



Community Planning and Engineering, Inc.

Anson M. Murayama, P.E. **Chief Executive Officer/Principal Engineer**

Education

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

Professional Experience

2003 – Present Chief Executive Officer/Principal, Community Planning & Engineering, Inc.
2001 – 2003 Chief Engineer, Environet, Inc.
1997 – 2001 Project Manager, R.M. Towill Corporation
1995 – 1997 Chief Civil Engineer, AMKOR A&E
1994 – 1995 Project Manager, Barrett Consulting Group
1986 – 1994 Project Engineer, M&E Pacific
1982 – 1996 Junior Engineer, Hawaii State Department of Transportation

Affiliations

Member, American Waterworks Association
Member, American Society of Civil Engineers
Member, Construction Management Association of America

Career Summary

As Community Planning and Engineering, Inc. (CP&E) Principal and 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. He has over three decades of engineering experience managing utilities and infrastructure improvements for military, residential, commercial and industrial properties; designing State and County transportation systems; and completing engineering investigations, feasibility studies, and infrastructure master plans. Having managed performance on individual contracts up to \$500 million, Mr. Murayama understands the complexity and importance of successful working relationships with partners, contractors, and reliable subconsultants in delivering high quality, profitable projects and achieving client satisfaction.

Recent project experience

Design-Build Construction

- New NAPA Warehouse, Waipahu, Oahu, Hawaii.
- Fisher Distribution Center Warehouse, Kalaeloa, Oahu, Hawaii
- Consolidated POL PMRF AST, Pump/Motor, Truck Loading Projects, Pacific Missile Range Facility, Kauai, Hawaii

Master Planned Communities

- County of Kauai, Housing Agency, Lima Ola Workforce Housing, Eleele, Kauai, Hawaii
- Department of Hawaiian Home Lands, East Kapolei Master Planned Community Developments, Kapolei, Hawaii



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- Department of Hawaiian Home Lands, Keokea-Waiohuli Residence and Farm Lots, Kula, Maui, Hawaii
- Department of Hawaiian Home Lands, Lalamilo Residential Subdivision, Phase 2, Lalamilo, Hawaii

Highway and Roadway Projects

- Department of Transportation, Sign Retroreflectivity Maintenance, Statewide, Hawaii
- Department of Transportation, Traffic Operational Improvements, Various Sites, Oahu, Hawaii
- Department of Transportation, PM Zipper Lane Extension Feasibility Study, Makakilo, Hawaii
- Department of Transportation, Mililani Interchange Traffic Study, Mililani, Hawaii
- County of Maui, Department of Public Works, Maui Federal-Aid Road Rehabilitation Projects:
 - Wakea Avenue Rehabilitation
 - Kamehameha Avenue & Hina Avenue Rehabilitation
 - Pukalani Street/Lono Avenue Rehabilitation
 - Papa Avenue Pavement Rehabilitation
 - Kokomo Road Pavement Rehabilitation
 - Makawao Road Pavement Rehabilitation

Utility Infrastructure Projects

- City and County of Honolulu, Sewer I/I Relief and Rehabilitation Projects, Windward Area, Oahu, Hawaii
- City and County of Honolulu, Honolulu Board of Water Supply, Lanakila Water System Improvements, Honolulu, Hawaii

Selected Project Experience

Lima Ola Workforce Housing, Eleele, Kauai, Hawaii

Principal-in-Charge for project to design and develop a community that provides a range of workforce housing options, incorporates smart growth principals, fosters social interaction, supports healthy living, allows building “green” and environmentally sustainable, and serves as a prudent public investment for the County of Kauai. The planning phase of the project consists of an environmental assessment (EA), water master plan, 201H Waiver Application, and preliminary engineering. Additionally, CP&E is moving forward with the subdivision and design phase of the project. Services include on-site and off-site engineering for the master planned development and to provide construction services for each phase of build out.

East Kapolei Master Planned Community, Kapolei, Oahu, Hawaii

Principal-in-Charge of Department of Hawaiian Home Lands (DHHL) master-planned community developments in Kapolei, including the 4.0 MG 215-ft reservoir that will provide water service to the University of Hawaii West Oahu campus and approximately 2,500 residential units for the DHHL. The scope of work under this contract includes conceptual master planning, civil design, and the construction of single family residential homestead lots, low-density apartment complexes, commercial properties, schools and the Department’s new headquarters in Kapolei. Responsibilities include administering multiple contracts, consultants, and staffing at every stage of each project.

Keokea-Waiohuli Residence and Farm Lots, Phase 1, 2 & 4A, Kula, Maui, Hawaii

Principal-in-Charge to value engineer the existing subdivision design to make the project feasible for DHHL. Besides accomplishing this goal, CP&E achieved the highest ratio of lots per acre ever designed in the history of DHHL, and greatly decreased infrastructure costs with over 4,000 feet less roadway. Proposed on-site infrastructure consisted of primary and



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secondary roads; water, storm drainage, power and communication systems; and construction of new 200,000-gallon water reservoir. The Keokea-Waiohuli development will provide 66 two-acre farm lots and 320 half-acre residential lots house lots over approximately 400 acres to eligible Native Hawaiians.

Lanakila Water System Improvements, Honolulu, Hawaii

Principal-in-Charge overseeing all engineering, geotechnical, corrosion protection and surveying services for the design and preparation of plans, specifications, cost estimates and permits for the proposed installation of water mains and appurtenances along various streets for the Honolulu Board of Water Supply. Water system improvements within the Metro 180 System and the general Lanakila/Alewa Heights area calls for the replacement of approximately 3,450 lineal feet of 8 and 4-inch water mains.

Sewer I/I Relief and Rehabilitation – Windward Area, Oahu, Hawaii

Principal-in-Charge overseeing this 2012 First Amended Consent Decree Project that involves structural and flow capacity improvements to existing gravity sewer lines and manholes within the Windward Area. These sewer lines and manholes were identified and/or mandated based on various studies, evaluations, condition assessments, flow models, projects, consultant contracts and enforcement actions administered by the City.

Challenges to this project involve work within City easements over private property. During preliminary site investigations, it was observed that some of the size constraints of these areas would make getting construction equipment onto the site very challenging. There also are areas where the sewer line is underwater within Kaneohe Bay. Developing alternatives to fix the problem with the sewer and also accessibility to the sewer will require some creative engineering.

Traffic Operational Improvements, Various Locations, Oahu, Hawaii

Principle-in-Charge for the evaluation and design to improve to various intersections identified by the State Department of Transportation, Highways Division. Improvements consider both vehicular and pedestrian movements. Proposed improvements shall comply with American Association of State Highway and Transportation Officials (AASHTO) – A Policy on Geometric Design of Highway and Streets; AASHTO Roadside Design Guide, Hawaii Department of Transportation; Highways Division's Design Criteria for Bridges and Structures, dated February 17, 2005; Hawaii Statewide Uniform Design Manual for Streets and Highways; Hawaii Department of Transportation Highways Division Design criteria for Highway Drainage, dated February 1, 2001; Hydraulic Engineering Circulars and Hydraulic Design Series developed by the U.S. Department of Transportation; National Cooperative Highway Research Program (NCHRP); Americans with Disabilities Act (ADA); Manual on Uniform Traffic Control Devices; and other appropriate documents.

Kealii Golf Course Cluster, Kapolei, Oahu, Hawaii

Principle-in-Charge for the design of the 66-lot cluster subdivision along the 17th and 18th hole of the Kapolei Golf Course. Services include preparation of subdivision documents, mass grading and construction plans, utility design and layout, grading (mass and fine), design computations, permitting and services during construction.