

James W. Oellien

Construction Consultant
General Contractor (Hawai`i Lic. No. BC16564)



Professional Background:

I am a third generation general contractor and have been involved in the construction management and design build contracting industry for over 32 years. I have managed large DOD housing projects and private sector commercial projects. I was one of the original "Light Gauge Steel" Contractors here in the Hawaiian Islands and my projects were nationally recognized for design and use of light gauge steel. I have built or managed the construction of over 750 light gauge steel homes and have completed over 155,000 square feet of commercial buildings.

I have been a licensed contractor in Hawaii for 25 years (BC16564). I have managed several projects for Terry Metcalf and continue to have a great working relationship with him. I put over 120 million dollars of work in place (over an eight year period) for MCCI. I was responsible for the establishment and the operations of the first onsite truss and wall panel manufacturing plant to increase the efficiency of truss construction, reduce costs to the customers, and improve the quality of the framing and trusses for residential buildings. In addition I was the primary point of contact for Partnering, Conflict Resolution, and Contract Negotiations, Equal Employment Opportunity, Affirmative Action and Small Business Utilization Plan administration for MCCI.

My experience consists of a strong emphasis on construction project management which included highway, underground utilities, and building construction projects of varied types and complexity that includes hotels, shopping malls, office buildings, and design-build residential and commercial projects.

Professional Experience:

Current

- ❖ **Managing Member, ■ Kualoa Builder's, LLC**
 - Construction Management
 - Primary Clients:
 - Metcalf West, LLC
 - Herb Chock & Associates
 - KF Limited
 - Bridge Limited

Description: Provide development coordination and construction management of existing projects.

Current Contracts:

Waikalua Bayside - 20 Residential Units
Kahuku Villas - 16 Residential Units
Akamai Place - 8 Residential Units

Past

❖ **Managing Member/RME, ■ Oellien Pacific, LLC (OP)**

- Project: **Kapolei Inline Hockey Arenas**
- Performance Period: November 2008 to April 2010
- Contact: Richard Pentecost
- Cost of Contract: \$7.3M
- Description: Construction of twin regulation size hockey arenas, housed in a 52,000 square foot building. Snack Bar, 8 Locker Rooms, offices bathrooms and Pro Shop. The project included construction from the site work through to completion of the pre-engineered metal building.
- Special Achievements:
 1. Mr. Oellien was able to value engineer the project from the bid price of 8.8 million to the contract sum of 7.3 million.
 2. The project was completed with zero accidents.

❖ **Managing Member/RME, ■ Oellien Pacific, LLC (OP)**

- Project: **Kapolei Kai Warehouse Condominiums**
- Performance Period: April 2007 to February 2009
- Contact: Daimon Hudson
- Cost of Contract: \$3.7M
- Description: Kapolei Kai was a Design Build project consisting of a 33,000 square foot warehouse split into 10 condominiums. The project included construction from the site work through the completion of the pre-engineered metal building.
- Special Achievements:
 1. The Design Build Contract included new corporate offices and a state of the art roasting and storage facility for the Anchor Tenant Hawaiian Paradise Coffee (HPC).
 2. The Building's Certificate of Occupancy coincided with the Commissioning of HPC facility.
 3. The project was completed with zero accidents.

❖ **Project Manager, ■ Metcalf Construction Company, Inc. (MCCI)**

- Project: **Marine Corp Base Hawaii 212 Housing,**
- Performance Period: August 2003 to December 2006
- Contact: MCBH ROICC
- Cost of Contract: \$50M
- Description: Construction of 212 residential Duplex units to house enlisted families. The project included construction from the site work through to completion of the residential units. Mr. Oellien was brought in as the Project Manager 12 months after the start of construction. The project was behind schedule due to expansive soils not disclosed at the time of bid. The sitework had stalled and the contract buy out had not been completed before the vertical construction started. The working relationship with the Government was adversarial and the Contract was in jeopardy.
- Special Achievements:
 1. Mr. Oellien spearhead a redesign of the concrete slabs to “Post Tension” that was approved by the Government and was developed to permit turnover of the buildings earlier than scheduled thereby permitting early occupancy.
 2. The project was completed with zero accidents.

❖ **Project Manager, ■ Metcalf Construction Company, Inc. (MCCI)**

- Project: **Waikoloa Time Share Units,**
- Performance Period: March 2002 to August 2003
- Contact: Stanford Carr Development
- Cost of Contract: \$30M
- Description: Construction of 168 residential units to be sold as time share units. The project included construction from the site work through to completion of the residential units.
- Special Achievements:
 1. The project schedule was developed to permit turnover of the buildings earlier than scheduled thereby permitting early occupancy.
 2. The project was completed with zero accidents.
 3. There were no significant change orders required. Value engineering efforts paid off for the customer as well as the contractor.

❖ **Project Manager, ■ MCCI**

- Project: Kapolei Marketplace
- Performance Period: January 2002 to December 2002
- Contact: Greg Kreizenbeck
- Cost of Contract: \$8M
- Description: Construction of a shopping center including 70,000 square feet of retail space resulting in 37 stores. Managed the project to ensure the highest level of quality, completion on schedule, and within budget. The shopping center stores were completed early and occupancy was accomplished earlier than scheduled.
- Special Achievements: The occupancy of the stores earlier than scheduled increased the revenues for the owners.

❖ **Project Manager, ■ MCCI and Honsador Lumber Co.**

- Project: **Development and Construction of a wood truss and panel plant**
- Performance Period: October 1998 to July 2001
- Cost of Contract: \$30M
- Description: The plant was developed and constructed to support construction projects in the area. The plant primarily supported the Kona Hawaiian Village residential time-share project. Development and construction of the plant was a first for Kona, Hawaii and provided the community an example for efficiency and cost reduction.
- Special Achievements:
 1. The site plant offered an example for efficiency and cost reduction for the community.
 2. The cost reduction benefited the Kona Hawaiian Village project as well as other projects in the area.
 3. Operations of the plant resulted in zero accidents.

Education:

High School - Graduated Santa Fe High School 1974

College - University of New Mexico - 1 year

Industry Related -

OSHA 10 and 20 hour Course

PMI - 40 hour Project Management Class - Graduated 2006

Computer - Word, Excel, Microsoft Project, Suretrac and P3.

First Aid and CPR certified

Interests:

Navy League member since 1994

Golf, Gardening, Fishing and Hunting

References:

Terry Metcalf - CEO, Metcalf West, LLC - 808-960-3777

Daimon Hudson - Manager, Kapolei Kai - 808-864-3730

John Koga - Owner, KF Enterprises - 808-386-8064