



James W. Oellien

Construction Consultant

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James Oellien is a third generation general contractor and has been involved in the construction management and design build contracting industry for over 32 years. Mr. Oellien has managed large DOD housing projects and private sector commercial projects. Mr. Oellien was one of the original "Light Gauge Steel" Contractors here in the Hawaiian Islands and his projects were nationally recognized for design and use of light gauge steel. Mr. Oellien has built or managed the construction of over 750 light gauge steel homes and has completed over 225,000 square feet of commercial buildings.

Mr. Oellien has been a licensed contractor in Hawaii for 25 years (BC16564). Mr. Oellien has managed several projects for Mr. Terry Metcalf, Metcalf Construction Company, Inc. (MCCI) and continues to have a great working relationship with Mr. Metcalf. Mr. Oellien has built over \$120 million of work (over an eight year period) for MCCI. Mr. Oellien 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

AREAS OF EXPERIENCE

- Construction Project Management
- Government, Commercial & Manufacturing Construction

EDUCATION/TRAINING

- Candidate for Certified Construction Manager through the Construction Manager Certification Institute (CMCI)
- Project Management Institute – (PMPI) Project Management Course (2006)
- OSHA 10-Hour and 20-Hour Courses
- University of New Mexico - 1 Year

CONSTRUCTION PROJECTS

- Kapolei Inline Hockey Arenas (General Contractor)
- Kapolei Kai Warehouse Condominiums (General Contractor)
- Marine Corp Base Hawaii 212 Housing (Project Manager)
- Waikoloa Time Share Units (Project Manager)
- Kapolei Marketplace (Project Manager)
- Development & Construction of a Wood Truss and Panel Plant (Project Manager)

residential buildings. In addition Mr. Oellien 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.

Mr. Oellien's experience consists of a strong emphasis on construction project management, which has 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

- Currently Managing Member, Kualoa Builder's, LLC. - Providing development coordination and construction management of existing projects.
 - Construction Management
 - Primary Clients:
 - HCA Consulting Group International
 - Metcalf West, LLC
 - Hauula Community Resilience Hub

CONSTRUCTION MANAGEMENT PROJECTS

- Oellien Pacific, LLC (April 2007 – April 2010)
 - Kapolei Inline Hockey Arenas (November 2008 – April 2010) – Managing Member / RME of \$7.3 million 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.
 - Value Engineered the project from the bid price of \$8.8 million to the contract sum of \$7.3 million.
 - Kapolei Kai Warehouse Condominiums (April 2007 – February 2009) - Managing Member / RME of \$3.7 million 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.
 - 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).

- The Building's Certificate of Occupancy coincided with the Commissioning of HPC facility.
- Metcalf Construction Company, Inc. (October 1998 - December 2006)
 - Marine Corp Base Hawaii 212 Housing (August 2003 - December 2006) – Project Manager of \$50 million 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.
 - 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.
 - Waikoloa Time Share Units (March 2002 – August 2003) – Project Manager of \$30 million 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.
 - The project schedule was developed to permit turnover of the buildings earlier than scheduled thereby permitting early occupancy.
 - There were no significant change orders required. Value engineering efforts paid off for the customer as well as the contractor.
 - Kapolei Marketplace (January 2002 - December 2002) – Project Manager of \$8 million 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.
- Metcalf Construction Company, Inc. and Honsador Lumber Company
 - Development and Construction of a Wood Truss and Panel Plant (October 1998 - July 2001) – Project Manager of \$30 million development and construction of plant 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.

- The site plant offered an example for efficiency and cost reduction for the community.
- The cost reduction benefited the Kona Hawaiian Village project as well as other projects in the area.