HAWAIIAN DREDGING CONSTRUCTION COMPANY, INC.
GREEN OHANA

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Cherishing the Earth

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CHARLIE ISAACS INTERVIEWS JIM SCOTT, PUNAHOU PRESIDENT

Charlie Isaacs, LEED AP, is our PE on the Punahou K-1 job. On March 20, 2009, Charlie interviewed Punahou School's President Jim Scott about Punahou's vision and commitment to sustainable living and green building on campus.

The first, abridged excerpt from the interview follows:

CHARLIE: Dr. Scott, in 2005, you convened a Sustainable Summit to address Punahou's initiative to deepen and broaden your commitment to social environmental sustainability. Good words and really good vision. I'd like to know at that point what was on your mind—what was your vision back then that moved you take this action?

JIM SCOTT: I came back after the summer of 2005 thinking that Punahou needed a 50 year plan, not a 5 year plan. When you're willing to take the long view, it forces kids to think about not what their school's going to look like, but what their island is going to look like and what their planet is going to look like in 50 years.

And so we gathered administrators, faculty, trustees, some students, and some alumni, and over a series of successive meetings led by a group called Kanu Hawaii…which you guys should be connected with…we imagined the school not in 50 years but in 2016. And the reason we picked 2016 is that's when Punahou turns 175. And it's also when my fifth grade daughter is a senior. We came up with five categories including energy, waste, food, water, and transportation. And for each of those, we set some goals about where we'd like to be in 2016.

All of this environmental concern didn't just start with the summit. As an educational institution, our mission is around human potential and helping and creating the conditions for students to reach their full promise while they're here and also during the rest of their lives. One of our missions is for our children to grow up and have an impact on the world…to be agents of positive change. And we believe that it's not just the curriculum that's going to have an impact on them…it's also their physical environment…their campus…their facilities. And so the classroom and the campus become a medium for instruction. This is what happened with the Case Middle School….

CHARLIE: When did you start Case Middle School?

We first got the LEED gift in 1999…we started the planning in 2000…and it was really up and running by 2005. We got a national award from the Green Guide Magazine out of New York City as the Greenest School in America… because of our commitment to LEED for the project.

We were introduced to LEED by one of our trustees, Mary Cook, who said we should think of doing a LEED building at Punahou. We realized we would have the first LEED certified building

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in the State of Hawaii, and the first school in the U.S. with a multi-building LEED complex. There's also a premium to pay…it costs 5-7 percent more to do this. So it became a strategic decision for the school because the Board is usually trying to shave costs. They're trying to value engineer… your favorite word. We try to value engineer you contractors down.

Well, this was an example of value engineering ourselves up because at the time, we were trying to save money and trying to have a good investment for our donors. We needed to justify the premium. The trustees were of two minds. Some said it could be justified because they'll be a payback. We did an analysis, and figured it'd take us 5 to 7 years to pay it back. So there's a premium cost of 5-7 percent, and it takes 5-7 years to pay it back.

Other trustees said no, we're a school…we should be an example for our students of leading boldly… of doing something out of the box…having vision and imagination and courage. And so every time we talk to the kids about LEED, we want them to wonder "why did they do that? Why did they pay the extra money to do that?"

SUSTAINABILITY WORKSHOP

On Saturday, April 11, 83 HDCC folks attended our first Sustainability Workshop. By all accounts, it earned the coveted "4 Opihi Rating" as a successful 4 hour introduction to green building and LEED certification. The Honolulu Country Club food was ono. Presentations were given to superintendents, PEs, cost engineers, and estimators—mostly in Building and Commercial Divisions and CMS.

QWIK FACTS

1.NEW LEED APs...Kristel Ajifu...Norm Scofield...Chris Baze...Naomi McCreary... Teri Moritomo...CONGRATULATIONS!

HDCC now has 22 LEED APs....

2.LEED or LEEDS...? LEED...is correct! LEED stands for Leadership in Energy and Environmental Design...4 key words, 4 letters. Just like IBC is not IBCS....

FROM THE TRENCHES...An Interview with Andrew Mioduchowski about MALUAKA

Q. What's the Maluaka Beachclub?

Maluaka is Dowling Company's premier resort development in Makena, South Maui, and Phase 1 consists of 13 luxury home sites. Our project, The Beachclub at Maluaka, will be an exclusive club for the owners and guests of Maluaka.

We are pursuing LEED Gold certification for this 38,000 SF, 3 story terraced recreation center consisting of a ground floor parking garage, beach storage and game room, a second floor fitness center, an exclusive restaurant, wine room, and

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spa and infinity pool. There will be a penthouse level with 2 condos including a 2,500 SF 2 BR/ 2.5 B and a 3,000 SF 3 BR/3.5 B luxury units.

Q. Who's on your team?

Pat Palmer is the Project Manager, Dave Weckwerth, LEED AP is our Superintendent, and I'm the "LEED" PE. Lisa Kalawaia does cost and admin and Carla Steverson does our Prolog.

Maluaka Beachclub

Q. What's happening on the LEED front?

We're going for Gold certification. The Owner is fully committed to LEED projects and sustainable construction. This is Dowling's first LEED development besides their Maui office that received a LEED Existing Building certification.

The Beachclub will feature a series of green roof terraces, a very cool integrated solar panels tile roof, and a "Green Building Educational Program" for an extra innovation LEED credit. The design includes extensive daylighting and view corridors.

I just finished our Construction Waste Management Plan (Credit 2.1 and 2.2 in the LEED Rating System) that directs how we will recycle and salvage construction and demolition debris—the goal is to divert it from landfills. If we succeed in diverting 75% of this material from landfills, we'll get 2 LEED points.

We are using Aloha Waste for our waste management company. They will be assigning a full time employee to make sure recyclable materials are identified and placed in the appropriate roll-offs. The person will weigh the materials on site before placing it in the containers—this is a unique approach to diversion. Salvageable materials like dimensional lumber and surplus sheetrock will be sent to Habitat for Humanity.

Q. You need at least 39 points to get the Gold certification, right?

Yes. We need between 39 and 51 points. Over 51 points and we're into the highest category, LEED Platinum. But currently are goal is 44 points with 5 more possible.

Q. What about getting subs on the LEED bandwagon. You just had a big meeting with them?

Right. On May 18, we met with our 7 structural subs including Dorvin, Wasa, South Pacific Steel, Beachside Roofing, The Industrial Group, All Pool & Spa, and Aloha Waste. The owner's LEED consultant, Green Building Services (Portland, OR—also, consulting on Punahou K-1), did a great job giving them an overview of LEED building practices and how it affects them on this project.

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Before the meeting, some subs thought that LEED would not affect them since it "only involved energy conservation." They soon realized how green/LEED building involves all subs. There was some resistance on new ways of doing things including the paperwork they will have to do. But they realize LEED and green building is here to stay, and that it's pono for the aina. And good for their careers….

Q. And the best plate lunch spot in Makena?

Not much in Makena by way of local food, since it's really a resort development. There is a great fish taco truck that parks a block from the jobsite. $3 each.

GREENING OURSELVES

As a big company with many employees, we consume lots of products (paper, cardboard, cups, cans, plastic, and ink in our offices and construction materials at our jobsites). Many of these materials are purchased without regard to recycling content. Further, after usage, many of these "resources" are tossed in the garbage rather than recycled. Landfill sites overflow. Materials are wasted. Opportunities (to help the aina) are lost.

Green Ohana, your green building committee, is working to make recycling—and green purchasing practices—extremely easy for you at our offices and jobsites. We are compiling lists of contacts, prices, locations, and suggestions for GREENING our offices and jobsites.

RECYCLING BINS

Our goal is to provide convenient recycling bins for all offices and jobsites in addition to pick-up service. Ideally, we will identify services that provide bins and pick-up free of charge. Otherwise, we will find the lowest cost provider.

PURCHASE MATERIALS WITH HIGH RECYCLED CONTENT

We consume office products in great quantities, especially paper. We are identifying vendors and products with high recycled material contents including paper, binders, envelopes, ink cartridges, and computer disks. So far we are surprised at the small differential in price between "recycled" and "virgin" products. GREEN office products are looking like the way to go.

REPLACE DISPOSABLE PRODUCTS

The old way of buying/using/disposing paper cups, plastic knives and forks, paper plates, plastic water bottles, and ink pens could be replaced with re-usable items that can be washed. A little soap, a little water...could go a long way to helping the cause.

PAU