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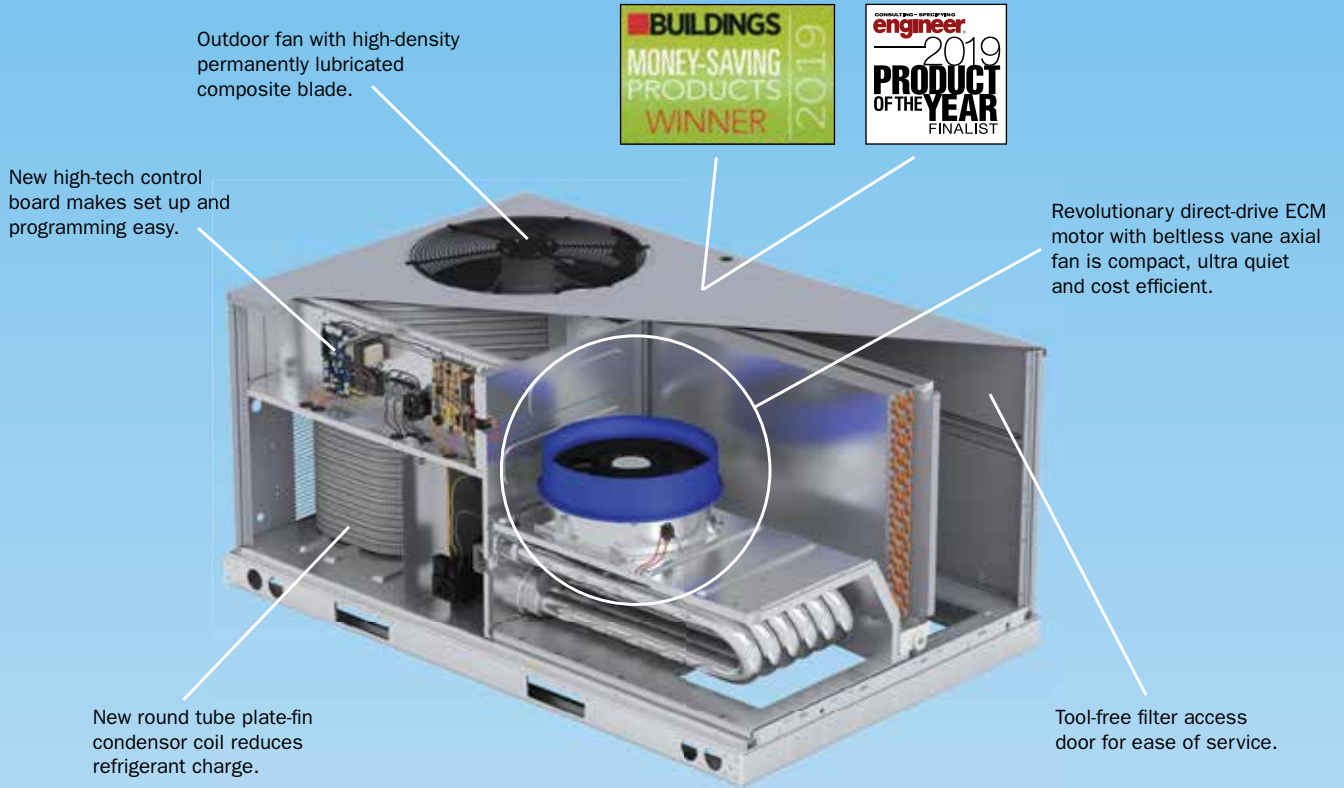


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## COFFEE BREAK

The recent green light to proceed with construction of the Thirty Meter Telescope—despite continuing protests against the TMT on cultural grounds—should prove to be a shot in the arm for contractors in Hawaii County. And, according to our report inside, there's more good news for Big Island builders: Along with the \$1.4 billion TMT, projects include two new shopping centers and a new hotel along with new residential and commercial jobs, and even refreshing a historic church.

Also, in this issue we take a look at the status of Hawaii's concrete and cement industry. Experts review today's leading concrete projects and how to comply with new sustainability specs.



# BUILDING INDUSTRY HAWAII

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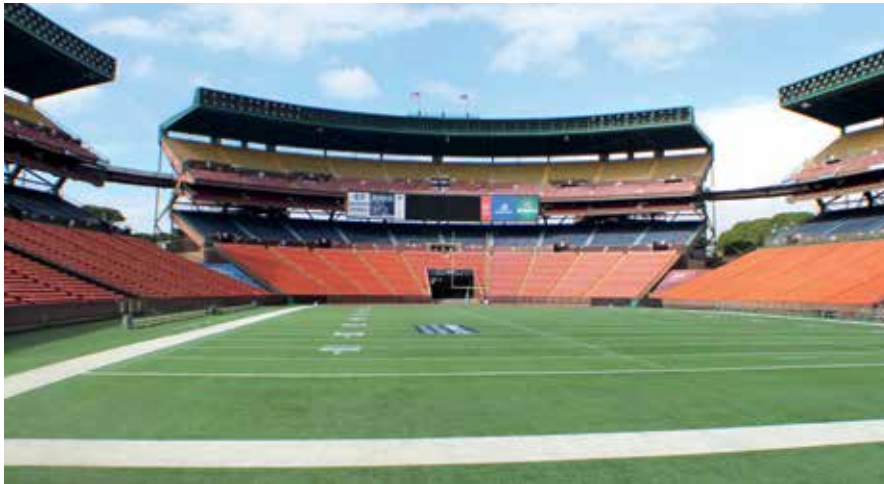
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Aloha Stadium will get a \$350 million facelift.

Engineered coating systems and zero-VOC products continue to play a big role in the Islands' paint sector, say painting companies and suppliers in our report.

Another topic we address in this edition is renovations. And unless you've been living in a cave, then you know that making big headlines are two major renovations that are going to pump hundreds of millions of dollars into the construction industry. One is the Blaisdell Center and the other is Aloha Stadium. 🏠

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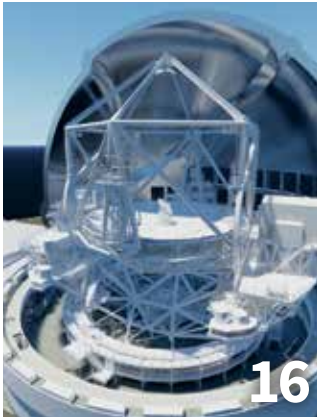
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# CONTENTS

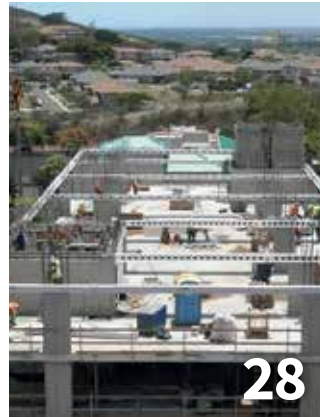
AUGUST 2019 VOL. 62 NUMBER 8

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16



28



36



45

## Features

- 12 Building Hawaii: Don Chapman**  
Thomas Sorensen: INspired to go big
- 14 Rise in Awards Greet Contractors**  
Eleven government agencies award \$71.5M in jobs in June
- 16 Rock Steady**  
From the \$1.4B TMT to retail and residential projects, Big Isle construction remains robust
- 27 Ka Wai Ola (Water for Life)**  
Civil-Mechanical repairs Halawa Shaft for public viewing
- 28 'Yes, We're Busy'**  
Hawaii concrete vendors and builders report a solid year
- 36 Makeovers to the Max**  
Blaisdell Center's nearly \$1B renovation is one of many that are about to pop
- 45 Painters Go Green & High-tech**  
Engineered chemicals upgrade designer paints for the sub-tropical environment
- 58 Best Practices: Garrett Sullivan**  
The essentials of crisis management

## News Beat

- 50** HHC Breaks Ground on Ko'ula
- 50** Avalon, Lindemann Brothers Begin Work on Waipahu Warehouse
- 51** WhiteSpace Leads Maunaloa Fishpond Revisioning
- 51** Caterpillar Gifts State STEM Program
- 52** Rosendin Celebrates 5 Years in Hawaii
- 52** Sunbelt Rentals Opens 2nd Oahu Facility
- 52** HPM Construction Named GC on Kaiser Project
- 52** USACE: Three \$50M-\$250M RFPs for Radar Coming Soon

## Departments

- 4** Coffee Break: David Putnam
- 8** Datebook
- 14** Contracts Awarded
- 15** Low Bids
- 53** World Beat
- 54** News Makers
- 55** New Products
- 56** Faces: BIA-Hawaii Women Who Build

## COMING IN SEPTEMBER

*Building Industry Hawaii* reports on **Visitor Industry Construction** and **Pacific Region Development**. Our coverage will include an update on **Kauai Construction**. The issue will feature a special section on the **Hawaii Steel Alliance**.

## On the cover

A preview of the renovated Blaisdell Center

Rendering Courtesy Jason Antonio (Dtl Hawaii LLC)

Design by Ursula A. Silva



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**AUGUST 1**

**Electrician Continued Competency: License Renewals Course**

This Associated Builders and Contractors Association Inc. Hawaii Chapter 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.

**AUGUST 1**

**BIA-Hawaii Big Summer Home Building & Remodeling Show-Orientation**

Orientation for exhibitors at the Building Industry Association of Hawaii (BIA-Hawaii) show held Aug. 9-11 at the Neal S. Blaisdell Exhibition

Hall. Covers move-in and move-out, booth setup, parking and more. Exhibitors will also pick up their VIP Pass and enjoy a free lunch.

Noon-1:30 p.m. BIA-Hawaii, 94-487 Akoki St., Waipahu. Go to [biahawaii.org](http://biahawaii.org) or contact Vanessa Vinson at [viv@biahawaii.org](mailto:viv@biahawaii.org) for more information.

**AUGUST 3, 10**

**Planning and Scheduling (STP Unit 3)**

The General Contractors Association of Hawaii (GCA of Hawaii) presents the Associated General Contractors of America (AGC) Supervisory Training Program (STP), designed and field-tested for contractors. Unit 3 covers project plan preparation, creating a critical path, documentation 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 [gcahawaii.org](http://gcahawaii.org) or contact Gladys at 833-1681 or via [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org). Fee: GCA of Hawaii members \$295; nonmembers \$395. No refund after July 19. Substitutions available.

**AUGUST 3, 10**

**Risk Management (PMDP Module 4)**

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 4 covers insurance, sureties, bonding 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 [gcahawaii.org](http://gcahawaii.org) or contact Gladys at 833-1681 or via [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org). Fee: GCA of Hawaii members



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\$395; nonmembers \$495. No refund after July 19. Substitutions available.

### AUGUST 8, 16

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

BIA-Hawaii's one-day Construction Safety & Injury Prevention (CSIP) Program trains project stakeholders in OSHA and HIOSH compliance, preparing an individualized Safety & Injury Prevention Plan (a requirement for businesses with more than 25 employees) and more.

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

### AUGUST 9-11

#### **BIA-Hawaii Big Summer Home Building & Remodeling Show**

BIA-Hawaii's Big Summer Home Building & Remodeling Show presents licensed, BBB-reviewed contractors and suppliers plus the latest building products and services to the nearly 10,000 consumers who attend each year.

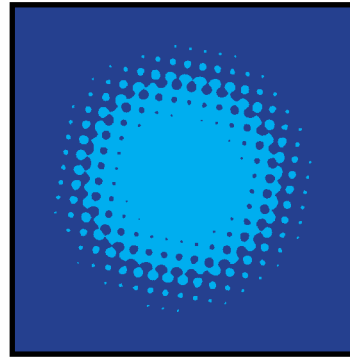
5-9 p.m. (Aug. 9); 9:30 a.m.-7:30 p.m. (Aug. 10); 9:30 a.m.-3:30 p.m. (Aug. 11). Blaisdell Exhibition Hall, 777 Ward Ave. Fee: \$8 (one-day admission); \$10 (three-day pass). For more ticket information and prices, go to [biahawaii.org/SummerHBR5-copy](http://biahawaii.org/SummerHBR5-copy).

### AUGUST 10, 24; SEPTEMBER 14

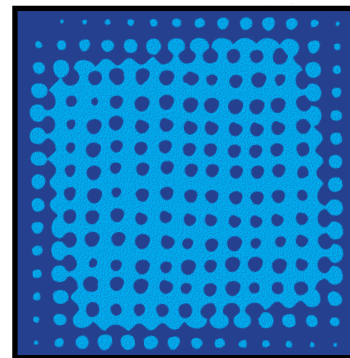
#### **AIA Architectural Walking Tour of Honolulu**

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



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**AUGUST 13-15**

**CQM (Construction Quality Management) Training**

ABC Hawaii's three-day CQM certification class, presented in partnership with the U.S. Army Corps of Engineers, is required for federal government projects and is valid for five years.

Noon-4 p.m. (daily). ABC Hawaii Chapter, 1375 Dillingham Blvd., Ste. 209A. Download registration form at abchawaii.org. Return with payment by Aug. 6 to Renee Rosehill at ABC Hawaii, 1375 Dillingham Blvd., Ste. 200, FAX to 847-7876 or email to renee@abchawaii.org. Fee: ABC Hawaii members \$95; nonmembers \$125.

**AUGUST 14**

**AGC WebEd: Value of Marketing Communications for Contractors**

GCA of Hawaii presents savvy promotion strategies for contractors in this AGC webinar. National marketing experts show how to win more projects in more markets using website design and development, social media, advertising and more.

8-9 a.m. GCA Conference Room, 1065 Ahua St. To register and for more information, go to gcahawaii.org or contact Gladys at 833-1681 or via gladys@gcahawaii.org. Free.

**AUGUST 14**

**Scaffolding Awareness**

BIA-Hawaii's course is led by Lawson & Associates Inc. and covers HIOSH scaffolding regulations and requirements, scaffolding basics,

hazard recognition and more.

7:30-11:30 a.m. CTC Pacific, 94-487 Akoki St., Waipahu. To register and for more information, go to biahawaii.org or contact Barbara Nishikawa at 629-7505 or via BLN@biahawaii.org. Fee: BIA-Hawaii members \$275; nonmembers \$350.

**AUGUST 15**

**NAWIC General Membership Meeting: "Wrap It Up—A Year in Review"**

The National Association of Women in Construction Honolulu Chapter's 2019 achievements will be celebrated at this dinner meeting (catered by EAT Honolulu) and presentation.

5 p.m. (networking); 5:30 (dinner); 6 p.m. (program/meeting). Nordic PLC Construction Co., 1099 Alakea St., #1600. To register and for more information, go to nawic114@yahoo.com or nawic-honolulu.org. Dinner fee \$40.

**AUGUST 17, 24; SEPTEMBER 7, 14, 21**

**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. Certificates awarded after successfully passing test.

7:30 a.m.-4 p.m. (daily). GCA

Conference Room, 1065 Ahua St. To register and for more information, go to gcahawaii.org or contact Judee Calaro at 833-1681 ext. 14 or via gca@gcahawaii.org. Fee: GCA members \$500; nonmembers \$750. No refunds after Aug. 9. Replacements accepted.

**AUGUST 19-21**

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

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Provides an update for authorized trainers in the OSHA Outreach Training Program on OSHA Construction Standards, policies, and regulations. A Verification of Prerequisite Form and proof of OSHA 500 or 502 course completion within four years 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 osha.ucsd.edu. For more information and Verification form, go to biahawaii.org or osha.ucsd.edu. Fee: \$525. No refunds after Aug. 5.

**AUGUST 21**

**New 2015 IECC Building Envelope Requirements**

The Hawaii State Energy Office is presenting free half-day sessions throughout Hawaii that explain the new 2015 IECC Building Envelope Requirements adopted by each county:

Oahu: Aug. 5, 12

Kauai: Aug. 6

Maui: Aug. 7

Hawaii Island (Hilo): Aug. 8

Hawaii Island (Kona): Aug. 9

8-11:30 a.m. (public-sector sessions); 1-4:30 p.m. (private-sector sessions). Register with Howard Wiig, Hawaii State Energy Office, at howard.c.wiig@hawaii.gov.

**AUGUST 24**

**Introduction to Blueprint Reading—Architectural**

This GCA of Hawaii beginner's course covers blueprint scales, drawing dimensions and various blueprint symbols and notations.

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8 a.m.-12:30 p.m. GCA Conference Room, 1065 Ahua St. To register and for more information, go to [gcahawaii.org](http://gcahawaii.org) or contact Judee Calaro at 833-1681 ext. 14 or via [gca@gcahawaii.org](mailto:gca@gcahawaii.org). Fee: GCA members \$175; non-members \$250. No refunds after Aug. 16. Replacements accepted.

#### AUGUST 26

##### **Hazard Communications**

BIA-Hawaii's course is led by Lawson & Associates Inc. and covers the Hazard Communication Standard, GHS/HazCom 2012 standard changes, new labels, safety data sheet formats and more.

7:30-11:30 a.m. CTC Pacific, 94-487 Akoki St., Waipahu. To register or more information, go to [biahawaii.org](http://biahawaii.org) or contact Barbara Nishikawa at 629-7505 or via [BLN@biahawaii.org](mailto:BLN@biahawaii.org). Fee: BIA-Hawaii members \$275; non-members \$350.

#### SEPTEMBER 10-12

##### **Construction Quality Management**

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

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

#### SEPTEMBER 19

##### **BIA-Hawaii Networking Night: Daltile**

Network with your peers, enjoy light refreshments and see Hawaii's latest building products at Daltile's sleek showroom.

5:30-7:30 p.m. Daltile Showroom, 1200 N. Nimitz Hwy. To register and for more information, go to [biahawaii.org](http://biahawaii.org). BIA-Hawaii members free; non-members \$20.

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# INspired to Go Big

Along with his furniture business, Sorensen continues the recent flurry of building warehouses with his Kapolei project



Alexander & Baldwin invests more than \$70 million in Kapolei warehouse space. Nearby, Christine Camp of Avalon Development puts up a warehouse, almost immediately sells it, and almost immediately after that announces plans to erect another warehouse in the area. And now **Thomas Sorensen**, better known as the INspiration/Honolulu Design Center guy, is breaking ground on what will be the largest warehouse space in Hawaii.



Thomas Sorensen

So when did warehouses get so sexy in Hawaii commercial real estate?

Sorensen laughs softly.

“They didn’t,” he replies. “They’ve just become a need.

“There’s definitely a need for commercial space in Hawaii, everyone knows that. Just ask a Realtor. Or look at the vacancy rates. For industrial warehouse space, it’s less than 2 percent.”

It’s a need he experienced firsthand with his furniture businesses, including a newly expanded INspiration at Pearlridge.

“I was leasing a building from Macy’s out in Kapolei, been there 17 years, and we’re running out of space and wanting to expand a little,” he says. “And then a new owner came in and our lease came up for renewal. They thought they had another tenant for my space, but that went away, they went up to Mililani Tech Park instead. So (the new owners) came back and negotiated with me, and we’re staying in that building, at least for now.”

But before that happened, Sorensen was on the hunt for a new warehouse.

“I went out looking,” says Sorensen, a native of Denmark who first came to Hawaii in 1979 to open Scan Design. “I drove all of Honolulu. I drove Halawa, the airport, Iwilei,

Kapolei, Waipahu, everywhere, trying to find a place the size we need, 80,000 to 100,000 square feet with proper loading docks and access. There’s not one single building like that in the entire state available. It doesn’t exist.”

But it soon will, at 91-150 Hanua St. in Kalaeloa/Kapolei—a 226,800-square-foot high-cube warehouse on 9.5 acres, called the Hanua Logistics Center. (“High-cube” means it has 40 feet of clearance.)

“I bought the lot in August last year,” Sorensen says. “It’s been an extremely fast track.”

The groundbreaking ceremony was in June, with the first tenants expected to move in by July or August of 2020. Those tenants will likely not include INspiration.

“I’m not 100 percent sure yet if we’re going in or not,” Sorensen says. “We have the right to sub-lease our present space, which we have for another several years.”

The allure of his own building is strong, though.

“I’ve been in the industry over 40 years,” says Sorensen, who got his start in the furniture business at age 17. “Loading docks and access ability to the lot are very, very important. And

it’s amazing how many warehouses around Honolulu don’t have proper loading docks. Or any loading docks, or access to your building.

“We have 42 loading docks all the way down (the length of building), and we have three oversize (docks) so we can do bigger-box storage, some very oversize doors so we can even take small yachts and heavy equipment into the building. I don’t think there is any building bigger unless you go to a Sam’s Club or Walmart-type building. But it is the biggest warehouse distribution center, plus all the loading dock space. And it’s close to the new, upcoming harbor.

“We split it up so it could be for four tenants or one major tenant, depending.

“We’re working on renewable energy, planning to put a 2.4 MHz solar plant on the roof—that’s why we didn’t put any skylights in. Also working on battery storage, working with Tesla, we’ve done a lot of calculations. And being next to HECO and H-Power, it should be possible to get rid of the additional power we can generate. Or if we’re lucky enough to attract a very heavy power user as a tenant, that would be optimal, because



Thomas Sorensen and wife Michelle cross the finish line of the Copenhagen Ironman.

then we can provide them a lot less expensive power.”

**Dan Jordan** of Honolulu Builders is heading up construction. **Lloyd Sueda** is the architect. The leasing agent is **Bill Froelich** of Colliers International Hawaii.

“We just started putting it out for lease, and have already had inquiries,” says Sorensen, who away from work is a competitive triathlete. “I’m not worried about not leasing it up at all. The biggest hurdles, we’ve cleared in terms of planning and permitting, grading and foundation, Phases 1 and 2, that’s all taken care of. We’re ready. Now we’re just looking for potential tenants, but we have a year to sort it out.

**“I don’t think there is any building bigger unless you go to a Sam’s Club or Walmart-type building. But it is the biggest warehouse distribution center, plus all the loading dock space. And it’s close to the new, upcoming harbor.”**

“It’s a \$50 million investment, but I think it’s a fairly safe bet. It’s not small change, and it is risky, but you have a property and a building, so at least it’s not in the stock market. It’s a calculated risk.

“It’s been fun. It’s never easy, there is always a risk factor; you’ve got to do it right, do it efficient, and definitely have to do it economically. And I think we are hitting a price point that is OK. I don’t think anybody can build it cheaper than we are.”

For an urbane fellow who sells stylish furniture, but more than that an image of



The groundbreaking ceremony for the new warehouse



Rendering of Sorensen’s new warehouse

the good life, Sorensen has a competitive, almost gritty side. The day before, he had been at the new INspiration at Pearlridge, “lifting things and setting up.”

“I’m very hands-on and want to know what’s going on,” he says, scanning Sueda’s design plans for the warehouse. “From my previous experience—I owned factories in Reno, chair manufacturing (Via was the brand), almost as big as this—when I sold it, that’s actually what afforded me to do what I do in Hawaii.”

His construction experience includes opening a furniture store in Tucson in his 20s, then coming to Hawaii and opening Scan Design on Beretania, converting the old King Street roller rink into an office furnishing store, and opening Euro Kitchen on Ward.

Asked about his competitive side, he replies: “I love it. That’s just me.”

He was just as hands-on in building the block-long Honolulu Design

Center on Kapiolani.

“I wouldn’t say (the warehouse) is an easy project, but it’s just a building. Not like when I build this monstrous building—elevators, restaurant, wine bar, theater, three floors, meandering sidewalks, dealing with HCDA. Not the same.

“By the way, my son Daniel has been very instrumental in helping with this project. It’s his first commercial project. He’s been at all the meetings, filed all papers, keeps all the records.”

If you’ve been to one of Sorensen’s retail stores, you know that when he comes to work he’s surrounded by beauty. Does his warehouse fit that model? Sort of, he says:

“It’s a beautiful business.” 🏠

.....  
*Have a good story about a good person in Hawaii’s construction business? Please shoot me an email at Don@tradepublishing.com.*

# Rise in Awards Greets Contractors in June

Eleven government agencies awarded contracts worth \$71,542,283 in June, the second most-lucrative month of the year.

The tally, however, is more than 29 percent less than the same month in 2018 when agencies doled out jobs worth \$101,131,734. Still, this

June's contracts were topped only by February's \$73,256,682.

The lion's share of the awards—\$66,677,563—was for work on Oahu. The Board of Water Supply and the Department of Education awarded the bulk of the month's total with contracts valued at \$33,459,615 and

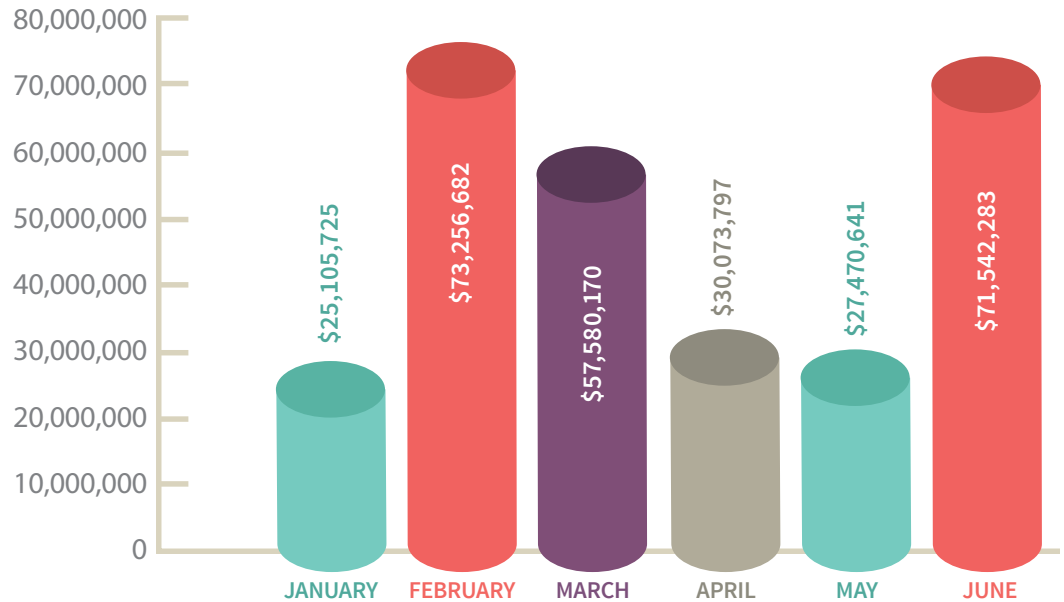
\$23,981,311, respectively.

The single-largest contract was a \$21,136,132 award to Nan Inc. for the new East Kapolei Middle School, Phase 2.

June's awards were an increase of more than 160 percent over May's \$27,470,641.

**Mid-way Through 2019**

JANUARY ....\$25,105,725  
 FEBRUARY ..\$73,256,682  
 MARCH .....\$57,580,170  
 APRIL .....\$30,073,797  
 MAY .....\$27,470,641  
 JUNE .....\$71,542,283



## Oahu

<b>Nan Inc.</b> .....	<b>\$21,136,132</b>
East Kapolei Middle School, New School, Phase 2	
<b>RMV Construction Inc.</b> .....	<b>5,912,813</b>
Ala Aolani, 12-Inch Water Main	
<b>MEI Corp.</b> .....	<b>5,784,977</b>
Pacific Heights Water System Improvements, Part II	
<b>Integrated Construction Inc.</b> .....	<b>5,188,300</b>
Puhawaii Road, Puuhulu Road and Kuwale Road, Water System Improvements, Part A, Part B, Part C and Part D	
<b>Royal Contracting Co. Ltd.</b> .....	<b>5,014,172</b>
Meter Transponder Unit (MXU) Replacement Project, Odd Cycles, Various Areas	
<b>Mega Construction Inc.</b> .....	<b>4,014,222</b>
Lunalilo Home Road, Water System Improvements	
<b>Continental Mechanical of the Pacific</b> .....	<b>2,986,680</b>
Kamakakuokalani (Center of Hawaiian Studies), Repair/Replace Central Plant HVAC Equipment and Controls, University of Hawaii at Manoa	
<b>RMV Construction Inc.</b> .....	<b>2,809,435</b>
Lanakila Water System Improvements	
<b>HSI Mechanical Inc.</b> .....	<b>1,753,573</b>
Lanakila Health Center, AC System Improvements, Phase 2	
<b>All Maintenance &amp; Repair</b> .....	<b>1,626,539</b>
Aina Koa 1100' Reservoir and Kamehame 820' Reservoir Repair and Rehabilitation	
<b>Eckard Brandes Inc.</b> .....	<b>1,542,937</b>
Inspection, Maintenance and Pollution Prevention of MS4 and Drainage Systems, Statewide Airports	

<b>Healy Tibbitts Builders Inc.</b> .....	<b>1,491,575</b>
Ala Wai Canal Dredging and Heco Cable Removal	
<b>Paul's Electrical Contracting LLC</b> .....	<b>1,217,770</b>
Wahiawa Wells II, Provision for Generator Connection	
<b>Integrated Construction Inc.</b> .....	<b>975,500</b>
Waiau Water System Improvements, Part II	
<b>Hawaii Modular Space dba Williams Scottsman Inc.</b> .....	<b>949,399</b>
Anuenue Fisheries Research Center, Portable Modular Office Complex	
<b>Paul's Electrical Contracting LLC</b> .....	<b>877,700</b>
Roosevelt High School, Phase 2, Stadium Replace 2 Light Poles	
<b>T. Iida Contracting Ltd</b> .....	<b>700,000</b>
Kalihii Corporation Yard, Locker Room and Pavilion Renovations	
<b>Ted's Wiring Service Ltd.</b> .....	<b>642,585</b>
Aina Haina Elementary School, Replace Fire Alarm System	
<b>Peterson Bros. Construction Inc.</b> .....	<b>589,670</b>
Sand Island State Recreation Area, Sewer Improvements, Phase 1	
<b>Maui Kupono Builders LLC dba Manu Builders</b> .....	<b>262,900</b>
FY19 One-year Maintenance Contract for Pavement Repairs at Fort Armstrong	
<b>Hawaii Works Inc.</b> .....	<b>215,887</b>
Box Drain Repair at School Street	
<b>Power Constructors LLC</b> .....	<b>205,425</b>
Kalihii Uka Elementary School, Replace Fire Alarm	
<b>Society Contracting LLC</b> .....	<b>178,000</b>
Building 1874, Exterior Metal Doors/Jambs Replacement, Selective Masonry and Painting	

## AWARDS BY AREA

Oahu .....	\$66,677,563
Kauai .....	1,785,873
Hawaii .....	1,620,736
Maui .....	1,458,111
<b>Total</b> .....	<b>\$71,542,283</b>

## AWARDS BY AGENCY

BWS .....	\$33,459,615
DOE .....	23,981,311
DLNR .....	3,794,239
UH .....	3,114,743
DOT .....	2,213,165
DAGS.....	1,791,917
DOFMA .....	1,142,636
DOFKA .....	955,509
DPWHI .....	728,000
DOD .....	263,193
Judiciary .....	97,955
<b>Total</b> .....	<b>\$71,542,283</b>

<b>JBH Ltd.</b> .....	<b>152,363</b>
Construction of a Predator-Proof Rare Snail Enclosure in Honolulu Watershed Forest Reserve	
<b>Society Contracting LLC</b> .....	<b>110,430</b>
Mililani Middle School, Bldg. B, Recarpet Library	
<b>Society Contracting LLC</b> .....	<b>97,955</b>
Kauikaeouli Hale, Judges' Chambers Carpet	
<b>Sterling Pacific Construction</b> .....	<b>75,638</b>
Install Roll-Up Door at Pier 10 Shed, Honolulu Harbor	
<b>Bora Inc.</b> .....	<b>73,000</b>
Anuenue Fisheries Research Center, Bathrooms Renovation	
<b>Pacific Construction Builders Inc.</b> .....	<b>38,344</b>
OR & L Building, Interior Hallway Painting/Deck Resurfacing	
<b>Hi-Pac Construction</b> .....	<b>28,975</b>
Queen Liliuokalani Building, Room 303, Office Renovation	
<b>Commercial Shelving Inc.</b> .....	<b>24,667</b>
Anuenue Fisheries Research Center, Workshop Roll-Up Doors	

## Maui

<b>Betsill Bros.</b> .....	<b>932,326</b>
Kihei WWRF Clarifier No. 4 Replacement Project	
<b>M. Nakai Repair Service Ltd.</b> .....	<b>218,785</b>
DLNR Maui Fuel Storage System Replacement, Kahului	
<b>Upcountry Electric</b> .....	<b>210,310</b>
Department of Fire and Public Safety, Emergency Generator Installation for Hana Fire Station and Paia Fire Station	
<b>Peterson Bros. Construction Inc.</b> .....	<b>96,690</b>
Repair Pavement at Kaunakakai Harbor, Molokai	

## Hawaii

<b>Diede Construction Inc.</b> .....	<b>728,000</b>
Ouli Ekahi. Reroofing and Repairs, Kawaihae	
<b>Isemoto Contracting Co. Ltd.</b> .....	<b>294,780</b>
Kawaihae Small Boat Harbor (South) Roadway and Water System Improvements Waterline Connection, South Kohala	
<b>Site Engineering Inc.</b> .....	<b>235,000</b>
Repair Radio Bay Comfort Station, Hilo Harbor	
<b>Site Engineering Inc.</b> .....	<b>149,700</b>
Waiakea Elementary School, Playcourt Resurfacing, Hilo	

## Hawaii Sheetmetal & Mechanical Inc. 128,063

Replace Condensing Units at Building 393, Hawaii Community College, Hilo

## JS International Inc. 85,193

Building 624, Hazardous Material Abatement and Total Demolition, Hilo

## Kauai

## Pacific Blue Construction LLC..... 955,509

Various Repairs at the Kauai Main Police Facility, Lihue

## Rambaud Electric LLC ..... 830,364

Kapaa Elementary School, Replace Fire Alarm System

## JUNE'S TOP 10 CONTRACTORS

1. Nan Inc. (1).....	\$21,136,132
2. RMY Construction Inc. (2) .....	8,722,248
3. Integrated Construction Inc. (2) .....	6,163,800
4. MEI Corp. (1) .....	5,784,977
5. Royal Contracting Co. Ltd. (1) .....	5,014,172
6. Mega Construction Inc. (1) .....	4,014,222
7. Continental Mechanical of the Pacific (1).....	2,986,680
8. Paul's Electrical Contracting LLC (2) .....	2,095,470
9. HSI Mechanical Inc. (1) .....	1,753,573
10. All Maintenance & Repair (1).....	1,626,539

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

## LOW BIDS

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

## Oahu

<b>Kaikor Construction Associates Inc.</b> .....	<b>\$4,204,000</b>
Thomas Square, Phase 3 Park Improvements	
<b>Hawaii Works Inc.</b> .....	<b>4,052,164</b>
Ala Moana Regional Park, Banyan Courtyard Improvements	
<b>Nan Inc.</b> .....	<b>2,875,017</b>
HFD NPDES Small MS4 Permit Program, Waipahu Vehicle Maintenance Facility, Northeast Roof Extension and Pump Testing/Chassis Maintenance Facility Improvements	
<b>Site Engineering Inc.</b> .....	<b>2,406,612</b>
Ala Moana Regional Park, Keyhole Parking Lot Parking Improvements	
<b>Seal Pros LLC</b> .....	<b>2,390,592</b>
Ala Moana Regional Park, Magic Island Parking Lot Improvements	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>1,498,765</b>
Substructure and Waterline Repairs at Piers 31-34, Honolulu Harbor	
<b>Hawaii Works Inc.</b> .....	<b>1,423,323</b>
Waikiki Shell Mitigative Improvements	
<b>Hawaii Works Inc.</b> .....	<b>1,363,312</b>
Ala Moana Regional Park, Hawaiian Pond Improvements	
<b>Hawaii Works Inc.</b> .....	<b>1,206,658</b>
Ala Moana Regional Park, Japanese Pond Improvements	
<b>T. Iida Contracting Ltd.</b> .....	<b>888,000</b>
2019 Fencing Improvements at Various Sites Across Oahu, Phase I	
<b>A&amp;B Electric Co. Inc.</b> .....	<b>817,714</b>
Emergency Generator and Miscellaneous Electrical Equipment, Maintenance Services, Statewide Airports	

<b>Hawaii Works Inc.</b> .....	<b>758,423</b>
Dr. Sun Yat-Sen Memorial Park Improvements	
<b>MEI Corp.</b> .....	<b>549,209</b>
Various Building Reroof, Wist Hall, University of Hawaii at Manoa	
<b>United General Contracting Inc.</b> .....	<b>521,000</b>
Medical Examiner Facility, Reroof and Security Fence and Gate	
<b>EBJ Construction Inc.</b> .....	<b>490,377</b>
Hamilton Library, Renovation to Acquisition Area Basement. UH-Manoa	
<b>Sea Engineering Inc.</b> .....	<b>392,392</b>
Ala Moana Regional Park, Bridle Bridge Improvements	
<b>United General Contracting Inc.</b> .....	<b>353,704</b>
Manoa Valley District Park, Improvements to Lower Recreation Building Roof and Pavilion Ceiling	
<b>Mocon Corp.</b> .....	<b>347,800</b>
Ala Puumalu Community Park, Mitigation of Rock Fall Conditions	
<b>David's Fencing</b> .....	<b>199,530</b>
Repair Fencing at Piers 51-53, Honolulu Harbor	
<b>Certified Construction Inc.</b> .....	<b>135,000</b>
Roof Repairs at Oahu District Baseyard, Honolulu Harbor	
<b>David's Fencing</b> .....	<b>106,597</b>
Repair Fencing at Kalaeloa Harbor, Kalaeloa Barbers Point Harbor	
<b>CB Tech Services Inc.</b> .....	<b>36,880</b>
Kapolei High School, Bldg. I, Rooms 202 and 204, VCT Installation	
<b>Alakai Mechanical Corp.</b> .....	<b>30,729</b>
Palolo Elementary School, Building F, Install Floor Sink	
<b>Nakasato Contracting</b> .....	<b>22,036</b>
Ocean Safety Lifeguard Towers Replacement, Phase 1, Kualoa Regional Park	

## Paul's Electrical Contracting LLC ..... 21,700

Mililani High School, Football Stadium, Replace Lights and Ballasts

## Power Constructors LLC..... 15,925

Leilehua High School, Football Stadium, Replace Lights and Ballasts

## Power Constructors LLC..... 10,025

Radford High School, Football Stadium, Replace Lights and Ballasts

## Maui

## JD Pacific LLC..... 1,961,643

Baseyard Fueling System Replacement at Kahului Airport

## Diede Construction Inc. .... 1,783,200

ARFF Training Center Repairs at Kahului Airport

## Central Construction Inc. .... 1,585,128

Baseyard Building Improvements at Kahului Airport

## Oceanic Companies Inc. .... 590,758

Renovation of Fuel Tanks, Lanai Airport

## Maui Kupuno Builders LLC..... 449,689

South Maui District Resurfacing (FY19)

## Peterson Bros. Construction Inc. .... 139,670

Pavement Repairs at Kaunakakai Harbor, Lanai

## Hawaii

## A's Mechanical & Builders Inc. .... 4,959,000

UHH Hale Alahonua, Air Conditioning Improvements, University of Hawaii at Hilo

## Isemoto Contracting Co. Ltd. .... 297,700

Repair Roof at District Office, Hilo Harbor

# ROCK STEADY

From the \$1.4B TMT to retail and residential projects, Big Isle construction remains robust

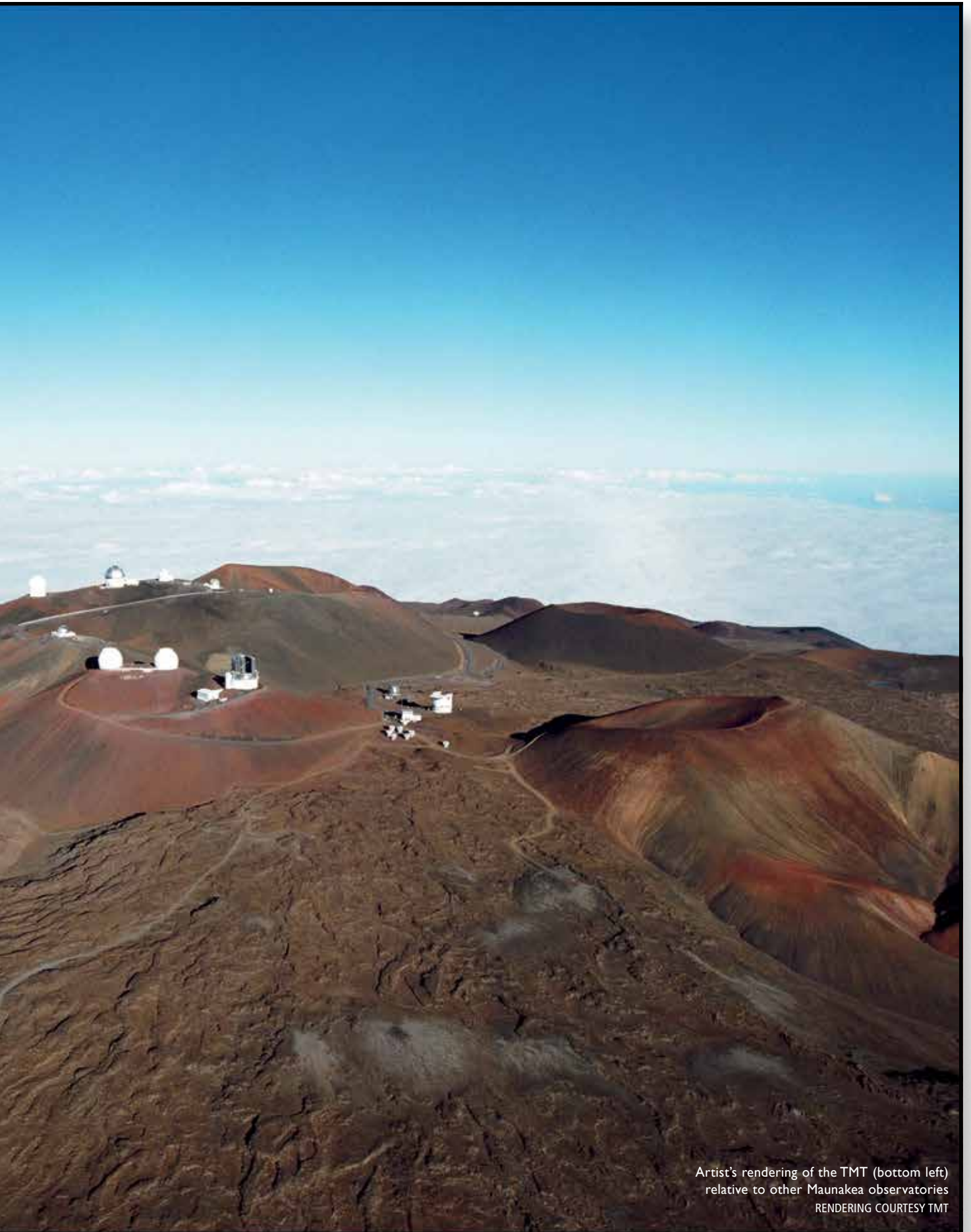
BY PRISCILLA PÉREZ BILLIG

**F**rom moving earth with advanced boulder-blasting technology to gazing into the universe farther than ever before, the Big Island construction industry is on a steady track.

Atop the Waimea slope of Maunakea, at an elevation of just over 13,000 feet, astronomers and engineers from the California Institute of Technology (Caltech) and the University of California will partner with scientists from India, China, Japan and Canada to assemble various components to create the Thirty Meter Telescope (TMT)—the foremost telescope on Earth.







Artist's rendering of the TMT (bottom left)  
relative to other Maunakea observatories  
RENDERING COURTESY TMT

Gov. Ige and the Thirty Meter International Observatory announced that construction would begin the week of July 15. Goodfellow Bros. is carrying out the civil work. Later phases such as concrete work, foundations, steel dome base and support building construction will likely be competitively bid in phases.

Situated on a five-acre site, the TMT structure will total 1.44 acres in size at a cost of approximately \$1.4 billion when completed after an eight- to 10-year timeline. That figure may change if construction costs fluctuate. TMT's position will be at a lower elevation than the other 13 telescopes on the million-year-old dormant volcano.

The telescope's mirror, almost 100 feet in diameter, will have an optics system that clarifies viewing capabilities through the atmosphere and is capable of producing images 10 times sharper than the Hubble Space



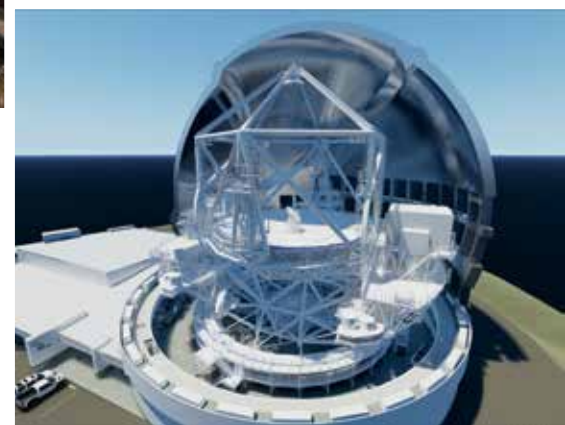
Scott Ishikawa



Artist's rendering of the TMT atop Maunakea  
RENDERING COURTESY TMT

Telescope whose observations of an expanding universe formed the basis of the Big Bang theory.

"Probably the most challenging aspect is working with four different countries and two major university partners involved in various stages of designing and manufacturing parts



Artist's rendering of TMT with a cutaway showing the telescope pointing vertically inside its enclosure.

RENDERING COURTESY M3 ENGINEERING

and sections of TMT," says Scott Ishikawa, TMT media spokesperson. "Another challenge is that most of the telescope's parts and structure will be built elsewhere and shipped here to be assembled on Maunakea."

### Downslope Construction

Meridian Pacific Ltd. has two shopping malls under construction on the Big Island. The Puna Kai Shopping Center, covering 9,933 acres, will celebrate its grand opening in October with offerings ranging from grocery and dining to retail and services. The 18-acre Waikoloa Plaza is at the excavation stage with a planned opening of October 2020. The Plaza's proposed state library will cover 1.75 acres and the Holiday Inn Express plus future development will take up another 21 acres.

Colin Thompson, vice president of construction and CEO of Meridian's



Colin Thompson

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Linda Morabito  
Director, Big Island  
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Hawaiiana Management Company, Ltd., Hawaii's largest community association manager, serves as managing agent for over 80 residential and commercial properties on the Big Island. Hawaiiana provides island-wide service through its office in Kailua-Kona. Big Island clients are served by a staff of ten management executives and four full-time administrative assistants. Linda Morabito serves as Hawaiiana's Director of Big Island Operations.

Hawaiiana has been in business for 55 years, and is proud of its island roots. All of Hawaiiana's 250 employees are located in Hawaii. Hawaiiana Management Company, Ltd. has over 735 properties under contract on six islands, representing more than 120,000 units.

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- Local (vs. mainland) banking
- All employees are in Hawaii

## Hawaiiana's Kona Office Staff:



Nan Cain  
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Senior Management  
Executive



Michael Kennedy  
CMCA  
Senior Management  
Executive



Tammy Segawa  
CMCA, AMS  
Senior Management  
Executive



Kelly DelMar  
CMCA  
Management  
Executive



Carrie Gordon  
Management  
Executive



Barbara Hecht  
Management  
Executive



Angela Kaiwi  
Management  
Executive



Amy Payne  
Management  
Executive



Nora Rhodes  
CMCA, AMS  
Management  
Executive



Aleah Llanes  
Senior Administrative  
Assistant & Office  
Manager



Le Vanda Kainoa-Salvador  
Administrative  
Assistant



Jamielynn Leialoha  
Administrative  
Assistant



Larissa Tuata  
Administrative  
Assistant

## Hawaiiana's Big Island Clients:

17th Fairway Villas  
Ainamalu at Waikoloa Resort  
Ali'i Banyan  
Ali'i Cove  
Ali'i Park Place  
Ali'i Villas  
Anekona Estates  
Casa de Emdeko  
Estate Villas I at Hualalai  
Estate Villas II at Hualalai  
Fairway Terrace  
Fairways at Mauna Lani  
Golf Villas at Hualalai  
Hainoa Villas at Hualalai  
Hale Kai O'Kona  
Hale Kona Kai  
Hale Nanea  
Hali'i Kai  
Hapuna Estates at Mauna Kea  
Holo Holo Ku at Parker Ranch  
Hualalai Colony  
Hualalai Village A, B & E

Kailua Bay Resort  
Kailua View Estates Association  
Kaloko V Business Center  
Kalokohana Business Center  
Kamani Trees  
Kaulana at Kona  
Ka'ulu Villas at Hualalai  
Kealakekua Bay Villas  
Keauhou Palena  
Keauhou Punahale  
Kolea Condominium Villas  
Kolea Owners Association  
Kona Ali'i  
Kona Bay Estates  
Kona Isle  
Kona Magic Sands  
Kona Makai  
Kona Mansions V  
Kona Onenalo  
Kona Palms  
Kona Paradise  
Kona Polynesia

Kona Plaza  
Kona Reef  
Kona Sea Ridge  
Kona Shores  
Kona Sunset Villas  
Kulalani-Ka Milo Rec. Complex  
Lokahi Makai  
Luala'i at Parker Ranch  
Lunapule AOA  
Makai Vistas at Waikoloa  
Makalei Estates  
Mauna Kea Fairways South  
Mauna Lani Resort Association  
Naupaka Place  
Ohai Estates Association  
Palm Villas at Mauna Lani  
Pualani Estates  
Pualani Terrace  
Sandalwood at Waimea  
Sugar Cane Lane  
The Hapuna Beach Residences  
The Heights on Hualalai

The Pines at Kailua-Kona II  
The Shores at Waikoloa  
The Villas at Ke Alaula at Hualalai  
Waikoloa Beach Villas  
Waikoloa Colony Villas  
Waikoloa Hills  
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Waimea Town Plaza  
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## A New Inn

Meridian Pacific Ltd. will build a 150-room Holiday Inn Express on approximately five acres at the Waikoloa Plaza. Meridian Pacific will build it, own it and manage it. The operation will be a franchise with Holiday Inn and have a special hotel manager.



Gary Pinkston

Principal owner and President Gary Pinkston says Meridian Pacific is a vertically integrated engineering, construction, development and financing company, encompassing all aspects of real estate in

Hawaii since 1985.

Within the last two years, Meridian Pacific has acquired its Hawaii contractors license and now self-performs its developments.

“We have an aggressive five-year development plan and nearly 100 percent of the work comes from Hawaii Island carpenters and all subcontractors,” Pinkston says. “All of this is being built for local consumption, the community and all of the Big Island of Hawaii.”

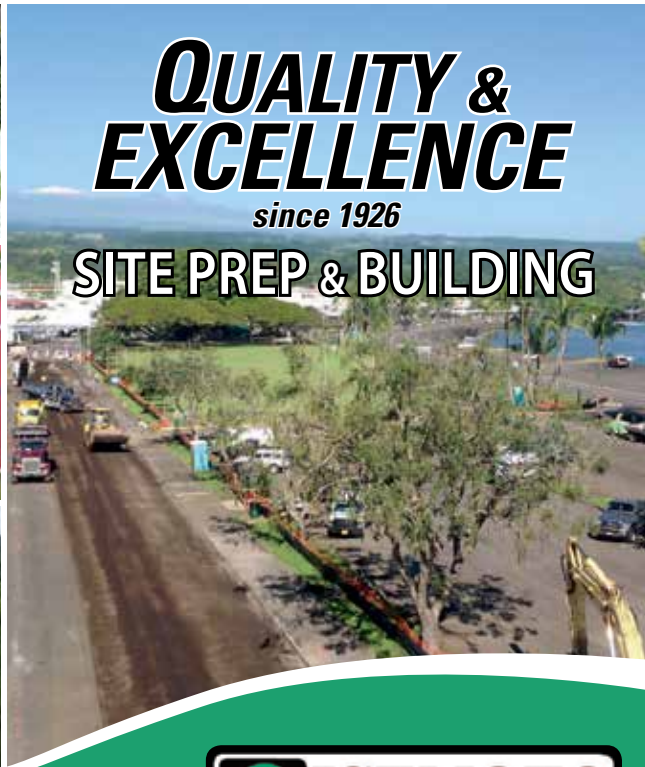


Meridian Pacific's planned Holiday Inn Express in Waikoloa



Rear view of Meridian Pacific's planned Holiday Inn Express

RENDERINGS COURTESY MERIDIAN PACIFIC LTD.



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CPT General Building, says his company has expanded its development and retail to include general contracting. Goodfellow Bros. was subcontracted to prepare the Waikoloa property for development.

“We are excited to be contracted with Meridian Pacific Ltd. on a design-build project for the Waikoloa Plaza,” says John Makoff,

Goodfellow Bros.’ regional manager—Big Island. “Goodfellow Bros. has been able to work with Meridian Pacific through the early phases to make the design



John Makoff

as efficient as possible, thus lowering the overall construction costs of the project.”

Nathan Hendricks, principal at Alii Builders, reports preservation work on the historic Mokuaikaua Church in Kailua-Kona has started with its crew securing a new roof to the original stone walls of the sanctuary. Two additional phases of preservation will follow on the oldest Christian church in Hawaii.

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Meridian Pacific's construction of Puna Kai Shopping Center in Pahoehoe continues on schedule.  
PHOTO COURTESY HAWAII AERIAL VISIONS LLC



A JT Smith-built vacation cottage in Volcano  
PHOTO COURTESY JT SMITH

Alii Builders has also completed work on a custom home in the private gated community of Kukio Golf and Beach Club in north Kona, as well as the Malulani, an event pavilion on the property of the Holualoa Inn in Kailua-Kona. Construction on Kona Village will begin in March 2020 in partnership with Nordic PCL.



Nathan Hendricks

Keeping busy, Hendricks offers his personal philosophy on hard work and the problems encountered in the building industry.

“Any challenges we come across provide opportunities for Alii Builders to become problem-solvers, measure improvement and evolve to create solutions,” he says.

JT Smith Construction has completed building 1,644-square-foot in-house package homes, a 2,800-square-foot off-grid house and a 2,040-square-foot two-bedroom, two-bath ADA home in Hilo, as well as a 1,084-square-foot shed-style vacation

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Alii Builders continues preservation work on Mokuaikaua Church in Kailua-Kona.  
PHOTO COURTESY LOGAN PENROD



cottage in Volcano Village.

Current projects include a 3,700-square-foot custom home in Hilo, a 3,200-square-foot custom home in Puna, a 1,800-square-foot custom shed-style cottage in Volcano Village and a 1,776-square-foot HPM Pua Melia package home in Hakalau.

Owner Justin Smith reports projects in the pipeline for the second half of the year are a 5,300-square-foot restaurant,

an open market in Orchidland and a 5,900-square-foot custom home in Hilo.



Justin T. Smith

“I’ve witnessed more growth in the last four to six years than ever before,” Smith says. “We are excited for the second half of the

year and 2020.”

Clever Construction is currently developing Hualalai Vistas, a 45-acre property divided into one-acre lots, purchased as raw land and developed into a subdivision along the Kona coast. With only three lots to build out, the subdivision is almost complete.

On Pauoa Beach, Clever Construction is currently building oceanfront homes. The company also does remodels of

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Clever Construction just completed this Pauoa Beach Mauna Lani home. PHOTO COURTESY CLEVER CONSTRUCTION

existing homes, pools and light commercial construction projects.

Christopher Clever, president of Clever Construction, says his biggest challenge is getting permits processed in a timely manner. Another is finding new quality employees who are not committed to another project or lured away as soon



Christopher Clever

as work slows down.

“On the Kona Gold Coast there is a shortlist of developed land available to build on,” Clever says. “Since we specialize in high-end residential, this is a little unnerving, but we do have a project that involves tearing down the existing home and rebuilding on the site with a new home in Maunakea Fairways. In another project we have removed the existing pool and pool deck and are completely rebuilding them with up-to-date design and

equipment.”

Holoimua Construction Co., based in Waikoloa, specializes in new construction, remodels, fire and water damage, additions and repair and restoration. Holoimua is currently working on a large upscale custom home in Hilo, approximately 5,200 square feet with ceiling heights ranging from 9 feet to 20 feet and an estimated completion date of October.

“We are a small family-owned company, building here in Hawaii for close to 15 years,” says Ryan Elaban, owner. “We’ve made a lot of good contacts and built solid relationships in the industry over the years, which helps us navigate through any issues and overcome any challenges as they arise.”



Ryan Elaban

At the Ellison Onizuka Kona International Airport at Keahole, Nan Inc. is in the first phase of its terminal modernization program. At a cost of \$78.1 million, the project includes the

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Holoimua's crew frames an upscale build in Hilo.



A Holoimua-built kitchen in a subdivision of Kohala Ranch

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construction of the underground conveyance tunnel and the foundations of the baggage handling building, where all outbound checked bags are now sorted.

A four-canopy roof building will serve as the new centralized entry to the airport and will combine the two terminals into one. The former Ellison Onizuka Memorial was demolished and will be rebuilt as part of the modernization plan.

“The project will provide a new baggage handling system for the departing luggage, which will serve as one central system and eliminate the current individual systems for all the airlines,” says Project Manager Glenn Kobayashi. “We are also constructing a central check point that will connect the two separate terminals that currently exist at the airport.”



Glenn Kobayashi

Kobayashi says that the largest obstacle by far has been constructing a \$79 million project in the middle of an operating international airport—including being cognizant of flying debris hazards for the aircrafts.

“This challenge also entails a wide range of logistical tasks, which include relocating tenants and closely managing both structural demolition and tunnel excavation without impeding the ongoing airport operations, all



Aerial photos illustrate the exterior progress stages of Nan Inc.'s KOA Terminal Modernization Program, Phase I, at the Ellison Onizuka Kona International Airport. PHOTOS COURTESY NAN INC.

while working around critical existing utilities and structures,” he says. “Careful planning and coordination

between all entities were required to accomplish this. We would also like to acknowledge the airport staff and tenants, who have been very helpful and accommodating while the work progresses.”

Kobayashi points out that a notable feature of the new facility is the advanced baggage handling system, which is equipped with several explosive detection devices and an underground conveyance network that transports the baggage from the various ticketing counters to the airside service area.

“This required extensive excavation through the dense lava rock at approximately 16 feet deep, and the construction of a 450-foot-long underground tunnel with concrete walls measuring about 12 inches thick,” Kobayashi says. “The project is approximately 80 percent complete and is currently expected to finish around the end of January 2020.” 🏠



Nan Inc. constructs the baggage handling system and part of the underground conveyance belts at the Ellison Onizuka Kona International Airport. PHOTOS COURTESY NAN INC.

# Ka Wai Ola (Water for Life)

## Civil-Mechanical repairs Halawa Shaft for public viewing

BY PRISCILLA PÉREZ BILLIG  
PHOTOS COURTESY CMC



Original portal window looking into the water aquifer below. (Note that this view does not clearly show the badly deteriorated window structure.)



After installing containments, Civil-Mechanical Contractor crews begin the tedious task of removing the window structure, piece by piece.



CMC's crew members remove the badly deteriorated window structure. (Note containment to protect the water source in the background.)

**C**ivil-Mechanical Contractor is wrapping up repairs in the 75-year-old Halawa Shaft, fixing a cracked viewing glass window in its water tunnel.

The Board of Water Supply (BWS), to help bring awareness and appreciation of fresh water's importance to Island life, conducts public tours through its five Oahu shafts, including the Halawa Shaft.

"Upon our initial 300-foot descent into the tunnel on an inclined elevator and dodging low-hanging rocks in our walk-through of a timeless access tunnel, the 'viewing wall' above this pristine water source appeared," says Layne Machida, president of Civil-Mechanical Contractor (CMC) and General Contractors Association of Hawaii 2019 president.

"Amazed by this construction marvel ... it was determined that the entire viewing wall needed to be replaced as the structure supporting it was badly deteriorated."

Machida adds that lighting, ventilation and access issues further complicated the project, requiring CMC to effectively assemble and lead a design team of structural, mechanical and electrical engineers to complete the job.

"Working in very tight quarters and with the vigilance to not contaminate this precious water source, CMC erected a new pre-fabricated viewing wall frame that was clad in brush-finished panels," Machida says. "New railings and pathway lights direct visitors through this underground wonder after they learn about the past, present and future of this pristine aquifer on two newly installed TV monitors. All metal used on this project was 316 stainless steel."

Fresh water was of major cultural significance to the ancient Hawaiians who depended on nature's elements for their survival and societal delininations. Water was revered, protected and conserved for its value to life.

On the Hawaiian Islands, with its shield volcanoes composed mostly of permeable basaltic lava, rainwater slowly becomes groundwater. In the Koolau Range, it takes approximately nine months for rainwater to seep down through the mountains.

Today, at an elevation of 165 feet above sea level, the BWS uses three pumping units to supply 15 million gallons of water a day. The units can pump 18 million to 20 million gallons per day from the Halawa Shaft. 🏠



Layne Machida



CMC workers transport the deteriorated window structure through a tunnel to the elevator.



New 316 stainless steel viewing portal



New stainless steel viewing window and railing with new accent pathway lights

A ComSlab and DeltaBeam combination performed as expected for Unlimited Construction Services at Moanalua Hillside Apartments.

PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

# 'Yes, We're Busy'

## Hawaii concrete vendors and builders report a solid year

BY BRETT ALEXANDER-ESTES

**F**rom new pilings in Kakaako to structural slabs in Pahoia, concrete and cement seem to be everywhere these days.

"The concrete industry has remained fairly strong so far this year," says Brian L. Deere, vice president at Bonded Materials Co. "And yes, we're busy."

So are the trucks at Island Ready-Mix Concrete Inc. "Our business remains steady, and should carry over through 2020," says Shorty Kuhn, vice president and general manager of the company.



Shorty Kuhn

At HPM Building Supply, "sales of concrete-related products have remained consistent with last year's numbers," says Vaughn Kelii, concrete accessories sales manager.



Vaughn Kelii

Kirk Hashimoto, executive director of the Cement and Concrete Products Industry of Hawaii (CCPI), says, "some members are busier than others,

but for the most part, we have seen business overall being steady."

### On Site, All Over

Concrete typically anchors huge Hawaii Department of Transportation (DOT) projects like the new Kapalama Container Yard, says Hashimoto. And



Kirk Hashimoto

concrete underpins other sectors, too.

"Looking forward to 2020, if the Atlantis Resort breaks ground, that project will be a monster, as will continued government/military spending," says Deere of Bonded Materials. "Rail will continue to consume large amounts of concrete. And the related work as the route moves through the Kalihi/Downtown corridor will spawn smaller projects as well."

For Island Ready-Mix, major



ComSlab and Deltabeam installation at Moanalua Hillside was quicker, says Unlimited Construction VP Jason Thon.

PHOTO COURTESY UNLIMITED CONSTRUCTION SERVICES INC.

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projects through 2020 include infrastructure and home slabs at Hoopili, the Kapolei Interchange and the Kulana Hale tower in Kapolei.

HPM is supplying concrete for the new Puna Kai Shopping Center in Pahoia, says Kelii. "From big to small, concrete will be a part of most projects," he says.

Pip White, founder and principal at WhiteSpace Architects, a Hawaii

design firm, is using concrete at the new Seariders Production center at Waianae High School, valued at approximately \$10.7 million.

"Concrete is particularly appropriate as a building material for Hawaii," he says. "It will



Pip White

withstand our usual weather variability, as well as the whole range of natural disasters that can befall us."

## Hard Yards

New methods and mixes are also making a solid showing this year.

The 11-story American Savings Bank Campus, currently in the finishing stage, is reportedly the largest load-bearing architectural precast structure in Hawaii. The tower is made of 1,750 pieces of precast concrete provided by GPRM Prestress LLC.

At the new Moanalua Hillside



HPM Building Supply is providing concrete and related products for the new Puna Kai Shopping Center in Pahoia.

PHOTO COURTESY MERIDIAN PACIFIC/HAWAII AERIAL VISIONS LLC



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## Fixing the Holes

In 2019, Innovative Painting & Concrete Restoration has "never been busier," says Pete Seymour, the company's owner. "About 80 percent of our time is taken up by concrete restoration," he says. "Since every concrete building built in the 60s, 70s and 80s has spalling, they all need repairing. So the outlook is good."

Richard Malmgren, president of RCM Construction Corp., a concrete restoration



Richard Malmgren



Pete Seymour

company, offers these tips for spalling repair:

- Remove loose concrete.
- Remove chloride-contaminated concrete around rebar.
- 'Chase' rusted rebar into otherwise non-delaminated concrete.
- Needle-gun exposed surfaces.
- Apply a chloride inhibitor to exposed concrete.
- Apply a rust converter on the rebar.
- Apply a bonding adhesive.

"Depending upon the size of the spall," Malmgren says, "we insert stainless steel tapcons to promote mechanical adhesion of the repair material."



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The new Nanakuli Public Library, built with Tileco concrete masonry, is LEED Silver-certified. PHOTO COURTESY TILECO INC.

## Tileco: Updating the Codes

Joy Kimura, government affairs and compliance officer at the Hawaii Laborers & Employers Cooperation and Education Trust Fund (LECET), is “working with one of our union signatory companies, Tileco Inc.,” to help update codes for mass (concrete masonry and concrete) walls. These include the City and County of Honolulu’s 2015 and the state’s 2018 building codes.

Having extended the sustainability profile of concrete masonry, says Keith Kido, Tileco sales and customer service manager, Tileco understands the entire construction lifecycle. This includes “locally sourced material, recycled content and sustainable manufacturing practices, to low maintainability, energy-efficient thermal mass properties, reusable building envelopes, and recyclable construction waste,” Kido says.

Updates will “create codes that are tailored to Hawaii’s unique conditions,” says Kimura. “These revisions will help local companies to continue to manufacture quality concrete products that offer superior safety features at a reasonable cost.”

Apartments, ComSlab and Deltabeam systems have been combined for the first time on a Hawaii project.

“The ComSlab decking system could be installed quickly, allowing for succeeding trades to begin working on the platform soon after initial setting and before being fully secured down to the Deltabeams,” says Jason Thon, vice president of operations at Unlimited Construction



Jason Thon

Services Inc., which wrapped on the project earlier this year.

“The span allowable with ComSlab afforded less shoring than conventional stay-form decking installations,” Thon says. “ComSlab also allowed for some prefabrication, which assisted with overall installation and manpower requirements on-site.”



Spalling walkway at a beachside resort PHOTO COURTESY ALOHA MARKETING LLC

## Basalt at the Beach

During a recent inspection, an engineer discovered spalling along the edge of a beachside walkway at Four Seasons Resort Hualalai. “Slab edge cracking is typically evident of rusting rebar,” says Richard Malmgren, president of RCM Construction Corp.

Paul Kane, owner and manager at Aloha Marketing LLC, recommends replacing the steel rebar with GatorBar, a lightweight basalt-and-epoxy rebar that is “twice as strong as steel, cannot corrode and costs less than steel.

“This product is approved by the City and County of Honolulu, too,” he adds.

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Frank Humay

At the Schofield Behavioral/Dental Health Clinic project, Hensel Phelps and Baldrige & Associates Structural Engineering Inc.

(BASE) are reconfiguring the load path of precast concrete wall panels and reinforcing some precast members with synthetic fiber.

Also, says Frank Humay, vice president at BASE, cast-in-place concrete used on the project included fly ash as a substitute for some of the Portland cement.

“Fly ash results in a more sustainable concrete mix because it is a locally sourced and recycled additive that reduces the amount of Portland cement required,” Humay says. “High-range water reducers were used as a concrete additive to improve workability.”

As at the clinic, many new concrete products and technology aim to enhance energy efficiency, says Hashimoto.



Concrete courtyard at Waianae High School's future Seariders Production center  
RENDERING COURTESY WHITESPACE ARCHITECTS

### In the Mix

One new energy-enhancer this year, Hashimoto says, is the introduction of carbon sequestration technology.

Island Ready-Mix is “the first ready-mix concrete company in Hawaii to offer concrete made with CarbonCure Technology,” says Kuhn. “CO2 is captured from Hawaii Gas Company emissions and is delivered to our plant by Matheson Gas. The

recycled CO2 is injected into the concrete mix.”

There the CO2 changes into a mineral and is permanently trapped. “This process helps to improve the concrete strength, allowing us to reduce the amount of (Portland) cement in the mix, which avoids further emissions,” Kuhn says.

The DOT demonstrated concrete made with CarbonCure at the Kapolei Interchange project on May 16.



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### ‘X’ Marks the Spot

Penhall Co.’s Digital Concrete X-Ray Imaging machines show rebar, conduits and other embedded objects in suspended slabs and walls.

“Results are instantaneous with amazing clarity,” says Bryan Landis, Penhall’s GPR field supervisor.

The scanners are being used by Hawaiian Dredging Construction Co. Inc., Nan Inc., Nordic PCL Construction Inc., Layton Construction Co. LLC, Unlimited Construction Services Inc., Shimmick Traylor Granite JV, Armstrong Builders LLC and Ameresco Inc., among others.

What about radiation? According to Mark Hobson, Penhall Technologies operations manager and certified industrial radiographer, Penhall’s system requires an electrical current to produce x-rays, and has the safety benefit of switching off the unit instantaneously. “When the electronic x-ray source is in the ‘off’ position it is unable to produce radiation and is completely safe to be around,” he says.

“Identifying hazards before cutting or coring will keep people safe, minimize property damage and maintain budget/schedule,” Landis says.

For more information, call Penhall’s local office at 488-8222.



Slab with rebar, PT cables and anchors

IMAGE COURTESY PENHALL

“Island Ready-Mix Concrete is committed to improving sustainability in the industry,” Kuhn says.

Another Ready-Mix standout, says Kuhn, “is lightweight cellular concrete. As the name implies, this lightweight concrete is used in various infrastructure, sewer, geo-fill and (additional) applications.”

## Curbing Corrosion

“One limitation of concrete as a material in our tropical climate is that reinforcing bars can rust (corrode) because of our salty, moist air,” says White.

DGA Interiors, a West Coast design and engineering firm, recently measured the corrosion control properties of all accepted industry admixtures. DGA’s July 2 report concludes that Vapor Lock 40/40, an admixture available at OK Hardware & Construction Supply Inc., demonstrated the highest rate of corrosion control.

At Bonded Materials, a relatively new technology from Cortec Corporation that inhibits corrosion “is  
...continued on page 54

## 20/20 Hindsight

Vapor Lock 20/20, an additive available at OK Hardware & Construction Supply Inc., mitigates moisture in new concrete slabs and walls—a must in Hawaii’s high humidity.

Island Ready-Mix Concrete Inc. used Vapor Lock 20/20 on June 4 in Waikele Elementary’s new 43-cubic-yard slab, says Brandon Williams, quality assurance supervisor at the company.

Specs called for 4000 psi concrete with 20FA, Williams says. “The pour went well, and the customer plans on using the accelerated curing to expedite floor placement.”

Kimo Scott, president at OK Hardware, says Vapor Lock is slated for new projects including Hocht Hawaii, Y. Hata Cold Storage and a 1,300-cubic-yard foundation at Barbers Point.

Scott says that Arisfor, a coating, sealer and encapsulate also available at OK Hardware, can enhance concrete durability and the abrasion resistance of other surfaces. Clifford Lau, chief of the Facilities Division of the Department of Design and Construction for the City and County of Honolulu, says his department is using Arisfor as a performance “benchmark” on city projects using synthetic plaster products.

Arisfor is also ideal for encapsulating lead, Scott says. Training in Arisfor application is available through OK Hardware.



Brandon Williams



Kimo Scott



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# MAKEOVERS TO THE MAX

Blaisdell Center's nearly \$1B renovation is one of many that are about to pop

BY BRETT ALEXANDER-ESTES

**W**hen the City and County of Honolulu reveals its design for the new Blaisdell Center later this year, it will uncork more than \$500 million in construction opportunities and about \$200 million more in requests for related services.

“With a fresh update, the Blaisdell Center can regain its status as a world-class entertainment complex,” says

Mike Formby, executive director of Pacific Resource Partnership (PRP), a construction industry advocacy group.



Mike Formby

Guy Kaulukukui, director of the city's department of enterprise services, says Blaisdell's “Request for Proposals (RFP) for potential

public-private partners (P3s) is scheduled for release in December 2019.”

The winning team will complete Blaisdell's renovation design consistent with the existing schematic design, which was finished in October 2018 and represents



Guy Kaulukukui

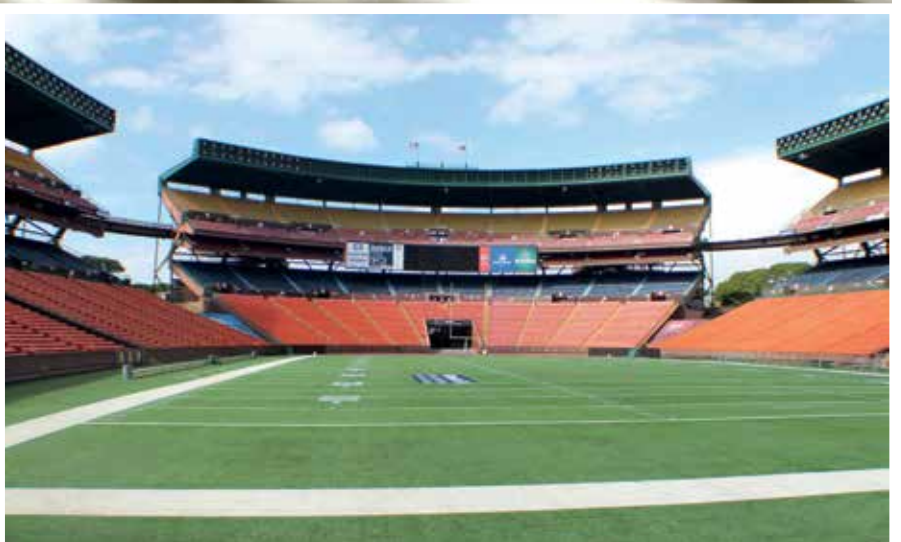
The expected value of the Blaisdel Center renovation is nearly \$1 billion.  
RENDERING COURTESY JASON ANTONIO (DTI HAWAII LLC)



30 percent of the total.

“As a result of the refinements to the design in this phase, the city anticipates that the construction cost for all of the venues will be \$547.6 million, but will allocate an additional \$168 million for development and construction fees and contingencies,” Kaulukukui says.

An additional \$57.2 million is budgeted for likely increases in material costs due to inflation between now



New Aloha Stadium construction includes the 99-acre Stadium Development District.  
PHOTO COURTESY STADIUM AUTHORITY

and the start of construction.

“The city expects to make an award in Summer 2020,” Kaulukukui says. “The total project cost is estimated to be \$772.8 million.”

### Kick-off in Halawa

On July 8, 2019, says Stadium Authority Chairman Ross I. Yamasaki, “HB1586 CD1 was signed into law, providing an appropriation of \$350 million toward a new stadium.”



Ross I. Yamasaki

The existing stadium in Halawa will be renovated or replaced, and the new Stadium Development District—nearly 99 acres next to the Honolulu Authority for Rapid Transportation’s Halawa station—will be redeveloped. New stadium construction and ancillary development will be a P3 venture.

The stadium development master plan, Yamasaki says, calls for “a new world-class sports and entertainment

venue” within the District. This will include “a new stadium and mixed-use development such as residential, office, hotel, retail space, parking structures and green spaces,” he says. “The new stadium complex will support the transit-oriented development (TOD) plans for the area.”

Construction of the new stadium is expected to take approximately two years, and “full build-out of the Stadium

Development District is expected to be done in phases,” Yamasaki says. “The Stadium Authority anticipates that RFPs will be issued at the end of 2019.”

The proposed facility, Formby says, can “leverage transit-oriented development to build an integrated community with an activated environment that promotes mixed-use and pedestrian-friendly features concentrated around the stadium and public transit.

## Renovation Permits in the Lead

In calendar year 2018, Honolulu City and County’s Department of Planning & Permitting (DPP) issued 14,338 permits. The value of 2018 renovation permits (“Additions, Alteration and Repairs”) tops New Building permits by more than \$500 million, and exceeds the number of issued new build permits by more than 12,000.

2018 Permits (DPP): Jan. 1-Dec. 31	
ADDITIONS, ALTERATION AND REPAIRS	NEW BUILDING
Total Permits Issued: 13,294	Total Permits Issued: 1,044
Difference: 12,250	
Total Permit Value: \$1,796,758,377.96	Total Permit Value: \$1,248,017,759.11
Difference: \$548,740,618.85	

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“Aloha Stadium is a blank canvas that offers unlimited opportunities.”

## Back-to-Back Builds

Layne Machida, 2019 president of the General Contractors Association (GCA) of Hawaii, says “the magnitude of the renovations proposed for the Blaisdell Center and Aloha Stadium will definitely impact the Hawaii construction industry in a very positive manner.”

While physical construction usually takes between two and three years, he says, “there may be years of planning, permitting and infrastructure work that may need to be put



Layne Machida



Layton substantially wrapped on UH-Manoa's new second gym in June.  
PHOTO COURTESY LAYTON CONSTRUCTION CO. LLC

## NCAA-worthy Gyms

For the past 40-odd years, the University of Hawaii at Manoa's two practice gyms—each approximately 12,000 square feet—“were extremely antiquated and not once properly remodeled since their initial opening in the 1970s,” says Nathan Contreas, Layton Construction Co. LLC project manager for the UH Gym Phase 2 Renovation.

Layton “needed to complete the first gym in order to start the second,” Contreas says, and started the second renovation on January 1.

As with the first gym, Layton added air conditioning, a new Conner sport flooring system, new athletic equipment, new acoustical paneling, a Spiideo camera system and programmable LED lighting for NCAA-rated facilities. Layton and its partners also laid out a “net zero” PV design, which will be built later by UH.

“Most of the design time spent on the first gym was copied over onto the scope of the second,” Contreas says. Layton thereby shaved two months off the schedule and substantially completed the nearly \$10 million project on June 14.

Both new gyms are “now properly rated for both NCAA- and NBA-hosted games,” Contreas says. “They now have a ‘wow’ factor, giving UH the ability to help retain local student athletic talent and better scout international talent.”



Nathan Contreas



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into place before the actual renovation work can proceed.”

Yamasaki expects new infrastructure will be needed on Salt Lake Boulevard, Essex Road and Kamehameha Highway to support the Stadium Development District.

“On the back side of construction of these mega-facilities, based on some of the preliminary plans,” Machida says, “there may also be several years of construction to build out the associated commercial business and residential areas that are part of the renovation plans.”

Both Blaisdell and Aloha Stadium were “built in the early 1960s and 1970s, respectively,” Formby notes. Current plans, he says, “call for extensive upgrades and new construction that would need to be supported by modern infrastructure capable of meeting community needs several decades into the future.”

**“(These renovations) will definitely impact the Hawaii construction industry in a very positive manner.”**

**—Layne Machida**

A possible extension of Victoria Street to Kapiolani Boulevard, Formby says, “would also improve flow and increase accessibility, a terrific infrastructure improvement in its own right. The potential sale of nearby properties could open up even more opportunities for responsible mixed-use development near the Blaisdell Center and the Kakaako rail station at Halekauwila Street and Ward Avenue.”

## Housing Blockbusters

The Hawaii Public Housing Authority (HPHA) is also ticking off a list of large renovations planned for its sites around the state.

According to Benjamin Park, planner at the HPHA, an environmental impact statement (EIS) for an 800-unit elderly project with developer Retirement Housing Foundation is completed.



Blaisdell Center’s renovation will likely spur infrastructure upgrades along Ward Avenue and Kapiolani Boulevard.

RENDERING COURTESY JASON ANTONIO (DTL HAWAII LLC)



HPM carries weatherproof outdoor cabinets for outside ‘dream kitchens.’

PHOTO COURTESY HPM BUILDING SUPPLY

## East Side Outlook

Public sector upgrades are on the rise in urban Honolulu, but on Hawaii Island’s east side, “we are mostly seeing residential remodels,” reports Samson Castillo, East Hawaii sales manager at HPM Building Supply.



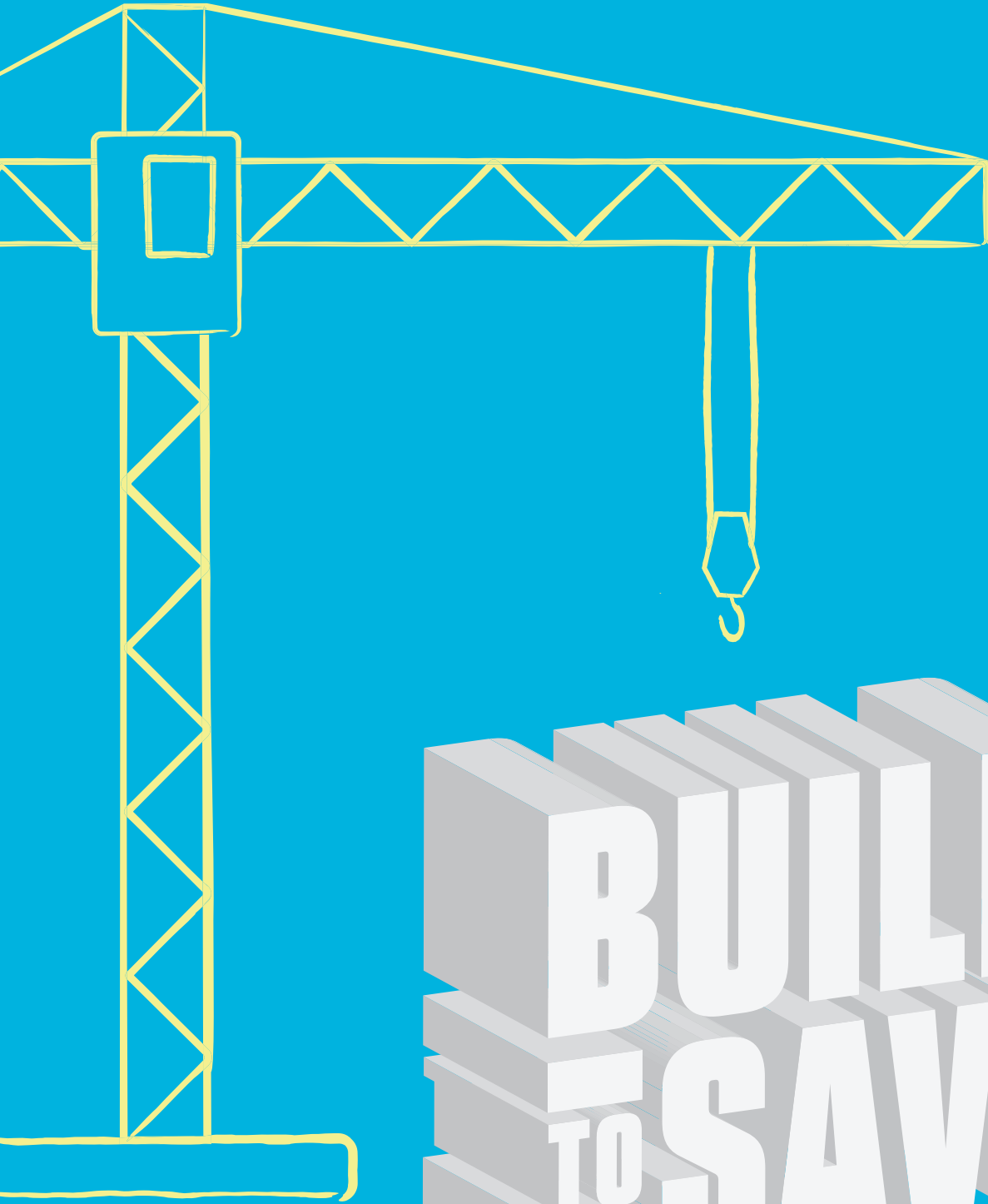
Samson Castillo

“Ninety percent of the residential renovation projects we see are kitchen or bathroom remodels,” Castillo notes. “The five main products involved are cabinets, countertops, paint, plumbing and electrical fixtures.”

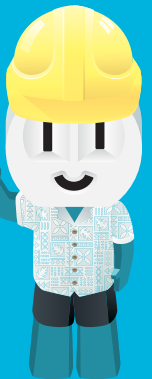
Besides offering in-house manufacture of wall panels, trusses and custom metal roofing for additions and extensions, HPM now carries:

- Interior hollow core doors built specifically for Hawaii
- Shiplap wall planks
- Special order sinks and faucets (from bamboo to hammered copper)
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Pending legislative funding, Phase 1 of the project will likely start in 2020.

The HPHA will soon announce the development of another approximately 500-unit project, also slated for 2020.

But renovation of the HPHA's Mayor Wright Homes, currently estimated at \$1.4 billion, will likely not break ground in 2020, Park says.

Park says the HPHA anticipates that Phase 1 of the MWH renovation will produce "approximately 500 units of residential, with potentially some retail, off of the southeast corner of Liliha Street and South King Street.

"Under the structure of the Master Development Agreement with our development partner (Hunt Companies), subject to HPHA approval, the construction agreement with the general contractor would be a contract between the ownership entity for Phase I of the project and the general contractor, not the HPHA."

Park says the ownership entity for Phase 1 will include "the HPHA, our development partner, but primarily the low-income housing tax credit investors."

Apart from the HPHA's planned



Blaisdell Center's planned renovation includes new and expanded performance spaces. RENDERING COURTESY JASON ANTONIO (DTL HAWAII LLC)

projects, developer Douglas Emmett will soon begin the renovation of 1132 Bishop, a Honolulu 25-story office tower, into a residential property with approximately 500 rental units. Project value is estimated at \$80 million to \$100 million.

### For Richer or Poorer

Machida says Blaisdell and Aloha Stadium renovations and "the commercial and infrastructure work associated with them will further strengthen Hawaii's construction industry in a growth market."

Or, he says, these projects "will provide a huge amount of viable work that can uphold the gains made by the construction industry in the event construction activities decline."

Formby concurs: "Both projects would help sustain the industry for many years, and create public-private partnerships that would have positive long-term impacts across numerous sectors.

"There's no question these major renovation projects will be good for the industry," he says.

"But more importantly, they'll be good for the community as a whole." 🏠

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## New Stadium Spillover



Scott L. Chan

"The new Aloha Stadium is planned to occupy 9 acres, or 392,000 square feet," says Scott L. Chan, Aloha Stadium manager, adding that the new stadium's seating target range is "35,000, expandable to 42,000."

Chan says benefits of redevelopment will include:

- Economic infusion
- Current amenities, plus more concessions and points-of-sale
- Enhanced guest experience
- ADA compliance
- Multi-purpose use, including world-class sports and a state-of-the-art entertainment facility
- Increased tax revenue opportunities
- Increased job opportunities
- Modern technological and energy-efficiency capitalization
- A new HART transit station
- Transit-oriented development (TOD) that will support, assist and revitalize the community and provide a new gathering place
- Wi-Fi communications



# Painters Go Green & High-tech

Engineered chemicals upgrade designer paints for the sub-tropical environment

BY PRISCILLA PÉREZ BILLIG

**F**ortune favors the prepared. This proverb proves especially true when it comes to correctly prepping a surface for painting. Then comes the fun part.

Erin Neff, director of marketing and business development for APV Engineered Coatings, says the entire industry is moving away from “off-the-shelf” paint to complete, engineered coating systems.



Erin Neff

“We see this especially with commercial building projects, where façade restoration can be a time-consuming and costly process if not done properly,” she says.

Neff adds that a true coating system, such as APV’s NeverFade Façade Restoration Coatings, includes both topcoat and compatible primer. Both are custom-formulated to work with the specific building substrate and resist the specific environmental elements to which the building is exposed.

Professional contractors are looking



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for coating systems that can be applied by roller, brush or spray equipment and choosing water-based coatings with low VOCs (paints that are free of volatile organic compounds) “not only to reduce health and safety risks for their workers, but also to reduce objectionable odors for building occupants and visitors,” she says.

Technologies that especially apply to subtropical weather conditions like Hawaii include coating systems formulated with polyvinylidene difluoride (PVDF) resin that have long-term performance other coatings cannot deliver. PVDF is a tough, engineered thermoplastic polymer that, when used in a topcoat chemistry, promotes exceptional weatherability, color retention, and abrasion resistance, as well as hinders mold, mildew and dirt pickup for 20 to 30 years.

“We use Kynar Aquatec PVDF resin as the backbone in the binder of our NeverFade topcoats to help the coatings resist harsh UV rays, high temperature and humidity, and abrasion from salt spray, sand and other windblown particles,” Neff says. “Any



Left to right: before and after painting  
PHOTOS COURTESY KAWIKA'S PAINTING

of our topcoat formulations, when used as a system with one of our high-performance primers, are uniquely engineered to withstand harsh elements in subtropical environments.”

The exterior of most buildings in Hawaii suffer from solar degradation that creates a chalky powder. According to David Dunham, president of Kawika’s Painting, pressure washing with a pressure of 1,500 psi to remove



JD Painting & Decorating Inc. paints the Hyatt Regency.  
PHOTO COURTESY JD PAINTING & DECORATING INC.

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the chalky film is the first step to painting concrete and metal structures in urban Honolulu. He warns that the same method applies to wooden surfaces but advises caution because of possible damage to the wood.

Dunham suggests a second step.

“For concrete structures, determine the type and quantity of ‘unsound concrete,’” he says. “If there are cracks and/or spalling present, then consider how they are to be addressed, as such repairs are critical to the quality of the end product.”

For metal substrates, Dunham says identifying types of rust and how best to address each type is required.

“Two types of rust are flash rust and scaling; each are addressed differently and, of course, how thoroughly and well each is addressed is also critical to the quality of the paint job,” Dunham says.

Sheldon Ibara, business development manager for JD Painting &



David Dunham

Decorating Inc., says there are two trends professional painters are currently following. One is to “Go Green” with zero- or low-VOC paints “popular among our clients due to the positive impacts on the environment,” he says. Secondly, Ibara says, “are faster-drying paints with a shorter recoat time are more commonly used to promote back-to-service usage.”



Sheldon Ibara

To prep, Ibara recommends pressure washing the exterior surfaces with a bleach and Jomax solution to properly remove mildew before painting.

“Unless all spores are thoroughly cleaned from the surfaces, mildew may return and compromise the paint film,” Ibara says.

Ibara recommends Flood Floetrol as a good liquid additive to latex (water-based) paints to help eliminate brush marks by allowing the paint to flow more smoothly.

“When it comes to painting, another

PHOTO COURTESY JD PAINTING & DECORATING INC.

**PPG Paints has announced “PPG1160-6 Chinese Porcelain” as its 2020 Color of the Year. —Sheldon Ibara**

key component besides the product itself is color,” Ibara says. “PPG Paints has announced PPG1160-6 Chinese Porcelain as its 2020 Color of the Year.”

“There is a growing preference for zero-VOC paints,” says Jesse Shimabukuro, HPM Building Supply paint sales manager—East Hawaii. “These



Jesse Shimabukuro

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paints have a ‘green promise’ and are odor-free.”

In Hawaii, mildewcide products are commonly used to prep exterior and interior surfaces. Shimabukuro adds that HPM carries Zinsser JOMAX House Cleaner and Mildew Killer. Products like Zinsser’s Mold Killing Primer can be applied directly over problem areas both outside and inside.

“We carry Benjamin Moore paints that have Gennex Color Technology,” Shimabukuro says. “They are zero-VOC paints that contain Gennex waterborne colorants for great color retention. Benjamin Moore’s zero-VOC paints are able to remain zero-VOC even after being tinted with Gennex colorants.”



Nick Sonoda

Proper and through preparation is the key to any successful painting project, warns Nick Sonoda, area sales manager at Benjamin Moore. He advises that when painting over a previously painted substrate, it is



Kapahulu Shopping Center, a Benjamin Moore paint project  
PHOTO COURTESY BENJAMIN MOORE

important to know if the existing paint is waterborne, oil-based or possibly a specialty coating.

“Generally, oil-based finishes can be applied over either a water- or oil-based paint without issues,” Sonoda says. “However, water-based paints cannot be applied over oil-based finishes. Oil-based finishes dry extremely hard and most water-based paints

cannot adhere to the oil finish.”

Sonoda adds that the same does not hold true for oil primers, as most oil-based primers are able to accept a waterborne top coat.

“As great as oil-based paints are for durability, flow and leveling, and protecting a wide range of assets, they do have some limitations,” Sonoda says. “They should not be applied directly



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A Benjamin Moore-painted bedroom  
PHOTO COURTESY BENJAMIN MOORE





over galvanized steel or concrete. Be sure to use an appropriate primer if you want to use an oil finish on either of these substrates.”

Sonoda points out that paint manufacturers make interior products quite differently than exterior products.

“Exterior paints are soft and made to stretch,” he says. “They resist ultraviolet exposure and moisture, and withstand significant thermal expansion and contraction. They are not made to withstand contact and they often contain ingredients that are better left outside.”

Interior paints are harder and made to resist impacts. “They develop colors better and often have better application properties to create a refined finish, which make them a much better choice for interior use,” he adds.



Kaiaulu home built by Lehua Builders/Total Framing Inc. and finished with Ameritone paint  
PHOTO COURTESY AMERITONE MAUI

“Surface preparation is the foundation for every repainting project,” says Joni McGinnis, sales representative with Ameritone Maui. “The performance of the paint will depend directly on the degree of surface preparation. There are three important aspects to surface prep: cleaning, removing unsound surfaces (loose paint, flaking rust, etc.) and repairs (gaps, cracks, holes, etc.).”



Joni McGinnis

For exterior jobs, McGinnis suggests checking joint sealants for deterioration and remove and replace if necessary. For interior problem walls, such as damaged drywall, Zinsser’s specialty product GARDZ Problem Surface Sealer has the ability to penetrate and seal

damaged facing paper, restoring it to a sound surface for repairs, making it suitable for painting or wallcovering.

McGinnis adds that if a paint contractor is having an issue with adhesion, one option may be to use a specific bonding primer such as Zinsser’s Smart Prime or XIM UMA to insure the finish coat will not peel. If the job requires a low-odor paint where the client is sensitive to offensive paint odors, McGinnis says WonderPure Zero-VOC interior paints would

be perfect for this job.

“We always advise to select a quality 100 percent exterior acrylic paint like our Regency Exterior Paint for the best performance in Hawaii’s environment,” McGinnis says. “For areas that are prone to mildew contamination we recommend Zinsser’s Perma-White Mildew-Proof paint, available in an interior and exterior formulation. Paint not only beautifies the surface, it also helps protect the underlying substrates from the elements.” 🏠

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HHC's Ko'ula groundbreaking ceremony  
PHOTO COURTESY THE HOWARD HUGHES CORPORATION

## HHC Breaks Ground on Ko'ula

The Howard Hughes Corporation (HHC) broke ground in July on Ko'ula, the sixth mixed-use residential tower in HHC's Ward Village.

As of press time, a general contractor for the project has not been announced. Pre-construction by Hawaiian Dredging Construction Co. Inc. is currently underway.

Located next to the new Victoria Ward Park, Ko'ula will offer 565

units in studio, one-, two- and three-bedroom configurations. The first two floors of the 41-story tower will reportedly offer 36,000 square feet of retail space. Amenities include a resort-style pool, children's play area, spa, fitness center and multiple gathering spaces on various levels.

"Beginning construction on Ko'ula marks an exciting milestone in the evolution of our local community," says Todd

Apo, senior vice president of community at The Howard Hughes Corporation. "With its connection to Victoria Ward Park, Ko'ula will activate and enhance the streetscape as a dynamic gathering place and advance the transformation of Honolulu's urban core."

Currently, HHC's master plan calls for approximately 16 residential and mixed-use towers in a 60-acre LEED-ND Platinum community.

## Avalon, Lindemann Brothers Begin Work on Waipahu Warehouse

Avalon Development broke ground in June on an 8,900-square-foot industrial mixed-use center on Leowahine

Street in Waipahu for project owner Robinson Estate and other stakeholders.

The Leowahine Center, with Lindemann Brothers as general contractor, has been designed by Honolulu-based Ushijima Architects to be customizable for either one single tenant or six tenants in 1,500-square-foot spaces. Located between Farrington Highway and Waipahu Street, the warehouse is zoned as business mixed-use (BMX-3).

The nearly \$3 million transit-oriented development project is scheduled

to be completed by the end of the first quarter of next year, and leasing is ongoing. Avalon Development is working on the second phase—Shops at West Loch Station, formerly the location of the Highway Inn restaurant where the West Loch transit station is located.

"The warehouse fills a huge need for small-business spaces on Oahu," said Duane Shimogawa, project manager for Avalon Development. "For instance, Hawaii has one of the lowest industrial vacancy rates in the nation."



Rendering of the new warehouse on Leowahine Street in Waipahu

# WhiteSpace Leads Maunaloa Fishpond Revisioning

To celebrate the 35th anniversary of its founding, WhiteSpace Architects has enlisted other Hawaii builders to assist Maunaloa Fishpond Heritage Center in the development of a strategic master plan, and will donate 35 pro bono hours of professional services.

Constructors Hawaii, Hayes Structural Design and PBR Hawaii will also donate pro bono services to the Center, whose mission is to “preserve and *malama* Honolulu’s last fishponds for community education.”

The effort, which will start this summer and run through the fall, is in response to a request from the Center, a 501(c)(3) nonprofit.

“Maunaloa Fishpond Heritage Center is grateful to WhiteSpace Architects for its generosity and this terrific opportunity,” says Jeannine Johnson, board secretary at the Center. “We are gearing up for a capital campaign, and the work they have done conceptualizing our vision has been invaluable to our organization.”

WhiteSpace Architects will help create the framework for the Center’s master plan, and recommend actions, priorities and budgets.

“Maunaloa Fishpond Heritage Center stood out as a treasure that needs to be protected,” says Philip “Pip” White, principal at WhiteSpace Architects.



Maunaloa Fishpond Heritage Center works to preserve Hawaii’s vanishing fishponds. PHOTO COURTESY MAUNALUA FISHPOND HERITAGE CENTER

“Community service is part of my family lineage going back generations here in Hawaii, and giving back has become part of our company’s DNA.”

# Caterpillar Gifts State STEM Program

Heavy equipment manufacturer Caterpillar Inc. has donated \$10,000 to a Hawaii STEM space and science program.

Along with a \$5,000 grant from the Hawaii Community Foundation’s Career Connected Learning Program, the Pacific International Space Center for Exploration Systems’ (PISCES) Women’s STARS (STEM Aerospace Research Scholars) Program has received \$15,000 in supplemental funding for Hawaii high school girls studying STEM this summer.

Funding provides for an extra day at Hawaii’s week-long STARS Program space and science camp, an enriched curriculum and related student expenses.

“It is incredibly important that we inspire students and help them develop an interest in science and technology at a young age,” says Anthony McNealy, a Caterpillar engineering manager. “These young women are the



Program students and staff spent the night on “Mars” at the Hawaii Space Exploration and Analog Simulation habitat on Mauna Loa at the 2019 PISCES space and science camp. PHOTO COURTESY PISCES/KIANA ANDERSEN

innovators of the future. Programs like this help grow the next generation of engineers and scientists we hope will one day want to work at Caterpillar.”

Now starting its sixth year, the PISCES STARS Program offers an immersive learning experience to Hawaii high school girls interested in science, technology, engineering

and math (STEM). Though initially focused on aerospace and astronomy, the program this year includes marine biology, conservation biology and geology.

PISCES is a state-funded Hawaii aerospace center under the Department of Business, Economic Development and Tourism (DBEDT).

## Rosendin Celebrates 5 Years in Hawaii

RosendinElectric, an employee-owned electrical contracting company with offices in Aiea, in June celebrated the fifth anniversary of its Pacific region operations and 100th anniversary nationally.

“Rosendin credits its success in Hawaii to our dedicated employees and trusted community partners, so it was important to show our appreciation using traditional customs that honor



Among those attending Rosendin Electric's celebration event in June were CEO Tom Sorley, Alissa Bautista, Jodi Nakagaki and Jim Hawk.

the local culture,” says Kevin Buchholz, Pacific Region operations manager.

Rosendin Electric is headquartered in San Jose, Calif. Among its projects in Hawaii are the Hilton Grand Islander, Four Seasons Lanai, Waikiki Trade Center, International Market Place, Ae'o Tower, Whole Foods Kakaako and Hapuna Beach Residences.

## Sunbelt Rentals Opens 2nd Oahu Facility

Sunbelt Rentals, one of the largest equipment rental companies in North America, held the grand opening of its Sand Island location on June 13. The new facility, at 1038 Ulupono St., is its second location on Oahu.

Sunbelt has more than 825 locations nationwide, including one in Kapolei.

Sunbelt's Steve Friez says the company is “very pleased” with the new location, adding that “it is set up perfect for our operation. Location is probably the best feature, being close to town.”

The renovated facility previously housed Ideal Construction Inc.



Sunbelt Rentals presented a donation to Wounded Warrior—Ohana during the grand opening of its Sand Island location.

PHOTO BY DAVID KANYUCK

## HPM Construction Named GC on Kaiser Project

HPM Construction LLC, a majority women-owned company, has been selected as the general contractor on Kaiser Permanente's new West Oahu Medical Office in Kapolei, which broke ground July 2.

HPM Construction LLC, formed by Hensel Phelps, Pan-Pacific Plumbing and Morrow Meadows Electrical, is

also the regional general contractor for Kaiser Permanente's master plan, which will update, renovate and add to Kaiser's Hawaii facilities.

At 41,904 square feet, Kaiser's new build in Kapolei is approximately three times larger than the existing facility, and is valued at approximately \$60 million.

As the first NextGen medical

## USACE: Three \$50M-\$250M RFPs for Radar Coming Soon

According to a July statement by a U. S. Army Corps of Engineers (USACE) Honolulu District spokesperson, “the USACE expects to solicit offers for three separate Design-Bid-Build, firm fixed-price, stand-alone contracts, using DFARS 236.272, Prequalification of Sources, within the next few weeks” for Oahu's new Homeland Defense Radar-Hawaii (HDR-H) System Complex.

The specific date is to be determined.

The spokesperson says project specifications and the expected value of the three separate MILCON projects, ranging from \$50 million to \$100 million for one and from \$100 million to \$250 million for each of the other two, are as per the Prequalification of Sources Synopsis posted June 20 on Fed Biz Opps.

A single prequalification list will be used to solicit proposals for all three construction contracts associated with the Missile Defense Agency (MDA), Homeland Defense Radar-Hawaii (HDR-H) System Complex requirement.

facility in Hawaii, Kaiser's Kapolei office will offer the latest in medical technology and will include 40 exam rooms, 28 provider offices and three imaging rooms.

The new office, at the corner of Kamokila Boulevard and Kapolei Parkway, is scheduled to wrap in January 2021.

## NEW YORK

# Officials Offer Peek of Delta's Terminal at LaGuardia

Renderings of the new \$8 billion LaGuardia Airport, on track to open this fall, show the first of four concourses that will comprise Delta's new state-of-the-art terminal.

The 105,000-square-foot concourse will feature floor-to-ceiling views of Citi Field and Flushing Bay, gates that can accommodate a wide range of aircrafts and dining options from New York chefs and eateries.



Rendering of LaGuardia Airport

The new airport will comprise \$8 billion in new facilities, including the \$4 billion Terminal B redevelopment which will replace the terminal that opened more than 50 years ago.

When completed, officials say LaGuardia, which services 30 million passengers each year, will be the nation's first entirely new airport in 25 years.

## CANADA

## Developer Plans \$3.5B Toronto Towers

A \$3.5 billion development, one of the largest real estate projects



Rendering of the Union Park development. COURTESY OXFORD PROPERTIES GROUP

undertaken in Canada, is being planned for downtown Toronto by Oxford Properties Group.

According to a report by Bloomberg.com, the property arm of pension fund OMERS plans to build a 4.3 million-square-foot, mixed-use complex on a four-acre site that is near the city's Rogers Centre and CN Tower. The development, called Union Park, is the largest ever for Oxford Properties outside of Manhattan's Hudson Yards, the \$25 billion project being co-developed with Related Cos.

Plans call for two office towers of 58 and 48 stories, 800 rental apartments, 200,000 square feet of retail space and a park over the Union Station rail corridor.

## MICHIGAN

## \$15M Carpentry Training Center Opens

The Michigan Statewide Carpenter and Millwright Skilled Training Center in Wayland was unveiled in late June. The \$15 million, 77,000-square-foot training center offers both classroom and hands-on training and has the capacity for about 500 apprentices at a time.



The new Michigan Statewide Carpenter and Millwright Skilled Training Center COURTESY MLIVE.COM

"Our Skilled Training Center is a springboard to a great career in the skilled trades. We believe it can help grow our economy," says said Tod Sandy, director of the training facility.

The center, which houses the union's apprenticeship program,

already has more than 300 students enrolled, ranging from recent high school graduates to middle-aged workers. The MRCC investment is the largest in Michigan in the 14,000-member union's history, according to a press release.

## CUBA

## 5-Star Luxury Hideaway

The Caribbean island of Cuba will boast the five-star resort complex Cayo Guillermo Resort Kempinski, which is currently under construction by French company Bouygues Construction Co. and due to open this year.

The new resort, located about 311 miles east of Havana, offers guests an experience of exclusivity and privacy.



Cayo Guillermo Resort Kempinski PHOTO COURTESY KEMPINSKI HOTELS

Built like the bow of a boat, the resort will be surrounded by natural landscapes and gardens, and will offer 245 rooms and suites. These include six over-water villas and an over-water presidential suite, all with private pools. Most of the standard guest rooms boast unobstructed ocean views with the white sand Playa Pilar beach located directly adjacent to the resort.

Cayo Guillermo Resort Kempinski will include a spa, yoga, specialty and buffet restaurants, kids' club, gym, tennis court, lobby bar and cigar bar.

# Three Join BIA-Hawaii

The Building Industry Association of Hawaii (BIA-Hawaii) has added three new members to its marketing and business development team.



Eric Batalon

With more than 20 years of nonprofit fundraising experience, he will cultivate new members and sponsors, and foster further membership and event development.

**Sheryl Ferido** joins as operations and communications director. She will maintain operations and focus on increasing membership and attendance at BIA-Hawaii classes, and on improving communications with BIA-Hawaii members.



Sheryl Ferido

**Vanessa Vinson** joins as events and marketing manager. With extensive



Vanessa Vinson

experience in brand marketing and global trade shows, she will implement marketing strategies and campaigns, and will manage BIA-Hawaii events and related promotional efforts.

## Bowers + Kubota Adds Five

Bowers + Kubota (B+K), a Hawaii firm specializing in architecture, engineering, construction and program management and project development, has added five new staff members.

**Leisha Aalona-Wills** joins as project engineer for the Baggage Handling System Improvements at the Daniel K. Inouye International Airport.



Leisha Aalona-Wills

**Todd Niemann** joins as construction manager for various Maui projects.



Todd Niemann



Nick Inouye



Clarissa Marquart



Ken Rappolt

**Nick Inouye** joins as site manager for various projects at the Daniel K. Inouye International Airport.

**Ken Rappolt** joins as project manager for the Anahola Reservoirs Improvements in Kauai.

**Clarissa Marquart** joins as project analyst supporting Hawaiian Electric Company projects.

...CONCRETE continued from page 35...

changing the market,” says Deere.

Earlier inhibitors require set control admixtures, Deere says. But “the Cortec product has no effect on concrete set time and is a single dosage product irrelevant of the concrete mix design or final placement location. This makes the process of specifying and production simple.”

Another option is to replace rust-prone steel rods with fiber-reinforced polymer rebar (FRP), glass fiber-reinforced polymer rebar (GFRP) or a basalt-epoxy rebar like GatorBar.

## Future Resilience

While Hashimoto sees a slight reduction in overall 2020 production, Kuhn says “in West Oahu in particular, we see further need for concrete in infrastructure, commercial and home construction. The concrete market in Oahu in general should remain steady.”



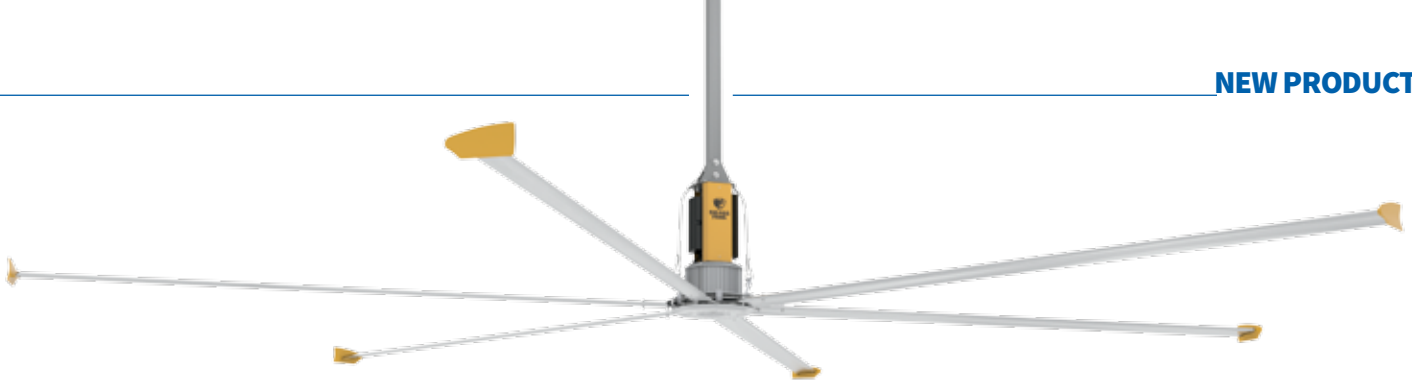
Decorative concrete block and patterns at Waianae High School's future Seariders Production center  
RENDERING COURTESY WHITESPACE ARCHITECTS

Oahu's 2020 market may include Mother Nature.

Citing rising sea levels and related environmental hazards, White says concrete is increasingly desirable as a

building material.

“Concrete's durability and resiliency are key,” he says, “since it will essentially last forever.” 🏠



## Industrial Fans

Big Ass Fans introduces the i6 industrial design with aircraft-grade aluminum composition, three size options (60-, 72- and 84-inches), four finishes (brushed silver, matte black, matte white and oil-rubbed bronze). Temperature, humidity and motion sensors enable SenseME technology for energy-efficient operation. Control options include a Bluetooth remote, smartphone app, voice command with Amazon Alexa and Google Assistant plus automation integration with Nest Learning Thermostat, Ecobee and more.

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



## Luxury Levers

Ashley Norton introduces the Luxe Modern Leversets collection of hand-crafted architectural hardware. With an overall sleek and modern look, each design in the collection features a distinctive textural pattern. With either a knurled or reeded detail, the levers add both visual and tactile interest to a door or entryway. Forged from premium brass material, the ergonomic Luxe Modern Leversets are available in seven finishes including Satin Brass, Venetian Bronze, Satin Chrome, Polished Brass, Polished Nickel, Unlacquered Brass and Flat Black.

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

## The Smarter Meter

Digi-Sense products boast five new meters with expanded smart technology. The new Digi-Sense family of smart meters with Bluetooth connectivity includes an infrared thermometer, particle counter, two digital multimeters and a clamp meter, each with a free downloadable app. When used with a Bluetooth-enabled device, workers can test equipment from a safe distance and then access real-time data for monitoring, reporting and analysis. These meters are ideal for those working in hazardous environments, hard-to-access areas and industries with regulations.

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



## A Reel Deal

The utility-based Hydra Bed Reel Lift is an integrated reel transport flatbed that quickly and safely loads and transports conduit or cable without the need for a reel trailer. It is operable by a one-person team and can transport reels weighing up to 5,000 pounds. The Hydra Bed HydraWinder is an attachment for the Reel Lift bed that is a bolt-on option that equips crews to safely and efficiently retrieve or payout cable and conduit from nearly any size reel. The design allows for quick adaptations from reel transport to winder, controlling cable backlash and substantial efficiency and safety to busy jobsites.

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

# BIA-Hawaii's 'Women Who Build'

The Building Industry Association of Hawaii hosted a panel presentation and networking event at Dole Cannery on July 10 with the theme, "Women Who Build." The presentation included information on professional development and enrichment opportunities.



Marshall Hickox, Gladys Marrone, Dana Shaffer, Carolyn Aber



Laura Ayers, Bettina Mehnert, Jarin King



Samantha Mortimer, Anne Sasso, Mary Flood, Krystle Manguba-Glover



(Seated) Kory Shaw, Megan Jensen, Becky Brown, (standing) Roseann Freitas, Layla Dedrick



Ellen Breslin, Cheryl Tauyan, Joy Kimura, Megan Yokoi





Herb Gerhardt, Julie Lee, April Gerhardt



Suzette Calimlim, Lindsey Gerber, Kamuela Potter, Brent Potter



Stephanie Kim, Warren Ho, Stephanie Silverstein, Keegan Tomonaga



Hinano Nahinu, Ramit Islam, Lilinoe Nahinu



Keri Powlison, Leah Borsting, Donalyn Dela Cruz



Rick Hobson, Kristina Sagocio, Laurie Chikazawa, Bruce Friedman



Lianne Chung, Sarah Love, Sharon Paris



Alan Yee, Sharon Spear, Gene Krawchuk

# The Essentials of Crisis Management



**A**s a business owner, how much thought have you given to the question, “What is the legacy you want to leave behind?” Often, construction companies are defined and known by the person who leads the company. It takes years to develop a great reputation which inspires confidence among the employees, within the industry and the community at large. Therefore, protection of your reputation as well as the company should be of paramount importance to you.

**To manage a crisis and protect reputation, a crisis response plan must be developed before any incident occurs.**

If the company is late on a project, does not treat subcontractors fairly or is insensitive to the surrounding environment, word can spread like a wildfire. Even more disturbing crises could include an active shooter at the jobsite, a crane tipping over, a deadly fall by an employee, etc. The construction industry is fraught with risk. These and similar situations can cause a great reputation to be tarnished or ruined in a matter of hours if not managed properly. Adversaries such as environmental activists, angry employees or NIMBY (not in my back yard) members of a community can launch devastating attacks on the owner or company very quickly. President Bill Clinton once stated, “Perception is reality.”

As such, you must take steps to

shape the correct reality following such incidents by recognizing the seriousness of the event and then take swift action for reputation management.

The first hours after a crisis are the most critical as the media will report the first draft of history. Quite often, it is seriously flawed in its accuracy due to time constraints to report the news quickly and often without a thorough investigation. It is not uncommon for the media to speak with bystanders who provide information which is unintentionally false.

To manage a crisis and protect reputation, a crisis response plan must be developed before any incident occurs. The chief executive officer must be proactive and present at the forefront of the episode speaking with transparency and clarity. This means avoiding jargon and industry language which can sound like a foreign language to the public.

Depending on the severity of the event, consider some of the following essentials of a well-developed crisis management plan:

- Update or create a crisis management plan which can be segregated by severity of incident.
- Assign a person who will be the spokesperson for the company as well as a crisis team leader.
- Teach all employees the importance of having only one person speak to the media, neighbors and owners. This includes no posting of comments or video to social media.
- Assign a person to handle all external as well as internal communication.
- Consider having an individual monitor social media in order to be able to respond to any inaccurate information.
- Take note to answer all questions honestly, and never say, “No comment!” Don’t be long-winded; speak simply and limit responses to

questions to 10-12 seconds.

- Respond to every media question, regardless of how offensive.
- While it may be stating the obvious, never lie.
- Within the crisis management plan, develop operational roles for each task.
- Brainstorm about possible incidents which could occur. Some examples: a VP selling opioids, sexual harassment by a senior management or team leader and bribery of a government official. In today’s world, nothing is off the table.
- The three essential “C’s” of crisis communication are compassion, control (working to control the situation) and cooperation. Never lose sight of these goals during the incident.
- If a person(s) has been sent to the hospital, send a member of the crisis team to the hospital and station a person at the location of the incident to answer any questions.

Once the crisis plan is finalized, review and practice with a mock crisis and strive to improve it. As with everything, practice helps to move toward perfect. Review, update and practice once a year.

When a construction company owner seeks to retain a great reputation for himself/herself and their company by developing a crisis plan beforehand that confronts any issues head-on and effectively communicates and controls the message to employees, owners, neighbors as well as the community, there is a much higher probability of maintaining and preserving his/her and the company’s hard-earned reputation. 🏠

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

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