



*Developing Hawaii's communities
for nearly half a century*

A large, semi-transparent background image showing three people in traditional Hawaiian attire standing in a field. They are holding long wooden poles, possibly for a traditional ceremony or construction. The scene is bathed in warm, golden light, suggesting a sunset or sunrise.

Statement of Qualifications Construction Management Division



**Community Planning
and Engineering, Inc.**

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About Community Planning & Engineering, Inc.

As the urban character of Central Honolulu extends towards the second City of Kapolei, Community Planning & Engineering, Inc. (CP&E) is leaving its mark on almost every newly designed master-planned development. Whether it is residential subdivisions in Waikele or Kapolei Villages, resort amenities at Ko Olina, a new college campus, shopping centers, golf courses, industrial parks, or major highways in West Oahu, CP&E is assisting landowners, developers, and government entities by providing professional engineering services ranging from conceptual master planning and utility layout to design and construction management. The same is true for the neighbor islands where we have been involved with the development of new communities on the slopes of Haleakala on Maui and on the Kona coast of the Big Island.

For five decades, CP&E has provided engineering consulting services to clients from both the public and private sector. We have designed new water and wastewater systems, hundreds of miles of sewer and water lines and new roadways. We have found creative, cost-effective solutions to complicated regional infrastructure issues and managed the construction of thousands of acres of newly urbanized communities.

Our professional staff forms a seasoned, complementary team which embodies a rich combination of backgrounds, experiences, strengths, and technical expertise. When exploring and evaluating options, they draw upon over 300 years of collective expertise when arriving at solutions that must unfold in a timely and cost efficient manner. These solutions are delivered with uncompromising integrity—an attribute that has been instrumental in establishing our reputation for excellence.

Our Construction Management Division

Public Works • Utilities Improvements • Master Planned Developments

CP&E provides an array of construction management services to meet the needs of our clients. These services include -

- ✓ Reviewing documents for constructability;
- ✓ Managing bid and award processes;
- ✓ Optimizing strategies for procurement;
- ✓ Overseeing schedule and construction coordination;
- ✓ Preparing and maintaining construction control logs and document files;
- ✓ Monitoring progress and ensuring compliance with plans and specifications;
- ✓ Preparing field reports;
- ✓ Facilitating change orders and requests for information;
- ✓ Tracking and controlling construction costs against project budgets;
- ✓ Establishing quality assurance and control;
- ✓ Coordinating and communicating with owners, trade contractors, vendors, architects, and engineers; and,
- ✓ Complete project close-out.

CP&E provides responsive, cost-effective construction management services designed to exceed our client's expectations. This is achieved by monitoring ongoing details at every step along the way. As construction managers, we ensure that construction measures up to the quality of the design, while simultaneously managing risk and controlling costs through good planning, coordination, and control from inception to project completion.



At CP&E, we ensure construction measures up to the quality of the design through planning, coordination, and control of the project from inception to completion



Past Performance

The following pages represent projects – both large and small – that are the basis for our long-standing reputation for excellence.

- ❖ *University of Hawaii - West Oahu (UHWO) Campus Phase 1 - Construction Management Kapolei, Oahu, Hawaii*
- ❖ *Air Stripping System, Sandwich Isles Communication Field Site, Waipio Acres, Oahu, Hawaii*
- ❖ *Department of Hawaiian Homelands, Master Planned Community Developments, Engineering Master Contract, State of Hawaii*
- ❖ *City and County of Honolulu Department of Design and Construction, Waimalu Sewer Rehabilitation/Reconstruction Phase 1, Waimalu, Oahu, Hawaii*
- ❖ *University of Hawaii Campus, Clarence T.C. Ching Complex, Honolulu, Oahu, Hawaii*
- ❖ *Lono Avenue Rehabilitation, Kamehameha Avenue to Laau Street, Wailuku, Maui, Hawaii*
- ❖ *Resurfacing of Ohukai Road (Hukulii Place to Hoalike Street), Federal Aid Project No.: ARR-3190(1), Kihei, Maui, Hawaii*

University of Hawaii - West Oahu (UHWO) Campus Phase 1 - Construction Management, Kapolei, Oahu, Hawaii

CP&E currently provides construction management for the civil segment of the construction contract for the University of Hawaii's new West Oahu campus. At a cost of approximately \$100 million, this phase of construction includes administrative offices, a library, student services center, classrooms, and labs.

CP&E's scope of work involves oversight of all underground utilities, the entry road to the campus and its landscaping, a turn-around at a major intersection which features an art sculpture, a 3.5 acre Great Lawn which will be utilized for special events, the Central Plaza fronting the Campus Center, common areas, courtyards, all border area landscaping, and a 1.5 acre photovoltaic farm.

CP&E participated in the pre-construction planning meetings and will be involved through final completion of Phase 1. Our services include contract administration, field inspection, coordination of subcontractor services, quality control, and obtaining, accounting for, and maintaining a full array of project records and reports.

At completion, CP&E will conduct the pre-final and final inspections, obtain "As Built" drawings, and coordinate the final inspection and final close-out of the facilities.

To date, close coordination with the construction contractor has been critical in ensuring that civil infrastructure remained on schedule and within budget. This coordination has included weekly jobsite meetings to discuss progress, schedule and resolution of contract related issues. Although CP&E is responsible for the civil site work, close coordination with vertical building construction has been paramount to ensuring Phase 1 of the campus is ready for the 2012 Fall Semester.



Air Stripping System Sandwich Isles Communication Field Site, Waipio Acres, Oahu, Hawaii

CP&E, as a subcontractor to GSI Pacific, Inc. (formerly Greenwave Solutions, Inc.), served as the design engineer and construction manager for a \$3.5 million dollar air stripping system. The system remediates contaminated groundwater for irrigation use.

Construction management included oversight during grading, excavation, installation of the air stripping tower, control building with Supervisory Control and Data Acquisition (SCADA) instrumentation, a 50,000-gallon water storage tank, fencing, landscaping, and utility relocation. CP&E also supervised the Construction Quality Control Manager, Site Safety & Health Officer and all on-site subcontractors.

In addition, CP&E reviewed plans for constructability, cost estimates and performance schedules; monitored concurrent operations; and provided records control and documentation. With the U.S. Army Corps of Engineers as the client, strictly regulated procedures were put in place and volumes of documentation were required. Final deliverables included an Operations and Maintenance Plan for long-term monitoring, complete with design drawings, and as-built plans.

Pre-final and final inspections of the completed facility were conducted in the presence of the U.S. Army Corps of Engineers, the Facilities Manager of the Directorate of Public Works, and the end-user, Sandwich Isles Communications.



Despite challenges presented daily by weather conditions in Central Oahu, the project was delivered on schedule and within budget.

Department of Hawaiian Homelands, Master Planned Community Developments, Engineering Master Contract, State of Hawaii.

CP&E serves as the Department of Hawaiian Home Lands' prime engineering consultant for new development on the islands of Oahu, Maui, and Hawaii. The scope of work under this contract involves conceptual master planning, civil engineering design, and construction management of single family residential homestead lots, low-density apartment complexes, and commercial properties, including the Department's new headquarters in Kapolei. The value, to date, of completed construction is approximately \$100 million.



CP&E provides all engineering services from initial master planning through final construction.

As the construction managers, we administer the contract on behalf of the Department of Hawaiian Homelands to ensure that work is completed in accordance with approved plans and specifications.



City and County of Honolulu Department of Design and Construction, Waimalu Sewer Rehabilitation/Reconstruction Phase 1, Waimalu, Oahu, Hawaii

CP&E was retained by the City and County of Honolulu Department of Design and Construction to provide construction management services on this \$45 million sewer rehabilitation/reconstruction project. This project was the first and largest recipient of the American Recovery and Reinvestment Act (ARRA) funds in the State of Hawaii.



The sewer line rehabilitation and reconstruction involved redirecting sewer flows to a new line crossing Kamehameha Highway and tying into an existing 42-inch sewer line. Construction management services provided by CP&E included constructability review, construction support services, construction scheduling, monitoring concurrent operations, cost and quality control, maintaining construction records, preparing microtunneling inspection reports, performing final completion testing and inspection, handling construction changes and claims, and maintaining a public outreach program.

By successfully managing the construction contract with ARRA and Clean Water State Revolving Funds (CWSRF) funds, the Environmental Protection Agency (EPA) and State of Hawaii Department of Health (SDOH) were able to increase their project participation amount from \$7,000,000 to \$8,600,000.

CP&E contributed to this success in a number of ways. A concerted effort was made to keep the community informed of scheduled activities affecting daily commute times. CP&E provided the City with Drive Akamai Reports, published "Notice to Motorists," set up electronic sign boards with CP&E's "24-Hour Hot Line" number, passed out flyers to surrounding businesses, created a database and emailing list of affected business and residents, and created and maintained a project website.

Documentation was essential to the success of the project. In addition to the Daily Inspection Reports, CP&E created and maintained control logs which included complaint, Request for Information, Request for Proposal & Change Order Proposal, submittal, and testing logs. Quantities of completed work were noted on the Daily Inspection Report and transposed onto a Computed/Measurable Quantity Worksheet for the record.

This project showcase's CP&E's ability to effectively manage a large, high profile, complex project. Challenges included overseeing four different construction methods for installing sewer mains - Microtunneling, Pilot Tube, Sliplining, and Open Trench - requiring different quality control/assurance testing and reporting. Due to the ARRA funds, the project was audited periodically to ensure compliance with the EPA, SDOH, and Department of Labor and Industrial Relations and City and County of Honolulu contracting requirements. The project was completed ahead of schedule, and under budget.

University of Hawaii Campus, Clarence T.C. Ching Complex, Honolulu, Oahu, Hawaii

Construction is underway for the new T.C. Ching Complex at the University of Hawaii, Manoa Campus. This new facility will include a three-story complex building on the *mauka* side of the existing Clarence T.C. Ching Field, and two (2) Beach Volleyball Courts, complete with aluminum bleachers with 800 seating capacity, landscaping, interlocking brick paver walkways, lighting system. A new drop-off /pick up lane will also be constructed as well as a curb ramp, and crosswalk.



CP&E is providing both horizontal and vertical construction management and inspection services for this project. CP&E is coordinating weekly progress meetings; prepares daily inspection reports; reviews and processes submittals; request for information and response to information; quality assurance materials testing; negotiates and prepares change order(s) for the approved Post Contract Drawings; follow up on project related complaints and provide response as necessary; coordinate pre-finals and final inspections, and package documents for final payment and close-out of the project.



The three-story complex building will include a series of pre-cast concrete bleachers with a seating capacity of 2,382 situated on the 2nd and 3rd floor of the facility. The first floor will have offices for assistant and head coaches, Men's and Women's locker rooms, shower rooms, restrooms, training center, meeting rooms, players' lounge area, storage, mechanical and electrical rooms. The second floor will have concession areas, computer center, Men's and Women's restrooms, electrical, mechanical and telecommunication rooms. The third floor will have two (2) visitor booths, a broadcast booth, and an announcer booth. The facility is ADA accessible, complete with open aisle seating, including an elevator. A separate trash and chiller enclosures will also be constructed.

This new athletic complex will transform UH Manoa's only on-campus, all-purpose track and field, football, soccer and recreational facility into a dynamic center for student activity.

Lono Avenue Rehabilitation, Kamehameha Avenue to Laau Street, Wailuku, Maui, Hawaii

CP&E was responsible for the engineering design and construction management for this federally-funded road rehabilitation project. Lono Avenue is a 2-lane road way between Kamehameha Avenue and Laau Street, approximately 0.86 miles in the Wailuku Area. This Rehabilitation of this major collector will benefit the residents and schools in the surrounding area.

CP&E was instrumental in obtaining Federal participation for this project. CP&E prepared construction documents including plans, specifications, and cost estimates in accordance with the HDOT Highways standards for Federal-Aid and Design Guidelines for Rehabilitation, Restoration and Resurfacing (RRR) Projects, dated September 3, 2010. This required close coordination and adherence to applicable rules, regulations and guidelines for the HDOT Highways, FHWA, multiple state and county agencies, and applicable utility companies. All documents were processed in an expedited manner in an effort to obtain Federal-Aid. CP&E completed all tasks ahead of schedule and all projects received Federal funding and remained on schedule for construction.



The scope of construction improvement work included the installation of site specific BMPs, unclassified excavation, aggregate base backfill, asphalt concrete pavement resurfacing, utility manhole frame and cover adjustments, and installation of thermoplastic extrusion pavement striping and pavement markers as well as reconstruction of existing concrete and asphalt concrete sidewalk.

CP&E provided professional construction management, inspection and performed quality assurance materials sampling in accordance with the County of Maui, and HDOT requirements and procedures. Working closely with the County of Maui Department of Public Works, Maui Master Builder's, HDOT, Geolabs and the public, the project was complete ahead of schedule.

Resurfacing of Ohukai Road (Hukulii Place to Hoalike Street), Federal Aid Project No.: ARR-3190(1), Kihei, Maui, Hawaii



CP&E was contracted by County of Maui to provide construction management services for the resurfacing of Ohukai Road. This project was one of several Federal-Aid projects using the \$125.7 million American Recovery and Reinvestment Act federal stimulus funds obligated to the HDOT in 2010. The scope of construction improvement work included the installation of site specific BMPs, cold planing of existing pavement, asphalt concrete pavement resurfacing, utility manhole frame and cover adjustments, and installation of thermoplastic extrusion pavement striping and pavement markers.

CP&E provided professional construction management, inspection and performed quality assurance materials sampling in accordance with the County of Maui and HDOT Highways standards for Federal-Aid and Design Guidelines for Rehabilitation, Restoration and Resurfacing (RRR) Projects. Given the short the duration of the project, CP&E had to ensure that all job cards were prepared in a timely manner, and that all sampled materials were shipped to Oahu from Maui for immediate testing by HDOT-LB. CP&E provided electronic and hard copy of all project documents to the County of Maui upon completion of the project.

Drawing on the knowledge that our professional staff has acquired locally and the expertise that our firm has established after decades of involvement with a wide range of projects, we are able to consistently provide creative, cost-effective solutions designed to exceed our client's expectations.



Professional Profiles

Our construction management team is a seasoned, complimentary group that embodies a rich combination of backgrounds, experiences, strengths, and technical expertise. Collectively, they have over 300 years of experience and are recognized professional engineers in the State of Hawaii. These key personnel bring invaluable experience and expertise and have extensive experience performing construction management services for projects ranging in size from \$3 million to \$100 million. They provide the requisite qualifications and experience for a wide range of potential construction management services. In addition, CP&E will complement their services with that of other professional engineers, inspectors, and construction administrators.

The following pages provide resumes for our key personnel:

- ❖ Anson M. Murayama, P.E.
- ❖ Derek K. Mukai, P.E.
- ❖ Paul M. Tateishi, E.I.T.
- ❖ Sam Labrador, P.E.
- ❖ Lance K. Sukanuma
- ❖ Lisa Y. Takushi, P.E.
- ❖ Radley S. Llega
- ❖ Edmund C. Yamauchi
- ❖ Dwayne Mattos
- ❖ Kurtis D. Bell

Anson M. Murayama, P.E.
Chief Executive Officer



Education

B.S., Civil Engineering - University of Hawaii at Manoa

Professional Experience

Community Planning & Engineering, Inc. - Chief Executive Officer

Environet, Inc. - Chief Engineer

R.M. Towill Corporation - Project Manager

AMKOR A&E - Chief Civil Engineer

Barrett Consulting Group - Project Manager

M&E Pacific - Project Engineer

Career Summary

As Community Planning & Engineering's Chief Executive Officer, Mr. Murayama ensures that staffing and resources are appropriately allocated so that projects move successfully towards completion while remaining on schedule and within budget. With nearly three decades of engineering consulting experience, he is a skilled administrator adept at understanding and meeting client needs.

Having managed performance on individual contracts up to \$500 million, he understands the complexity and importance of successful working relationships with partners, contractors, and reliable subcontractors in delivering high quality, profitable projects and achieving client satisfaction.

Relevant Experience

Department of Hawaiian Homelands, Master Planned Community Developments, Engineering Master Contract, State of Hawaii. Principal-in-Charge of Department of Hawaiian Home Lands master-planned community developments on the islands of Oahu, Maui, and Hawaii. The scope of work under this contract includes conceptual master planning, civil design, and construction of single family residential homestead lots, low-density apartment complexes, commercial properties, and the Department's new headquarters in Kapolei. The value, to date, of construction costs under this contract is approximately \$100 million. Responsibilities include administering multiple contracts, consultants, and staffing at every stage of each project.

University of Hawaii West Oahu (UHWO) Campus, Phase 1 Construction Management, Kapolei, Oahu, Hawaii. Principal-in-Charge responsible for managing construction contract, providing staffing and resources, and interacting with University staff at all levels, including the UHWO Chancellor. Ensures contractor performance on civil infrastructure improvements are carefully monitored and documented on this highly visible project. With a firm completion date tied to a planned opening for the 2012 Fall Semester, there has been an ongoing need to facilitate communication between project personnel and university officials so that problems and issues that have the potential to impact the schedule are quickly resolved.

Beach Villas at Ko Olina, Kapolei, Oahu, Hawaii. Principal-in-Charge of civil engineering design and construction services for a luxury waterfront condominium development at the Ko Olina Resort. The project consisted of two condominium buildings with a total of 244 units ranging in price from \$1.8 million up to \$3.0 million. Amenities included swimming pools, spa, sauna, steam room, fitness center, poolside bar, concierge services, and barbeque areas. Construction costs were about \$100 million. Managed civil design and construction services which required close coordination with other engineering disciplines and specialty consultants, including pool and koi pond designer, architect, and landscape architect. As construction progressed, CP&E worked closely with the construction manager for the project (Balfour Beatty), the general contractor (Hawaiian Dredging Construction Company) and site contractor (Royal Contracting).

Derek K. Mukai, P.E. ***Principal Engineer***

Education

B.S., Mechanical Engineering - University of Hawaii at Manoa

Professional Experience

Community Planning & Engineering, Inc. - Principal Engineer

Environet, Inc. - Project Manager

R.M. Towill Corporation - Project Engineer



Affiliations

Member, American Water Works Association

Member, Water Environment Federation

President, Past Vice President, Secretary, Treasurer - University of Hawaii Engineering Alumni Association

Director - University of Hawaii Engineering Alumni Association Board

Director - University of Hawaii Alumni Association Board

Career Summary

As CP&E's Principal Engineer, Mr. Mukai supervises all projects from preliminary planning to project close-out, working closely with in-house staff and the client. With 23 years of experience as a professional engineer, Mr. Mukai possesses the skills required to communicate, administrate, negotiate, and enforce construction-related matters on behalf of his clients. He interprets construction documents prepared by design professionals with ease and calls upon years of experience to predict constructability issues before they arise.

Mr. Mukai has been involved in the design and oversight of construction projects ranging in size from as small as \$9 million to as large as \$30 million. These projects have involved new construction of wastewater treatment plants with intricate electrical and plumbing systems, state of the art community centers with gymnasiums, outdoor courts and lighting and associated infrastructure and large residential subdivisions complete with roads, parks, and underground utilities. His participation has included pre-bid, pre-construction, construction management and value engineering.

In addition to construction management experience, as a design engineer he has prepared construction documents and cost estimates, handled permitting, and participated in public outreach. Mr. Mukai is frequently called upon to assist other engineering firms with complex engineering design projects.

Relevant Experience

Waianae WWTP Secondary Upgrades, Department of Wastewater, City and County of Honolulu, Oahu, Hawaii. Served as the Construction Engineer on a \$23 million upgrade to the Waianae Wastewater Treatment Plant. Supervised civil and mechanical field inspectors and was instrumental in resolving conflicts arising during construction and clarifying technical issues. Conducted weekly owner-contractor meetings, and coordinated final inspection, testing and start-up training for plant personnel. Provided updates to the client on construction progress and reviewed contractor's payment request.

Air Stripping System, Sandwich Isles Communication Field Site, Waipio Acres, Oahu, Hawaii. Served as the Project Manager and primary liaison to the Army Corps of Engineers for a \$3.5 million air stripping water treatment system. Project included two 30-ft tall air stripper towers, control center building with SCADA monitoring, and 250 kW emergency generator. Responsible for overseeing design and construction and managing Construction Quality Control Manager, Site Safety & Health Officer and subcontractors during

construction. Duties also included developing cost projections, tracking and analyzing field changes and providing weekly updates to the client on the progress of work.

Ewa Mahiko District Park Gymnasium, City and County of Honolulu, Department of Design and Construction, Ewa, Oahu, Hawaii. Principal Engineer responsible for civil design of a \$9 million gymnasium for the City and County of Honolulu. Design included infrastructure for a 10,000 square-foot gymnasium, community center, offices, and courts for volleyball, basketball and tennis. Provided construction oversight and engaged in daily construction activities to resolve field conflicts. Participated in weekly meetings and provided updates to the client on construction progress.

Makena Wastewater Reclamation System, Increment 1, Kihei, Maui, Hawaii. Construction Engineer responsible for a new \$30 million wastewater reclamation system. System included water reclamation facility and three wastewater pump stations. Participated in contractor interviews and selection and served a liaison during pre-bid, post-bid and construction. Attended weekly Owner-Contractor meetings and provided construction oversight. Responsibilities also included communicating regularly with owner, approving contractor payment request and resolving conflicts arising during construction.

Waimanalo Wastewater Treatment Plant Improvements, Waimanalo, Oahu, Hawaii. Project Manager/Construction Engineer responsible for a \$30 million wastewater treatment system upgrade. Project included treatment system and control building with a plant-wide computer monitoring system. Served as liaison to the client (Department of Land and Natural Resources), attended weekly meetings and monitored field activities and construction progress. Addressed all conflicts and quickly brought resolution to problems to avoid scheduling delays. Organized special meetings between the client, plant operator and contractor to coordinate plant shutdowns and discuss operational status of the plant.

Paul M. Tateishi, E.I.T. **Construction Engineer**

Education

B.S., Civil Engineering - University of Hawaii at Manoa

Professional Experience

Community Planning & Engineering, Inc. – Construction Engineer

Centex Destination Properties – Lead Field Manager IV

Castle & Cooke Homes Hawaii – Construction Superintendent/Senior Project Engineer

Hawaiian Dredging Construction Co. – Construction Superintendent/Project Engineer

Pearl Harbor Naval Shipyard – Nuclear Engineer

M&E Pacific - Project Engineer

Career Summary

Mr. Tateishi is a seasoned construction professional with more than 30 years progressive experience in the construction industry. Throughout his career, he has served as a cost engineer and estimator, project engineer, construction superintendent, senior project engineer, and lead field manager. He is well-versed in all aspects of construction engineering and management, monitoring work from inception through completion for numerous high profile residential and luxury resort developments on Oahu and Kauai. As the Construction Engineer for Community Planning and Engineering, Mr. Tateishi supervises all field personnel, develops and monitors construction schedules and budgets, manages all subcontracts, material purchase orders and deliveries, reviews and approves change orders, and reviews plans and specifications for constructability and bidding.

Relevant Experience:

Ko'Olina Hillside and Ko'Olina Kai Projects, Kapolei, Oahu Hawaii. Lead Field Manager responsible for supervising all construction of the Ko'Olina Kai Golf Estates and Villas and Ko'Olina Hillside Villas gated communities. Ko'Olina Kai Golf Estates and Villas consist of 264 multi-family condominiums and townhouses on 34 acres. Ko'Olina Hillside Villas consists of 174 two-story homes on 11 acres. Both developments feature a recreation center with pool, spa, cabanas and barbeque grills. Responsibilities included supervising field managers, construction administration and customer services representative; reviewing plans and specifications for constructability and bidding; updating monthly project budgets as well as quarterly and yearly project forecasts; approving change orders, invoices and monthly construction pay applications; developing and managing construction schedule; and managing the home building process in accordance with the developers standards and local building codes on budget.

Beach Villas at Ko'Olina, Kapolei, Oahu, Hawaii. Lead Field Manager and Customer Service Manager responsible for all warranty work and preparation of units for sale for a luxury waterfront condominium development at the Ko'Olina Resort. Beach Villas at Ko'Olina is an exclusive vacation community and world class resort consisting of two condominium towers with a total of 247 units ranging in price from \$1.8 million up to \$3.0 million. There are 19 floor plans, featuring villas from 2 bedroom/2 bath up to 3 bedroom/3 bath and indoor living space ranges from 1,171 to 1,634 sq. ft. Amenities include a private fitness room, hospitality suite, lagoon-style and lap pool as well as a sand bottom keiki pool, members lounge, and beachside bar. Construction costs were about \$100 million.

Mililani Mauka Residential Community, Mililani, Oahu, Hawaii. Construction Superintendent responsible for scheduling and managing trade contractors for the construction of approximately 400 single family homes and 80 attached town homes for the residential communities of the Colonials, Legacy, Destiny, Heritage, Island Classics, and I'l Vistas at Mililani Mauka. Responsibilities included supervising quality inspections prior to concrete pour, drywall, and homeowner orientations; overseeing and maintaining construction schedules and budget; overseeing material purchases; and supervising all subcontractors and hourly personnel.

Sam Labrador, P.E.
Resident Construction Engineer

Education

B.S., Civil Engineering - University of Hawaii at Manoa

Professional Experience

Community Planning & Engineering, Inc. - Construction Engineer
Okada Trucking Co, Ltd. - Estimator/Project Manager
Department of Design and Construction - Acting Branch & Section Chief
Department of Public Works - Resident Engineer
R.M. Towill Corporation - Junior Engineer



Career Summary

Mr. Labrador has been administering construction and construction services contracts for nearly two decades. His services include supervising site preparation, infrastructure improvements, and vertical construction to ensure that construction drawings, project specifications and Federal, state, and county standard specifications are met. He enforces contract requirements and provides standard construction management services including constructability review; coordinating, conducting, and preparing documents for weekly owner, architect, and contractor meetings; reviewing and processing submittals, requests for information, claims, cost proposals, progress payment requests, and closeout documents; reviewing and preparing change order documents including review/analysis of cost proposals and time extension requests.

Relevant Experience

Air Stripping System, Sandwich Isles Communication Field Site, Waipio Acres, Oahu, Hawaii. Resident Construction Engineer responsible for overseeing the construction of a transfer pump station, above ground storage tank, air stripping system, generator building, and deep well pump. The project required strict adherence to the U.S. Army Corps of Engineers regulations. A project specific quality control program was implemented to include procedures for a three phase control process (preparatory, initial, and follow-up phase) for all definable features of work. Daily inspections and reports were required to ensure compliance with the plans, specifications, drawings, approved submittals, and other contract requirements.

Headquarters Building for the Honolulu Fire Department, Oahu, Hawaii. Design-Build (D-B) Project Manager/Coordinator responsible for overseeing all phases of the demolition of an existing building, renovation of two buildings, and the construction of a new headquarters building for the Honolulu Fire Department. Pre-design responsibilities included conducting pre-design meetings with clients and design consultants to develop general scope of work, generate potential subcontractor listing, issuing preliminary design documents to subcontractors for pricing, and developing budget for review and approval. Post award responsibilities included issuance of final contract drawings, analysis of bid documents, feasibility of construction and method(s), and overseeing construction.

New Performing Arts Building for Sacred Hearts Academy, Oahu, Hawaii.

D-B Project Manager/Coordinator for the demolition of an existing building, grading for new parking lot and building, and construction of a new performing arts center for Sacred Hearts Academy. Duties included site coordination, project scheduling, verification of construction methods and materials, estimating, preparation of government documentation, permit applications, coordination of subcontractors and supplies, and negotiation of change orders.

Waipio Peninsula Soccer Park, City and County of Honolulu, Department of Design and Construction, Oahu, Hawaii. Acting Branch/Section Chief for the City and County of Honolulu Department of Design and Construction responsible for managing a staff of six senior building construction inspectors and civil engineers. Scope of work included clearing and grubbing, mass and fine grading, construction of new irrigation system, soccer fields, asphalt concrete roadway/driveway and parking lot, pavement striping, lighting, and new stadium with support facility.

Lance K. Sukanuma **Construction Engineer**

Education

B.S., Civil Engineering - University of Hawaii at Manoa

Professional Experience

Community Planning & Engineering, Inc. - Construction Engineer

Centex Destination Properties - LD Field Manager

K N Consulting Services, Inc. - Civil Engineer

Tom Nance Water Resource Engineering - Civil Engineer

Belt Collins & Associates - Civil Engineer

Geolabs-Hawaii - Junior Engineer



Career Summary

Mr. Sukanuma has over two decades of engineering design and construction management experience. He currently serves as the Construction Manager on Department of Hawaiian Home Lands projects and the new University of Hawaii West Oahu campus.

Whether it is negotiating change order requests or ensuring that the work is done according to the approved plans and specifications, Mr. Sukanuma is especially adept at dealing with contractors.

Relevant Experience

University of Hawaii West Oahu (UHWO) Campus, Phase 1 - Construction Management, Kapolei, Oahu, Hawaii. Construction Manager responsible for oversight of infrastructure construction. Responsibilities include proper documentation of construction activities, communication on a daily basis with UHWO staff, verifying payment requests are accurate and complete, and reviewing and making recommendations on contractor change order requests. In addition, Mr. Sukanuma has guided tours for high level state officials and community leaders upon request by the Chancellor.

Department of Hawaiian Homelands, East Kapolei I Subdivision, Kapolei, Oahu, Hawaii. Resident Construction Engineer responsible for the approving payment requests, reviewing and approving change orders, and responding to requests for information for civil infrastructure improvements for 400-lot residential subdivision.

Ko Olina Kai and Hillside Subdivisions and Recreation Centers, Kapolei, Oahu, Hawaii.

Served as Field Manager responsible for inspection of site contractor's work, processing payment requests, reviewing and approving change orders, forecasting budgets and coordinating design engineers.

Key Personnel

Lisa Y. Takushi, P.E.
Resident Construction Engineer

Education

B.S., Civil Engineering

Professional Experience

Community Planning & Engineering, Inc. –Resident Construction Engineer

Career Summary

Ms. Takushi has 9 years of experience as a Civil Engineer. She has been responsible for the design and/or construction engineering of a wide variety of projects with DHHL including Keokea-Waiohuli Development, East Kapolei I Development, Kapolei Parkway Extension, Kapolei Village 8 Development, and East Kapolei II Development Offsite Trunk Sewer. Her responsibilities include performing hydraulic calculations, performing drainage calculations, writing drainage reports, designing curb ramps, grading, analyzing flood studies, designing utilities (including water, wastewater, and drain lines), and completing construction drawings. Ms. Takushi has experience working with an extensive number of private companies and government agencies. Her ability to utilize her design experience at the construction site has proved to be valuable. Also, she works well with clients and subcontractors and is dedicated to her work.



Relevant Experience

University of Hawaii West Oahu Campus Kapolei, Oahu, Hawaii. Resident Construction Engineer responsible for the approving payment request, reviews and approves change orders, response to request of information and coordinates with the design engineer. The scope of work is a 34 acre University Campus including water, sewer, drainage, electrical, landscaping and roadway systems to service 6 University Buildings.

East Kapolei II Development, East-West Road and Road "E", Kapolei, Oahu, Hawaii. Construction Engineer responsible for preparing the meeting minutes for the weekly progress meetings, tracking the submittals, request for information submittals, and request for proposals. East-West Road is a 4-lane roadway and it includes all major utilities, such as, water, sewer, drainage, electrical, and telecommunication systems. Construction of this major arterial will serve not only the DHHL residential developments who plan to provide approximately 1,100 single-family residential lots and 1,500 multi-family dwellings, but also a means to extend and provide access to the future Ho`opili (D.R. Horton) development and connection to Fort Weaver Road.

East Kapolei II Development Mass Grading Lot 6-A, Kapolei, Oahu, Hawaii. Construction Engineer responsible for preparing the meeting minutes for the weekly progress meetings, tracking the submittals, request for information submittals, and request for proposals. The full build-out of East Kapolei II consists of 1,102 residential lots, 1,000 low-density apartments, middle and elementary schools, and a Kroc Community Center on 375 acres of land. DHHL serves as the lead agency providing the basic infrastructure for the entire development. Other stakeholders include the Hawaii Housing Finance and Development Corporation, the Department of Education, the Department of Land and Natural Resources, and Hawaiian Electric Company.

Radley S. Llego **Senior Construction Inspector**

Education

A.S., Drafting

Professional Experience

Community Planning & Engineering, Inc. – Sr. Construction Inspector
Baldrige & Associates Structure Engineering, Inc. – Special Inspector
KAI Hawaii, Inc. – Construction Manager/Inspector
Sato & Associates, Inc. – Assistant Construction Manager/Inspector
Fletcher Pacific Construction, Co, Ltd. – Construction Detailer 1
James Adams, Inc. - Draftsperson



Career Summary

Mr. Llego has managed and inspected a wide variety of construction projects in the State of Hawaii. For the past 22 years, he has provided construction management and inspection services for the Federal, State, County and private agencies. Mr. Llego has a broad range of experience in administering and inspecting residential, high and low-rise building structures and infrastructure (Roadways, Bridges, Sewers and Water Systems) type construction projects. He is intimately familiar with the FHWA, HDOT, and various County Department performance standards and quality control requirements.

Relevant Experience

Lono Avenue Rehabilitation, Kamehameha Avenue to Laau Street, Wailuku, Maui, Hawaii. Construction Inspector for a Maui County project to rehabilitate Lono Avenue, a 2-lane road way between Kamehameha Avenue and Laau Street, approximately 0.86 miles in the Wailuku Area. Scope of work included the inspection of roadway asphalt pavement reconstruction, sidewalks, curb and gutter, and pavement striping. Performed materials sampling for submission to HDOT, Test Lab. Prepared daily inspection reports, verified in-place quantities, maintained field measurement book(s), and ensured that all the materials were approved for the project and placed according to the plans and specifications. Mr. Llego worked closely with the contractor in meeting traffic control requirements, ensuring minimal disruption to the school, traffic, churches, business, and people living within the impacted area. The project was administered and inspected per the HDOT, Highways Division Procedures Manual.

University of Hawaii West Oahu Campus, Research Corporation of the University of Hawaii, State of Hawaii. Senior Construction Inspectors that provided daily site inspection, and reports to ensure the project was on schedule and constructed per the approved plans and specifications as they became available. Scope of work included clearing/grubbing, mass grading, fine grading, construction of roadways, driveways, parking lots, and various hardscaping and landscaping. The project also included installation of new sewer mains, and sewer manholes.

Eha Street Roadway Improvements, Wailuku, Maui, Hawaii. Construction Inspector for a Maui of County, Department of Public Works project to reconstruct an asphalt roadway located in an industrial section of Wailuku, Maui. Scope of work included asphalt roadway reconstruction (3" thick AC, Mix V, and 6" ATB), concrete driveway, sidewalk, thru gutter, and curb/gutter reconstruction, adjustments of existing sewer, drain, and water manholes, as well as thermoplastic pavement striping. 85% of the work was performed between the hours of 7:30 p.m. to 4:30 a.m.

Edmund C. Yamauchi **Senior Construction Inspector**

Education

Computer Training, Honolulu, Hawaii
Distribution Service Operator Training (Certificate)
U.S.A.F. Material Facility Training, Fort Lowery, Denver

Professional Experience

Community Planning & Engineering, Inc. – Sr. Construction Inspector
Honolulu Board of Water Supply. – Industrial Inspector
Pearl Harbor Shipyard – Apprentice Welder
Hawaii Air National Guard – Material Facilities Specialist



Career Summary

As CP&E's Senior Construction Inspector, Mr. Yamauchi ensures that new construction, changes, or repairs comply with local and national building codes and ordinances, zoning regulations, and contract specifications. He has extensive experience inspecting construction projects involving civil, structural, mechanical and electrical work. Mr. Yamauchi's decades of experience enables him to be proactive in approaching unforeseen field problems, and work closely with project managers and general contractors to formulate an acceptable solution.

Relevant Experience

East Kapolei 215' Reservoir, Access Road and Transmission Mains, Oahu, Hawaii. Senior Construction Inspector responsible for inspecting the project for compliance with approved plans and specifications as well as referenced standard specifications and details. He provided daily inspection reports, monitored progress of work, effectiveness of the contractor's site specific BMPs as well as their approach to ensuring a safe working environment. Scope of the project included clearing and grubbing, site excavation, roadway excavation, trench excavation, roadway and construction of drain inlets, reinforced concrete and ductile iron drain pipes, concrete ditches, detention basins with GRP lining, PVC transmission water mains, water laterals and appurtenances, gate valves, drain and water manholes, construction of 4.0 MG prestressed concrete reservoir tank, including electrical system, in-place complete, chlorination and testing, irrigation system, and grassing.

University of Hawaii West Oahu Campus Kapolei, Oahu, Hawaii. Construction Inspector responsible for providing daily site inspection, and reports to ensure the project was on schedule and constructed per the approved plans and specifications as they became available. Scope of work included clearing/grubbing, mass grading, fine grading, construction of roadways, driveways, parking lots, and various hardscaping and landscaping. The project also included installation of new sewer mains, and sewer manholes. Mr. Yamauchi was part of the construction management team that expedited the work in order to complete the project before the grand opening of the new campus. This required the collaborative effort of the building contractor and the consultant.

Waimalu Rehabilitation / Reconstruction Phase I, Honolulu, Oahu, Hawaii. Senior Construction Inspector responsible for monitoring the contractor's daily operations for compliance with ARRA, EPA, SDOH and the City and County of Honolulu requirements. He worked closely with the Resident Engineer in ensuring that all the materials installed were approved for use on the project per the project plans and specifications, and the Buy America Act. Mr. Yamauchi provided daily inspection reports, and quantities of in-place items. This project utilized various methods of achieving the work of installing 8-inch, 10-inch, and 16-inch diameter sewer mains in order to minimize construction impact to the people and business in the area as well as traffic, including microtunneling, open trench method, and sliplining. For jacking pit and receiving pit construction, Giken Silent Piler was used to drive sheet piles, and jet grouting to prevent water intrusion. The project also includes water, drainage, and gas line relocation.

Dwayne Mattos
Construction Inspector

Education

B.S., Business Administration/Management

Professional Experience

Community Planning & Engineering, Inc. –Construction Inspector
Insituform Technologies
Aqua Engineers

Career Summary

Mr. Mattos has over a decade of field experience in the construction industry as a laborer to field supervisor, and now as a construction inspector. Mr. Mattos is part of the Construction Management team that administered construction contracts involving mass grading, subdivision development, and the site-work construction for the University of Hawaii West Oahu Campus. Mr. Mattos has extensive experience in rehabilitating existing sewer lines for the City and County of Honolulu. He was responsible for all aspects of installation, including curing and termination of CIPP. Mr. Mattos has the ability to communicate effectively and works well with clients, project managers, contractors, and fellow employees.

As a graduate of Hawaii Pacific University's Business Administration-Management program, Mr. Mattos brings a fresh perspective into the field of construction management. Mr. Mattos is very punctual, completes assignments, and meets deadlines.

Relevant Experience

University of Hawaii West Oahu Campus – Road A, Research Corporation of the University of Hawaii, Oahu, Hawaii. Construction Inspector for unclassified excavation work, installation of underground utility lines (water, drain, irrigation, and electrical), and construction of new roadway. Mr. Mattos worked closely with project managers to ensure that the project was completed within the specified date of completion, met all the quality assurance requirements, project specifications, and construction drawings. Mr. Mattos prepared daily inspection reports, followed up on project related complaints and kept the project managers informed of unforeseen conditions that may affect the project schedule.

University of Hawaii West Oahu Campus – Offsite Sewer, Research Corporation of the University of Hawaii, Oahu, Hawaii. As the construction inspector, Mr. Mattos inspected the laying out of the project, trench excavation, and pipe laying operations as well as the roadway construction from subgrade, select borrow, base course, asphalt concrete paving. He prepared daily inspection reports, confirmed that on-site quality control testing were performed in accordance with specified frequency, followed up on project related complaints, and kept the project managers informed of unforeseen conditions that may affect the project schedule.

Detention Basin on University of Hawaii West Oahu Campus, Department of Hawaiian Home Lands, Oahu, Hawaii. Construction Inspector for the construction of a detention basin on UHWO campus. Scope of work included clearing and grubbing, mass grading, excavation, fine grading, hauling, construction of GRP at detention basin inlet and outlet, chain link fencing and grassing. Mr. Mattos inspected and prepared daily inspection reports for each phase of work, and carefully monitored the contractor's compliance to their approved Best Management Practices to ensure that the existing drainage system is not compromised, and dust kept to a minimum.

East Kapolei II Development, Mass Grading of Lot 6A, Department of Hawaiian Home Lands, Oahu, Hawaii. As the construction inspector, Mr. Mattos was responsible for inspecting the mass grading of approximately 70 acres of virgin land, and capping the area with non-expansive soil material. Mr. Mattos prepared daily inspection reports, and verified that all materials testing were performed to ensure quality control requirements are being met.

Key Personnel

Kurtis D. Bell ***Construction Inspector***

Education

Associates Art Degree, University of Hawaii
Pre-Engineering, LCC
Fundamentals of Horticulture Science

Professional Experience

Community Planning & Engineering, Inc. –Construction Inspector
Centex Destination Properties – Construction Inspector



Career Summary

Mr. Bell has extensive experience inspecting construction projects involving, civil, structural, mechanical and electrical. His knowledge of both vertical and horizontal construction gives him the ability to communicate with contractors and subcontractors of the various trades. Throughout his career, Mr. Bell has always provided high quality service to his customers and expects the same from Contractors. He identifies project construction problems early, works with the contractor to identify resolutions, and is actively involved with implementing approved solutions. Mr. Bell is an effective communicator and is able to work closely and collectively with contractors and subcontractors to coordinate work involving methods of construction, contract requirements and resolution of controversies.

Relevant Experience

Clarence T.C. Ching Complex, University of Hawaii Campus, Honolulu, Oahu, Hawaii. Construction Inspector responsible for documenting the construction of a new three-story concrete building at the north-side of the existing Clarence T.C. Ching football field which will provide grandstand seating for 2,500 persons. The building includes lockers, concessions, a computer center and ticket offices. Work involves demolition, site construction, landscaping and irrigation, utilities, concrete work, bleachers, lighting, plumbing, HVAC, fire alarm system, LEED requirements and other incidental work.

University of Hawaii West Oahu Campus, Kapolei, Oahu, Hawaii. Construction Inspector responsible for documenting the construction of the University of Hawaii West Oahu Campus in East Kapolei. Work includes grading, site work, utilities, parking lots, landscaping and roadway systems to service 6 University Buildings.

East Kapolei II Development East-West Road and Road "E", Department of Hawaiian Home Lands, State of Hawaii. Construction Inspector responsible for inspecting the project for compliance with project plans and specifications as well as permit requirements by the Department of Planning and Permitting, City and County of Honolulu, and Department of Health, State of Hawaii. Conducted site inspections and prepared daily inspection reports. Scope of work for this project entailed grading approximately 35 acres of virgin land, constructing drainage, sewer, water, irrigation, electrical systems, detention basins, and landscape improvements. Gasline and telecommunication improvement work not part of the contract was also inspected to ensure that these lines were installed at the correct location.

East Kapolei II Development, Kroc Center Mass Grading, Department of Hawaiian Home Lands, State of Hawaii. Mr. Bell was the Construction Inspector responsible with preparing daily and weekly inspection reports, and ensuring that the mass grading operations in the 15 acre project were in accordance with approved plans and specifications, and permit requirements by the Department of Planning and Permitting, City and County of Honolulu, and Department of Health, State of Hawaii. The \$133 million state-of-the-art facility is the largest community center in the state and includes a 14,000 square foot fitness center, 7,532 square foot conference center, 500-seat performance art center, two giant water slides, one Olympic-size pool, a café and preschool.