

BUILDING INDUSTRY HAWAII

OCTOBER 2019/\$4.95

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GCA's New
Executive VP

+

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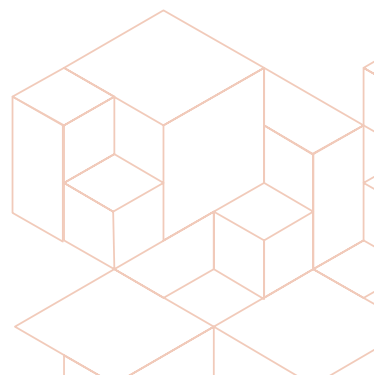
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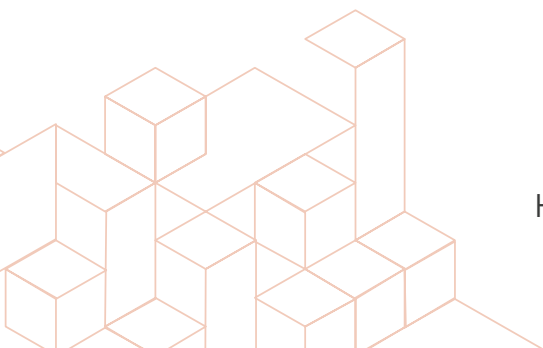
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A New Boss at the GCA

In an exclusive interview, Cheryl Walthall tells *Building Industry Hawaii* about her plans and goals as the new executive vice president of the General Contractors Association of Hawaii.

For decades, the GCA of Hawaii represented its members' needs flawlessly under the direction of longtime EVP Johnny Higa. Walthall tells Contributing Editor Don Chapman of her intentions to market the organization in ways aimed at attracting the next generation of builders to join the GCA's ranks.

"Cheryl has a definite vision on how to take the GCA and its membership into the next chapter," says Layne Machida of Civil-Mechanical Contractor and the 2019 GCA president. "Our visions could not have aligned itself any better and I am honored to welcome her into the GCA family."

In this issue, we also provide an update on how Hawaii builders are charging ahead with new infrastructure projects.

Be sure to read our report on Maui construction, where jobs range from senior housing to multimillion-dollar luxury resorts.

The trades, meanwhile, are attracting record numbers to various apprenticeship programs being offered by unions as well as merit-shop organizations.

And treat yourself to Chapman's "Building Hawaii" column as he acquaints us with the amazing Silvas, who have their hands full of more businesses than you can shake a rolloff at.

A hui hou,



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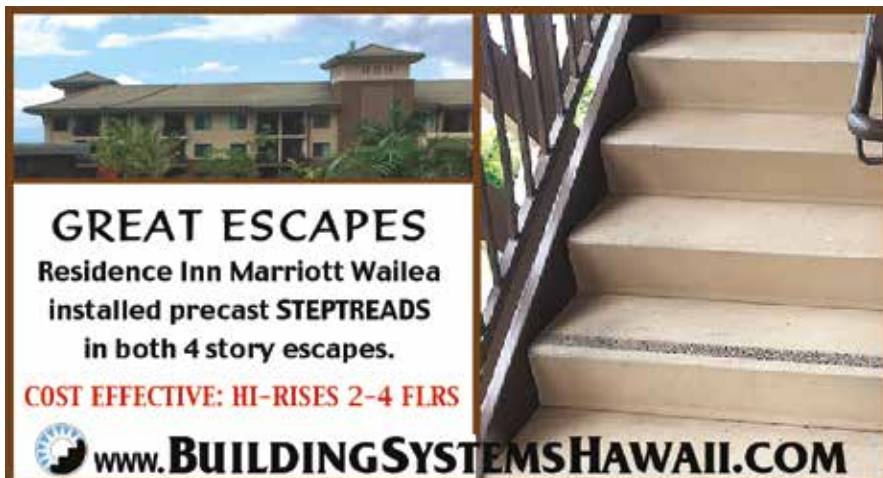
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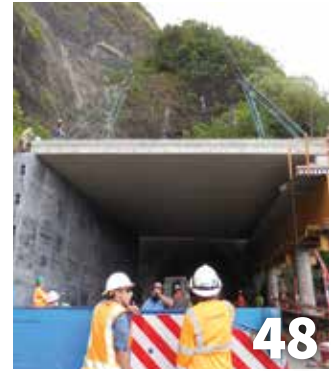
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Cheryl Walthall, GCA of Hawaii's new executive vice president

Photo by Nathalie Walker

Design by Ursula A. Silva



COMING IN NOVEMBER

Building Industry Hawaii reports on the latest in **Heavy Equipment** and what's new in the **Shipping and Transportation** sector. Coverage includes a look at the successes of **Hawaii's Multi-Generational Builders**, plus a look at **Technology in Construction**.



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

OCTOBER 1

2019 Pacific Building & Trade Expo

The 2019 Expo showcases this year's top building industry products and services from more than 300 vendors and presents more than two dozen AIA-registered continuing education seminars. Produced by the Honolulu chapters of the American Institute of Architects (AIA Honolulu) and the Construction Specifications Institute (CSI) and presented by Honblue, this year's Expo marks its 20th anniversary. Network at a lunch buffet and Pau Hana cocktail reception.

8 a.m.-5:30 p.m. Hawaii Convention Center, 1801 Kalakaua Ave. Free admission for AEC industry professionals and contractors. Register at pacificbuildingtradeexpo.com. For more information, contact Barbie Rosario at barbie@pacificbuildingtradeexpo.com.

OCTOBER 1

Electrician Continued Competency: License Renewals Course

This Associated Builders and Contractors Inc. Hawaii Chapter (ABC Hawaii) course is open to ABC Hawaii 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 to sign up for the next available class.

OCTOBER 2

First Aid/CPR/AED Certification Class

ABC Hawaii presents first aid, CPR and AED (automated external defibrillator) certification review training. Certificate valid for two years.

8-11:30 a.m. ABC Hawaii Training Room 201A, 1375 Dillingham Blvd. Register with payment by Sept. 25 at abchawaii.org. ABC members \$90; nonmembers \$125.

OCTOBER 12, 26; NOVEMBER 9

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 or call 628-7243 to RSVP with payment in advance and for more information. Fee: \$15 per person.

OCTOBER 16

ARE Review: Introduce - Project Development & Documentation

This AIA Honolulu prep session covers ARE 5.0 (Introduce - Project Development & Documentation). Lyle Carden and Martin Chock take questions and provide study tips for those on the path to licensure. AIA Honolulu's Cohort program offers extended ARE prep in six sessions. Various credits available.

5-7 p.m. AIA Honolulu Center for Architecture, 828 Fort Street Mall, Suite 100. For more information, go to contact@aiahonolulu.org or call 628-7243. Fee (6 sessions): AIA members \$250; nonmembers \$360.

OCTOBER 19

NAWIC Membership Dinner: "Be the Power"-How to Enrich, Assist and Achieve

This dinner meeting of the National Association of Women in Construction Hawaii Chapter features a panel of women professionals, and will discuss

how to further advance women, particularly disadvantaged women in Hawaii.

5 p.m. (registration and networking); 5:30 p.m. (dinner with speakers to follow). Honolulu Country Club, 1690 Ala Pu'umalu St. RVSP by Oct. 12 via Eventbrite at nawic114-oct.eventbrite.com; nonmembers must pre-pay via Eventbrite. Fee: \$40.

OCTOBER 19; NOVEMBER 2

Contract Administration (PMDP Module 2)

The General Contractors Association of Hawaii (GCA of Hawaii) and the Associated General Contractors of America present a Project Manager Development Program designed for novice (less than two years' experience), newly hired and team-based project managers. Module 2 covers basic and specialized contracts, contract strategies, legal issues and more. Certificate available after completing course.

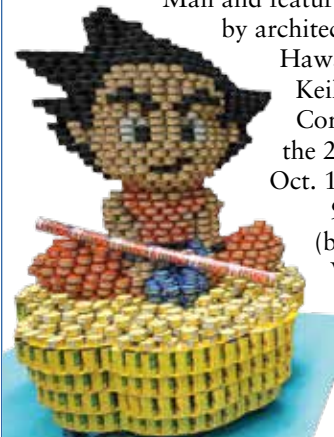
8 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to info@gcahawaii.org or gcahawaii.org or email Gladys Hagemann at gladys@gcahawaii.org. Fee: GCA of Hawaii members \$395; nonmembers \$495. Substitutions available.

OCTOBER 21-24

OSHA 2255-Principles of Ergonomics
The Building Industry Association

OCTOBER 5
2019 Canstruction at Kahala Mall

"It CAN be done," AIA Honolulu's 14th annual competition, moves to Kahala Mall and features giant canned-good sculptures created by teams led by architects and engineers. Canned goods are donated to the Hawaii Foodbank after this year's winners are chosen.



Keiki (ages 5-12) pitch in 10 a.m.-noon at Kids CAN Corner. Donate a can and cast your vote Oct. 5-12 for the 2019 People's Choice Award winner. Awards ceremony Oct. 13 at 9 a.m. with "deconstruction" to follow.

9 a.m.-1 p.m. (Canstruction build-out). Kahala Mall (between Sunglass Hut, Champs, Macy's and The Walking Company), 4211 Waiialae Ave. For more information, go to aiahonolulu.org or call 628-7243.

"Dragon Ball C," the 2018 Canstruction Best Original Design winner

PHOTO COURTESY AIA HONOLULU

of Hawaii (BIA-Hawaii) and the UC-San Diego OSHA Training Institute present strategies to prevent workplace-related musculoskeletal and nerve disorders. Four-day course includes case studies analyzing the design of workstations and equipment workshops in manual lifting, current OSHA compliance policies and guidelines, employer's ergonomic programs and more. Various credits available.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu.

Register via email at <http://osha.ucsd.edu/>. For more information, go to biahawaii.org, call 800-358-9206 or visit osha.ucsd.edu. Fee: \$765. No refunds after Oct. 7.

**OCTOBER 26; NOVEMBER 9, 16;
DECEMBER 7**

OSHA 30-HR for the Construction Industry

Offered by GCA of Hawaii. Presents OSHA safety standards for AEC professionals, safety managers, project leaders and workers. Course content: Introduction to OSHA, OSHA Focus Four Hazards, silica and more. OSHA card issued after completing course. Fee includes participant's manual and lunch.

7 a.m.-3:30 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register with payment by October 18 and for more information, go to info@gcahawaii.org, gcahawaii.org or contact Judee Calaro at 833-1681 ext. 14 or via judee@gcahawaii.org. Fee: GCA members \$300, nonmembers \$400. No refunds after Oct. 18. Replacements accepted.

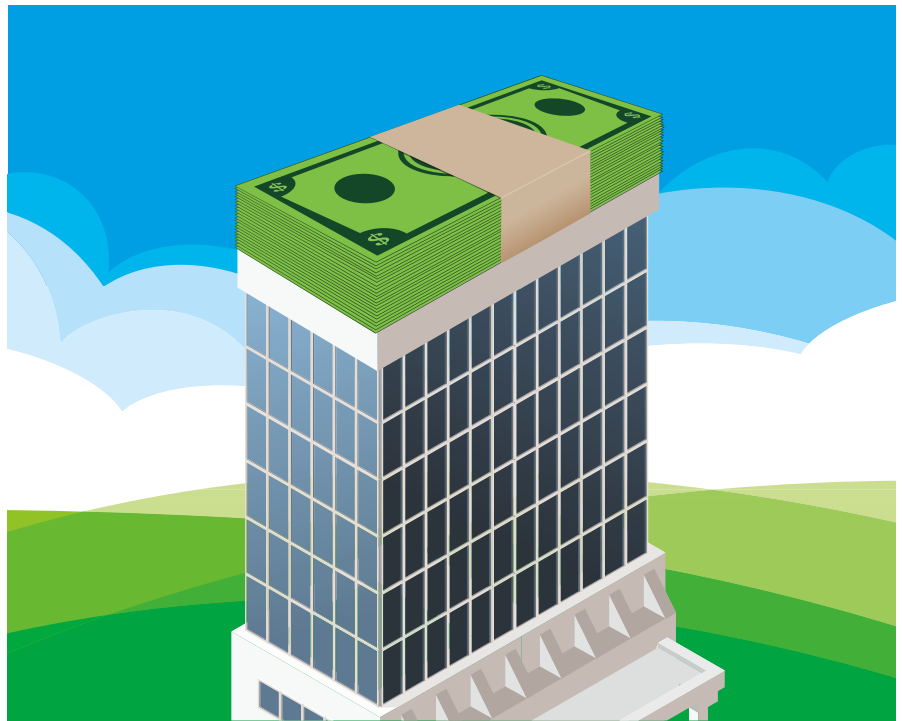
NOVEMBER 4-7

OSHA-500 Trainer Course in OS&H Standards for the Construction Industry

This BIA-Hawaii and UC-San Diego OSHA Training Institute four-day course prepares students to teach the OSHA Outreach Training Program's 10- and 30-hour classes. A Verification of Prerequisite Form, OSHA 510 documentation and other industry/academic credentials required. Various credits available. Laptop recommended. No online class enrollment.

8 a.m.-4 p.m. (daily). CTC Pacific, 94-487 Akoki St., Waipahu.

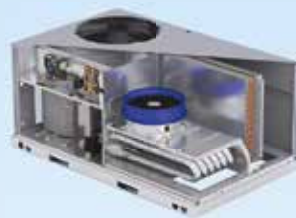
Register via email at <http://osha.ucsd.edu/>. For more information, go to biahawaii.org, call 800-358-9206 or visit osha.ucsd.edu. Fee: \$765. No refunds after Oct. 21.



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Just Rolling Along

The Silvas helm one of the most diverse business operations in Hawaii's construction industry



Here it is, the October issue of *Building Industry Hawaii* already, which means 'tis almost the season for one of Georgette and Joaquin Silva's favorite holiday traditions: Daily supplying fuel to keep all those refrigerated shipping containers of imported Christmas trees cool, their boughs looking fresh and green.

This is just one aspect of one of the most diverse business operations in Hawaii's construction industry—much more than I was expecting when I called about doing a story on rolloffs.

The Silvas, and their sales manager Robb Kobayashi, were not surprised that I was surprised to find so much happening at their expansive yard on Umi Street in Kalihi, one of three sites they operate on Oahu.

They'll haul just about anything, including the 65-ton concrete towers for the rail project.

"Nobody knows who we are, nobody knows what we do," Joaquin says.

It turns out that the Silvas actually operate two companies that employ 300 people between them.

"I own Pineridge Farms and he owns West Oahu Aggregate (WOA)," Georgette says. "They complement each other."

And they cover just about every phase of construction.

"Pineridge Farms does construction material hauling," says Georgette, a Farrington High alum. "The name comes from a dairy Joaquin's dad had a long time ago, but he closed down the business. We kept the name."

Joaquin, a Waipahu High grad, had

been farming—soy beans, corn—but margins are thin and the work laborious.

"You need a big family for cheap labor to make it work," he says.

"So we invested in one truck," says Georgette, "and from that we went up to 80 trucks, then down to 33 in the recession. Today we're back to 70 Pineridge Farms trucks."

They'll haul just about anything, including the 65-ton concrete segments for the rail project.

WOA has five divisions: refuse, recycling, fuel, transportation and

ready-mix concrete. It started 26 years ago as a rock-crushing operation at the Waimanalo Gulch landfill, and in 2005 moved to the old Kaiser Cement plant in Nanakuli (adjacent to the PVT landfill), expanding into concrete and asphalt recycling, as well as picking up new cars from the Pasha Hawaii docks and delivering them to dealerships.

They were already in the rolloffs business, and then grew with the purchase of Rolloffs Hawaii three years ago in bankruptcy. WOA does refuse



Driver Heath Torres and Robb Kobayashi, the company's sales manager



WOA's fleet includes tankers and loaders.



One of WOA's front-loading trucks



Recycled concrete and sand



Rolloffs are a mainstay for the Silvas' business.



Portable fuel tank

collection for all sorts of commercial buildings, condos and shopping centers, and also supplies trash compactors.

WOA is also big in the demolition and construction refuse business, which sets in motion other operations.

"We recycle concrete, asphalt, dirt and rock," says Georgette. "When they were tearing down Sears at Ala Moana, all that concrete came to us. Same at Comp USA."

"And the airport, when they repaved where planes park, we got all the concrete," says Joaquin. "That was thick, hard, grade-A rock."

"Previously, all the concrete coming out of jobsites would just go into the landfill," says Kobayashi. "So the West Oahu Aggregate side is doing a really good thing by recycling and reselling."

"Ballpark, we probably recycle 15,000 to 20,000 tons a month," Joaquin says.

"And it's self-sustaining," says Kobayashi, a Kaiser High grad who has spent more than 20 years in the refuse biz and finds it endlessly fascinating. "What we're doing on the aggregate side is a really good thing for Hawaii."

"We take the materials in from construction sites and demo sites, crush it into an aggregate to resell to the public, the military, whoever needs it for construction," Georgette adds. "We can provide it to the consumer at a much lower cost than a quarry that is mining the rock. We sell recycled ready-mix concrete. We use our recycled concrete, sand and rock, and just add cement and water."

WOA operates 11 cement trucks that look, well, different.

"Like they're going backwards down the road," says Joaquin.

"Most cement trucks disperse from the back," Georgette says. "Ours comes out of the front. Which means that from the cab, the driver can operate the hopper, up, down, right, left."

"It eliminates the chute man in back," adds Joaquin. "Which cuts down on a lot of Workman's Comp. The only time the driver has to get out is to wash."

On the fuel division side, WOA sells and delivers diesel fuel "to customers and to ourselves," Georgette says. "We are our own biggest customer."

"We deliver 17,000 gallons a day for outside sales, not for us," Joaquin adds.

They also provide portable diesel storage tanks and trailers to construction sites.

"It started because we needed fuel for ourselves," Georgette says. "To keep the truck driver busy, we would deliver to other places, and it started growing to where we needed more trucks."

There's logic behind their diversification.

"If construction was way down and we're not able to sell aggregate, other things keep us going," Georgette says. "We can do our own projects, too."

That includes a planned truck wash at Campbell Industrial Park—WOA has 22 acres adjacent to the rail yard.

"It's something we're doing for ourselves, but if it works out we can open it up to the public and other trucking companies," she says. "That's how it

usually starts."

"To demonstrate the full service of the company," says Kobayashi, "start with a rolloff we can deliver to a construction site—they fill a can with garbage from the building going up, then we take it back and recycle it. We can deliver fuel to the site. Then once the building is up, an office building or apartments, we can provide commercial services, drop the front-load can for rubbish, and pick it up. Property managers, project managers, they like us."

This is an operation that doesn't do anything small. Which helps explain the dedicated NAPA IBS parts store on their Umi Street property.

There's a lot more going on here than rolloffs. 🏠

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

Agency Awards Hit August Slowdown

Eight government agencies awarded 20 contracts during August with a combined value of \$22,323,443—marking the year’s slowest month.

During the same month in 2018, jobs totaled \$99,823,004.

Through eight months of 2019, contractors have landed projects worth \$347,215,833, a sharp decline from the \$1,407,497,010 in jobs during the same period last year.

The top three contracts awarded in August went to Saski Painting & Service LLC, Sterling Pacific Construction and JD Pacific LLC.

Saski Painting & Service landed a \$5,940,094 job to do interior and

exterior painting at various Army installations on Oahu. Sterling Pacific will perform \$2,049,574 worth of reroofing and installing a photovoltaic system at the Salt Lake/Moanalua Public Library. JD Pacific won a \$1,961,643 award to do a baseyard fueling system replacement at Kahului Airport.

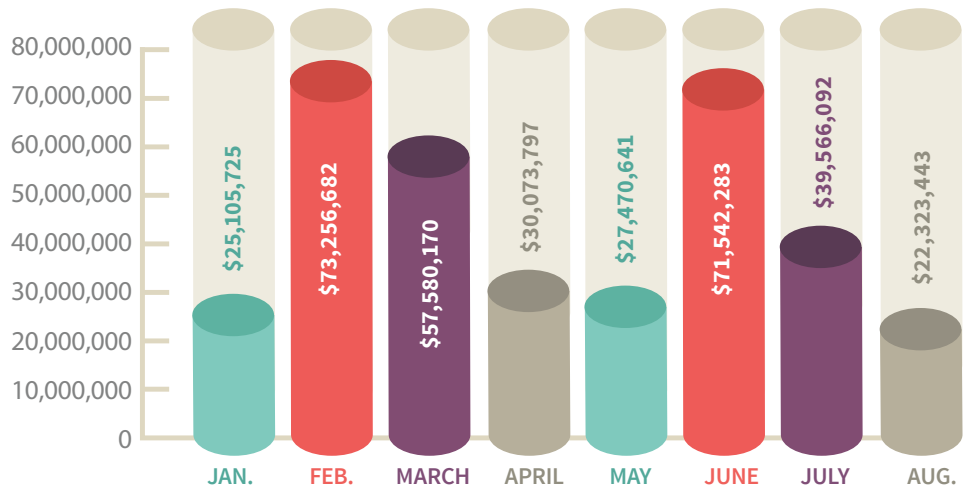
Among the agencies, the Department of Transportation handed out the largest share of the awards, valued at \$8,356,910.

Oahu	\$9,263,569
Kauai	5,940,094
Maui	5,691,586
Hawaii	1,428,194
Total.....	\$22,323,443

DOT	\$8,356,910
Army	5,940,094
DAGS.....	2,731,473
DOE	2,605,667
DOFMA	1,842,143
DLNR	516,456
UH	226,100
DHHL	104,600
Total	\$22,323,443

Eight-Month Tally

JANUARY	\$25,105,725
FEBRUARY	\$73,256,682
MARCH	\$57,580,170
APRIL	\$30,073,797
MAY	\$27,470,641
JUNE	\$71,542,283
JULY	\$39,566,092
AUGUST	\$22,323,443
TOTAL.....	\$347,215,833



Oahu

Sterling Pacific Construction	\$2,049,574
Salt Lake/Moanalua Public Library, Reroof and Install Photovoltaic System	
Hawaiian Dredging Construction Co. Inc.	1,498,765
Substructure and Waterline Repairs at Piers 31-34, Honolulu Harbor	
M.H. Electric Co.	1,211,834
Olomana School Campus, Electrical Upgrade	
United General Contracting Inc.	1,133,833
Olomana School, P1-P2 Culinary Arts	
First Response Professional Security Services LLC	783,708
Security Camera Installation, Daniel K. Inouye International Airport	
Ted’s Wiring Service Ltd.	681,899
Hawaii Emergency Management Agency, Outdoor Warning Sirens for Public Safety Statewide	
StarCom Builders Inc.	637,000
Repair Tile Roof at Pier 11 Shed, Honolulu Harbor	

JS International Inc.	516,456
Kuhio Beach Stub Groin Erosion Remediation	
MEI Corp.	260,000
Olomana School, Modular Classroom	
MJ Construction Co.	226,100
8806 Administration Human Resources Renovation, Honolulu Community College	
Certified Construction Inc.	135,000
Roof Repairs at Oahu District Baseyard, Honolulu Harbor	
Site Engineering Inc.	129,400
Repair Fencing at Kalaeloa Harbor, Kalaeloa Barbers Point Harbor	

Betsill Bros.	1,392,432
Mayor Hannibal Tavares Community Center, Reroofing and Repairs	
Maui Kupuno Builders LLC	449,711
South Maui District Resurfacing, FY 2019	
HI Built LLC	104,600
Water Line for Fire Hydrant at Kiowea Pavilion, Molokai	

Maui

JD Pacific LLC	1,961,643
Baseyard Fueling System Replacement at Kahului Airport	
Diède Construction Inc.	1,783,200
ARFF Training Center Repairs at Kahului Airport	

Hawaii

Isemoto Contracting Co. Ltd.	1,130,494
Volcano Road, Temporary Signal Installation at Kipimana Street, Puna	
Isemoto Contracting Co. Ltd.	297,700
Repair Roof at District Office, Hilo Harbor	

Kauai

Saski Painting & Service LLC	5,940,094
Open End Interior/Exterior Painting for Miscellaneous Buildings and Army Installations, Oahu	

LOW BIDS

The companies below submitted the low bids in August 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

International Roofing & Building Construction \$2,035,250
7886 Business Education and 7885 Theater Reroof Buildings, Phase IIB, Leeward Community College

Ameritech Slope Constructors Inc......1,476,495
Manoa Falls Trail Rockfall Mitigation

Prometheus Construction196,454
Interim CRM Wall Repairs in the Vicinity of 3798 Tantalus Drive

Hawaii Works Inc...... 91,558
Waikeola Street Drainage (Wing Wall), Flood Control Improvements

Maui

Maui Paving LLC..... 5,446,536
Kaupakalua Road, Pavement Reconstruction Phase 2, East Kula to Hana Highway

Grace Pacific LLC3,196,777
Kaunakakai Drainage System B Improvements, Molokai

Maui Kupuno Builders LLC..... 732,439
Kula Park Playground

Alpha Inc. 449,032
Kuuu No. 3 Force Main Replacement, Paia

West Maui Construction.....149,539
Auhana Road Drainage Improvements

HI Built LLC.....104,600
Water Line for Fire Hydrant at Kiowea Pavilion, Molokai

HI Built LLC..... 29,555
Papohaku Park, New Property Sewer Service Manhole

Hawaii

Nakasato Contracting.....14,200,000
FY18 MCA PN91742, Operational Readiness Training Complex (Barracks), Phase 1, Pohakuloa Training Area

Kauai

Kaikor Construction Associates Inc.213,400
Kauai Veterans Cemetery, Additional Columbarium Wall

AUGUST'S TOP 10 CONTRACTORS

1. Saski Painting & Service LLC (1)\$5,940,094
2. Sterling Pacific Construction (1)2,049,574
3. JD Pacific LLC (1)1,961,643
4. Diede Construction Inc. (1)1,783,200
5. Hawaiian Dredging Construction Co. Inc. (1).....1,498,765
6. Isemoto Contracting Co. Ltd. (2)1,428,194
7. Betsill Bros. (1).....1,392,432
8. M.H. Electric Co. (1)1,211,834
9. United General Contracting Inc. (1)1,133,833
10. First Response Professional Security Services LLC (1)783,708

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

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SPOTLIGHT ON SUCCESS

Ewa Makai Middle School's new third wing



Cool New Wing for Ewa 6th-graders

S&M Sakamoto completes \$24.4M state-of-the-art school project for the DOE

BY DAVID PUTNAM

Sixth-graders at Ewa Makai Middle School were welcomed back to classes this fall with a cool—and cooled, as in air-conditioned—new third wing.

S&M Sakamoto Inc. (SMSI) completed the 54,528-square-foot, two-story classroom building and the 9,600-square-foot amphitheater in May. The Honolulu-based general contractor broke ground on the \$24.4 million project in January 2017 for the Hawaii Department of Education.

“The project team worked hand-in-hand to meet the needs of all parties,” says SMSI President Dale Sakamoto Yoneda. “Daily communication between our field crew, the construction management team of Bowers + Kubota and Ewa Makai Middle School administration was the key to success.”

The job, she adds, took “true collaboration to get the project through to the finish line.”

As designed, the project was aimed at achieving a school for 21st century learning. The new wing has wireless

technology in all classrooms and a new STEM (science, technology, engineering, mathematics) classroom for the future, with a laser cutter for use in the curriculum. State-of-the-art equipment is in all of the science labs.

The ground-floor classrooms open to outdoor courtyards where there is



An amphitheater for the school and community



Spaces for gardening



The outdoor courtyard

space for organic gardens, and vermiculture and aquaponic stations. The new outdoor amphitheater and stage allow for both school and community events.

“Building an 80-foot by 120-foot amphitheater within an existing courtyard was very challenging,” Sakamoto

says. “The logistics and details to erect such a large structure between existing buildings and fencing required much thought and coordination.”

SMSI earned the praise of Ewa Makai Middle School Principal Kim Sanders.

“Our partnership for the past two years explored exciting projects

that created design-inspired areas on campus that enhanced the learning environment for our students,” Sanders says. “The intriguing classrooms that connect and enhance interdisciplinary teaching has expanded the possibilities for collaboration among the grade-level teams.

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“The attention to details and empathy to the needs of our educational institute have made a huge difference for the students, staff and community.”

The work began even while classes were in full swing, creating special challenges. “When working in a school environment, you are always

aware of their educational needs and timeframes, such as morning drop off/ afternoon pick up, recess/lunch, fire drills, school evacuations and testing periods,” Sakamoto says.

The Ewa Makai Middle School Third Wing and Campus Improvements earned LEED Gold certification. The third wing sustainable features include:

- Energy-efficient mechanical systems, light fixtures and plumbing fixtures
 - Natural lighting, daylighting and shading devices
 - A radiant barrier in the roof assembly
 - Higher R-value roof insulation
 - Low-E insulated windows
 - Recycled materials
 - Fire suppression systems without HCFCs or Halon
 - Use of non-potable water for irrigation
- And much more.

“This building will house these (sixth-grade) students as well as offer



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KEY PROJECT TEAM MEMBERS

- Bowers + Kubota (construction management): Kyle Lung, Kim Orton, Kristi Miyashiro
- Mitsunaga & Associates (architect): Steve Wong
- DOE: Ben Miura, Brenda Lowrey, Rie Kodama, Jordan Higa
- Ewa Makai Middle School: Kim Sanders, Diana Agor, Jason Locke
- SMSI: LeRoy Pimentel (project superintendent), Dale Sakamoto Yoneda (project manager), Ryan Yoneda (project engineer)



Classrooms have modern fixtures.

specialty classes to the entire student body,” Sakamoto says.

She praised the work of the entire project team for their “problem-solving and creative brainstorming to push through the issues we all face on a construction project.

“All of our subs and suppliers played an important role in getting the project completed. Without one, the success of the team would not be possible,” Sakamoto says. “Everyone says teamwork is the key, and this holds true for our project.

“We truly thank all those involved, especially our Superintendent LeRoy Pimentel, our field crew and our office staff. A successful project includes all aspects of our business, from project management to field craftspeople to our accounting and administrative staff.” 🏠



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Living the Life ON MAUI

From affordable housing, luxury homes and infrastructure fixes, contractors are staying busy

BY PRISCILLA PÉREZ BILLIG

Mauí is riding high on building projects that span remodels and senior housing to public works and multimillion-dollar luxury resorts. The demand for lumber left one supplier saying, “It’s pretty overwhelming.”





Arisumi Brothers' Hale Mahaolu Ewalu project
PHOTO COURTESY MICHAEL BISSELL/ARISUMI BROTHERS INC.

Construction activity in most counties remains at healthy levels, according to the University of Hawaii Economic Research Organization. Projected is a “pipeline of public-sector, resort and residential projects, maintaining industry activity near current levels for the next several years.”

These types of projects currently are propelling the construction industry on Maui—affordable rental housing for families and the elderly and residential resort and golf properties.

Also on the county’s docket are approximately 42 building and construction service contracts that came up for bid by the County of Maui in fiscal year 2018, according to Alfonso Rivera, editor of *BidService Weekly*.

This figure does not include bids that were negotiated or not-open bids.

Jonathan Young, president and CEO of Associated Builders and Contractors Inc. Hawaii Chapter,



Jonathan Young



Mitsunaga Construction builds Kahului Lani in Kihei.
PHOTO COURTESY STEPHAN KEALOHA/CATHOLIC CHARITIES HAWAII



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Hawaiiana recently opened an office in the Kahana Gateway Professional Building, which serves as a satellite office to its main office in Kihei. With over 30 associations already under management in West Maui, Hawaiiana's west side office will be of great service to both existing and future clients.

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 April Lum, CMCA, AMS Management Executive Office Coordinator, West Maui	 Penny Munroe, CMCA, AMS, PCAM Management Executive	 Wesley Troyan Management Executive
 Marc Udoff Director	 Kathy Wong Senior Management Executive	

Maui County Clients:

- Aina Nalu
- Cottages at Kulamalu
- Emerald Plaza Place
- Haiku Town Acres
- Hale Kai
- Hale Kamaole
- Hokulani Golf Villas
- Hololani
- Honokowai East
- Honu Alahele
- Ho'olea Terrace at Kehalani
- Ho'olei
- Ho'onanea at Lahaina
- Hotel Hana Maui Condominiums
- Island Sands
- Kaanapali Plantation
- Ka'anapali Royal
- Kahana Village
- Kahoma Village
- Kahului Ikena
- Kai Malu at Wailea
- Kalama Terrace
- Kaleialoha
- Kamalani
- Kamani at Kehalani
- Kamaole Beach Royale
- Kamaole Grand
- Kamaole Heights
- Kamaole One
- Kana'i A Nalu
- Kanani Wailea
- Kanoe Resort
- Kapalua Golf Villas
- Ke Alii Ocean Villas
- Keala o Wailea
- Kehalani Community Association
- Kehalani Gardens
- Kepuhi Beach Resort
- Kihei Beach Condo
- Kihei Garden Estates
- Kihei Villages
- Kilohana Kai Vistas
- Kilohana Waena
- Koa Resort
- Kua'aina Ridge
- Kulamalu HOA
- Lahaina Roads
- Lanai City Apartments
- Lanikeha
- Luana Kai
- Ma'alaea Banyans
- Ma'alaea Kai
- Ma'alaea Mermaid
- Ma'alaea Surf
- Ma'alaea Yacht Marina
- Mahanalu Nui HOA
- Mahina Surf
- Mahinahina Beach
- Makali'i at Wailea
- Makena Sunset
- Maluhia at Wailea
- Maui Lani Terraces
- Meadowlands HOA
- Milo Court at Kehalani
- Milowai-Maalaea
- Molokai Shores
- Na Hale O Makena
- Napili Point Resort, Phase I
- Napili Point Resort, Phase II
- Napili Bay
- North Shore Village
- Opukea at Lahaina
- Pacific Shores
- Paki Maui
- Paradise Ridge Estates
- Pohailani Maui
- Pu'unoa HOA
- Royal Kahana
- Sandhills Estates HOA
- Southpointe at Waiakoa
- Spinnaker
- Sugar Beach Resort
- Summit at Kaanapali, Phase I
- Terraces at Manele AOO
- Terraces at Manele Bay, Phase IV
- The Ironwoods at Kapalua
- The Office Centre
- The Palms at Manele, Phase I
- The Vintage at Ka'anapali
- Valley Isle Resort
- Villas at Kahana Ridge
- Villas at Koele, Phase II
- Wailea Beach Resort & Residences (Andaz Hotel)
- Wailea Ekahi
- Wailea Golf Estates
- Wailea Golf Estates II
- Wailea Golf Vistas
- Wailea Highlands
- Wailea Kai Homesites
- Wailea Kialoa Homesites
- Wailea Pualani Estates
- Wailele Ridge
- Wailuku Heights Ext. Unit II
- Waiolani Community Assn.
- Waipulani
- Wavecrest Resort



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says, “we have three or four members there and they are busier than heck. I know they’re always calling us for more people, looking for more apprentices. I know it’s really quite busy there.”

Home Sweet Home

Out of a total population of approximately 127,649 individuals, Maui County is home to about 26,473 seniors according to 2019 figures from the World Population Review, an independent organization whose goal is to make population data more accessible to the public. With growing demographics, housing for the elderly has spurred more attention from developers to address affordable senior living services.

The “Hawaii Housing Planning Study, 2016,” prepared for the County of Maui Department of Housing and Human Concerns, projected a demand for 13,949 new units in Maui County from 2015-2025. The study reports that 7,136 of these new units would be needed for households earning 60 percent of the area median income



Arisumi remodels the Liliuokalani Trust Children’s Center.
PHOTO COURTESY MICHAEL BISSELL/ARISUMI BROTHERS INC.

(AMI) or less, 4,882 of the projected demand for rental units.

Affordable rental housing for senior households earning 60 percent or less of the AMI will call for an estimated

demand of 131 rental units by 2025, according to the study. An updated report has been prepared and is in the process of formal approval before its public release sometime in November.

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Mitsunaga Construction is building an affordable senior housing project, Kahului Lani, for Hale Mahaolu and Catholic Charities Housing Corp. The \$34.1 million senior complex project will be constructed in two phases on 3.9 acres in Kihei.

Phase 1 of the six-story housing complex will include 81 one-bedroom, one-bath units and is expected to wrap by the end of January 2020. Phase 2 will see the construction of 83 rental units plus a two-story multi-purpose building scheduled for a construction start by the end of January 2020.

Rental costs will be based on median income for eligible renters 55 years or older.

Maui-based Arisumi Brothers Inc. President Tommy Arisumi says, "We are entering Phase 2 of the Hale Mahaolu Ewalu Project in Kula. We are also in the middle of an interior renovation project for the Queen Liliuokalani



Tommy Arisumi

Children's Center."

The Hale Mahaolu Ewalu project includes a new three-story residential apartment building with 22

one-bedroom apartment units for seniors. Arisumi Brothers is also nearing completion of the Hale Mahaolu Senior Center, a multi-use



Maryl Group Construction is the general contractor for Kahoma Village in Lahaina. PHOTO COURTESY MARYL GROUP



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facility that includes a manager's office, conference rooms, mail boxes for the Hale Mahaolu residences, laundry room, salon, two social halls and kitchen, as well as a maintenance crew room.

Remodel of the existing Liliuokalani Trust Children's Center includes complete demolition of the ceiling, interior walls, restrooms, kitchen and flooring. The new floor plan construction calls for walls, ceilings, renovated kitchen and new air conditioning.

"The purpose of the project is to create new rooms for the children's various activities and needs," Arisumi says. "These include a dance room, multi-media room with a recording studio/band room, study hall, waiting or 'hang out' areas with painted 'white board' walls for young artists to express themselves."

**"I know they're
always calling
us for more
people, looking
for more
apprentices. I
know it's really
quite busy
there."**

—Jonathan Young

On a different front, Arisumi's project for McDonald's Restaurants Drive Thru Improvements has completed replacing the existing "analog" menu boards with new, state-of-the-art, digital menu boards at all McDonald's locations throughout Maui.

The work involved removing the old menu display boards, cutting or removing the old concrete support pedestals, excavating and forming for new concrete support pedestals, trenching and excavating for new underground conduits for power and data wiring.

Ikaika Ohana, a 501(c) organization that works with various local agencies and industry partners to develop affordable housing, will build Kaiwahine Village in north Kihei, a multifamily affordable rental LEED project.

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The project will consist of 120 units in 19 buildings plus a community center of approximately 2,500 square feet, which will accommodate a management office, a small meeting room and a large meeting room area for tenant's use.

Also planned are two laundry buildings, a tot lot, picnic areas and on-site parking. Rents will be based on 60 percent or less of AMI of the County of Maui.



Artist's rendering of an aerial view over the planned Makena Golf and Beach Club.
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Maryl Group Construction is the building contractor for developer Stanford Carr's 20.5-acre master-planned residential workforce housing community called Kahoma Village, affordable homes in the heart of Lahaina.

Kahoma Village includes Carriageways, 32 single-family homes; the Courtyards, 69 single-family homes; and the Villas will offer 102 townhomes across 17 buildings. The estimated completion date has not been disclosed.

The Lush Life

Discovery Builders is in the first phase of building the 1,800-acre Makena Golf and Beach Club—custom home sites, beach cottages, luxury hillside villas and condominiums in the heart of a new private equity club developed by Discovery Land Company. de Reus Architects has designed more than 490,000 square feet of club amenities and residential units to comprise the 24-acre core of this resort development.

The development of this core consists of 100,000 square feet of beach club; an 18,000-square-foot spa; a 1,500-square-foot beach bar; 10 3,400-square-foot beach cottages; 10 4,500-square-foot Molokini Residences; eight 2,100-square-foot Hale Kehau multifamily units; 30-unit multifamily Kula Villas and seven Club Residences.

Dorvin D. Leis Co. Inc. is working on Maui with projects that include Kahului's Maui County Service Center in Maui Business Park II. The facility will house Maui DMV, property tax, building, electrical and plumbing inspection operations. Dorvin Leis is installing HVAC, plumbing and fire sprinkler systems on the project due to wrap in June 2020.

Another Dorvin Leis project is installing air conditioning for the Hotel Maui in Wailea. The hotel consists of 110 guestroom units, restaurants, lounges, kitchen, offices, utility spaces and parking. The project is set for completion in October 2020.

The crown jewel on Dorvin Leis's "to do" list is the Maui Bay Villas in Kihei on the former Maui Lu property. Upon completion, Maui Bay Villas will consist of 388 timeshare units of one-, two- and three-bedroom suites,



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Artist's rendering of the Maui Bay Villas
RENDERING COURTESY DORVIN D. LEIS CO. INC

clubhouse with restaurants, oceanfront beach club, fitness area and keiki club. The project is ongoing and will be built in multiple phases, with Phase 1 scheduled to be completed mid-year 2021.

“Dorvin D. Leis Co. Inc. provides comprehensive service for the entire mechanical scope to include plumbing, HVAC, fire sprinkler and HVAC controls,” says Mandy Moikeha, Dorvin D. Leis operations manager for Maui and Hawaii counties. “This ‘one-stop-shopping’ for our clients provides a clear benefit but also requires our team

to be versatile in all aspects of each trade.”

Armstrong Builders has completed construction on two of 17 luxury townhouse residences at Makalii at Wailea. Sitting on approximately nine acres, and limited to 68 luxury two- and three-bedroom townhome residences, Makalii at Wailea is 95 percent sold.



Mandy Moikeha



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Armstrong Builders is constructing Makalii at Wailea.
PHOTO COURTESY ARMSTRONG BUILDERS LLC

microwave, floor-to-ceiling windows and enclosed parking.

My Way

Tim Lloyd Construction's remodel of a Wailea home, built in 2016 but never completed or occupied, began with the kitchen. At almost 500 square feet, the kitchen was to be the focal point of the home.



Tim Lloyd

"On the initial walkthrough we noted that the kitchen had Sapele cabinets and dark flooring," says Tim Lloyd. "It needed to be opened up with more light to create an airy feel. Right in the middle of the kitchen there was an empty space that had called for a bar on the original plans, but we saw an island for the remodel."

Lloyd says he found a solid seamless slab of white Macaubus quartzite on Oahu measuring a total surface area of 60 square feet. He had it shipped to Maui and then brought into the home with a small crane.

"Most of the bathrooms were unfinished," Lloyd adds, "lacking shower glass, among other things. A laundry room was also never built."

Other remodel elements included opening up the ceilings downstairs, rebuilding soffits, relocating and upgrading lighting, adding tongue-and-groove ceilings with crown molding,



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relocating doorways to improve airflow and replacing dark hardwood floors with Balboa oak floors by Hallmark Flooring. Cindy Tervola of Tervola Designs in Lahaina sourced all the cabinets and tile for 3.5 bathrooms, a mudroom and the kitchen.

Fun Attractions

Bower Development LLC has some interesting projects worth visiting. Completed is the new free-standing 4,100-square-foot slaughterhouse for Maui Cattle Co., adjacent to the old HC&S building, “starting from

canefields to the new structure,” says Adam Durante, marketing director and owner of Bower Development.

Bower has also built a new floor at the Fairmont Kea Lani, adding 2,000 square feet to the fitness center and renovating its KLR Restaurant for a new guest experience.” 🏠



Tim Lloyd Construction’s completed kitchen remodel
PHOTO COURTESY TIM LLOYD CONSTRUCTION



Tim Lloyd Construction crew uses a small crane to move a 60-square-foot slab of quartzite into the home site.
PHOTO COURTESY TIM LLOYD CONSTRUCTION



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Back to (TRADE) School

Hawaii continues to attract high numbers of students seeking to become skilled workers

BY DAVID PUTNAM

The numbers of next-generation workers who are enrolling at all of Hawaii's trades training sessions remain at a high level.

"Our enrollments follow the ups and downs of the building industry," says James Niino, apprenticeship coordinator at Honolulu Community College, which offers hundreds of training sessions each semester. Those who achieve certificates at Honolulu CC, depending on their choice of trades and unions, are confident of finding work. Many, in fact, begin jobs while still in training.

"The high wages and promise of acquiring valuable, marketable skills are strong incentives," Niino says. "Many also seek careers in the trades



James Niino

because they find working with their hands and tools, creating tangible products and solving practical problems, very satisfying."

Edmund Aczon, executive director of the Hawaii Carpenters Apprenticeship and Training Fund, says "it has been extremely difficult to replace the retiring skilled workers in Hawaii. For decades, the trend in



Edmund Aczon

Hawaii has more youth looking at careers in technology or the medical fields.

"Developing the skills to be a productive trades worker takes time and dedication. In a new society where technology creates instant gratification, it is difficult to sell the rewards of perseverance over time. Therefore, when one generation

moves away from the skilled trades, it is very difficult to fill that gap."

Honolulu CC's training coordinators from the different trades—ranging from electricians to plumbers to roofers and carpenters and much more—"attend middle and high school career fairs and public job fairs that are sponsored by different organizations," Niino adds. "They also make presentations to community and agency groups when invited."

HCC's trades courses have been a major draw for those interested in landing apprenticeships, or taking steps to become journeymen. On completing an approved apprenticeship program, work process and related instruction hours may be applied to an associate degree.

Niino provided numbers of enrollees going back to the 2017 Fall semester, when 3,187 students signed up for classes. In 2018, HCC had 2,948 trades students in the spring and 2,765 in the fall. This spring, the trades

school had 2,701 students, and had an early enrollment of 2,640 for this fall.

Fumiko Takasugi, interim dean of the Transportation and Trades programs at Honolulu CC, says that



Fumiko Takasugi

“while demand for a number of our trades programs is very high, we pride ourselves on offering to the industry well-trained and well-rounded graduates. I assert that this is the strength of our community college education: Skilled graduates who have also been trained to have the necessary communication, problem-solving and leadership/team-building skills, taught and mentored by exceptional instructors.”

The payoff is almost immediate.

“The refrigeration trade is constantly looking for HVAC technicians. We get requests from private and government agencies looking to hire technicians immediately,” says Morris Payes, a refrigerating and air conditioning instructor at HCC. “I’ve had companies approach



ABC Hawaii offers training in five trades: carpentry, electrical, painting, plumbing and roofing.

my first-year students with job offers even though they haven’t completed one semester. Several companies wanted to hire part-time workers for this summer, and a few of my students applied.”

The occupational areas in which training is available include: boiler-maker, bricklayer mason, building maintenance (hotel workers), carpenter, cement finisher, ceramic tile setter, drywall, acoustic and lathe workers, electrician, elevator constructor, fire sprinkler fitter, floor layer, glazier, iron-worker, operating engineer, painter, plasterer, plumber, refrigeration and air

conditioning fitter, roofer, sheet metal worker, steam fitter welder and telecommunications installer/technician.

The Associated Builders and Contractors – Hawaii Chapter also continues to have success with its apprenticeship training.

“ABC Hawaii provides a multitude of networking opportunities which promote apprenticeship,” says Ken Wilson, education director at the merit shop organization. “Each of these events is well-attended, and everyone has a great time. Through these networking events, radio advertisements and word of mouth, ABC Hawaii established weekly orientations that are well-attended. These orientation briefs share with the prospective apprentice specific information about our programs.



Ken Wilson

“The difficulty with recruiting quality workers to eventually replace the retiring skilled worker is the same

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U.S. Rep. Ed Case congratulates a graduate of the Pearl Harbor Naval Shipyard Apprenticeship Program on Aug. 15 at Kilo 8 Pier, Joint Base Pearl Harbor-Hickam.

PHOTO COURTESY U.S. NAVY / JUSTICE VANNATTA

in all industries: attracting and retaining apprentices who can overcome challenges and have the self-discipline and drive to complete their education so the new generation can eventually take over.”

Wilson says ABC Hawaii “continues to provide state-approved, full-term three- to five-year apprenticeship training programs in carpentry, electrical, painting, plumbing and roofing. These are a nationally accredited training curriculum through the National Center for Construction Education and Research.

“We also have safety training and certification with our exclusive STEP program, and continuing education classes to renew electrical licenses.”

“The younger generation of workers are quickly realizing that not all jobs lead to careers. They are extremely goal- and end-result motivated.”

—Edmund Aczon

In August, Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility (PHNSY & IMF) celebrated its largest class of apprentice program graduates. The shipyard added 278 new mechanics and journeyworkers to the workforce at Kilo Pier 8 on Joint Base Pearl Harbor-Hickam.

The graduates represented 22 shops and 18 trades who landed shipyard jobs that pay an average of \$32 an hour. They completed four-year, full-time, paid apprenticeships that combined academic study with on-the-job training in earning associate’s degrees from Honolulu CC as well as certification in their respective trades from the Navy and U.S. Department of Labor.

At their commencement exercise, Capt. Greg Burton, shipyard

commander, told the class, “you create a positive and lasting difference for our ships and submarines and for our sailors who sail into harm’s way around the world, 24/7, 365 days a year. Your work is absolutely critical at a time when the world is changing rapidly.”

Aczon says the Hawaii Carpenters Apprenticeship and Training Fund “administers two registered apprenticeships: carpentry and drywall. We are in the process of developing a millwright program. Our time-based registered apprenticeships combine on-the-job training with related-trades instruction to train those new to the skilled trades. Apprentices attend one evening or Saturday class a semester while obtaining

on-the-job training work hours toward the completion of the program.”

Aczon says apprentices must complete 615 classroom hours in combination with 8,000 work hours to obtain their journeyman’s certificate.

“In addition to our apprenticeship program,” he says, “we also offer journeymen upgrade classes throughout the year to help our members remain at the top of their game.”

Niino says myriad opportunities are available to receive training in the trades, starting as early as high school. The Hawaii Carpenters Apprenticeship and Training Fund, he notes, also has begun its Career Connections program. “In short, in this program, high school students enroll in introductory carpenter and construction courses, receive high school

Web Links

For information on some of the many trades training sessions available in Hawaii, go to:
abchawaii.org
hicarpenstraining.com
honolulu.hawaii.edu/aptr
 Pearl Harbor: usajobs.gov (title: Apprentice / where: 96860)

credits and get direct entry in the Hawaii Carpenters apprenticeship program.”

Adds Aczon: “The younger generation of workers are quickly realizing that not all jobs lead to careers. They are extremely goal- and end-result motivated.”

Several trade training programs, such as the laborers, carpenters and masons, conduct “boot camps, in which participants acquire a fuller understanding of what it’s like to be an apprentice in these trades,” Niino says, adding that activities include carrying and handling construction materials—lumber, drywall, cement bags—and using basic tools and building small projects.

“Although most in these boot camps have already applied to become apprentices, this experience can increase their enthusiasm and commitment to beginning in their respective trades,” Niino says.

ABC Hawaii’s Wilson points to the opportunity to learn new technology as another way to attract the next generation to the trades.

“In years past, the construction industries have not been perceived as a particularly innovative industry,” he says. “Today, new construction technologies are being incorporated into jobsites, which creates an effective collaboration. Technology is incorporated in most every aspect in construction. This includes design management, preconstruction areas such as estimating, marketing, during construction using scheduling applications, equipment and contract management and safety applications.

“So, nowadays a contractor needs more than skilled craft professionals; they need men and women on the front edge of construction technology. As technology construction continues to grow, more college-bound people will consider construction as a viable career.” 🏠

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NEW LEADER, NEW VISION

Cheryl Walthall shares her plans and goals
as the new executive VP of Hawaii's GCA

BY DON CHAPMAN

PHOTOS BY NATHALIE WALKER

It was Cheryl Walthall's third day on the job as executive vice president of the General Contractors Association of Hawaii when she sat down with *Building Industry Hawaii*. Boxes remained unpacked and photos unhung, and she did not yet have a GCA business card to exchange.

But she was pleased to have the opportunity to share her vision for the future with GCA members and the construction industry as a whole. In many ways, she says, it's a continuation of the work she did at Pacific Resource Partnership.

In many ways, having served as PRP's director of strategic partnerships, Walthall is the perfect choice to replace Johnny Higa, who ran GCA for nearly 21 years and resigned in May. In other ways, no one could have predicted this just a few years ago.

"This is still a big change after being at PRP for 12 years," says Walthall (pronounced wall-thall). "There was a certain comfort zone, so to give that up and do something new was a big decision. What I really like about this position is I get to continue working with contractors. I grew to love the industry at PRP, got to know

a lot of contractors, from a lot of different-sized companies. I tried to understand their issues and challenges, was really invested in trying to help them succeed.

"That's what excites me most about this position, working with them and thinking of new ways to help them be successful."

Lance Wilhelm, CEO of The Wilhelm Group and GCA of Hawaii board member and life governor, says "Cheryl is an excellent leader who deeply understands our members, the building industry and our com-

munity. She brings the tremendous vision needed to advance GCA into a dynamic new era."

In many ways, having served as PRP's director of strategic partnerships, Walthall is the perfect choice to replace Johnny Higa, who ran GCA for nearly 21 years and resigned in May. In other ways, no one could have predicted this

just a few years ago.

"I got into the industry totally by luck and by chance," says Walthall, who grew up in Mililani but attended public schools in Aiea. After graduating Aiea High, she enrolled at the University of Hawaii at Manoa, unsure of a major. But in her freshman year she took an introduction to Hawaiian Studies class, "and I loved it, and decided to major in Hawaiian Studies."

Despite having no Native Hawaiian ancestry, it was something to which she was perhaps predisposed. At 10, then known as Cheryl Kaneshige, she started ukulele lessons with Roy Sakuma. By 15, she was teaching: "I taught for him for 10 years, even beyond college. I loved it. I love Hawaiian music."

Later, she would spend three years in Japan teaching English.

Returning to Hawaii, she was looking for work when luck and chance came along.

"I met Meredith Ching from Alexander & Baldwin through a family friend," Walthall says, "and she asked me to come interview for a job with A&B, which would have been an assistant to one of the managers in her department, which I ultimately didn't get. It was her manager's decision.

"A couple of months went by and Meredith asked if she could forward my resume to Kyle Chock at Pacific Resource Partnership, and I said sure.



I'd never heard of PRP, didn't know who they were or what they did. Even looking at the website at the time, I still didn't really grasp what PRP was. But I went in and interviewed with Kyle and ended up getting the job. That was 2007.

"My role at PRP totally evolved over the years. When I started, my title was project manager, not like in the sense of a construction project manager, but we had an internship program where we introduced DOE teachers and counselors to the construction industry. With my education background, I really enjoyed it.

"A couple of years after I started, the economy tanked, and over half of our members were on the bench. We decided for me to change focus to marketing and business development on behalf of our contractors, to make sure we could connect them with as many jobs as possible. So a lot of what I was doing was trying to develop my relationships with developers and owners, construction managers, architects, people who are really at the forefront of jobs, and making sure I positioned our member contractors for work.



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"I think that's a big part of what I bring over to GCA."

In her job interview with GCA's search committee, "I told them I want to first focus on membership engagement—an engaged membership is a strong membership. I'd like to get more, different types of members involved. Right now there are a lot of people who are engaged in the organization, but they tend to be the same people. This is a 600-company-strong organization. It doesn't have to be just the top company executives who are involved with GCA, but whoever could use the exposure and the learning that you get from being part of the association.

"And I'd definitely like to do a membership survey, take their pulse—what do they think we do well, what do they think can be improved, how do they feel about events we put on, how do they feel about our training programs?—to get a really good idea of what the membership thinks."

Her appointment marks a slight change of course for GCA.

"I really want to be able to position GCA a little more externally. Johnny was really focused on running the organization, more of an internal focus. I'm grateful to him for building a solid organization—he was with



The Walthall ohana: Justin, Cheryl, Katelyn and Mikayla

GCA a total of 29 years!

“My vision,” she adds, “is to position GCA as the leading authority on construction in Hawaii within the broader community. Much like the Associated General Contractors of America (AGC) is the go-to organization for construction issues and policy on the federal level, I hope to achieve the same level of esteem for our chapter at the state and county levels.”

On her leadership style, Walthall says she is “still learning. But I’m very collaborative and fair, and I trust people to be accountable for their work, especially here because most of the staff has been here so long and know what they’re doing. My job is to support them so they can get their jobs done.”

She takes the reins of GCA at a time of uncertainty in the construction industry, which has a lot to do with the president’s

tariffs, including on metals.

“This is an interesting time,” Walthall says.

She hopes for more clarity when she, 2019 GCA President Layne Machida and 2020 President Les Isemoto attend the AGC’s National and Chapter Leadership Conference in Washington D.C., scheduled for late September.

“We’ll learn more about national priorities, including legislative,” she says.

She comes to work at GCA with one particularly vivid lesson in mind: “Lance Wilhelm once told me, ‘We’re always working ourselves out of a job.’” Meaning, the hunt for jobs never ends, and GCA has a role in helping contractors find those jobs.

“I’m looking forward to being here for a long time and doing my best to ensure our contractors are successful, and that we elevate the industry,” Walthall says.

“It’s really important to me that we build Hawaii the right way—make sure it’s a sustainable place for everyone to live here.”

That includes her family—daughters Mikayla, 9, and Katelyn, 6, and husband Justin, a Realtor. 🏠



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Carbon-injected concrete is being used on HDOT's Kapolei Interchange Phase 2 project. PHOTO COURTESY GOODFELLOW BROS. INC.

LET'S ROLL

Hawaii builders are hardening Island infrastructure on all fronts

BY BRETT ALEXANDER-ESTES

At a recent meeting of the General Contractors Association of Hawaii, state and city agencies “unveiled their upcoming projects for 2020,” says GCA President Layne Machida. “Of these,” Machida says, “the Department of Transportation with its harbor and airport modernization and highway construction projects will have the biggest impact dollar-wise to the (construction) industry.”



Layne Machida



Michael D. Formby

Michael D. Formby, executive director of Pacific Resource Partnership, a construction advocacy group, brings other

public sector development into focus: “The most important infrastructure projects in 2019-2020,” Formby says, “are rail, specifically starting construction of the City Center segment, the Thirty Meter Telescope and the redevelopment of the Aloha Stadium site as a transit-oriented development (TOD) activated and integrated community.”

Some of these projects may still be in the balance, but Hawaii builders are charging ahead with new construction that is pushing many of these projects forward.

HART

“The Honolulu Authority for Rapid Transportation (HART) and the City and County of Honolulu expect to award a design-build-finance-operate-maintain P3 contract in the first quarter of 2020



Bill Brennan

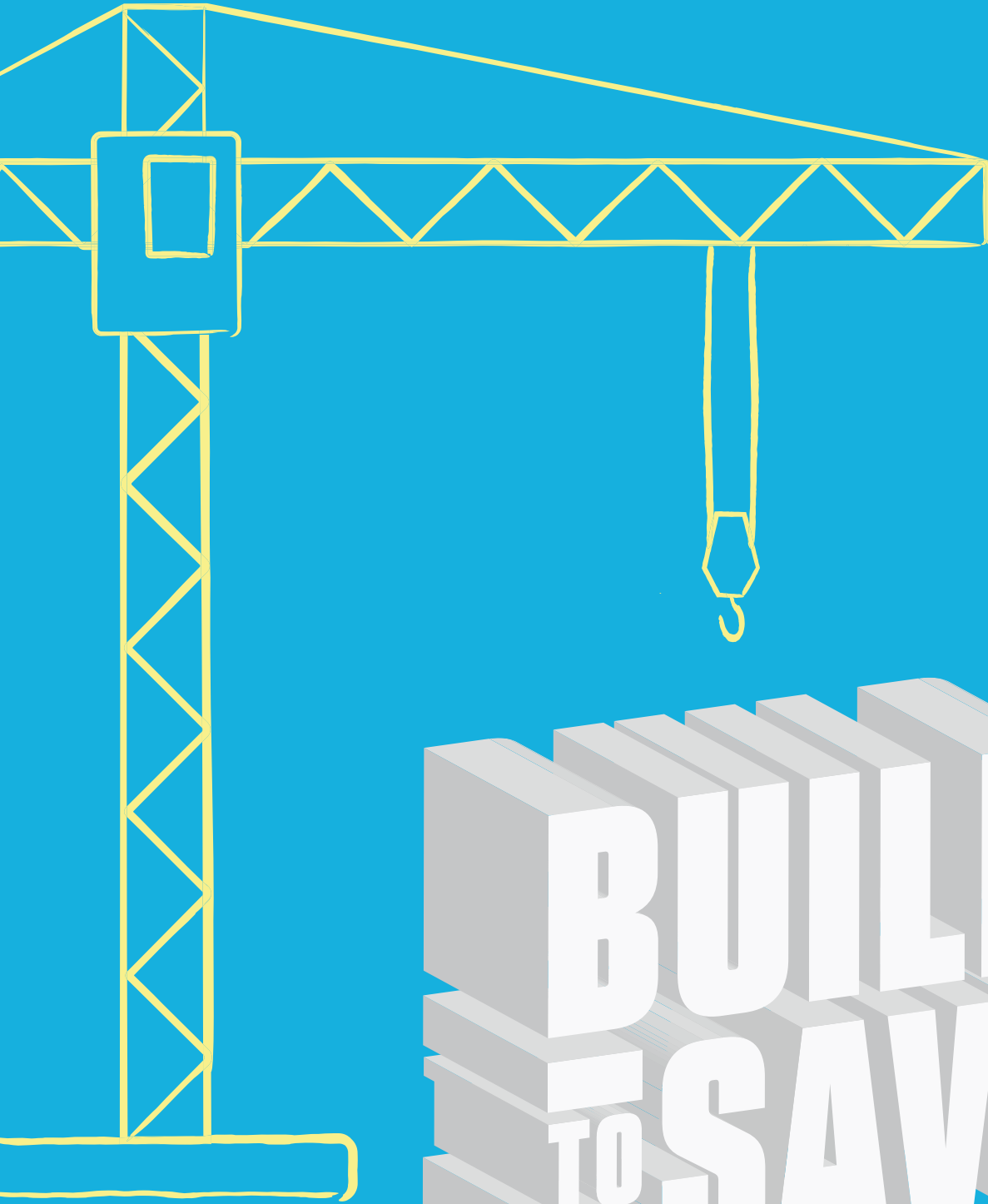
with NTP to follow shortly thereafter,” says Bill Brennan, director of communications at HART.

“The contract would cover the construction of the final four-plus miles of elevated guideway and piers, eight rail stations and the Pearl Highlands Garage and Transit Center, in addition to 30 years of operations and maintenance of the Honolulu rail system.”

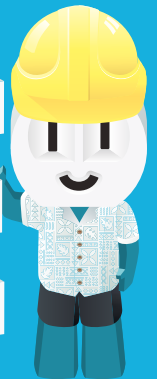
Meanwhile, the City Center Utilities Relocation project, which is prepping downtown Honolulu for rail’s advance, is “exploring trenchless options to install some of the utilities to minimize the impacts to the businesses and overall community,” says Myles Mizokami, Nan Inc.’s director of civil operations.

“The greatest challenge of the CCUR project,” Mizokami says, “is to find sufficient space in a roadway that has had every utility already crammed into the right-of-way to begin with, while sequentially relocating overhead

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and underground utilities to clear even more space to construct the guideway.”

Completing the CCUR is “crucial to the completion of the City Center Guideway,” Mizokami says. “Secondly, it will provide a significant upgrade to Honolulu’s existing infrastructure, as every facility being relocated is being brought up to current construction standards.”

Nan has so far been awarded CCUR task orders in a cumulative amount of about \$73.4 million. The maximum amount for the duration of the contract is \$400 million.

HARBORS

The Hawaii Department of Transportation (HDOT) has multiple harbor projects through 2020 that are currently underway or slated for bid.



Carter W.S. Luke

One of the most important, says Machida, is Phase II (Wharf &



HART's Waiawa-Pearl Highlands Station, built by Nan Inc., is 80 percent complete. PHOTO COURTESY HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

Dredging) of the Kapalama Container Terminal, which will add 1,860 linear feet of cargo ship berths and 1,000 feet for barge and barge tug operations.

“The Phase II public bid is estimated at \$300 million, with a targeted commencement date of early 2020, and an estimated three years to complete,”

says Carter W.S. Luke, engineering program manager at HDOT's Harbors Division. Bidding for Phase II, he says, is scheduled for October.

For Matson Inc. and Pasha Hawaii, the state's two leading commercial fleets, the hardening of Kapalama's yard and harbor is spurring their own

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Vic Angoco

“Completion of the Kapalama Terminal and Pasha’s move into that terminal will allow Matson to expand its Sand Island facility and consolidate operations in a single, contiguous location,” says Vic Angoco, senior vice president at Matson.

“The state-of-the-art (Kapalama) Container Terminal will have two new berths.”

—George Pasha IV

The new Terminal will likewise streamline Pasha Hawaii’s operations, says George Pasha IV, president and CEO at Pasha Group.

When completed in 2022, he says, “the 84-acre, state-of-the-art (Kapalama) Container Terminal will have two new berths, and will serve as the future home to Hawaii Stevedores’ container service for Pasha Hawaii, as well as a number of third-party carriers.”



George Pasha IV

Meanwhile, Luke says, Kiewit Infrastructure West Co. has completed demolition and grading of KCT, and is currently installing infrastructure, PCC pavement and other Phase I improvements at the new 60-acre container yard.

AIRPORTS

HDOT is about halfway through its \$3 billion Airports Modernization program, with many major projects currently in progress statewide.

These include the \$220 million, 260,000-square-foot Mauka Concourse project at Daniel K. Inouye International Airport (DKI), awarded to Hensel



Kiewit has installed 1,200 linear feet of box culvert at the KCT Phase I. PHOTO COURTESY KIEWIT INFRASTRUCTURE WEST CO.

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Phelps and slated to wrap in 2020.

Nearby, Watts Constructors is building DKI's \$329 million Consolidated Rental Car Facility

(CONRAC), slated to wrap in early 2021.

Nan Inc.'s airport project lineup includes two at Kona International and

three at DKI. In Kona, Nan is GC on Phase 1 of the terminal's \$79.1 million modernization and a \$55.5 million federal inspection services building. At DKI, Nan is GC on Phase 1 of \$22.7 million in improvements to the baggage claim handling system, on a \$19.4 million replacement of parking structure pedestrian bridges, and \$16.3 million in Diamond Head concourse concessions improvements.

Jas. W. Glover Ltd. is contracted for DKI's \$23 million Runway 8L Widening-Phase I, slated to wrap in November.

HIGHWAYS

HDOT has at least 16 highway projects through 2020 valued at more than \$15 million apiece that are underway or slated for bid.

Possibly offsetting a recent unfavorable ranking of Hawaii roads, Goodfellow Bros. Inc. is using new technology that will likely raise the bar in Hawaii roadway construction.

"The Kapolei Interchange Phase 2 project is the first HDOT project in Hawaii to use carbon-injected concrete produced by Island Ready-Mix Concrete," says Maria Rivera, regional engineer at Goodfellow, general contractor on the \$60 million project.

"CarbonCure technology is used to mix the carbon dioxide into the concrete, which chemically mineralizes carbon dioxide waste during the concrete manufacturing process to make environment-friendly, stronger concrete," Rivera says.

Shorty Kuhn, vice president and general manager at Island Ready-Mix Concrete, says "we have only used CarbonCure technology on HDOT's Kapolei Interchange project so far. We will continue using it there until the job is completed" in November.

Kuhn says a series of qualifying tests must be run on each individual mix that will use CarbonCure to



Goodfellow used 3D milling and paving technologies on the Queen Ka'ahumanu project. PHOTO COURTESY GOODFELLOW BROS. INC.



Maria Rivera



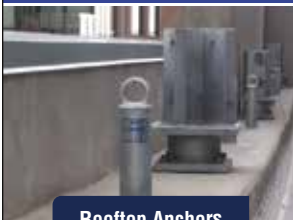
Shorty Kuhn

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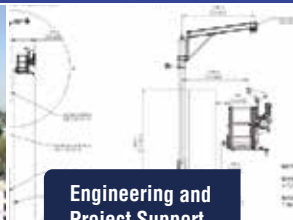
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Technical advances in construction materials and methods are improving Hawaii's 2019-2020 infrastructure projects.

CARBON-INJECTED CONCRETE

New concrete technologies like carbon sequestration "serve to enhance the viability and benefits of concrete" in infrastructure projects, says Kirk Hashimoto, executive director of the Cement and Concrete Products Industry of Hawaii. "Project size and scope are not affected by these advances; however, value is increased."

COLD-FORMED STEEL (CFS)

Cold-formed steel (CFS) "is being installed in the HART stations and the DKI Airport Mauka Concourse projects," says Akira Usami, CEMCO field sales manager for Hawaii.

"Stadium and arena construction (also) use CFS," he says. "CEMCO products and CEMCO engineering services are both currently being utilized on the Rams Stadium and Raiders Stadium projects. These are very similar in style to the projects being proposed locally, and CEMCO's experience will assist the builders here."

"These projects not only utilize CFS on the arena portion, but the surrounding residential and retail components that have been proposed will utilize CFS as well."

LEED-CERTIFIED C&D

Based on the number of requests for LEED tracking, says Steve Joseph, vice president at PVT Land Company

Ltd., more local government and military infrastructure projects require construction and demolition (C&D) LEED certification.

"For many projects," he says, "(LEED) participation is now required."

Participation costs can be offset at PVT, Oahu's only publicly available construction and demolition waste management facility.

"When contractors send materials to PVT, we separate the materials and provide the certification," Joseph says. "That costs less than on-site separation."



Kirk Hashimoto



Akira Usami



Steve Joseph

determine its strength relative to the specifications of a particular project. "These tests are ongoing, and show excellent results," Kuhn says.

On the \$123 million Queen Kaahumanu Highway Widening, Phase 2 project on Hawaii Island, Goodfellow utilized "3D milling and paving technologies which would reduce the cost compared to complete removal and replacement," says Jon



Jon Henning

Henning, Goodfellow project manager. "Utilizing this technology allowed the project to mill and pave to precision tolerances within one-hundredth of an inch, providing a quality riding surface while additionally saving the project millions of dollars."

Jon Young, president at the Hawaii Asphalt Paving Industry, reports many other HAPI members, like Goodfellow, are also hard at work on other big-ticket roadway repair and paving projects.



Jon Young

Road and Highway Builders started the \$25.9 million resurfacing of Kamehameha Highway in 2017 as rail

advanced through Pearl City, and is slated to wrap in December.

Goodfellow Bros. is general contractor on the \$60 million Pali

Highway project; Grace Pacific has just begun paving.

On Hawaii Island, Jas. W. Glover Ltd. is contracted through 2021 for

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Areas 1, 2 and 3 of HDOT's \$18.8 million Installation of Pavement Preservation Strategies.

Young says major 2019 paving projects that are moving forward include HDOT's \$21.3 million reconstruction of Runway 3-21 at Lanai

Airport and \$12.8 million in improvements to Kona Airport's south ramp taxiway.

Both NAVFAC and the U.S. Army Garrison Hawaii have ongoing military paving improvements through 2021, and both have awarded more

than \$16 million on their respective projects to date.

WATER / WASTEWATER

In West Oahu, Nan Inc. is building the \$24 million Hoopili Off-site Potable Water System for D.R. Horton, and is slated to wrap in March next year.

Nan is also general contractor for the city's \$267.2 million Honouliuli Waste Water Treatment Plant. Mizokami says it is "one of the most important infrastructure projects because it fulfills requirements set forth in the EPA's Consent Decree with the city." Phase 1B construction includes an aeration basin and six clarifiers, among other key features.

FV Coluccio Construction Company is installing nearly 6,000 feet of pipe from Nimitz to School Street in the city's \$77 million Waikamilo Trunk Sewer project, and expects to wrap next summer.

Further west, Hensel Phelps is the GC for the city's \$15 million

Concrete pour at the Kapolei Interchange bridge deck
PHOTO COURTESY GOODFELLOW BROS. INC.



New KCT Projects

New Kapalama Container Terminal projects include the upcoming \$300 million Phase II, new Matson and Pasha Hawaii facilities, and Kiewit's ongoing work on Phase I.

MATSON

Matson is building a new \$60 million facility just offshore on Sand Island, says Vic Angoco, senior vice president at Matson.

"Phase 1 of the project ... will be completed next year," Angoco says. "Phase 2, the redesign and upgrade of our container yard and gate, will be completed in 2021. Phase 3, the expansion of our container yard into Piers 51A and 51B, and consolidation of all operations will be implemented when Kapalama Terminal opens in the 2022-23 timeframe."

PASHA HAWAII

Pasha Hawaii's KCT "developments through 2020 include IT infrastructure, and putting out RFPs for terminal structures: maintenance building, yard building, administration building and the marine tower," says George Pasha IV, president and CEO at Pasha Group.

"KCT facility highlights include adjoining barge connections for our Neighbor Island cargo; on-dock truck queuing for reduced street traffic; energy-efficient LED lighting; weigh-in motion scale; a marine tower to support cargo operations; six gantry cranes; and a maintenance and repair facility."

KEIWIT INFRASTRUCTURE WEST CO.

Kiewit's total scope of work on KCT's \$163 million Phase I, set to wrap in November 2020, includes:

- Site demolition

- Hazardous materials abatement
- Mass excavation
- New utilities including sewer, water, drainage and electrical
- Comfort station
- AC and PCC pavement
- New security fencing for construction



Pasha Hawaii's future KCT facility will have two new berths.
GRAPHIC COURTESY PASHA HAWAII



Nan Inc. is GC on the city's \$267.2 million Honouliuli Waste Water Treatment Plant. PHOTO COURTESY NAN INC.



Nan Inc. Phase 1B construction at Honouliuli includes an aeration basin and six clarifiers, among other key features. PHOTO COURTESY NAN INC.

Waianae Wastewater Treatment Plant Improvements & Upgrades, and is slated to wrap in November next year.

According to a June 3 report in the *Honolulu Star-Advertiser*, Honolulu Seawater Air Conditioning LLC in 2020 will begin preliminary construction of a seawater-based air conditioning system for several buildings in downtown Honolulu.

While not a state or city project, Kiewit Infrastructure West's \$65 million wastewater project at Joint Base Pearl Harbor-Hickam, which broke ground in June, is notable for its challenges.

NAVFAC's P-704 Sewer Lift Station and Relief Sewer Lines project has a two-year schedule, and will be built below the groundwater table, 40 feet down.

In weighing the benefits of Hawaii's 2020 infrastructure projects as well as upcoming ventures like HART's City Center segment, the Thirty Meter Telescope and TOD redevelopment of Aloha Stadium, Formby says

"it's imperative we get these projects moving—we can't wait until 2021. With recessionary warning signs flashing, the ideal time to take advantage of the forecasted economic slowdown for the benefit of our communities is now."

In the meantime, says Machida, "the public sector has projects on board to stabilize the building industry through 2020." 🏠

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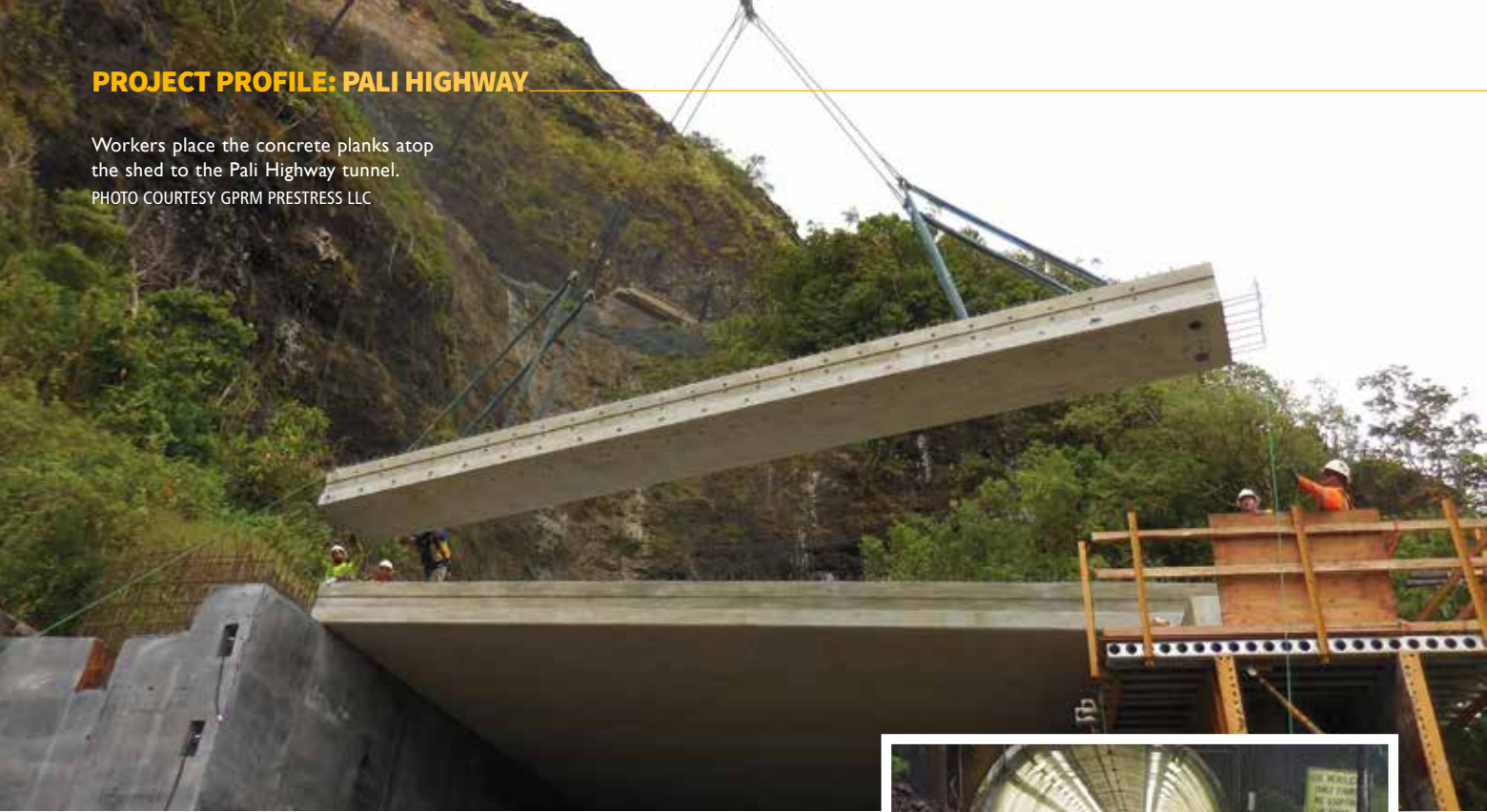
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Workers place the concrete planks atop the shed to the Pali Highway tunnel.
PHOTO COURTESY GPRM PRESTRESS LLC



Iconic Tunnel Gets Fresh Roof Planks

After February landslides, 20 54,000-pound concrete planks to ensure safety are installed by GPRM Prestress

BY DAVID PUTNAM

Work crews immediately sprang into action after heavy rains in February spurred landslides that did extensive damage to the slopes along the Pali Highway.

Goodfellow Bros. Inc. was selected as general contractor by the Hawaii Department of Transportation to carry out an estimated \$21 million in repairs to the highway that connects downtown Honolulu with the windward side of Oahu. Goodfellow Bros. contracted GPRM Prestress LLC to replace the structural roof planks at the Pali's iconic tunnel.

"We are providing and helping assist the design of the 4-foot-wide by 2-foot-thick structural concrete roof planks, which are being designed to absorb the impact of future falling rocks and earth from cliffs above," says William "Will" Wong, project

development engineer for GPRM.

"We also are fabricating the architectural precast portal frame, fascia and column covers that help to retain the historical architectural look of the tunnel."

GPRM, based in Kapolei, completed work in August on the roof of the tunnel. The entire project is expected to be finished in November.

"Through using precast as a solution, all 20 roof planks were set in one 12-hour shift on August 3," Wong says, noting that each roof plank weighed 54,000 pounds, "and we used three dedicated low-boy trailers that cycled back to our plant."

The roof planks were made "using an 8,000 psi mix with a lot less raw



Will Wong

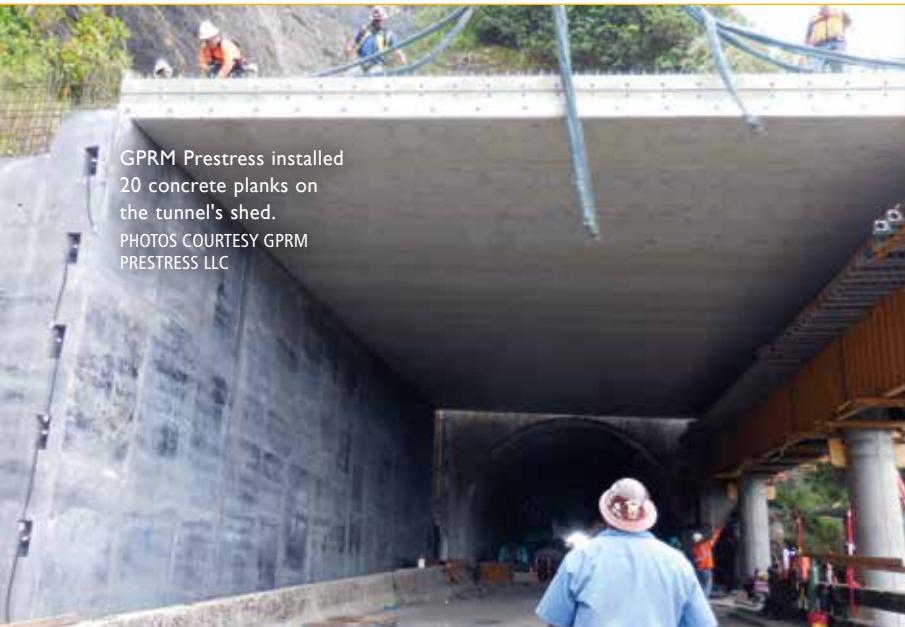


Three landslides on Feb. 18 closed down the Pali Highway.
PHOTO COURTESY HONOLULU STAR-ADVERTISER / CRAIG T. KOJIMA

cement than usual to control the shrinkage," Wong says. "We also incorporated Lithium Cure 1000, a curing compound that accelerated HDOT standard minimum curing requirements—normally a seven-day minimum water cure—tremendously, and allowed only a one-day turnaround of our beds.

"As concrete loves to be in compression, we are also using some nominal prestress strands which prevents cracking during transport and erection. Various MEP and formwork items were also able to be pre-fitted with connectors in the precast roof planks, further simplifying the construction process and duration."

He lauds the decision by HDOT to require the use of "high-grade and superior strength materials like prestressed concrete. Use of prefabricated components in construction, like precast concrete, allowed for larger and robust design flexibility as sitework progressed



GPRM Prestress installed 20 concrete planks on the tunnel's shed.
PHOTOS COURTESY GPRM PRESTRESS LLC



daily and actual site dimensions and conditions were being discovered on an ongoing basis.

“Any future impacts of falling rocks and dirt from the cliffs above are being designed to be absorbed by the structural roof planks with integral topping, and allow the massive concrete retaining wall

and exterior frame system to stand firm.”

For the general public, the tunnel may appear unchanged in appearance. That’s by design, Wong says.

“As with most of Hawaii’s iconic landmarks, such as the Pali Tunnel, there is a *kuleana* to preserve historical significance when altering them. In this case,”

he adds, “we were tasked with re-creating a look of the final tunnel extension (the roof shed) that is in line with what it looked like prior to the rockslide.

“As such, we have had to spend extra time coordinating the final look and color with many stakeholders in this project. Through using an architectural precast cladding, this complex exterior façade is able to be installed after the roadway is reopened. This is allowing for a much earlier opening for the countless commuters on Oahu who are desperately in need of this tunnel.

“We took our role as part of the HDOT team very seriously, and hopefully did all we could to help shave any hour off of this emergency project schedule.” 🏠



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Allied Builders Begins 2nd Iolani Project

Allied Builders System in August celebrated the completion of Iolani School's K-1 Community and broke ground on the second phase of the school's overall Campus Expansion plan.

The K-1 Community's new kindergarten and first-grade classrooms and play areas incorporate designs that embrace nature, and increase the available space for kindergarten students from 72 to 96.



Allied Builders System completed Iolani School's K-1 Community in time for the 2019-2020 school year.

PHOTO COURTESY IOLANI SCHOOL



Iolani's K-1 Community built by Allied Builders encourages interaction and collaborative activity. PHOTO COURTESY IOLANI SCHOOL

"Kindergarten and first grade are formative years in a child's life," says Head of School Timothy Cottrell. "The new K-1 Community provides world-leading spaces where teachers

and students can continue to do everything they've always loved to do in great, innovative and interesting ways."

Allied Builders' current work

Pacific Century Fellows Includes Emerging Construction Leaders

The Pacific Century Fellows Program selected 35 members to its 17th class of Fellows in August, including nine with ties to Hawaii's construction industry.

The Pacific Century Fellows, modeled after the White House Fellows program, is the signature activity of the nonprofit Fund for the Pacific Century, founded in 1996 by former Honolulu Mayor Mufi Hannemann. The program encourages civic participation by young community leaders in building networks and learning about the issues and challenges facing the Islands.

The selections include Tracy

Camuso, age 39, associate and senior planner, G70; Michael Young, 36, vice president, Albert C. Kobayashi Inc.; Cayenne Pe'a, 36, principal and co-founder, Alaka'i Development; Michael Shibata, 36, director of real estate, Lili'uokalani Trust; Emalia Pietsch, 34, vice president, Colliers International; Jamila Jarmon, 36, in-house counsel, Elemental Exceleator; Chris Goodin, 37, partner, Cades Schutte LLP; Brad Anderson, 38, senior property manager, Brookfield Properties; and Ben Dookchitra, 40, senior vice president, Eagle Point Hotel Partners.

"With our 17th class of Fellows, we continue to build on the cadre of

nearly 475 bright and energetic alumni who will make contributions to the betterment of Hawaii and the Pacific region in the years to come," says Hannemann, a White House Fellow in 1983-84.

He says that during the ensuing nine months, the group will be connected with senior policymakers and community leaders. "The overarching goal is to nurture relationships among individuals who are committed to exploring creative and constructive solutions to far-reaching challenges, positively influencing the quality of life in Hawaii."

Gilbane Begins \$25M Guam Facility

Gilbane Building Co., headquartered in Rhode Island, broke ground in July on a \$25 million U.S. Coast Guard maintenance facility at Naval Base Guam.

The new 13,000-square-foot Cmdr. Carlton Skinner Building will support three new 154-foot Fast Response Cutters that will replace Guam's two aging cutters.

Similarly, U.S. Coast Guard Base Honolulu in August commissioned two Legend-class national security cutters to replace older vessels.

"We are growing our presence and capabilities in the Indo-Pacific," said



Adm. Karl Schultz (left) at the groundbreaking of Guam's Cmdr. Carlton Skinner building
PHOTO COURTESY U.S. COAST GUARD/AUXILIARIST DAVID LIU

Adm. Karl Schultz, commandant of the U.S. Coast Guard, in a statement. "We broke ground on a state-of-the-art support facility for three new Fast Response Cutters, which will be homeported in Guam and patrol throughout the region, protecting U.S. national security and economic interests."

According to a Gilbane online posting, the contractor "will provide upgrades to Victor Wharf consisting of new fenders for the three FRC ships and new shore ties for power and telecommunications, and construct a new Maintenance and Weapons Division FRC Support Building, personnel parking lot,



The Element, a new residential complex, will break ground later this year.
RENDERING COURTESY ALAKA'I DEVELOPMENT

Moss Heads \$125M West Oahu Complex

Moss will break ground later this year on The Element, a \$125 million residential complex by Alaka'i Development within Ho'opili adjacent to the University of Hawaii-West Oahu rail stop.

The complex will also offer an

amenity space that includes a clubhouse, retail space, a leasing office, a two-story fitness center, pool, BBQ grills and cabanas.

The project is expected to wrap in summer 2021, with the first units available for lease in summer 2020.

Panaewa Rodeo Arena Undergoes Upgrades

The Hawaii County Department of Parks and Recreation is undergoing restoration work at the Panaewa Equestrian Center Rodeo Arena, which will remain closed until approximately Dec. 9.

The agency says the project is being completed by the in-house crew that did the recent Honokaa Rodeo Arena upgrades.

At the Panaewa Equestrian Center, crews will remove the compacted dirt and material from inside the arena, which is not draining properly, and replace it with drain material and red cinder. The red cinder base is solid, and when it rains, the arena will be able to drain quickly while retaining surface traction. The same process was done at the Honokaa Rodeo Arena.


Hensel Phelps Heads \$8M STEM Project

Hensel Phelps is general contractor on the Girl Scouts of Hawaii's approximately \$8 million STEM (science, technology, engineering and mathematics) learning center on Oahu's North Shore.

The new IRT STEM Center for Excellence at Camp Paumalu broke ground in April. The project is a collaboration between the Girl Scouts of Hawaii and the Office of the Secretary of Defense Innovative Readiness Training (IRT) program.

IRT offers pre-deployment opportunities for service members from the Air National Guard, the Army National Guard, Marine Corps Reserve and Air Force Reserve to train in a joint endeavor while simultaneously building civil-military partnerships and providing key services to local communities.

The two-story STEM Center will feature a 4,160-square-foot main upper level with a large innovation



Hawaii's new IRT STEM Center for Excellence is approximately 10,000 square feet. RENDERING COURTESY GIRL SCOUTS OF HAWAII

center containing lab space and equipment and a computer lab with eight workstations. The lower level will consist of a 5,830-square-foot program center and dining hall, a commercial kitchen, historic fireplace, health center and other amenities.

"With the help and support of our generous donors, Girl Scouts' STEM Center for Excellence will provide a fun and safe environment for local girls to explore new interests, engage with female industry professionals and discover exciting careers in areas of science, technology, engineering and math," says Shari Chang, CEO at Girl Scouts of Hawaii.

The Center is expected to wrap by December 2020.

Hughes to Wrap on Kewalo Basin

The Howard Hughes Corporation has scheduled a September wrap for the developer's two-year overhaul of harbor and dockside facilities at Kewalo Basin.

As part of a public-private partnership with the state, HHC has invested more than \$20 million on Kewalo's renovation.

"We saw an opportunity to enhance an underutilized public asset in need of massive repair," said Todd Apo, senior vice president of community development at HHC.

HHC's overhaul includes new concrete piers, extra boat slips, a loading dock, lockboxes and fenders, a new wastewater station and sewage pump, a fish haul and weigh-in terminal, and a dual 10,000-gallon fueling depot

with diesel and ethanol-free gasoline. HHC also installed upgraded electrical and water lines, fire safety and security enhancements, landscaping, signage and free WiFi to support the nearly 100 small businesses that operate out of the harbor.

"Before this renovation, concrete was crumbling into the harbor and we had condemned piers," says John Eveleth, Kewalo harbormaster. "Today, the harbor is safe and local businesses are thriving. We expect continued growth as more members of the community discover this improved facility."

Kewalo Basin's revitalization is part of HHC's Ward Village master plan, and HHC's approximately 45-year contract with the state to operate and manage the harbor.

Five Star Acquires Delivery Hawaii

Five Star Transportation Inc. acquired Delivery Hawaii Inc. on Aug. 1 to support its plans to expand its distribution, storage and fulfillment services to both Hawaii and the Mainland.

"With retirement on the horizon, my wife Monica and I have been keen on maintaining and building the business foundation we have established," Ken Dawson, president of Delivery Hawaii, says of the sale. "We have found a perfect partner to take our business to the next level while maintaining a high level of customer service."

Michael Hruby, president and CEO of Oahu-based Five Star, called the acquisition of Delivery Hawaii "a significant step in the company's long-term initiative to be Hawaii's leading full-service, statewide provider of fulfillment and third-party logistics. The service offerings of Delivery Hawaii as well as its highly experienced staff and customer-friendly technology perfectly complement those of Five Star."

"The acquisition will be beneficial to both Delivery Hawaii's and Five Star's existing and future customers as they will have access to even more value-added services."

Terms of the deal were not disclosed.

ARIZONA

Border Wall Goes Up Using Military Funds

Construction of a U.S.-Mexico border wall using diverted military funds got underway in August on a two-mile section of fencing at the official border entry in Lukeville, Arizona, according to the Associated Press.

The work involves installing 30-foot steel fencing next to the official entry, a popular gateway between the U.S. and Mexican beach resort spot Puerto Peñasco, also known as Rocky Point.

President Trump in February announced plans to use Department of Defense funds to continue wall projects in New Mexico and California, along with Arizona.

Border wall contracts using military funds have also been awarded at other sites, including a \$789 million contract to SLS Ltd., based in Galveston, Texas, for barrier replacement in Santa Teresa, N.M.; a \$646 million contract to Southwest Valley Constructors for the design and construction of a barrier wall replacement project in the U.S. Border Patrol's Tucson Sector; and a \$141.7 million contract to BFBC LLC for the El Centro Project 1 and Yuma Project 1 vehicle and pedestrian barrier replacement.

JAPAN

Tokyo Gears Up for \$5.5B Mori Project

Mori Building Co. has started work on a \$5 billion project that will include Japan's tallest building, reports Reuters. The development places an



A scale model of the Mori Building Co. project
PHOTO COURTESY BLOOMBERG

emphasis on overseas residents in the latest sign of developers' plans for



Construction of a border wall has begun at Lukeville, Ariz.

PHOTO COURTESY WIKIPEDIA

Tokyo beyond the 2020 Olympics.

The 64-floor main tower will reach 1,080 feet to become the country's tallest building, at least until around 2027 when Mitsubishi Estate completes a 1,279-foot high-rise near Tokyo station.

Mori Building says it began construction in August on the Toranomom-Azabudai redevelopment project, near the Roppongi district in central Tokyo. The estimated cost of the development is \$5.5 billion with completion set for March 2023.

The project, yet to be officially named, will include vegetable gardens, museums and galleries and three high-rise towers for about 20,000 office workers and 3,500 residents. It will also be home to the British School in Tokyo with around 700 students from over 50 countries.

COLORADO

Highway Site Prep Uncovers Ruins

Well-preserved Native American ruins were discovered while surveying the Florida Mesa for realignment of the



Researchers found Native American ruins in Colorado.

PHOTO COURTESY DURANGO HERALD

U.S. Highway 550 interchange south of Durango, the *Durango Herald* reported.

Researchers say they found human and animal bones and shells from the Baja region. The Colorado Department of Transportation says archaeologists have a few months before they plan to begin the \$100 million construction project in spring 2020.

Archaeologists say digs have turned up indigenous ceremonial sites, large pit houses and living quarters for the first time in hundreds of years.

AUSTRALIA

Lendlease Division for Sale

Global company Lendlease, which is based in Sydney and operates in Hawaii, has reportedly said it would sell its Engineering Services Division, which oversees civil projects such as tunnels, railroads, airports, ports and other heavy infrastructure jobs.

At the company's earnings call in August, Lendlease Group CEO Stephen McCann was reported as saying the decision to offload the division was prompted by projects that led to a \$312.5 million loss for the division. The issues were related primarily to three road projects in Australia.

Lendlease manages various military properties and communities in the Islands. Its homes are on seven U.S. Army installations on Oahu: Schofield Barracks, Wheeler Army Airfield, Helemano



Stephen McCann



Lance Wilhelm, GCA of Hawaii; Dale Sakamoto-Yoneda, S&M Sakamoto Inc.; John Chung, Department of Education; Cheryl Walthall, GCA of Hawaii; Derek J. Chow, HDOT Harbors Division; Chris Kinimaka, DAGS Public Works Division; Bill Wilson, GCA of Hawaii

GCA Membership Meeting

The General Contractors Association of Hawaii held its General Membership Meeting and presented a construction preview on Aug. 20 at Dole Cannery. The attendees included new Executive Vice President Cheryl Walthall, whose duties at GCA of Hawaii began on Sept. 3.



Annie Kuhlmann, Can Do Construction; Gladys Hagemann, GCA of Hawaii



Casey Myers and Javier Pommerenk, Otis Elevator Co.



Joe Ferraro and Purnima McCutcheon, American Institute of Architects Honolulu Chapter; Terrance Arashiro, American Council of Engineering Companies of Hawaii



Tom Broderick, Kiewit Building Group; Tracy Lawson and Joaquin Diaz, Lawson & Associates



Randall Lee, Island Controls Inc.; Samantha Haas, West Pac Wealth Partners; Dean Tyler, Layton Construction Co. LLC; Derek Higa, Island Controls Inc.



Layne Machida, GCA of Hawaii, and Evelyn Machida, Civil-Mechanical Contractor; Dean Nagatoshi, Painting and Decorating Contractors Association of Hawaii



Johnny Santo Tomas, Foundation Support of Hawaii; Dana Shaffer, Safety Systems and Signs Hawaii Inc.; Mat Phelps, Foundation Support of Hawaii



Danielle Ulmann and Dylan Nakano, Atlas Insurance Agency Inc.; Hina Schipa, Buck Roofing Co.



Rex Nepomuceno, Romy Sarte and Rocky Guillermo, Safety Systems and Signs Hawaii Inc.



John Meyen, Hensel Phelps Construction Co.; Bill Wilson, GCA of Hawaii



Cori Gono, Civil-Mechanical Contractor; Rachel Kudana and Shanell Chung, Albert C. Kobayashi Inc.



Russell Inouye, Koga Engineering and Construction Inc.; Whitney Nakama and Dom Cueva, Kaikor Construction Co. Inc.



Chad Bloom, Zelinsky Co.; Samantha Haas, West Pac Wealth Partners; Milli Domae and Will Wong, GPRM Prestress LLC

Yamasaki Takes Swinerton Helm

Aaron Yamasaki succeeds George Ehara as division manager of Hawaii operations for Swinerton Builders, a move that was finalized in June.



Aaron Yamasaki

A graduate of Punahou School, Yamasaki joined Swinerton in 2012 and has managed such projects as the PJKK Federal Building and U.S. Courthouse, Target Ala Moana Center, Hyatt Centric Waikiki Beach, Sheraton Maui

Resort & Spa and the Westin Maui Resort & Spa renovations.

Ehara, who served as vice president and Hawaii division manager for Swinerton, retired after 20 years with the company.

Yamasaki, who earned bachelor's degrees in construction management and in architecture from the University of Washington, says he is "honored and excited" to follow Ehara as Hawaii division manager.

"Since Swinerton Hawaii started in 2003, George has been instrumental in building the company into what it is today. As I look ahead to our future I see many opportunities for furthering our success," Yamasaki says.

"Aaron's deep local roots and strong business skills make him an exceptional fit to manage our Hawaii operations," says Eric Foster, Swinerton president and chief operating officer. "I look forward to seeing Aaron build our momentum in Hawaii in the coming years. It is an exciting time for our 200-strong Hawaii team, clients and partners and the community."

CBRE Welcomes VP, Associate

CBRE Hawaii, a commercial real estate firm, welcomes Melisa Preus as vice president and Kaione Crabb as associate.



Melisa Preus

Preus joins from The Howard Hughes Corporation, where she oversaw all aspects of commercial

leasing for Ward Village, including Village tenants Whole Foods and CVS, and the development of South Shore Market. Preus brings more than 20 years of commercial real estate experience, including serving as General Growth Properties' group vice president of business development and leasing representative, where she handled GGP's major Hawaii assets including Ala Moana Center.



Kaione Crabb

Crabb joins from Colliers International, where he handled Oahu industrial leasing and industrial sales. Previously, he was an advisor for a private company that participated in multiple government defense contracting programs.

B + K Adds Four

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



Miya Curry

on the firm's Tripler projects.

Irene Ma joins as project engineer on the Mauka Extension



Jade Lam

Crabb joins from Colliers International, where he handled Oahu industrial leasing and industrial sales. Previously, he



Joy Nakayama

Joy Nakayama joins as project specialist, and Miya Curry joins as administrative assistant,



Irene Ma

at DKI International Airport.

Jade Lam joins as project assistant on the firm's architectural design team.

Mahoney, Trinidad Join Armstrong

Armstrong Builders LLC has named Molly Mahoney as project engineer and Aaron Trinidad as building information modeling (BIM) designer.



Molly Mahoney

Mahoney will provide preconstruction services and oversee quality control, material management and subcontractor coordination. Previously, she served as project engineer at Swinerton Builders, and as an estimator and project engineer at Nan Inc. She holds a bachelor's in civil engineering from Loyola Marymount University.



Aaron Trinidad

He holds an associate science degree from Honolulu Community College.

Trinidad will provide architectural and other related drawings, implement code and zoning research and ensure client and consultant coordination. Previously, he was a design technician at KYA Design Group.

G70 Names Two

Design firm G70 has added Cody Winchester and Moe Elsayed to its staff.

Winchester joins as a planner, and brings six years' experience in urban and regional planning and in disaster management. He holds a master's in urban and regional planning and a master certificate in disaster management and humanitarian assistance from the University of Hawaii-Manoa.



Cody Winchester

Elsayed joins as an architectural designer, and has 10 years of experience overseeing commercial, residential and hospitality projects in New York City and Hawaii. He holds a bachelor's in architecture from the New Jersey Institute of Technology.



Moe Elsayed



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www.harborfreight.com



Hear Me Now?

Wilson Electronics launches the new WilsonPro Enterprise 1300/1300R and WilsonPro Enterprise 4300/4300R family of cellular amplifiers, which feature the industry's first foray into Multi-Tower Targeting (MTT) Technology, using its three outdoor-antenna-port configuration to receive cellular signals from multiple cell towers at the same time. The amplifiers are also integrated with WilsonPro Cloud remote functionality—enabling users and integrators to remotely manage, monitor and adjust their cellular amplifiers and receive real-time updates with any mobile device, including tablets and smartphones. The Enterprise 1300/1300R cellular amplifier has one indoor antenna port to provide up to 40,000 square feet of indoor coverage—suitable for mid-sized buildings. The Enterprise 4300/4300R's four indoor antenna ports enable it to cover up to 100,000 square feet of indoor coverage, designed for larger commercial buildings.
www.WilsonPro.com

Slide and Shine

The new Barn-Lite sliding-door system from Hy-Lite brings new light to doorways with sparkling acrylic blocks encased in an architectural-grade vinyl frame supported by durable steel hardware with a black finish. Door size measures 38 inches by 83 inches in a choice of white or bronze vinyl framing. The sliding door systems are designed for areas



with limited clearance and are sturdy enough for high-traffic residential and commercial settings. The company's privacy product options include acrylic block shutters, accent panels, radius walls, partition walls and door inserts.
www.hy-lite.com

Safe from FOG

Former Hawaii GC creates a pipe drain guard to upcycle cooking oils into biofuel

BY DON CHAPMAN

As the owner of multifamily rental units, Salt Lake Terrace and 1117 Hoolai Street in Makiki, Shawn Santos



Shawn Santos

had a recurring problem: Plumbing pipes clogged with fats, oils and grease (FOG) that had been poured down drains.

“I needed to educate tenants,” says Santos, who from the age of 10 went to work alongside his dad, the owner of Johnny’s Plumbing. So he’d seen those grease-clogged pipes. “It can turn a 4-inch pipe into a 2-inch pipe.”

Santos, who once operated his own general contracting company, Shawn

Santos Construction, says he also knew that much of that oil ends up in Hawaii’s waterways and, eventually, the ocean.

Thinking he needed to do more than give tenants verbal guidance, Santos says, “at first I gave them glass jars to pour cooking oils into, but that wasn’t very user-friendly. And there wasn’t any kind of product on store shelves to help. It hit me that I needed to add one more step, a drain guard in the sink. Everything that’s happened since then was built around that idea.”

The result today is FOG Safe, a bowl made of highly absorbent recycled paper that you place over the sink drain and pour used oils into for disposal with regular trash. Each holds 4 ounces of liquid grease.

“To put it in perspective,” Santos says, “when you fry a pound of bacon, you get about four ounces of grease.

“So on one end we’re keeping oils out of the pipes and out of Hawaii’s water and upcycling them into biofuel, and on the front end we’re helping the environment by using recycled paper pulp. I started out just trying to find a solution personally for my units, and it turned into this.”

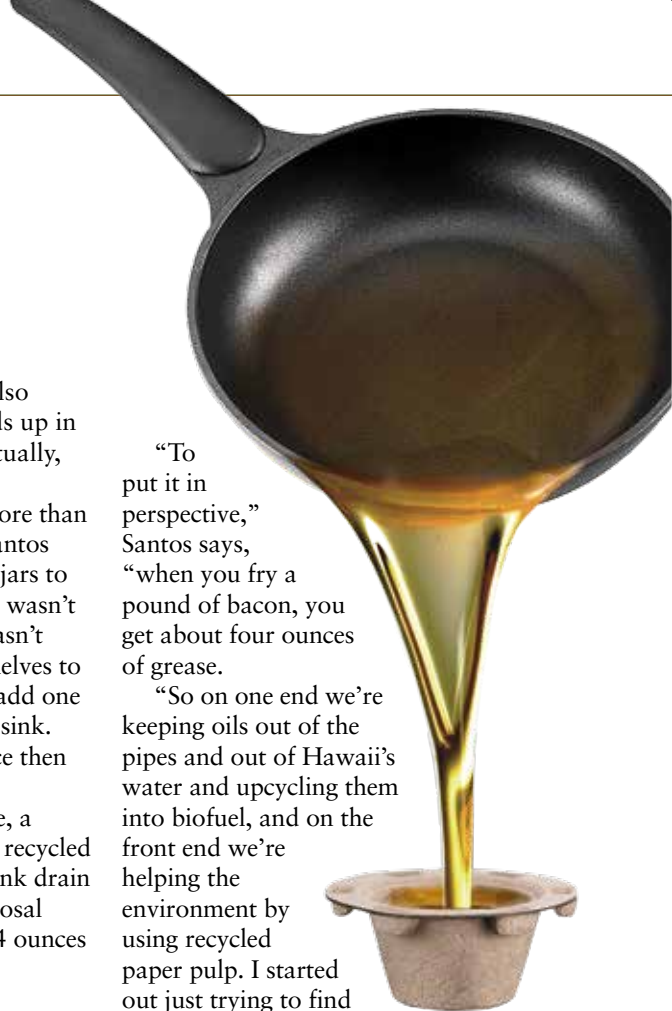
FOG Safe (fog-safe.com), introduced in July 2018, comes in three-packs (\$4.99) and is available at City Mill, Hardware Hawaii, Times markets, NEX commissaries and KTA stores on the Big Island.

“We were getting so many orders through Amazon from Big Island people, they decided to carry it,” says Santos, a Saint Louis School alum (1980).

FOG Safe was an instant hit at an international home and housewares trade show in Chicago this spring. The Grommet, a website that focuses on cool new products, recently featured FOG Safe and promptly sold 2,500.

“I ask people how they dispose of their cooking oils, and the answers are amazing,” Santos says. “One guy said he flushes his cooking oils down the toilet because he assumed the pipes are bigger. Another said he pours it down the drain with really hot water to keep it from hardening. One lady said she just tosses it in the weeds.

“But it all ends up in the environment. FOG Safe fixes that.” 🏠



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