Economic Development and Tourism (DBEDT) that “we would need approximately 66,000 units, statewide, by 2025 based on natural population growth. Oahu alone needs an additional 25,000 units by 2025.”

California adopted a law two years ago that required counties to set housing production goals aimed at

accommodating “a fair share of the regional housing needs and provide zoning that encourages development of housing that is affordable” across all income levels.

California’s lawsuit against Huntington Beach, according to the governor’s office, “seeks to ensure housing equity, requiring the city to amend its housing plan to bring it into compliance with state law by planning for the development of additional housing units that are accessible to residents of all income levels.”

Gladys Quinto Marrone, CEO of BIA-Hawaii and an attorney, says that California, like Hawaii, is “suffering from a housing shortage and decades of NIMBY-ism (Not In My Backyard), and over-regulation has led to this situation.



Gladys Quinto Marrone

“While local municipalities have oversight of housing production, the demand continues to far outweigh the supply, creating a dire statewide housing crisis. The city of Huntington Beach has raised a constitutionality issue regarding the law requiring counties to produce more affordable housing, which is what the lawsuit is based on.

“However, the suit brings to light the seriousness of the issue and the steps California is willing to take to

enforce that 2017 law.”

Whether the matter will wind up in Hawaii courts is unclear. One thing that is for certain, Marrone says, is the need for more affordable residential construction.

“There are more high-rise high-density condos and apartments being built around the Kakaako and Ala Moana areas that address some of the need for housing, but we have much, much more to go,” she says. “I’m hopeful that more efforts, both at the state and city levels, are focused on increasing housing supply at all price points.

“We should remain mindful, however, that the cost of construction also impacts affordability, and long permit approval times, excessive regulation, impact fees and lack of adequate infrastructure further contribute to the high cost of housing here in Hawaii.”

Uchida says he’s hoping elected officials will mount a strong campaign for more affordable housing.

“It is interesting that while there is wide acceptance of the need for more housing in Hawaii, there are no ‘political champions’ who have the ‘political will’ to take on the need to increase the supply of housing at all price points. What’s it going to take for us to get more housing built?”

He points to California’s laws “that require housing production goals. Based on the current lawsuit, you can see they are serious in attacking the problem at its root.” 🏠



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SPOTLIGHT ON SUCCESS



Avalon Development's Kapolei Enterprise Center
AERIAL PHOTOGRAPHY COURTESY THE IMAGE GROUP



KAPOLEI ENTERPRISE CENTER

Tilt-Up KEC Fills Up Fast

Honolulu Builders completes uniquely designed 93,000-square-foot storage structure

BY DAVID PUTNAM

The 104 concrete tilt panels—with a maximum height of 55 feet—used to form the Kapolei Enterprise Center are the largest of their kind erected in Hawaii, according to Dan Jordan of Honolulu Builders.

Installing those panels, adds Jordan, proved to be the most unique challenge the general contractor was tasked to perform on the 93,057-square-foot project for client Avalon Development Co. LLC.



Working on the interior of the Kapolei Enterprise Center

Honolulu Builders worked with Derwin Hayashida and the team at Hawaiian Crane & Rigging, as well as Gary Camp of Atlas Sales and Meadow Burke Engineering “to erect

the panels in 10 intense days,” Jordan says, “including working through two hurricane warnings with high winds that hampered wall erection throughout the lift.”

He adds that not only are the panels the largest ever lifted in the Islands, there is “only a quarter-inch joint between each panel, so the tolerances in layout and forming of the panels was critical to the success of erecting the building. All the panels fit precisely, and no panels had to be cut or modified.”



Dan Jordan

KAPOLEI BUSINESS PARK



Tilt-Up Concrete Construction Built-to-Suit for Lot Buyer

Construction on the Kapolei Enterprise Center (KEC) began last March and was completed in late February.

Christine Camp, president and CEO of Avalon, says the Kapolei Enterprise Center is the developer’s “sixth project with Honolulu Builders. As expected, they have been a great partner in delivering a quality product, on budget and on time.”



Christine Camp

The intense attention to detail and work scheduling paid off—Camp says all the Center’s units were leased before construction was completed.

The KEC sits on approximately 4.4 acres at the corner of Kalaeloa



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View of work in the loading dock area

Boulevard and Komohana Street in Kapolei Business Park, Phase 2, a master-planned industrial area near the H-1 Freeway.

The \$10.5 million building, along with its tilt-up concrete walls, features six bays with 10 loading docks having a 40-foot clear ceiling height, separate power, roll-up drive-in doors, full truck court and individual sprinkler systems. The units range in size from 13,177 square feet to 21,293 square feet.

Along with its proximity to Kapolei's industrial park, the KEC is not far from the Ka Makana Alii Mall and other "Second City" retail areas. It also is less than 1.5 miles west of Kalaeloa Barbers Point Deep Draft Harbor, the second-busiest commercial

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SPOTLIGHT ON SUCCESS



The 93,057-square-foot facility was erected with 104 concrete tilt panels.

port on Oahu, which provides tug and barge service throughout the Islands and the U.S. Mainland.

Honolulu Builders' work on the

KEC included:

- Install below-grade civil work.
- Sitework: Build building pad, footings.

- Concrete: Footings (300 yards of 3,000 psi concrete); slab (6-inch-thick concrete at 3,000 psi placed in six 300-yard pours, 1,800 yards total, all nighttime pours); tilt walls (10 ½-inches thick, poured in 10 night sessions averaging 290 yards each of 4,000 psi concrete, 2,900 yards total with many walls being poured on top of previously poured walls).

- Masonry: One demising wall through middle of building, 48-feet tall by 172-feet long.

- Metals: Structural steel beams, columns, steel joint and decking.

- Roofing: Thermoplastic membrane (TPO) roofing with rigid insulation.

- Skylights: 39 rooftop units.

- Fire Sprinkler System: Diesel-drive, centrifugal fire pump-driven wet fire sprinkler system.

Jordan says Honolulu Builders used Tilt-Werks wall panel design software by Dayton Superior. He also lauded the team of Project Director Tim Sinn Sr., Project Manager/Superintendent Roger Wark, Superintendent Justin McCarthy and carpenter foreman Rick Davis.

Additionally, he says, "Honolulu Builders worked closely with Dan Curran of Avalon Development and Joleen Miranda-Pesqueira from Ushijima Architects to fine-tune the final design and value-engineer the project to achieve the client's goals." 🏠

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WOMEN IN CONSTRUCTION



ESSENTIAL TO THE WORKFORCE

Early exposure to the trades, better pay attracts more women to traditional and non-traditional careers in construction

BY DAVID PUTNAM

The rewards of a construction-related job are attracting women at a younger age to the industry, such as Jinny Cheung, an assistant development manager for Hunt Companies' Hawaii Region.



Jinny Cheung

"The traditional thinking is that construction is a male-dominated industry, but in this day and age that mindset has and continues to shift, and it seems that females are encouraged to pursue these 'non-traditional' fields earlier on," says Cheung, who turns 28 years old this month.

Cheung joined Hunt Companies as a project coordinator two years ago. The Syracuse University graduate—where she was on the varsity cross-country and lacrosse teams and played in the string orchestra—previously was a supply chain analyst for Hawaiian Airlines.

"Coming from the development industry, I especially understand the unique challenges that we face in Hawaii—high construction and labor costs, lengthy entitlement process, etc.," she says. "It takes a tremendous amount of resources, time and effort to get a project moving, so to get to a point where we see construction happening is extremely rewarding."

"It is also very rewarding to be part of projects like housing and infrastructure that will be appreciated by future generations."

Another attraction for entering the building sector is that the gender pay gap is much narrower for construction-related jobs. According to the Bureau of Labor Statistics, in all occupations, women in the U.S. earn on average 81.1 percent of what

men make. Women in construction, however, earn on average 95.7 percent of what men make, reports the BLS.

Cheung arrived at Hunt Companies at a busy time when the firm has three major construction developments in the Islands: a mixed-use 1,000-home project in Kapolei, a 1,116-home Palamanui project on Hawaii County and redevelopment of the Mayor Wright Homes public housing in Honolulu.

Cheung, who also speaks Chinese (Mandarin and Cantonese) and Spanish, says the industry needs to focus on getting women interested in the trades early on.

industry hold managerial or administrative positions.

In BLS' 2017 report on the median weekly earnings for wage and salary workers nationally, women construction managers earned \$1,243 compared with \$1,429 for men CMs. However, only men's weekly earnings among the trades are reported. For general construction laborers, for example, men were paid \$667 weekly on average, though no figure was available for women.

According to the Associated General Contractors (AGC), with which the General Contractors Association (GCA) of Hawaii is affiliated, 80

"A lot of successful people I encounter have had good mentors in their careers. I think many would agree that having a mentor is important regardless of industry or gender, and that it is invaluable to have good leadership and guidance at any stage of one's career."

—Jinny Cheung

"Attracting women to what used to be considered male-dominated industries starts at a young age," she says. "I believe the key is early exposure to a wide range of career opportunities in STEM—science, technology, engineering and math—and encouraging girls of school age to pursue these fields. This could be done through heavier emphasis on STEM in the school curriculum and through scholarships and wider access to internships, for example."

The U.S. Department of Labor reports only 1.2 percent of construction worksite jobs are filled by women. Most of the women in the

percent of U.S. construction companies nationally have slots they are not able to fill with qualified workers. And the BLS reports that, as of June, there were 263,000 job openings in the industry.

Cheung says technology can help women land their share of jobs.

"In this social media age, it has become so easy to connect with other industry professionals and to learn about various opportunities in any field," she says. "Job-seekers nowadays can even find career opportunities through phone apps."

"This seems quite unfamiliar to many of us, but times are changing."



Joy Kimura



Lauri Makui



Joan Nacino



Rita Sakamoto

MAKING CHOICES, MEETING CHALLENGES

To gain a clearer picture of the challenges, and opportunities, for women in construction, *Building Industry Hawaii* also connected with:

- **Joy Kimura**, who handles government affairs and compliance for Hawaii Laborers-Employers Cooperation and Education Trust (Hawaii LECET), which is a trust fund for the Hawaii Laborers Union, Local 368;
- **Lauri Makui**, a sales representative in the cement division at Hawaiian Cement;
- **Joan Nacino**, an account executive at Aloha Marine

Lines - a Lynden company, who is vice president of the NAWIC Honolulu Chapter, where she also serves on the communications committee; and

- **Rita Sakamoto**, a project manager at Hawaiian Dredging Construction Co. Inc., whose portfolio includes putting up Avalon Development's 7000 Hawaii Kai Drive.

On few women in the business ...

Kimura: "A large part of it is due to the fact that historically, there has been a perception that construction work is a male-dominated industry due to gender stereotyping. In addition, there has been a lack of awareness about the myriad job opportunities available for women in construction. Over time, the construction industry culture has evolved and there are much more opportunities for women. In addition to positions out in the field, there are opportunities for women as project engineers, project managers, surveyors, estimators, etc."

Makui: "The perception that construction is just for men is one of the reasons there are so few women in the industry. Many women are not aware of what the industry has to offer, while others are afraid the industry will be too hard."

Nacino: "There is not enough information shared with girls in elementary, middle and high school or college about the opportunities in the industry, and there is the stereotype about gender and careers in the trade that still exists."

Sakamoto: "Though we have seen a steady increase in the number of women employed in the construction industry since I first entered the field 19 years ago, the industry remains a male-dominated field. Women are either not aware of the opportunities available or are not attracted to the working environment (construction sites, jobsite trailers, etc.)."

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On whether the industry is female-friendly ...

Kimura: “The building industry is female-friendly to an extent. Living wages and good benefits make it easier for our female union members to support and care for their families, as compared to non-union construction workers or full-time jobs in other workforce sectors.”

Makui: “The building industry is making great strides in becoming female-friendly. I see more and more women working on jobsites today than I did 10 years ago. The industry seems to have embraced the different skills women bring to the table.”

Nacino: “the maritime/ocean cargo Industries are much more female-friendly than they were in the '80s and '90s.”

On attracting more women ...

Kimura: “Awareness of the career opportunities available and the benefits of working in the construction industry are key in attracting more women into construction-related careers. Construction jobs pay a living wage and offer excellent benefits, which is important if you want to live in a place like Hawaii where the cost of living is high. For women with families, and especially for single mothers, construction-related jobs that pay good wages and benefits can be essential to self-sufficiency.”

Makui: “Schools and companies are doing great things in the community to attract women into the building trades. Events such as Block Kids, which introduce elementary students to the possibilities of building and design, to Career Day events which expose high school students to the industry by providing opportunities to operate equipment or try their hand at bricklaying in a fun and relaxing environment. These activities are open to both male and female students which over time, may help change the perception of our future workforce.”

Nacino: “I don't know if there is a concerted effort to attract women to the maritime industry or cargo handling type of work. When I started in the industry in 1986, most of the women working on the waterfront were in supervisor or administrative positions on the management side, and customer service, billing and freight clerk positions on the bargaining unit side. However, over the years I have seen more women hired for long-shoremen/stevedore work and some who worked their way up to high-lift operators, driving 30-ton and 40-ton forklifts”

Breakdown of Women in Construction

As of Dec. 31, 2016, approximately 939,000 women were employed in various occupation sectors of the U.S. construction industry—or 9.1 percent of construction-related jobs. Here is a breakdown of women in the construction industry:

OCCUPATION SECTOR	NUMBER OF WOMEN	PERCENTAGE
Sales & Office	423,000	45%
Professional & Management	293,000	31%
Natural Resources, Construction & Maintenance	196,000	21%
Service Occupations	14,000	1.5%
Production, Transportation & Material Moving	13,000	1.4%

Source: Bureau of Labor Statistics

On the rewards ...

Kimura: “The most rewarding part of working in the construction industry is that I can effect positive change and see tangible results. Whether it's providing assistance in support of an affordable housing project or promoting smart growth in the urban core, as I drive through Honolulu, I am reminded of projects that I supported and can see how it has benefitted and improved the community. In my current position, I am able to improve the lives of people living in our city and state by providing testimony and meeting with government officials to ensure that decisions on construction-related issues are made in the best interest for the community.”

Makui: “The satisfaction of knowing your company played a role in completing a project has been the most rewarding.”

Nacino: “My industry is directly related to the construction industry because we bring in a lot of building and construction materials such as lumber, plywood, reinforced steel, structural steel, wallboard or gypsum board, roofing materials, construction machinery and tower cranes, to name a few. It is very exciting to see the finished products like bridges, high-rise towers, single-family homes and know that I had a part in the construction of that unit.”

Sakamoto: “The most rewarding part of being a part of Hawaii's construction industry is looking around Honolulu and being able to identify the buildings I either helped build or that Hawaiian Dredging built.”

On mentoring ...

Kimura: “Mentors are extremely important as they can provide valuable information and advice on how to navigate the industry, especially for women who are new to this field. I have been extremely fortunate to have mentors—Darlean Kiyokane, June Keaton and Maegan Best, who are past presidents and board members of the NAWIC Honolulu Chapter 114. I encourage women in the construction industry to join NAWIC as it’s an excellent professional association with members from all facets of the construction industry.”

Makui: “Mentors are extremely important for women in construction. Having the

opportunity to learn and gain insight through mentoring relationships has been invaluable.”

Nacino: “Women are nurturing by nature, and that spills over into the workplace, especially in male-dominated industries. Women face quite a bit of challenges and are sometimes tested more physically or mentally by coworkers. I

try my hardest to mentor, coach a younger female coworker because I want them to succeed and not be discouraged by the discrimination or subtle hazing that occurs in the workplace.”

Sakamoto: “It is important for women because it encourages and assists them to further their professions.”

On their first job ...

Kimura: “My first construction-related job is the one I currently have. The Laborers are the largest construction union in the nation with over 600,000 members.”

Makui: “I began my career as a clerical worker tracking industrial gas cylinders as they moved in and out of inventory. I’d have to say my first real construction-related job began in an equipment repair shop for a large heavy equipment dealer.”

Nacino: “I have been in the ocean cargo transport industry since 1986, with Young Bros. Ltd., and still loving it.”

Sakamoto: “My first construction-related job was with Hawaiian Dredging when we built the Morton’s Steakhouse building at Ala Moana Center.”

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BUILDING 'REWARDING' CAREERS

NAWIC Honolulu helping women navigate the 'world of construction'

BY DAVID PUTNAM

Wanted: mentors for women entering Hawaii's construction industry.

"Finding a mentor, no matter what field you are in, is very important," says Kehau Amarin, National Association of Women in Construction (NAWIC) Honolulu Chapter 2018-2019 president. "Being a woman in

any field can be a challenge. And finding others to support you, encourage you and help you to navigate your way through, is so important.



Kehau Amarin

"The Honolulu Chapter is all about mentoring and being a group of supportive women to encourage others in our industry," adds Amarin, who is director of sales at Hardware Hawaii. "We don't require a banner or sign to be a good mentor. Just do your best, be your best and pass along your knowledge. No fanfare required."

Dove Sifers-Putman, NAWIC's national president, agrees, and points to the organization's new Emerging Professionals



Dove Sifers-Putman

committee. "Their goal is to help mentees find a mentor to help them in jobs. The mentors may have already experienced something that they (mentees) are faced with and can offer guidance," she says.

Promoting Diversity

Only 9.1 percent of the construction industry workforce are women, according to the U.S. Department of Labor. Many of them are in the administrative or design end of the business, meaning women are filling only 1.2 percent of building trade jobs.

In the past, notes Sifers-Putman, many women who landed construction-related jobs "were not looking

for a career. They were looking for an income to help out the household.”

Amorin points out that she spent two decades working “in the hospital industry and only recently jumped into the lumber and building materials arena six years ago. It was my first exposure to the world of construction. It has been a huge learning curve, but so rewarding in so many ways, that I am still here and loving every minute of it.”

NAWIC and similar organizations, she says, are helping to open “dialogue about women in construction, the various kinds of jobs out there and the overall diversity of our industry.

“We are going into schools, like with Pearl Harbor Elementary School, where we held a NAWIC Block kids’ event for fourth-graders, piquing interest in our industry, using Lego blocks and other materials. We are doing more and more of these kinds of events to promote the construction industry overall, and hope to spark

interest, especially in the young ladies who meet ‘women in construction’ who don’t have a tool belt on. We are

trying to communicate that there is so much more to being in the construction world.”

Amorin, on NAWIC

Kehau Amorin, NAWIC Honolulu’s 2018-2019 president, offers her thoughts on the organization, which was chartered in 1965:

“Our goal is to educate our memberships and connect them to as many resources readily available to them as members. NAWIC is a national organization that offers training, certifications, webinars and scholarships.

“We also took as many opportunities that we could, as a membership, to connect ourselves to our community and give back in many different ways, and also open up dialog with all of the amazing trailblazers Hawaii has to offer, via our monthly General Membership meetings.

“It’s been an incredible year so far. We still have our WIC Week, Scholarship Night, Membership Night and so much more, just around the corner.”

For more information, visit the Honolulu Chapter’s website at nawic-honolulu.org/ and the national NAWIC website at nawic.org.

NAWIC

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Adds Sifers-Putman, who lives in Charlotte, N.C. and was in Honolulu on Feb. 13 for a “Meet and Greet” with chapter members: “Women are now being encouraged to step out of their comfort zone and into a career in the construction industry. Companies and municipalities are working toward meeting minority goals, so they are looking for women in the construction field, from tradeswomen to construction company owners.

“Women are dedicated, and focused on their jobs. Women working in the construction industry earn 97 cents for every dollar a man earns. Why not have a career in construction?”

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—Kehau Amorin



Sixty-five fourth-graders took part in the 2019 Block Kids Competition presented by NAWIC Honolulu Chapter 114 at Pearl Harbor Elementary School on Jan. 22. The Block Kids program is aimed at introducing children to the construction industry to help promote an interest in future careers in the industry.

PHOTOS COURTESY NAWIC HONOLULU

Eyes on the Future

Along with the 67-member NAWIC Honolulu chapter, Amorin says some of the other groups helping to support women in construction include Habitat for Humanity, which holds its “annual Wahine Build days, and it’s pretty cool to see. Kapolei High School is having their Construction Career Day being created and supported by the members of GCA (General Contractors Association of Hawaii). We need to get kids interested at a very young age, as they are the future of our industry.”

The landscape is changing, albeit slowly, as the building sector becomes more female-friendly. “It is changing, but we still need to make more

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progress, says Sifers-Putman, who recalls getting her start in construction “helping my father on the farm build small outside buildings.”

“For me personally,” Amarin says, “I love that our industry contributes in small and big ways to putting people in homes, or condos or high-rises, or to help them to fix their existing homes.

“It very rewarding to see the important part we play in the lives of the people in Hawaii.” 🏠



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Guam Airport Rehab on Track

Black Construction spearheads work necessary to meet TSA-mandated standards at A.B. Won Pat International Airport

BY BRUCE LLOYD
PHOTOS BY BRUCE LLOYD

Outbound Guam travelers have seen little change in the looming profile of the A.B. Won Pat International Airport in recent years, but that's not because changes aren't being made inside.

The airport was originally opened in the early 1980s, and over the years various upgrades have been made. The design as of 1988 created an open concourse, mixing arriving and departing passengers, and providing easy access to revenue-generating retail and food and beverage outlets, as well as other passenger amenities.

The events of 9/11 brought airport security into sharp focus and prompted the Transportation Security Administration to mandate that TSA- and non-TSA-screened passengers be separated. However, since there was no funding immediately available to accomplish this, an interim measure involved using portable partitions to separate the passengers, with personnel assigned to prevent crossovers.

A 2012 master plan aimed at meeting the TSA mandates and regulations as well as handling increasing airport traffic called for a new design element: a third floor feature dubbed the International Arrivals Corridor to filter and direct passengers toward customs, border protection and baggage pickup.

But Guam still needed to come up with the funding for the project, which has grown from an estimated cost of \$111.4 million to \$117.8 million. And another \$12 million is needed for proposed change orders.

"At that time there was no funding for this mandate, and for a number of years, going back to 2001, the airport has not had the ability to find the funding for this urgent and this crucial project," says Guam International Airport Authority (GIAA) Board Chair Ricardo Duenas.



Ricardo Duenas

"It wasn't until the specialty travel concession with Lotte Duty Free that came out in 2013 and the funds from that contract—which was substantially higher than any contract we had with any of the operators in the history of the airport—provided the funding to move forward with this project."

Revenue bonds from 2013 raised \$96 million along with Federal Aviation Administration grants of more than \$21 million, but a longstanding legal dispute between former airport concessionaire Duty Free Shoppers and Lotte has clouded the revenue picture through the pending court

cases. Looming costs of change orders will have to come from GIAA budget allocations and prospective additional grants being sought from the FAA and, GIAA hopes, success in court.

The new Guam administration of Democratic Gov. Lou Leon Guerrero, the installation of veteran legislator Thomas C. Ada as airport executive and the slippage of contract completion from September 2019 to July 2020 prompted a lot of questions about what's going on behind the airport's unchanging façade.



Thomas C. Ada

At an informational hearing to suss that out, Ada told legislators that the procurement history of the project went through two rounds of bidding, yielding substantially higher bids than the original \$54 million estimate. The winning contractors are:

- Guam's Black Construction won the \$97 million design-build construction contract in 2016 with a notice to proceed granted on March 1, 2017.
- SSFM International won the construction management contract.
- E&A Engineers will do design and post construction award services.

...continued on page 72

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Demand Drives Residential Construction

Strong need for more housing in Hawaii pushes the homebuilding industry

BY BRANDON BOSWORTH

“Solid” is the one word that best sums up Hawaii’s residential construction industry. That’s according to Duane Shimogawa, real estate analyst at Avalon Development Co. LLC.

“Expect to see a consistent pace of residential construction in the next few years,” he says. “The entire state is severely under-supplied when it comes to housing. Despite adding thousands of new housing units to the market in the Kakaako area and in Ewa, these units only make a small dent in the state’s housing crisis.



Duane Shimogawa

Hale Ka Lae and Hale Manu at 7000 Hawaii Kai Drive in East Oahu represent a major residential project for Avalon Development. PHOTO COURTESY AVALON DEVELOPMENT







Avalon hopes to have units at Sky Ala Moana ready for occupancy by 2023.

“While demand will continue to outstrip supply for many years to come, builders are becoming more and more cognizant of what the market calls for, and that is the need for more and more affordable-type housing.”

Evan Fujimoto, president of Graham Builders, is also optimistic. “Local residential construction will continue strong due to ongoing

pent-up demand for housing and a lack of supply,” he says. “Rising interest rates will also fuel homeowners who were sitting on the fence to move forward.”



Evan Fujimoto

When it comes to specific trends,

Fujimoto says the two most prevalent sectors that he has seen are demands for homes designed for aging-in-place and multigenerational living.

“Aging-in-place design accounts for 50 percent of all our projects,” he says. “We anticipate this percentage will continue strong as baby boomers continue to seek paths that will allow them to remain in their homes for

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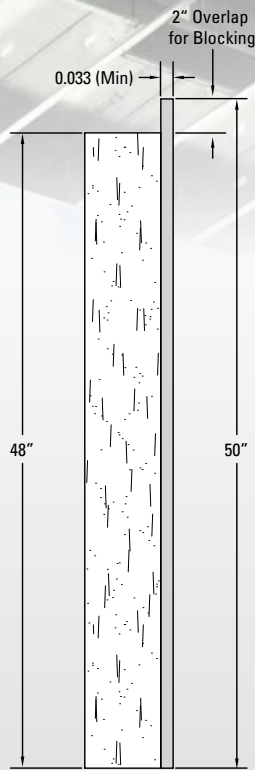
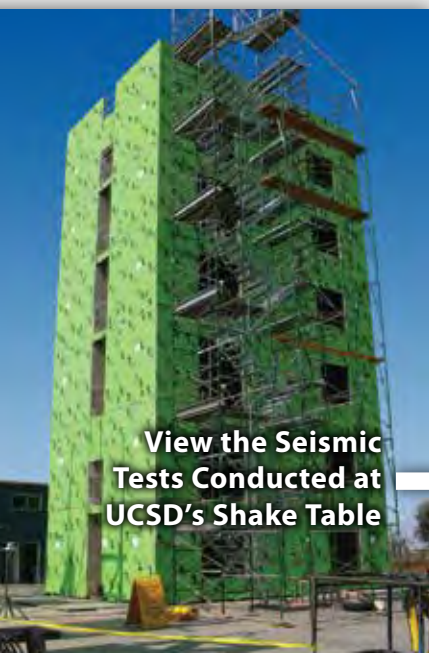
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A multi-generation home remodel by Graham Builders featuring a mother-in-law suite with wide doors and connection to outdoors. PHOTO COURTESY GRAHAM BUILDERS



as long as possible. Recent census information shows that senior citizens are the fastest growing population segment, and the total number of individuals over 65 is projected to double by 2050.”



Ryan Graham

“Following right behind aging-in-place is the demand for multigenerational homes,” says Ryan Graham, vice president, operations at Graham Builders. “Forty-five percent of the projects on our schedule are for families composed of three or more generations. Multi-generational homes are a viable solution for relatives to manage Hawaii’s high housing costs.”

Reaching Millennials

On the flip side of aging-in-place are homes for younger adults. “Millennials are an increasing part of the workforce and have become a major driver in the housing market,”

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says Lisa Y.T. Rapp, principal at architectural firm AHL (formerly Architects Hawaii Ltd.).

“They choose to spend their money on experiences instead of material items so preferences lean toward simpler accommodations. They are just as apt to rent as they are to own.”

When it comes to apartments and condominiums, Rapp says “the status of having a penthouse view is not as important” to millennials.



Lisa Y.T. Rapp

“The biggest trend in homebuilding is actually building smaller, more efficient homes.”

—Duane Shimogawa

“Millennials want experiences,” she says. “Our high-rise designs need to engage not only the external urban areas, but also create a vertical urban community within the building with public areas for coworking, innovation and interaction.”

For cutting costs, green construction is a popular option. “As our market reaches the apex of affordability, new home buyers are looking for energy-efficient homes that will save them money every single month,” says Rick Hobson, vice president of sales and marketing for Gentry Homes. “Foam insulation, solar hot water, dual-pane windows and programmable thermostats help keep costs down.”



Rick Hobson

In addition to getting greener, Hawaii homes might be getting smaller. “The biggest trend in homebuilding is actually building smaller, more efficient homes,” Shimogawa says. “That’s especially true in the

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Gentry Homes will continue to build new homes at SEABridge in Ewa Beach throughout 2019. PHOTO COURTESY GENTRY HOMES



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condo market, where the trend is to build micro-units that are not priced too high for locals. Don't be surprised to see more and more of these types of units being built across Honolulu."

Proposed legislation could spur growth in this sector. "The recently announced plan to provide incentives to owners of small apartment buildings who build low-rise rental buildings should have a tremendous impact on the industry, adding an estimated 25,000 total housing units to the market," Shimogawa says. "Owners of about 3,000 lots would be eligible for this program, which still needs approval by the city council, among other approvals."

Residential construction also stands to benefit from a more streamlined permitting process. Mayor Kirk Caldwell recently allowed Bill 64, which requires building permit applications for one- and two-family dwellings to be addressed within 60 days, to become law without his signature. Caldwell also announced several additional initiatives aimed at streamlining the permit process.

Shimogawa says the new process



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“should provide some relief” for the residential construction sector, adding that “while any effort to streamline the process is a positive step, it remains to be seen how much of an impact this will have. What’s in agreement by both city regulators and the building industry is that there needs to be sweeping changes to the system, making it more efficient for everyone to utilize.”

Work on this front continues. “The effort to streamline the building process is a work in progress. BIA-Hawaii is working with DPP (Department of Planning and Permitting), the city council and the mayor in every way possible to offer our feedback, guidance and support to fix what has been a long-standing problem,” says Marshall Hickox, president of the Building Industry



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Multi-generation home remodels account for many of Graham Builders' residential construction projects.

PHOTO COURTESY GRAHAM BUILDERS

Association of Hawaii and Homeworks Construction. “We have seen a tremendous effort by DPP to implement new procedures, hire more staff and invest in the resources needed, but these changes take time.



Marshall Hickox

“Currently residential permit issuance times are negatively impacting families in need of upgraded and new housing. Not to mention the many affected businesses such as contractors, suppliers, sub-contractors and the support industries. Think about the lost revenue to the city; it is grossly underestimated, not only in permit fees delayed but in the taxes that could be collected from the simple act of commerce, as well as property taxes from the increased valuation of the improved properties.”

Hickox says BIA is also working to address the “redundant policies and over-regulation” that are “driving up the cost of building to such a degree that homes are become unaffordable to even those with above-average dual incomes.”

“Common sense says why regulate in additional health and safety rules that push the cost of rebuilding beyond the cost of replacement,” Hickox says. “That if you force someone to stay in a home built as long ago as 1940 because they can’t afford a safer home seems counter-intuitive.”



AHL is working with Salem Partners on 1500 Kapiolani, a mixed-use 450-unit condominium and hotel development.

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A Range of Projects

Looking at specific projects, Gentry Homes will continue to build new homes at SEAbriidge and Coral Ridge in 2019. “These two communities will provide about 130 new homes in 2019 with pricing from the mid-\$500,000s,” Hobson says. “Gentry will also begin sales at Keali’i which will offer 66 homes mostly located on the Kapolei Golf Course. Gentry Kapolei Development will continue to build homes for the Department of Hawaiian Homelands and plans to deliver over 40 homes in 2019.”

AHL is involved in a number of projects, including more affordable properties such as Salem Partners’ 1500 Kapiolani, a mixed-use 450-unit condominium and hotel development.

“With this project, they have enthusiastically embraced the city’s TOD (transit-oriented development) plan, listened to the needs of the community, and offered an innovative solution for deeply needed affordable units in Honolulu by including affordable units currently designated for senior housing as part of the project,” Rapp says. “AHL is also involved with Mayor Wright Homes, an affordable high-rise development with some market rate units included, and a study for an affordable condominium project along the Kapiolani corridor.”

Avalon has a range of residential projects, including Sky Ala Moana, and Hale Ka Lae and Hale Manu at 7000 Hawaii Kai Drive in East Oahu.

“Plans for Sky Ala Moana include approximately 389

market condominiums, roughly 300 condo-hotel units and about 90 affordable for-sale residences, along with about 17,500 square feet of commercial space built upon a 70,000-square-foot parcel located along Kapiolani Boulevard across from Ala Moana Center,” Shimogawa says. “The project recently received final approval from the Honolulu City Council and the goal is to have first units occupied by 2023.

“Common sense says why regulate in additional health and safety rules that push the cost of rebuilding beyond the cost of replacement.”
—Marshall Hickox

“Hale Ka Lae, a new for-sale condominium consisting of 213 units in East Oahu, is the culmination of a condo-conversion project that began as one of Hawaii’s newest rental apartment communities. The project consists of 213 units for sale and 56 units that will remain as affordable rental units, known as Hale Manu. The sales process for Hale Ka Lae is currently underway.”

Despite these new projects, Fujimoto doesn’t “anticipate any significant increase in Hawaii’s housing supply. Therefore, we believe that remodeling existing homes and helping families build multigenerational homes will remain strong for the next few years.”

“Overall, though, the residential sector should continue to be strong for the next couple of years, mainly because of the lack of housing units currently in the market,” Shimogawa says. “There has been huge demand for affordable-type housing, so much so, that the state is currently not able to keep up with this demand.” 🏠

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Uncharted Territory

In 2019, builders may need new insurance policies to cover new risks

BY BRETT ALEXANDER-ESTES

Hawaii builders can remain confident that a well-crafted insurance policy will cover typical claims in the year ahead. However, industry changes are creating new areas of risk, and policies may need to be updated accordingly.

CGL Limitations

Most builders are aware that design-build and design-assist contracts need to specify which areas are their sole responsibility.



Scott I. Batterman

“One of the big issues is the line between design-build and design-assist, where the contractor is providing significant input, but not the sole input,” says Scott I. Batterman, an attorney and partner at Hawaii law firm Clay Chapman Iwamura Pulice & Nervell.

If there is a failure to perform, Batterman asks, who then is actually responsible? A contractor’s typical general liability insurance policy, he points out, does not “cover claims for designer-type errors.”

Kenneth Kasdan, senior partner at Kasdan LippSmith LLC, a Hawaii law firm, says the designer on a design-build



Kenneth Kasdan

project “should not rely solely upon the standard commercial general liability (CGL) policy, but should consider a custom or a manuscript policy that covers the GC for design services, as well as construction operations and completed operation coverage, typically triggered by completion dates.”

“Many General Liability policies do not cover claims for designer-type errors.”

—Scott I. Batterman

New Accounting Standards

Many contractor accounting procedures have changed, or will change this year. According to a recent report in *Surety Bond Quarterly*, “the Financial Accounting Standards Board’s issuance of the new revenue recognition standard, ‘Revenue from Contracts with Customers,’ will fundamentally change accounting and disclosures for construction contractors.” The new standard applies to public organizations in calendar year 2018, and to private organizations in calendar year 2019.

“The new revenue recognition standard will have an impact on contractors,” says Michael Grossi, executive vice president and managing director at AON Risk Services.



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Michael Grossi

“Collectability of the contract proceeds will need to be assessed under the new standard.”

The new standard, Grossi says, will influence how contractors treat potential claims, “as well as change orders not yet approved from a revenue standpoint. The best advice I can give to a contractor is to have a good CPA who specializes in construction accounting.”

Rising Auto Premiums

“Auto insurance premiums are rising nationwide for all types of companies,” says Tricia Miyashiro, assistant vice president at Atlas Insurance Agency. “Contractors can best prepare themselves by having a good fleet safety program with policies providing guidance against talking on cell phones, and reviewing an individual driver’s motor vehicle records regularly.”



Tricia Miyashiro

Some companies are using devices to track vehicle movements, speed, sudden stops, even “distracted” driving by monitoring eye movements, says Paul Kennedy, vice president and account executive at Risk Solution Partners. “All of this can be good, but only to the extent that management uses it in a way to encourage safer



Paul Kennedy

driving,” he says “Punitive programs tend to simply drive employee morale down.”

Cyber Coverage

While cyber coverage is readily available and at reasonable cost, the limits a construction company need “can be a little tricky to determine,” Kennedy says.

Policies provide coverage for two main exposures: to third parties whose personal information a company may have allowed to be taken, and first-party coverage for a company’s own computer system and funds that may have been taken. “Having a professional agent with knowledge of the product will be key in helping structure the correct limits,” he says.

Builder’s Risk Insurance

According to a current online report posted on Investopedia, “a builder’s risk coverage form is an insurance policy which covers residential and commercial structures while they are under construction or being remodeled or renovated.”

Miyashiro says a builder’s risk policy is crucial during a major storm or hurricane, when projects can sustain severe damage.

“Builder’s Risk insurance is something procured before a natural disaster, and is a property insurance policy that is designed to cover property in the course of construction,” she says. “There is no single-standard builder’s risk form, and coverage is usually written on an all-risks basis.”

Coverage typically applies not only to property at the construction site, she says, but also to property at off-site storage locations and in transit.

“Contractors can best prepare themselves by having a good fleet safety program.”
—Tricia Miyashiro

“The coverage amount or policy limit for a builder’s risk insurance policy is based on the estimated completed value of the project. It also provides coverage for the costs a contractor may incur to mitigate impending or additional damage to property or work, which is an often-overlooked coverage provision that can be added to a builder’s risk policy.”

If a contractor wants to purchase a builder’s risk coverage policy, Miyashiro says, working with an experienced and knowledgeable risk advisor and broker who understands the building industry is key.

So is disaster prep.

“Contractors should have a plan of action in place that addresses what they will do before, during, and after a natural disaster,” Miyashiro says. “It should include checklists that address the physical steps their company will take to assure the safety of their employees, and minimize potential damage to their materials and work on a project.”

Contractors should also have a plan of action to document any damage that may occur, she says, and “the steps necessary to become whole on the project.” 🏠



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ROOM FOR A BOOM

Can builders' surety bonds keep pace with new construction?

BY BRETT ALEXANDER-ESTES

With new megaprojects—Mandarin Oriental (\$1 billion), Blaisdell Center (\$700 million) and Sky Ala Moana (\$550 million)—in the works or on the horizon, Hawaii's contractors can look forward to a robust 2019-2020.

Can their surety bonds keep pace?

"From the surety perspective, there is plenty of capacity in the marketplace, and the sureties welcome the opportunity to write more surety bonds," says Michael Grossi, executive vice president and managing director at AON Risk Services.

Frank Wirt, senior vice president at King & Neel Inc., agrees. "Sureties will continue to be aggressive in their support of Hawaii contractors that need bonds," he says, noting that he does not consider Hawaii's new projects a spike or a boom: "Rather, 2019-2020 will be a continuation of the strong

construction market."

Hawaii's surety companies are continuing to prosper, notes Tricia Miyashiro, assistant vice president at Atlas Insurance Agency, "so we expect capacity and programs to be available for both generals and subs that need it."

In any event, says Brian Hart

of Hart Surety Agency, a spike in projects "should only impact those general contractors and subs getting these large projects, as they would be applied against their work program." And, Grossi says, "due to the potential increase in the amount of construction, you might see more general



Frank Wirt

Build a Surety Relationship

"When working with contractors, we consider it a partnership—their success is our success," says Tricia Miyashiro, assistant vice president at Atlas Insurance Agency. "Understanding each individual contractor's operation, and the state of the construction and surety industries, is very important."

"We always work with our contractors on building solid relationships with surety underwriters," she says, "advising them about construction accounting procedures, subcontracts, and contract law, and apprising them of what is going on in the local, regional and national construction markets."

"I have often worked with my accounts to help them find the right CPA, attorney and banker who can also guide them and help them grow," she says, "in addition to reviewing their contracts to assure that the right insurance coverage is in place, and identifying any onerous contract terms and conditions."



Tricia Miyashiro



Brian Hart

Solution Partners, “those contractors that maintained their balance sheets for bonding purposes will be in the best position to capitalize on more bonded work.”

contractors requiring bonds from their subcontractors as backlogs grow.” Whether GC or sub, says Paul Kennedy, vice president and account executive at Risk

“those contractors



Paul Kennedy

Stable Premiums

Contractors eyeing new opportunities may decide to move forward, as bond premiums are likely to remain at current levels.

“Based on the very positive underwriting results for the overall surety industry, I would not expect to see rate increases for Hawaii contractors in 2019-2020,” says Grossi.

Wirt likewise sees no change.

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“Surety rates have been soft for several years, and look to remain that way for the near-term,” he says.

This holds across all sectors. “Bond premiums should continue to be stable, and remain relatively unchanged whether the project is financed locally or being constructed by the government or private party,” says Hart. However, “contractors that normally don’t operate in the public bid environment can get caught off-guard when a private job that has bank financing requires bonds, especially if they have made a practice of taking money out of the company,” Kennedy says.

“2019-2020 will be a continuation of the strong construction market.”

—Frank Wirt

But “for very well-heeled contractors with strong balance sheets, they may now be in the position to discuss the possibility of a lower overall program rate tier with their surety company and underwriter,” says Miyashiro.

Build, Build, Build

“Many contractors have experienced healthy backlogs with improved margins over the past several years, which has led to improved financial statements,” says Wirt. “The improved

YOUR NEXT MATERIAL HOUSE BOND: Rates, Permits, Performance Are Key

Demand for material house bonds this year may outpace 2018, say Mike Fujimoto, president and CEO of HPM Building Supply, and Eric Domingo, corporate bonding manager at Honsador Lumber LLC. Both executives attribute last year’s lackluster demand to rising interest rates, building permit backlogs and, on Hawaii Island, Kilauea’s eruptions.



Mike Fujimoto



Eric Domingo

“Overall, bonding activity has increased over 2017-2018,” says Fujimoto. The Federal Reserve recently halted interest rate hikes, so rising mortgage rates may not continue to exclude “certain people from qualifying,” he says, and “2019 might actually be a little bit better than we thought.”

Domingo says “Oahu’s MHB could improve if it can overcome the building permit backlog, and Hilo should continue its modest growth because of the availability of buildable land, and increase in

demand for homes destroyed by the Kilauea lava flow.”

External factors aside, contractors who need MHBs in 2019 also need to “perform from a customer perspective, from an estimating/building perspective, (with) high-quality products, and being able to meet their financial targets in terms of the job,” Fujimoto says. Domingo also looks beyond the balance sheet: “The intangible elements are just as significant—character, integrity, reliability, resourcefulness,” he says. “Contractors are partners, and should be evaluated as such.”

financial statements have afforded most contractors the ability to obtain ample surety credit.”

It all comes down to the contractor’s bonding capacity.

“Contractors should always be prepared to optimize and improve their bond capacity, especially if they constantly secure work that requires that bonds be provided, such public

projects or private projects that are financed or funded by a local bank,” says Miyashiro.

2019, says Hart, appears to be a critical juncture for Hawaii builders.

“I believe the vast majority of general contractors and subcontractors have significant excess bond capacity,” he says. “Many contractors are coming off of high, or historically high, backlogs over the last year, with many in need of new work. Various factors—whether uncertainty about the rate and size of increasing interest rates, the undefined impact of the recent and possibly another government shutdown, and the trade friction with China—have had, and will continue to have, a ripple effect.

“If nothing else, these factors for the owners—either government or private—disrupted the development/construction process, or at least created a ‘pause’ in the process. Once part or most of these factors’ direction or outcome becomes clearer, then things will start to ramp up.

“In the interim,” he says, “pricing will become more aggressive.” 🏠

A Curtain Wall Caution

“There have been some high-profile cases both in Hawaii and on the Mainland involving issues with curtain walls,” says Michael Grossi, executive vice president and managing director at AON Risk Services. “Some of the issues emanate from the design of the curtain walls as architects continue to push the boundaries of design, and others come from the glass and where it is sourced.

“Surety companies and insurance companies who provide surety and insurance for curtain wall contractors tend to be more selective as to whom they are willing to insure,” he says. “From a surety standpoint, they look for curtain wall contractors who have strong balance sheets, good track records and good bank support.”



Michael Grossi



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2019 Construction Financing ‘Attractive’

Leading Isle lenders are positive—with some caveats

BY BRETT ALEXANDER-ESTES

The Federal Reserve Board in January suspended interest rate increases, at least over the short term. Combined with the health of the U.S. economy, stable interest rates point to a positive lending environment for Hawaii builders in 2019-2020, say leading Isle lenders.

“The expectation of rising interest rates has subsided, and developers should experience manageable financing costs over the near term,” says Guy Churchill, executive vice president and manager of the commercial real estate loan division at Bank of Hawaii. “While rates have increased over the past year, they remain well below historical averages, making it an attractive time to borrow.”

“The Hawaii real estate market remains fundamentally healthy, and there continues to be ample liquidity in the capital markets to fund new projects,” he notes. “We’re optimistic the trend will continue over the next two years, and we intend to remain very active lending in the real estate sector.”



Guy Churchill

Myles Miyachi, vice president and manager of the commercial mortgage department at Hawaii National Bank, is also optimistic. “I am anticipating the lending environment this year to be similar to, if not more competitive than, last year,” he says.



Myles Miyachi

Ranging Loan Rates

This year, Miyachi expects competition to be “in the area of lenders formulating loan-pricing strategies when vying for commercial real estate loan business.” Last year, Hawaii lenders experienced four rate hikes of one-quarter percent, he notes, but “economists are tentatively projecting two hikes of similar amounts” in 2019.

“Although rates are not projected to increase as often as last year, we’ve

What Your Lender Looks For

In 2019, Hawaii lenders continue to value a builder’s reputation and financial management skills.

At the outset, “experience and track record are still important lender considerations when evaluating new project financing,” says Guy Churchill, executive vice president and manager of the commercial real estate loan division at Bank of Hawaii. “Developers able to demonstrate a history of success delivering quality product will typically have access to debt at more favorable terms.”

Once a development is underway, maintaining cost control “is a key component of many successful projects,” says Myles Miyachi, vice president and manager of the commercial mortgage department at Hawaii National Bank. “When formulating a project budget, take a pragmatic approach to estimating line-item costs, and include a sufficient reserve fund to cover potential cost overruns.”

(left) Hawaii National Bank led financing for the development of the \$10 million Hale Ku'ike Memory Care Facility, which wrapped in December.

PHOTO COURTESY HAWAII NATIONAL BANK

already witnessed last year a compression of rates within the various indexes (i.e., LIBOR, U.S. Treasuries, etc.) that are used by lenders to price their commercial real estate loan products.” This, he says, “could persuade borrowers to seek longer-term fixed-rate financing options, such as a 7- or 10-year fixed-rate loan over a 3- or 5-year fixed-rate loan.”

According to Fundera, an online business funding matchmaker, long-term commercial loans have lower interest rates than their short-term counterparts.

“We intend to remain very active lending in the real estate sector.”

—Guy Churchill

Project Feasibility

While current commercial lending indicators are positive, Hawaii’s cost of doing business is not.

“High construction costs continue to factor into project feasibility,” Churchill says.

These costs include Hawaii’s “ever-increasing cost of land, high labor and materials costs, availability of a skilled labor force, governmental processes and rising cost of borrowed funds,” says Miyachi.

Recent U.S.-China trade disagreements, he notes, will also “have some negative impact locally, as certain materials and products used in the construction industry are sourced from China.

“All these elements factor into a project’s overall budget, which affects the amount of funding a lender may be comfortable committing to.”

This, says Churchill, “often translates to higher equity contributions from developers, and plays a significant role in whether or not a project gets built.” 🏠

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GAINING NEW SKILLS, REFINING OLD ONES

Local programs offer training
for industry newbies, veterans

BY BRANDON BOSWORTH

Whether you are an experienced professional hoping to refine your skills or a recently graduated high school student looking to start a career, Hawaii is home to a variety of training programs related to the construction industry.

Some focus on less common trades. For example, Local 627 offers training for boilermakers.



Local 627 offers training for boilermakers.
PHOTO COURTESY BOILERMAKERS LOCAL 627

“Boilermakers’ primary skills are to work on the rigging, welding and fitting of pressure vessels on power plants, oil refineries, shipbuilding, tank building and repair and much more,” says Jacob Evenson, Local 627 business manager and secretary-treasurer. “We build the environmental projects to clean the air at these type of facilities. Boilermakers perform a number of job tasks, from loading and unloading materials, changing crane booms, torch burning, various welding processes, arc gouging, removing and replacing boiler tubes, interpreting blueprints, laying out components and aligning and fitting components.”



Jacob Evenson

The boilermaker apprenticeship is a 6,000-field hours program, and requires 576 hours of classroom training. An apprentice must complete 21 on-the-job training booklets and 360 hours of online learning.

Plumbers and Fitters Local 675 offers four crafts in the pipe trades: plumbing, refrigeration and air conditioning, fire sprinkler fitter and steamfitter welder. Apprenticeships require five years of 10,000 work hours and 10 semesters of related and hands-on classroom instruction. Each apprentice is trained in their specified trade.

“Apprentices are trained to cut, thread, solder, braze and weld pipes,” says training coordinator Charles Shima, “and

install all types of equipment, controls, fixtures, layout and assembly of related piping. Apprentices are trained to fabricate and erect pipes of every kind: glass, plastic, ferrous and non-ferrous types.”

Shima says the first week for an apprentice “would be working with a journeyman learning the tools, materials and the work involved in their craft while working on job site. The work is hard, but if the apprentice is willing to learn they will earn good wages and benefits.”

“The work is hard, but if the apprentice is willing to learn they will earn good wages and benefits.”

—Charles Shima

Honolulu Community College’s Apprenticeship Program currently offers 21 apprenticeship programs covering 30 different trades. A semester can have more than over 400 classes, including courses in trade-specific knowledge and skill areas, health and safety, blueprint reading, technical math, electrical and plumbing codes, journey worker refreshers and upgrades.

“Based on the number of inquiries that we receive year after year and anecdotal information on the number of applications received during trade program recruitments, it appears that the most popular programs are the state-licensed trades—electrician and plumber and also elevator constructor and refrigeration technician,” says James Niino, HCC’s apprenticeship coordinator. He adds that “it is important to note that apprenticeship courses at HCC are restricted to state-registered apprentices.”



James Niino

Niino says the Hawaii Carpenters Training Program (carpenters and drywall installers) has “by far the largest number of apprentices.”

Skills in Demand

Not all training programs are designed for apprentices and others new to construction. For example, the Hawaii Asphalt Paving Industry (HAPI) offers a variety of courses and training programs for newcomers as well as industry veterans.

“When I came into the asphalt and paving industry seven or eight years ago, there wasn’t any regularly scheduled training,” says HAPI Executive Director Jon Young. “I decided to create a few courses that would be held on a regular schedule. That way, if someone couldn’t make it this year they knew they could attend next year. This is good for companies that can only send one or two employees at a time.”



Jon Young

A typical class might focus on industry best practices,

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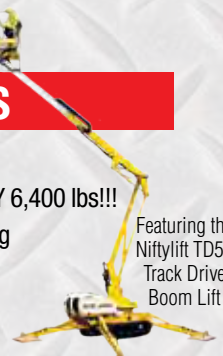


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from design and specifications to actual construction. “Hawaii needed a general, overall class,” Young says.

HAPI also holds more advanced classes. “The ‘next level’ class is limited to 20 students,” Young says. “They are divided into four groups of five, then watch a video of a paving

project and discuss it. Groups are assigned to get a mix of different people. Each group leads a larger discussion after.”

HAPI’s courses are very “customer-oriented” Young says. “At the end of a class, we give participants a list of 10 or 12 subjects and ask them to

pick the top four they want covered in future classes.”

No matter what trade a worker pursues, future prospects look bright. “I believe there will always be a need for skilled labor in Hawaii,” says Shima. “A good skilled craftsman in any trade will always be in demand.” 🏠



HCC’s electrician program is one of their most popular. PHOTO COURTESY HONOLULU COMMUNITY COLLEGE

First Days and Fresh Starts

Apprenticeships, from electricians to architects, open doors to new careers

BY BRANDON BOSWORTH

For anyone embarking on a new career, the beginning week can often be the most challenging.

“I showed up my first day like a new kid at school,” says Joel Bullard, currently an inside wireman apprentice with Local 1186 International Brotherhood of Electrical Workers. “It was a little overwhelming at first, trying to learn the language of the trade, as well as trying to keep up with instructions given. I had to be comfortable with telling people I was new and didn’t know what they meant



Joel Bullard



HAPI conducts a general Best Practice course for the asphalt and paving industry. PHOTO COURTESY HAWAII ASPHALT PAVING INDUSTRY

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Participants in a HAPI course get out of the classroom.
PHOTO COURTESY HAWAII ASPHALT PAVING INDUSTRY

with certain terminology.”

Fortunately, Bullard says the journeymen were understanding and “didn’t mind taking a little extra time” showing him the ropes—or the wires.

Gradually, the new-kid jitters faded. “I worked 11 months on the same job site,” Bullard says. “I found that after a while I was eager to show up and see what I would learn for that

day. We would start our day with stretching exercises led by myself or other apprentices. After that, we would report to our supervisors and be assigned to a journey-worker or group with a specific task laid out. Breaks and lunches were scheduled, and I looked forward to seeing my classmates in the break room, trading stories about what we had learned.”

Lance Hirai, a project architect with G70, got his start with the company working three summers as an intern.

“The first summer, 2009, my jobs were pretty straightforward: organizing files, making copies, running deliveries to the Department of Planning and Permitting, etc.,” Hirai says. “No task is beneath anybody, and we all have to start somewhere. It’s something I learned early on and try to instill in our current interns.”

Besides, Hirai says, “over time I was lucky enough to be exposed to



Lance Hirai



HAPI’s more advanced coursework incorporates group discussion.
PHOTO COURTESY HAWAII ASPHALT PAVING INDUSTRY

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more projects and work more with the architects.”

Eventually, Hirai completed his education and began working as an architect in New Haven, Conn. When he saw an opportunity come up at G70, he left at it. “It was great to come back to a familiar firm and be close to family and friends,” he says.

**“No task
is beneath
anybody,
and we all
have to start
somewhere.”**

—Lance Hirai

He credits his time as an intern for giving him the chance to “see how the office was run and absorb the company culture.”

Nowadays, Hirai helps run G70’s internship program. “It’s set up to help interns transition from school to office,” he says. “There are two levels, one for beginning interns and one for



HCC’S James Niino says the Hawaii Carpenters Training Program has “by far the largest number of apprentices.”

PHOTO COURTESY HONOLULU COMMUNITY COLLEGE

those with more experience.”

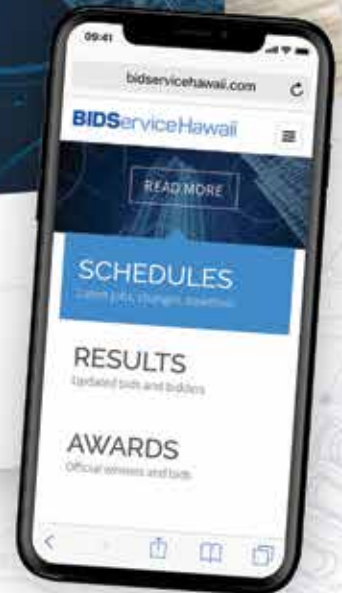
On average, he has a dozen or more interns each summer.

Every week, G70 tries to offer workshops for the interns. “We tackle key areas such as program

management and design presentation,” Hirai says. The educational experience isn’t just one way. “Interns inspire us with what they already know,” he says. “They know about software and technology that is still new to us.” 🏠

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Paved in Gold

Unlimited Construction and AHL pull out all the stops at Velocity Honolulu

BY BRETT ALEXANDER-ESTES



Velocity's Ferrari-Maserati showroom
PHOTO COURTESY AHL

After perusing a new Maserati or Bentley, visitors to Velocity Honolulu often move on to other pleasures.

These might be filet mignon with mushrooms at *Viaggio*, Velocity's signature restaurant, or \$350 mink eyelash extensions at the nearby Kristin Wood Salon.

"The client's family envisioned a place where (Symphony Honolulu) owners and tenants could live, work and play," says Jason Thon, vice president of operations for Unlimited Construction Services Inc., Velocity Honolulu's general contractor.



Jason Thon

In so doing, he says, Velocity creates "a sense of community" for Kapiolani Boulevard's increasingly upscale

neighborhood.

JN Group's auto showroom also has a notably pricey shell.

"The site was owned by JN, who partnered with OliverMcMillan, the developer of Symphony Honolulu," says Daniel Moats, Velocity project manager and designer at AHL, formerly Architects Hawaii Ltd.



Daniel Moats

"The two always intended to work together; the entire podium was shaped for Velocity."

Symphony's luxury tower broke ground in 2013 at the corner of Kapiolani and Ward, with Unlimited onsite from August 2015. Other Velocity team members soon arrived, and the \$13.5 million project got rolling.



The podium at the Symphony condominium was designed to showcase Velocity Honolulu.
PHOTO COURTESY AHL

What did Brad Nicolai, client and owner of JN Group, want?

Moats: Excitement—a feeling of delight and exploration, and the sense of community.

How did you achieve this?

Moats: The building exterior is an all-glass façade. The glass brings daylight into the facility and allows the outside in, expanding the interior with natural light. And its interior piazza experience upon entry is intriguing.

Thon: Luxury vehicles in state-of-the-art showrooms. Space definition with the use of glass partitions and multiple levels. Modern and sleek finishes. Main finishes were concrete and glass. Majority of the ceilings were exposed concrete, and floors were polished concrete.

“We had an exceptionally collaborative team.”
—Daniel Moats

Who else was on the project team?

Moats: Brad Nicolai, Dean Oliver, David Miller, Rider Levett Bucknall, Coffman Engineers Inc., Notkin Hawaii Inc., Designing With Light, D.L. Adams Associates Ltd., Design 2B Accessible LLC, and S.S. Dannaway Associates Inc.

Thon: Englekirk Partners.

What followed pre-construction?

Thon: Shell review, layout verification, fire sprinkler installation, multiple dealership design review and redesigns, material procurement, build-out spaces, owner-equipment coordination, owner-subcontractor coordination.

How did you work with the various dealerships?

Thon: The various brands had specific design criteria that had to be met. This entailed multiple interior finishes to be ordered and installed.

Where was your jobsite within the tower?

Moats: Velocity occupies portions



Ferrari-Maserati showroom and third-level glass floor at Velocity Honolulu. PHOTO COURTESY AHL



Portions of Velocity's ground floor, 1st mezzanine, and upper floors in the Symphony Honolulu podium. PHOTO COURTESY AHL

of the ground floor, 1st mezzanine, 2nd, 3rd and 6th floor of the tower podium.

Thon: The Velocity build was

140,000 square feet. Total area is 226,113 square feet ... (including common-area square footage.

Our space was very limited.

COLLABORATION: General Contractors & Architects

Construction of Velocity occurred simultaneously with the construction of the Symphony tower by Nordic PCL. Scheduling was impacted when shell areas became ready that were being constructed by NPCL.

What did you do?

Thon: We met with NPCL on a weekly basis to discuss our schedule and upcoming construction activities. We met with owners regularly, and coordinated the schedule with the spaces and dealerships that had fewer changes.

Did you use any new construction techniques or digital tools?

Moats: Everything was modeled using the most advanced 3D applications to express the views inside and out.

Thon: A Revit 3D model was generated using shop drawings from the MEP subcontractors to identify potential conflicts with the structure and new MEP items.

What was your biggest challenge?

Moats: When the anticipated seven tenants became eighteen, each with their own strict brand standards, which changed during the process.

Thon: Available ceiling space was very limited for HVAC ductwork, fire sprinkler piping, plumbing piping and light fixtures.

Due to missing embed and sleeved penetrations, mechanical and plumbing utilities had to be re-routed to other areas to avoid damaging post-tensioned cables and reinforcing in the existing concrete structure.

How did you meet this challenge?

Thon: AHL helped by providing



Build-out of Velocity's high ceiling frame for Audi
PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.



Installing steel frames for Velocity's third-level glass floor
PHOTO COURTESY AHL

Velocity's 24-Karat Team

AHL (formerly Architects Hawaii Ltd.)
Unlimited Construction Services Inc.
(GC)

Brad Nicolai (Velocity/ JN Group owner)

Dean Oliver (Symphony Honolulu
developer)

David Miller (AHL, Symphony
Honolulu architect)

Rider Levett Bucknall (construction
manager)

Englekirk Partners (structural
engineer)

Coffman Engineers Inc. (electrical
engineer)

Notkin Hawaii Inc. (mechanical
engineer)

Designing With Light (lighting
designer)

D.L. Adams Associates Ltd.
(acoustical engineer)

Design 2B Accessible LLC
(accessibility specialist)

S.S. Dannaway Associates Inc. (code/
fire protection)

advanced copies of drawings from the individual dealerships before they were able to fully integrate the new design into their existing backgrounds. AHL provided expedited turnaround on priority submittals and RFI's when necessary to keep the project moving along.

Moats: We had an exceptionally collaborative team with excellent communication and the common goal of making this unique project successful for the team and, most importantly, the client.

What subcontractors did an especially impressive job?

Thon: Wasa Electric, Fuller Glass, Jayco Hawaii, Commercial Plumbing, WE Painting, Prism Drywall, BF Tile, Total Fire Protection (Critchfield Pacific, Inc.), Hawaii Glass Block, Evergreen Pacific Steel, Haas Insulation, Raynor Overhead Doors, Acutron LLC, Island Heritage Builders and Northshore Exteriors.



Velocity's 10-foot-wide central staircase opens to multiple attractions.
PHOTO COURTESY AHL

When Velocity wrapped in late 2016, had the client's goals been achieved?

Moats: Yes. The "wows" when people walk into the space, and experience the unexpected views and angles is particularly gratifying.

Velocity Honolulu was recently

awarded a national design award—the ICSC 2018 U.S. Design & Development Gold Award for Retail Store Design, as well as a Commendation for Sustainability.

Thon: Yes. We not only built a dealership, but also built friendships with the key players involved. 🏠

Love At First Sight

The glass floor on Velocity Honolulu's third level puts world-class vehicles seemingly within reach.

"Everyone was committed to achieving the owner's vision of a unique feature for Honolulu—and, to our knowledge—the largest and highest elevated direct-on-glass display floor," says Daniel Moats, Velocity project manager and designer at AHL.

"The glass tolerances were much tighter than the concrete, and the structural steel frame needed to be within

1/16 inches to allow the glass installation to meet design specifications," says Jason Thon, vice president of operations for Unlimited Construction Services Inc., Velocity's GC.

"Integral to the glass floor design was our close working relationship with Hawaii Glass Block," says Moats. "From design to manufacturing to installation."



Glass floor on Velocity's third level
PHOTO COURTESY AHL

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Representing some of the roofing companies at the awards banquet are, from left, Guadalupe Lopez, Rick King, Jason Clark, Keli'i Naehu, Kolby Maglinti, Sandra Tory, Brian Tory, Mike Tory and Ron Lloyd. PHOTO BY BARRY REDMAYNE

A Team Pacific Wins RCAH Project of the Year

The Roofing Contractors Association of Hawaii recognized A Team Pacific Roofing's work on the Kamehameha Schools Bishop Chapel as Project of the Year.

The RCAH announced the Project of

the Year at its sixth annual Top Roofers Awards event in January at the Hale Koa Hotel. At the banquet, the RCAH also honored winners in the eight roofing categories, as reported in the February issue of *Building Industry Hawaii*.

The Bishop Chapel project also won in the Commercial: Steep Slope Metal Roofing category.

The RCAH received 41 nominations for the various categories

City's SWQ Branch Honors Good Neighbors, Environmental Heroes

Seventeen groups and individuals received Good Neighbor Awards and 28 others were honored with Environmental Hero Awards by the City and County of Honolulu's Department of Facility Maintenance Storm Water Quality (SQW) Branch.

"We're so proud to celebrate these inspiring organizations and individuals who actively engage with the larger community to care for our island home," says Ross S. Sasamura, DFM director and chief engineer.

The awards, presented on Feb. 13, honor groups and individuals who foster positive changes in their communities to protect the environment.

The Good Neighbor Award identifies groups that have exhibited exceptional volunteer service through participation in the city's Adopt-A-Block and Adopt-A-Stream programs.

This year's awardees include Boy Scouts of America–Aloha Council; Gentry Homes; Hawaii State Department of Education; Hawaii State Department of Education–Farrington Complex; Hawaii Water

Environment Association; Honolulu Habitat for Humanity–ReStore; Huakailani School for Girls; Kamehameha Middle School; Longs Drugs–Kamehameha Shopping Center; Malama Manoa; Natalie Iwasa; Na Wai Ekolu; The Mission Continues; Trees To Seas; University of Hawaii, Waipahu High School; and World Mission Society–Church of God.

The Environmental Hero Award celebrates groups that have organized and coordinated Adopt-A-Block or Adopt-A-Stream cleanups to protect Hawaii's waters.

This year's awardees include: Afloat Training Group, Middle Pacific, U.S. Navy; Bernice Pauahi Bishop Museum; Building Industry Association of Hawaii; Chi Epsilon–University of Hawaii; Garrett Ogawa–Manoa Lions Club and Society for Human Resource Management; Hawaii First LEGO League; Hawaii Literacy–Bookmobile; HI Smile Orthodontics; Hokulani Elementary School; Hongwanji Mission School; Inspire Church;

Kamehameha Shopping Center; Keri Yokoyama; Lighthouse Outreach Center; Mililani High School; Mililani Lions Club; Moanalua High School; National Oceanic and Atmospheric Administration; Navy Region Hawaii Environmental Outreach Office; Ramie Lonzaga–Hanalani School; State of Hawaii Department of Health, Drinking Water Branch, Clean Water Branch and Sanitation Branch; Hawaii Department of Land and Natural Resources, Division of Forestry and Wildlife and Division of Aquatic Resources; State of Hawaii Department of Transportation, Highways Division–Oahu District; The Shidler Group; University of Hawaii, College of Tropical Agriculture and Human Resources, Cooperative Extension Service, Oahu Urban Garden Center; Unlimited Construction Services Inc.; U.S. Army Reserve Theater Support Group, 9th Mission Support Command; and YMCA of Honolulu.

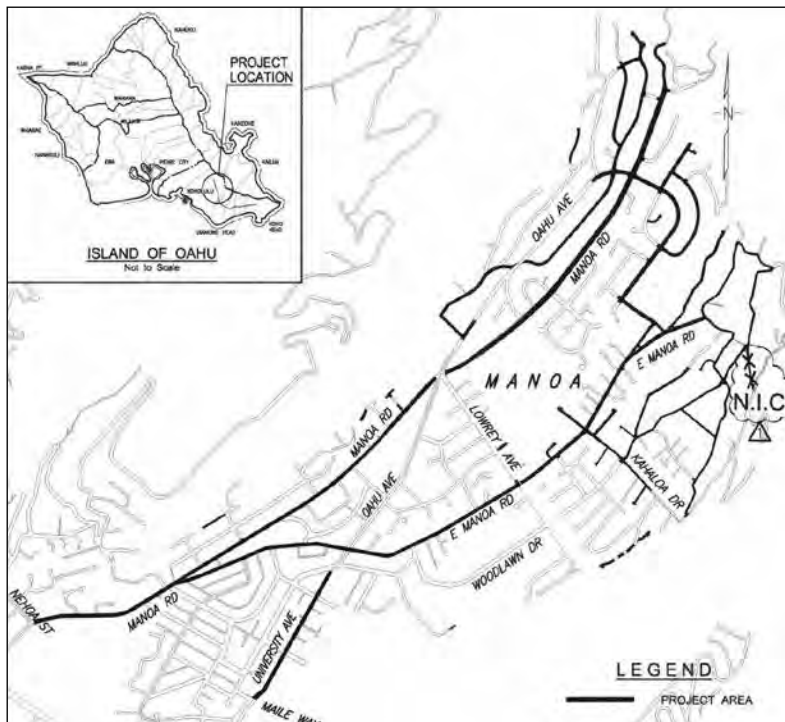
Manoa Road Repaving Project Underway

Maui Kupono Builders LLC began work on a repaving project on various streets in the Manoa Valley area in mid-February. The work is expected to take up to a year to complete, according to the City and County of Honolulu.

The project includes cold planing, resurfacing and reconstruction of asphalt concrete pavements, adjustment of utility manhole and handhole frames and covers and installation of pavement markings and vehicle loop detectors.

It also includes reconstruction of existing concrete curbs and/or gutters, removal of existing gutter and replacement with asphalt treated concrete base, construction of asphalt concrete bus pads, tree removals and tree root pruning and canopy trimming and installation of new underdrains.

Work is scheduled until 3:30 p.m. on weekdays.



The Department of Facility Maintenance, Storm Water Quality Branch awards these businesses. Both have shown outstanding efforts to comply with storm water regulations on their projects. They have taken care not only of their projects but entire neighborhoods, worked to create effective systems to prevent site runoff, provided extensive training to personnel, and demonstrated effective pollution prevention.

MAHALO!

To all of our great partners for being everyday clean water heroes!
www.cleanwaterhonolulu.com



UNLIMITED CONSTRUCTION SERVICES

Unlimited Construction Services was chosen for the Environmental Hero Award because they strive for excellence in their compliance with storm water regulations while effectively responding to any discrepancies.

THIS STATEMENT IS BEING PAID FOR BY THE CITY AND COUNTY OF HONOLULU



GENTRY HOMES

Gentry Homes was chosen for the Good Neighbor Award because they have demonstrated excellence in their compliance with storm water regulations and developed comprehensive systems that improve residential quality of life while working to offer an incentive plan to further improve their practices.



Royal Pools Restores Pahoehoe Aquatic Center

Royal Pools of Hawaii completed restoration of the lava-damaged Pahoehoe Community Aquatic Center.

“We have hit another milestone in lava recovery efforts,” says Roxcie Waltjen, director of the Hawaii County Department of Parks and Recreation. “Mahalo to Royal Pools of Hawaii for staying on schedule and working closely with the department during the restoration work.”

The scope of project included removal of threads of volcanic glass which forms when a spray of lava droplets cools rapidly in the air, and the repair of cracks in the main pool’s basin and deck area. The damage occurred during volcanic eruptions on the Big Island during May through August.

The project went out to bid in November. A blessing was held at the reopening on Feb. 6.

...continued from page 32

The simmering controversy over the federal government’s refusal to allow additional H2B workers for Guam also came into play, but worked to the advantage of Black, which has substantially more local workers on the ground, though this also drove prices higher.

“The design cost, when it was finally completed, went from \$5.6 million to \$7.7 million. That’s a cost over-run of 37.5 percent,” Ada says. “When the bids initially went out, the design was completed, they went out and issued, they found it had a real high price tag. So they took it back to the drawing table, re-designed it and that additional work required an additional \$2.2 million to complete. Original construction was at \$96.9 million and with four change orders so far the cost has come up to \$98.7 million.”

The current estimated construction cost of \$117.8 million represents a 5.7 percent cost over-run.

“So it begs the question: Is this it? Are we going to complete it with \$118 million? The reason for a lot of these change orders,” Ada adds, “is that the design and the actual condition of the structure are not matching, so when they open up walls and open up ceilings, they’re finding that there’s pipes and other infrastructure that was not shown on the architectural drawings (some were lost during Supertyphoon Paka in 1997).”

“As a result, you have to make some adaptations and that costs money, so that’s the purpose of a lot of the proposed change orders.”

The loss of nearly a year in contract completion time is an expensive proposition for which Ada estimates \$10,000 in daily costs. How to speed things up?

“One of the things we’ve found is that we have to minimize the response time,” Ada says. “When the contractor issues a request for information or submits drawings that need to be

approved, sometimes we’ve found that the responses, it would take sometimes up to a 100 days. That’s one of the ways to minimize this. None of this, ‘OK, we’ll meet on it next week.’ No, we need to meet on it tomorrow morning and let’s sit down and our sole purpose in life is to get this corridor built.”

A recovery plan with Black Construction is in the works. Ada and other airport staff have made it clear that the final total of the change orders under the time and materials contract is subject to vetting. One example is the need that emerged for additional steel bracing after the actual earlier construction was bared.

Legislators also wanted details about the long-running dispute between Duty Free and Lotte. Final disposition is up to the courts, but Ada says the stakes are high, since revenue from Lotte presently meets 40 percent of the airport’s \$24 million debt service burden. 🏠

Ferraro Heads AIA Board

Joe Ferraro, principal at Ferraro Choi and Associates, will serve as AIA Honolulu’s president of the 2019 board of directors.

The new board officers were announced in late January. The vice president of the board is independent architect Purnima McCutcheon. Sean Baumes, a senior associate at WCIT Architecture, is treasurer, and secretary is Jen Toba-Davila, a senior architectural designer at Philpotts Interiors.

The Honolulu chapter of the American Institute of Architects has, since 1926, promoted design excellence in Hawaii’s built environment.



Joe Ferraro



Purnima McCutcheon



Sean Baumes



Jen Toba-Davila

NEW YORK

Demo of Bank's HQ to be World's Tallest

Demolition work on JPMorgan Chase Bank & Co.'s 52-floor, 707-foot-tall headquarters at 270 Park Ave. in Manhattan is slated to begin in early 2019. The project will be the world's tallest planned building demolition, according to cityreality.com.

The New York City Department of Buildings recently approved demolition of the building. Engineering and design firm Howard I. Shapiro & Associates of New York noted that crews will use an excavator and equipment made by Brokk, which offers remote-controlled demolition robots. The demolition will also require asbestos abatement.

The bank's new 1,400-foot-tall, 70-floor headquarters is expected to be complete in 2024 and create 8,000 construction jobs.

The current structure, built in 1961, was once known as the tallest building in New York City designed by a woman—Natalie de Blois of Skidmore, Owings & Merrill working with firm partner Gordon Bunshaft. It will be replaced with a 2.5 million-square-foot tower designed by Foster + Partners.

KUWAIT

Longest Bridge Nears Completion

A 22.4-mile bridge in Kuwait, reported to become the world's longest bridge, is expected to be completed in November, according to globalconstructionreview.com.

The Sheikh Jaber Al-Ahmad Al-Sabah Causeway will cross Kuwait Bay, linking Kuwait City and the

Subiyah area, cutting the journey time between the two from 70 minutes to 20 minutes.

The work, by Hyundai Engineering & Construction, was reported to be 92 percent



The 22.4-mile Kuwait bridge
PHOTO COURTESY HYUNDAI E&C

complete in January. The contract for the bridge was awarded in November 2013 to Hyundai E&C and the local Combined Group Contracting Company.

ALASKA

Anchorage Port to Cost Nearly \$2B

Officials in Anchorage, Alaska, are working to find a way to manage construction costs for the Port of Alaska modernization project after being told that the price will be approximately \$1.9 billion, almost twice the projected amount.

According to reports, Municipal Manager Bill Falsely told city officials that the "reasonable" way to raise the additional funds would be to "change the tariffs that control what people pay to bring petroleum, cement or cargo" into the port.



Port of Alaska

Contributing to the extra costs, according to reports, are higher prices for dredging, the estimate for which was originally based on a defunct plan that would have had the Army Corps of Engineers perform the work, and a near doubling of the cost for a petroleum and cement terminal (from \$124 million to \$223 million).



The 707-foot-tall JPMorgan Chase Bank & Co. building in New York City will be demolished.
PHOTO COURTESY CITYREALTY

CHINA

Beijing's \$11.8B Airport Nears Completion

Beijing's new mega airport welcomed the first test plane in late January as the \$11.8 billion hub prepares to open in September. The test flight marks the beginning of a two-month assessment to check the quality of the airport's runways and air-control facilities.

Beijing Daxing International Airport, designed by late British-Iraqi architect Zaha Hadid, is expected to handle 100 million passengers a year. It will also be one of the world's largest airfields as it sprawls over 18 square miles, twice the size of Beijing Capital Airport, the largest airport in China. Work on the airport gained approval by China in 2013.

The airport will be equipped with facial-recognition devices for security and immigration screenings. 🏠



An aerial view of Beijing Daxing International Airport under construction.

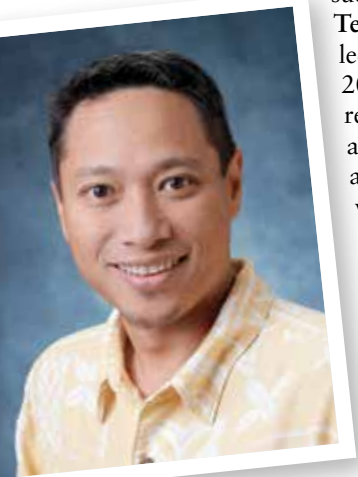
Akau Named President at BCH

Honolulu-based planning, engineering and landscape architecture firm Belt Collins Hawaii (BCH) has named **Aaron Akau** president and CEO.

Akau, previously a vice president and director of landscape architecture, succeeds **Michael Terry**, who has led BCH since 2005 and will remain in an advisory role and continue working and managing various landscape architecture projects.

Akau has been with BCH since 1997,

joining the company as a landscape architect. His projects include the Halekulani Resort in Okinawa and the Four Seasons Resort Lanai.



Aaron Akau

HHF Planners Promotes Four

Hawaii-based planning and landscape architecture firm HHF Planners recently promoted four staff members:

John Hagihara to senior associate, landscape architect **Tomoko Naka** to associate, **Angelica Rockquemore** to senior landscape designer and **Matt Hom** to senior planner.

Hagihara's projects include station planning for Biki, Honolulu's new bikeshare system and managing NEPA EAs for solar PV energy projects on Oahu and Guam. Currently, he

is managing the update of the City and County's Oahu Bike Plan.

Naka has worked on public park, commercial, condominium, resort, housing,



Tomoko Naka

institutional, military and high-end residential projects in Hawaii, Guam, the San Francisco Bay Area and Japan.

Rockquemore is a key member of the firm's award-winning landscape architecture team as well as an experienced staff planner contributing to the firm's core services:

facility planning, environmental planning and historic preservation.



Matt Hom

Philpotts Appoints Two Associates

Philpotts Interiors, a Hawaii design firm, has promoted **Avery Solmssen** and **Michelle Villanueva** to the position of associate.

Solmssen, a senior designer with 20 years' experience, specializes in Hawaii residential and hospitality design. As an associate, she will continue to work with the management team to seek out growth opportunities.

Villanueva manages accounting and human resources at the firm. She joined Philpotts Interiors in 2005 as an accountant. As an associate, she will



Michelle Villanueva



Angelica Rockquemore

Just over three years into his professional career, Hom is already an accomplished planner who has contributed to a diverse range of projects at HHF, including master planning and environmental permitting projects in Hawaii and facility planning efforts for the U.S. Navy.



Avery Solmssen

continue to work closely with the firm's management team, while fostering a positive and productive work environment.

Bowers + Kubota Adds Three

Bowers + Kubota (B+K), a Hawaii architectural and engineering firm, has added three new staff members.



Lorna Catalani

Wastewater project team.

Rockwell "Rocky" Rogers joins as senior construction inspector, also on the firm's Honouliuli Wastewater project team.

AHL Hires Designer Intern

Catherine Kenjo joins AHL (formerly Architects Hawaii Ltd.) as a designer within AHL's Healthcare studio.

Kenjo, formerly an AHL intern, in May earned her architecture doctorate from the University of Hawaii-Manoa.

Recently, Kenjo completed the design for the newly painted Kapiolani Medical Center for Women and Children, and is currently working on an AHL pro bono project, Ho'ola Na Pua Pearl Haven Residential Treatment Facility, and Tripler Army Medical Center renovations.



Catherine Kenjo



Rhona Marie Acoba-Iwata

Rhona Marie Acoba-Iwata joins as design engineer on the firm's civil design team.

Lorna Catalani joins as project administrator on the firm's Honouliuli



Rockwell "Rocky" Rogers



Fastening Tool

The Quik Stik rafter and truss fastening system by Simpson Strong-Tie offers a new solution for overhead fastening. With a reach of more than 43 inches, the fastener can eliminate the need for ladders and replace heavy pneumatic power nailers and compressor lines. Designed specifically for use with the Strong-Drive SDWC Truss screw in rafter and truss connections, the Quik Stik fastens a variety of these installations via the narrow face of the stud through the top plate; via the wide face of the stud through the top plate; and into trusses or rafters offset from the stud. The Quik Stik has a nylon overmolded head with positioning prongs and angle guidelines for a secure grip on the top plate and accurate orientation of the screw.

www.strongtie.com



Hydrodemolition Attachment

The Ergo Spine attachment for the Ergo System hydrodemolition machine by Aquajet Systems wields four times the reaction force of hand lances. A power head tilts up to 45 degrees and can remove concrete in sections from 9.8 inches to 6.6 feet, leaving rebar clean and undamaged.

An Ergo Spine with a Power Pack producing 40,611 psi and 10.6 gallons of water per minute is capable of removing an estimated 8.8 cubic feet per hour. The Spine includes an Aquajet Power Head attached with

a single bolt to a roller beam, which is connected to a spine roller mounted on a spine rail. Depending on the configuration, the setup may be supported by standard support legs, or the spine rail may be attached directly to a surface. The roller features a low-weight, high-strength skeleton base with a wheel setup that divides forces for the ability to handle high-reaction forces.

www.aquajet.se



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Ligchine International's SpiderScreed Series is a compact, lightweight and maneuverable drive-in system designed for upper deck concrete and slab-on-grade screeding applications. Featuring a 100 percent TIG (tungsten inert gas) welded tubular aluminum cage design that keeps overall weight down to approximately 1,100 pounds, the SpiderScreed Series incorporates a three-wheel Versa-Drive system offering all-wheel drive, independent zero-turn drive, up to 90-degree horizontal drive and lateral drive. With a power-to-weight ratio of 55 pounds per horsepower, the machine allows for lower slumps and cooler running at all times.

www.ligchine.com

Shinnen Enkai

Members and guests from building associations affiliated with the Construction Industry Council of Hawaii (CICH) attended the 2019 Shinnen Enkai Legislative Reception on Feb. 5 to celebrate the New Year and the new legislative session with the Islands' elected officials and industry leaders. The annual event was held at Café Julia at the YWCA.



Chad Bloom, Lari Bloom, Mayor Kirk Caldwell, Dean Nagatoshi



Carolyn Hyman, Gladys Marrone, Blake Parsons



Jon Young, Dan Chun



Joy Kimura, Brian Lee, Councilmember Kymberly Pine



Mike Kido, Nahelani Webster, Rep. Scott Nishimoto



Mahina Quinn, Rep. Dee Morikawa, Ryan Adachi



Gladys Hagemann, Rep. Troy Hashimoto, Rep. Scott Matayoshi, Tamzen Lovejoy



Brian Mitsunaga, Natassja Arakaki, Rep. Richard Onishi, Russell Kuwaye



(Seated) Sen. Donna Kim, Sen. Sharon Moriwaki, (standing) Dean Uchida, Rick Hobson, Evan Fujimoto



Lance Wilhelm, Samantha Haas, Albert Shigemura, Steve Joseph



Dwight Mitsunaga, Patty Tamashiro, Rep. Kyle Yamashita, Chad Hilweh, Liana Fajayan



Taka Shinozawa, Ken Hayashida, Rep. Dale Kobayashi, Andy Ragasa, Russell Inouye



Dean Nagatoshi, Dean Asahina, Gregg Serikaku



Amanda Canada, Warren Ho, Laverne and Clifton Crawford, Eric Carson



Ten Steps to Improve Productivity

(This is the third article of a three-part series on productivity.)



The first two articles of this series on productivity in the construction industry routinely reveal in academic studies that 50 percent of the work day is wasted. To improve this dismal statistic, contractors can take a number of simple steps to improve jobsite productivity. When implemented and constantly reinforced, there can be a 5 percent to 10 percent improvement on labor and/or equipment as these savings will immediately flow to the bottom line and increase job profit.

To increase productivity of jobsite personnel, including the superintendent, takes a new and more active approach to productivity. A frequently used acronym to describe this method of increasing productivity is MORE:

- Measure productivity.
- Opportunity to challenge personnel to seek ways to improve productivity.
- Risk should always be assessed with increasing profit.
- Evaluate the cost of work task.

With consistent attention and a relentless desire to improve, productivity improvement will materialize. There is a prevailing mindset on many jobsites to do a task the same way each time, which may be laden with inefficiencies. It is senior leadership's responsibility to change these long-held paradigms. It may be difficult for the craftsmen to understand why change is needed unless it is regularly communicated, and there is something to be gained for them.

A simple method is to offer an incentive bonus plan whereby the yearly planned profit percentage (based on shareholder return on investment) is determined by the owner and any additional profit

above the planned profit is shared with the employees.

Consider implementing one of the following 10 action steps each month by making it a company focus through communication, posters, job meetings, etc.:

- Develop a weekly look-ahead schedule by the foreman which includes labor, equipment and material needed for the next week. Have foreman review and adjust daily in order for all craftsmen to understand what their next task is after completing the current one.

With consistent attention and a relentless desire to improve, productivity improvement will materialize.

- Maintain a clean jobsite to create a culture where everyone picks up after themselves, and if they see waste, pick it up and place in the trash.

- Challenge the work process with ideas toward looking for better ways to put work in place.

- Enforce the required tool list. All craftsmen need to have a certain amount of small tools related to their craft. These basic tools should be reviewed and approved before employees are allowed on the jobsite. If missing, require they be purchased before starting work.

- Superintendents and foremen should always ask and ascertain if everyone understands the task to be completed. Oftentimes, they don't.

Failure to do so results in redo work.

- Calculate the cost of everyone on the jobsite using their cell phone for 10 minutes per day. Determine the weekly, monthly and yearly cost. It will be staggering. Enlighten employees on the true cost of their cell phone use as well as casual chit-chat during work hours.

- Reduce or eliminate late starts, extended breaks and early quits. Again, figure this cost on an annualized basis and communicate to workers.

- Track the number of trips to the supply house on a monthly basis. Monitor it and set a goal to reduce it each month through the weekly planning look-ahead schedule.

- Work smart by having safety be everyone's responsibility.

- Maintain equipment with an organized maintenance program to prevent jobsite breakdowns.

There are numerous inexpensive software applications on the market today which offer productivity improvement. Seek to find one which works on a cell phone. Why? Because everyone has one and it is the trend for software developers going forward.

Finally, be sure to convey to the craftsperson, the concept is to work smarter, not harder. Adopting this work philosophy and striving to ingrain it into the company culture results in increased profit, improved job costs, obtaining more work and increased job security. 🏠

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

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3-4 Bedroom (FS) Single
Family Condominium Homes

From Mid \$500,000's

447-8430

Coral Ridge



- Stainless steel appliance package
- 20 SEER air conditioning
- Front yard landscaping
- 9' ceiling in all living and bedroom areas

3-4 Bedroom (FS)
Single Family Homes

From Mid \$700,000's


447-8425

2.5% Courtesy to Brokers

Brokers Must Accompany Client on First Visit. No Exceptions.

www.gentryhawaii.com

SALES OFFICES HOURS ARE THURS - SUN 10 AM - 5 PM MON - 12 NOON - 5 PM

Directions: Westbound on H-1, take exit 5A. Proceed onto Fort Weaver Road. Turn right at Geiger Road and left on Kamakana Street. 

People building quality homes and communities for a better Hawaii.

Since 1968.