

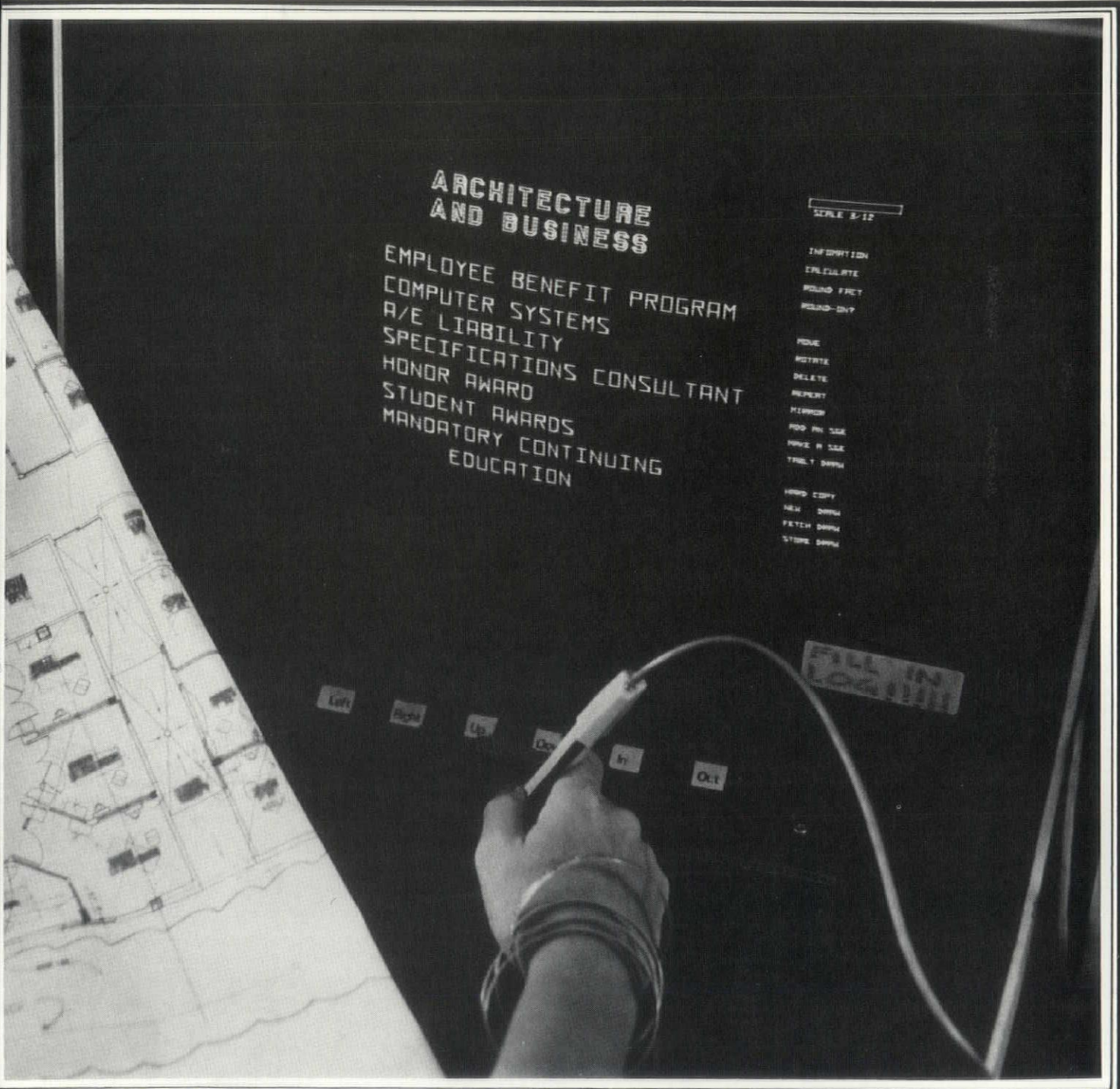
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# HAWAII ARCHITECT

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Volume 9, Number 8

August, 1980

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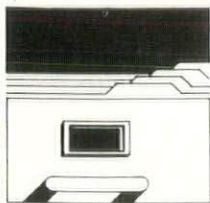
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# The Computer Invasion

by MICHAEL JAMES LEINEWEBER, AIA

*Leineweber is an architect and planner with Belt, Collins & Associates, a division of Lyon Associates. As chief of the technical services department of the firm, he is responsible for implementing a number of information processing functions.*

Both large and small architectural firms are now using computers for a wide variety of information processing applications. These applications are limited only by a firm's perceived needs and subsequent commitment to use the disciplines of information processing in their consulting practices. The term "disciplines" is used advisedly, because successful implementation of virtually any information processing system requires a degree of formality and organization which is often lacking in architectural firms.

A common denominator of information processing systems is information management. If you cannot manage information within the firm, application of computers to the process will simply dramatize inability to define, organize, and use the large amount of information that architectural firms must acquire, process, and produce as instruments of service.

Another desired characteristic of information processing systems is one-time data entry. Elimination of multiple re-entry of information makes possible computer manipulation of this information in a virtually error-free environment. Use of standardized information for proposals, design, details, specifications, and accounting not only enhances the speed and ease of working with this material, but it reduces the potential for error and concomitant liability.

There is a large, and growing, amount of hardware and software becoming available to design firms, even though professional design

firms are a very small part of the computer user community, are relatively small, scattered, and are seldom in agreement as to how they should function. Generally, design methodologies and processes have not been clearly articulated, and without clearly defined programs and algorithms, computers per se cannot begin to provide design solutions.

Responsibility for the management of computer services within a firm is often not articulated. Often the role of computers is badly understood within firms because senior management does not understand how they function, what they can do, and how they can be managed.

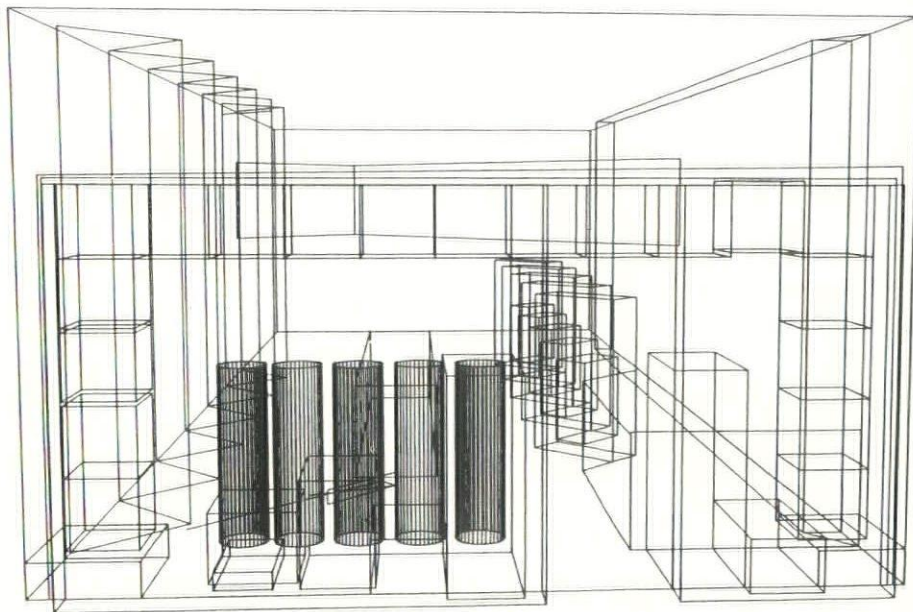
The cost effectiveness of computers has yet to be clearly demonstrated. Virtually no firm using computers can point to money saving situations, and yet many firms, large and small, now appear to be convinced of the need to use com-

puters to process the information needed to manage their operations, remain competitive, and increase or retain their growth patterns and market positions.

Computerized information processing is correctly regarded as the only way of managing the large amount of data required to make management and design decisions. Good information bases and associated computer services appear to be the only way to manage this process quickly, accurately, and consistently.

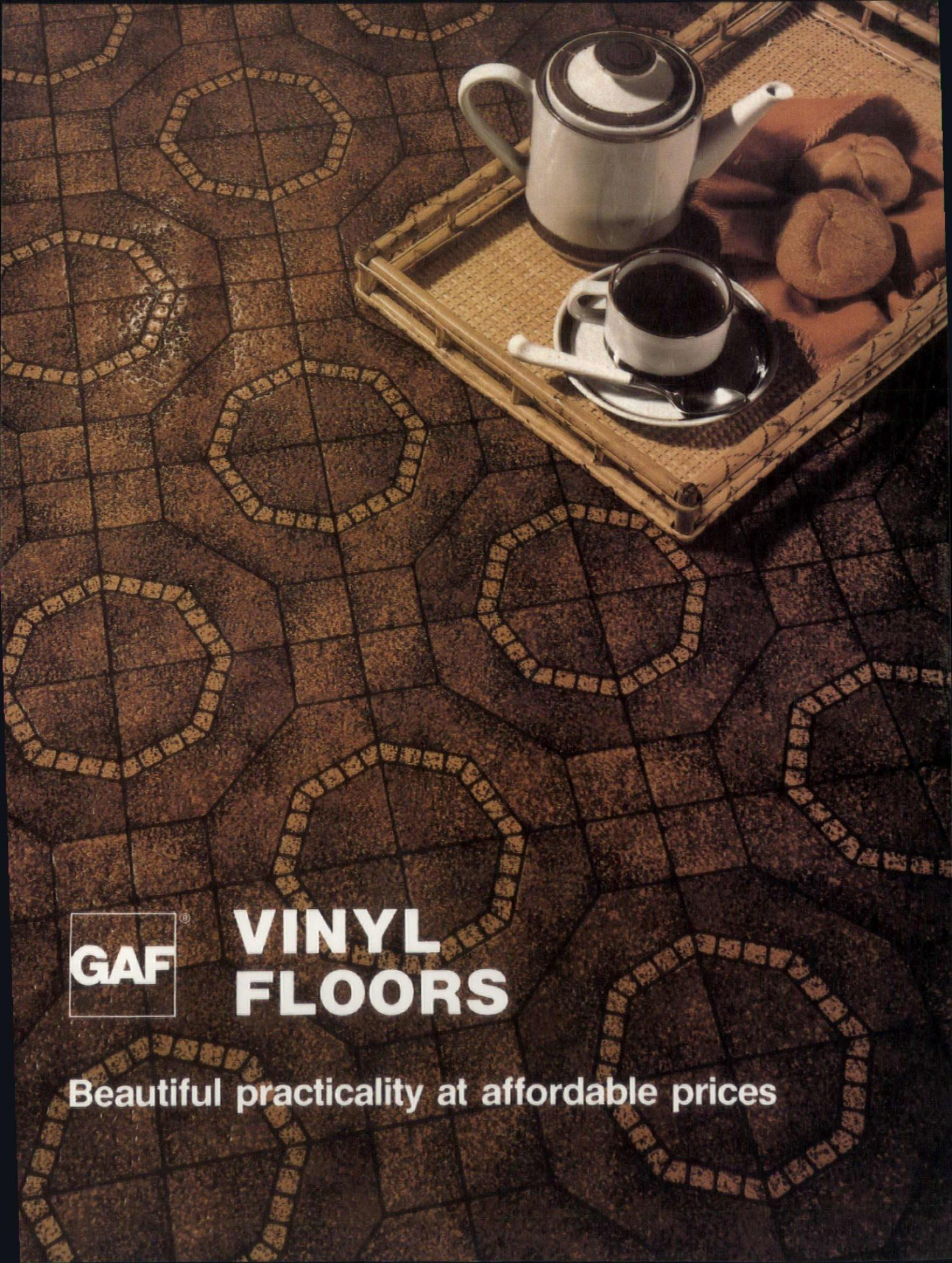
How do typical architectural firms fit into the situation outlined above, assuming there are such things as typical firms? First, unless the top management of the firm is committed to a management philosophy for information processing and associated computer usage, information processing will remain informal, low level, inefficient, expensive, and frustrating to all

**Continued on Page 6**



**Perspective study of interior design elements for a camera shop is facilitated by the ability of the computer to rapidly display the design formation from any point of view.**





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# Computers



Leineweber

Continued from Page 4

parties concerned.

With top level support, computer usage can become a powerful management and design tool, producing user confidence in both a firm's staff and clients. Both a firm and its clients have to believe that the work they are doing, and the way that they are doing it, is the best possible, that they are evaluating all the practical alternatives in a given situation, and that the management and design choices are the best that can be made. This implies a commitment to excellence.

A number of major uses of information processing seems to be emerging for architectural firms. Within each of these major uses there are a large number of special applications which are continually growing. My perception of these uses and their characteristics is influenced both by exposure to the experiences of a variety of other firms throughout the United States, as well as by the experiences of our firm in implementing these uses over the past several years. These

major uses are outlined in the following paragraphs.

Design-using computers suffer to date from a lack of definition of the design process, basic disagreements over what considerations must be made in the design process, and inability of the various architectural, structural, mechanical, electrical, civil, landscape, planning, and other design disciplines to identify a common descriptive data base on which to base their respective work.

Nonetheless, photo mechanical overlay drafting techniques have provided an initial thrust in the direction of a design and production discipline among the design firms that have worked in this context. Given the general representation of design and construction drawings as lines and text, various vector and text generating computer programs are available. Our firm uses one of the early versions of this program software, running on a special purpose computer capable of very rapid processing of the billions of calculations that must be

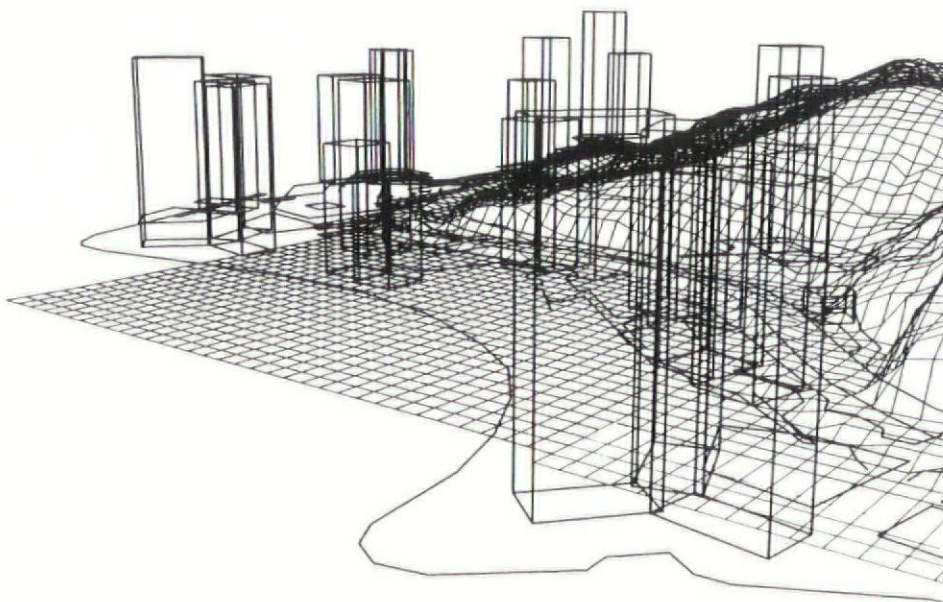
performed to maintain complex line drawings in an interactive design environment.

There are a number of very sophisticated programs, along with the hardware to run them on, continually coming on the market and being enhanced. It is a difficult task just to try to stay aware of what programs are available. Newer programs tend to be more sophisticated than their predecessors, and prices are not dropping dramatically. Likewise with hardware, which continues to become cheaper and faster at the same time that unprecedented calculation demands are placed on it, resulting in no net cost reductions.

In summary, our firm has been using computer aided design programs for a number of years now, and finds that the intelligent application of these programs can free architect and client from the need to manually explore possible plan variations in schematic design. Instead, the architect and client can define the functions to be considered in the schematic design, and prepare matrices to describe the desired relationships between the functions.

These matrices can be organized by floor, by department, or by gross function. Once these relationships are defined and valued they are entered into the computer and processed. The program then calculates an optimal relationship diagram for the functions, based on the agreed upon relationship values. This "bubble diagram" is displayed on a Cathode Ray Tube (CRT), and the architect can then organize and perform additional manipulation of the "bubble diagram" on the CRT before converting to rectangular shapes that represent function or room size previously stored in the computer.

These rectangular shapes are accurate, scaled diagrams that th



Computer generated overlay drawing showing the visual impact of a proposed high density, high rise housing development on existing topography with proposed landfill.



architect can further organize on the CRT, to refine the desired relationships. At any point in this design process, a comparison matrix can be produced from the computer which can show deviation between the desired schematic relationships originally programmed and those actually achieved in the design process.

The advantage of this computer aided design process is that it is fast, accurate, and assures both architect and client that every possible schematic relationship has been considered in the computing process, and that optimal relationships, based on mutually agreed upon quantitative judgments, have been selected for further design development.

Besides computer aided design, production using computers is now an established practice in firms that produce large amounts of construction documents in very short time frames. Characteristically these firms do this with relatively small, stable production staffs, and they make money on it.

For drawings, extensive data base library menus of standard graphic elements are maintained, called up to an interactive working screen, and then arranged in a drawing.

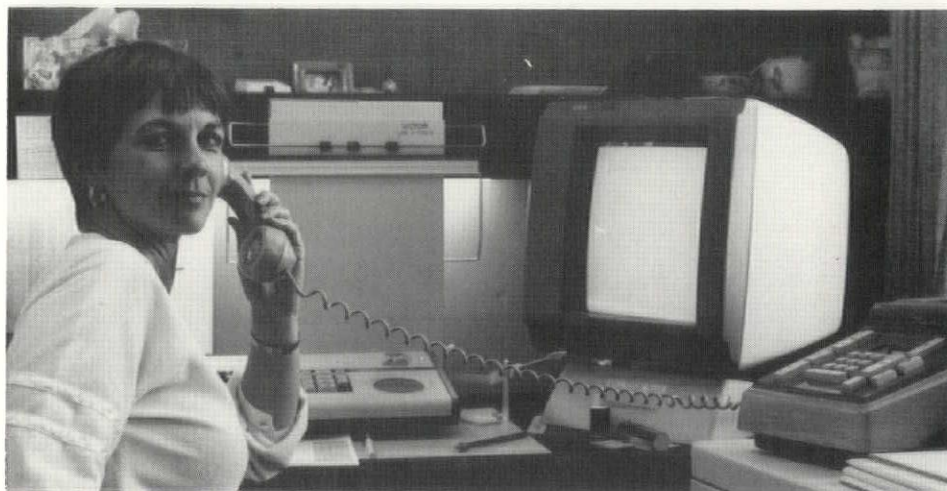
It is still very common to make the first design layout on hard copy, and to digitize this information. The data base of drawn information can then be revised using computer aids through the rest of the production and checking process. Although a lot of raw data need to be stored, it can be done on relatively low cost media (currently magnetic tapes), and transferred to interactive media (currently magnetic discs) for revision.

For large drawings, such as master plans, or for drawings with a lot of information on them, a relatively large computer processor may be required to interactively manipulate the data. These production techniques continue to be refined and integrated with the design phases that precede them.

An additional production area using data bases maintained and edited on computer equipment is that of specification writing. The data base for a traditional sixteen division master specification is currently estimated to require about 100-million data bits.



**Jean Morrison, Computer Services Administrator, instructs Anna Bella Mallari in the use of the wide bed pen plotter for drawing production.**



**Nancy Ahn in the Accounting Department uses an information processor to enter and edit accounting data, transmit and receive it from a service bureau, and for general text processing of related accounting documents.**

This is a large amount of data by current computer standards, but there are practical ways to handle it. One is to store master specifications on in-house media, such as "floppy" magnetic discs, and edit the material a disc at a time to produce a specification tailored to a given job. Another technique is to subscribe to a computer service bureau specification service. This generally has the advantage of getting access to a wide variety of specialized master specifications.

Since our firm offers integrated architecture, engineering, landscape architecture, and planning services to a wide variety of clients, in a wide variety of locations, we have found it advantageous to assemble a project specification on a floppy magnetic disc(s) containing specification sections culled from all relevant computerized data bases. This floppy disc is then edited locally.

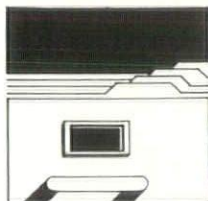
The advantages are that you have local control over the final product, and any subsequent revisions; that you avoid the relatively high costs of editing material while connected to a service bureau; and that you have access to a large, and frequently updated data base of master specifications.

Yet another area of computer services in the firm is in cost estimating and cost control. Very briefly, it can be outlined as follows.

The computerized cost control system that our firm has adopted with great success is based on a series of programs and data bases maintained by Cost Systems Engineers, Inc. This system is designed to provide the voluminous data and calculations necessary for judgment with precision. Construction statistics are tabulated and recalled as experience data that is often

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# Employee Benefit Planning

by M. JERRY GROVES

*M. Jerry Groves is an assistant vice-president with Johnson & Higgins of Hawaii, Inc. A resident of Hawaii since 1973, Groves consults with corporate clients on all aspects of employee benefits, but with particular emphasis in the retirement planning area. Groves received his bachelor's degree in business administration from Evangel College and MBA from Drury College. He is a member of the Western Pension Conference and currently chairs the Public Health Committee of the Chamber of Commerce of Hawaii.*

One of the forces that has given great impetus to the incorporation of businesses is the Internal Revenue Code provisions on qualified pension and profit-sharing plans. Many, if not most of Hawaii's architectural firms are incorporated. This article explores the advantages of qualified plans for the principals of incorporated businesses, as well as other employee benefits popularly provided to Hawaii's employed.

A corporation can deduct its payments from taxable income under qualified plans. These payments are placed in a trust (also qualified under section 501 of the code), and the earnings in the trust are not subject to taxation when earned. Income tax is paid by the recipients on retirement at a time when the taxpayer has additional exemptions and possibly a lower tax rate.

Let's use an example to illustrate the advantages of a qualified deferred profit-sharing plan. Assume that Mark, Luke, and John are shareholders and employees of their own architectural firm in Hawaii. Assume also that the company has five additional employees and that the net income of the company is \$100,000.

If the corporation pays \$20,000 to a qualified profit-sharing plan, the income tax deduction is \$9,600

(assuming a 48 percent rate). The net cost of the payment to the company is \$10,400. The \$20,000 is credited to the accounts of the employees by a formula based on wages and years of service.

Assume that of the total amount credited, \$12,000 is allocated for the benefit of Mark, Luke, and John. In addition to the deduction to the corporation, the amount allocated to them is not included in their taxable income for the current year and accumulates in the trust free of tax until distributed.

The effect of compound in trust accumulating over the years in a tax-exempt trust is a third significant advantage. At retirement, the principals as well as the other employees would receive their benefits when tax rates are usually lower and exemptions are increased. Lump sum distributions from qualified plans also receive favorable tax treatment.

The toughest part about qualified plans is designing and installing them. Once installed according to well thought out objectives, they require much less attention than a corporate tax return.

Design of a qualified plan will usually involve these steps:

- A meeting between the owner(s) and a qualified consultant to find out first of all why a plan is desired, who will benefit from its provisions, how high the benefits will be, and the approximate annual affordable contribution. In a profit-sharing plan, the "cost" element is usually a function of the profitability of the company. Defined benefit pension plans (those which provide a stated benefit based upon service and pay) represent more of a fixed commitment.

- Armed with this information, the consultant is charged with the responsibility of developing alternative plans which fit reasonably well within the objectives. Some-

times a single plan is so apparent that alternatives are not needed or appropriate.

- The consultant presents his findings and recommendations in the form of a report for management review. His report should include recommendations on plan provisions (eligibility, vesting, benefit formula, and other) and alternatives on investment media (insurance company, trust company, or individual trustee arrangement).

Once the decisions have been made on plan design, it can be installed. Installation includes plan drafting, adoption of a trust agreement or insurance contract, filing with government agencies, and disclosure to plan participants.

## PENSION OR PROFIT-SHARING?

A company which has not had a stable period of earnings is usually better off to start out with a profit-sharing plan. The reason is to avoid committing the company to a liability that it may not be able to handle in future years. In addition, profit-sharing provides motivational value that is consistent with company philosophy in its early years of operation. Theoretically, a profit-sharing plan raises employees' consciousness about the importance of and need for profits, causing them to work harder and more effectively and to enhance the success of the enterprise.

On the other hand, a defined benefit pension plan should be seriously considered by a company with a stable earnings picture, especially where the principals have a sizable number of years of past service with the corporation. A pension plan, unlike a profit-sharing plan, can be designed to provide substantial benefits for long service employees who are nearing retirement.

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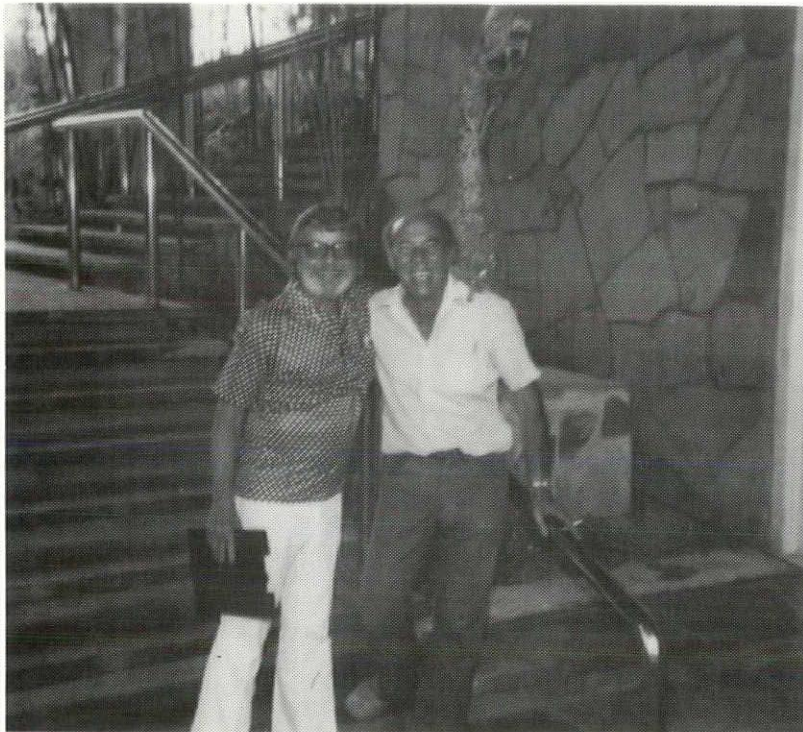
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## Employee Benefits

Continued from Page 8

### THE LAND OF EMPLOYEE BENEFITS

By the end of the current decade experts have estimated that employee benefits will represent at least half of a typical wage-earner's pay. Currently the figure approaches 40 percent of pay for benefits such as these:

- Social Security—which provides retirement, survivor, and disability income benefits.

- Medical Care Plans—offered in compliance with Hawaii's Prepaid Health Care law include insured plans, association plans (e.g. HMSA) and health maintenance organizations (e.g. Kaiser).

- Qualified Pension Plans—usually supplement social security, typically providing a monthly income at early or normal retirement.

- Qualified Profit-Sharing Plans—offered in conjunction with pension or singularly as a means of capital accumulation by participants.

- Thrift Plans—those to which employees make periodic deposits. Those deposits are matched, wholly or in part, by the employer.

- Employee Stock Ownership Plans—a short-time on the employee benefit scene, are an innovative way for employers to share company ownership with employees.

- Group Life Insurance Plans—are almost universal among Hawaii's employers, providing death benefits equal to a multiple (one or two or three times annual earnings). Accidental death and dismemberment benefits and sometimes dependent life benefits are also included.

- Survivor Income Plans—pay a monthly income rather than a flat amount to beneficiaries of deceased employees.

- Dental Care Plans—have already gained wide acceptance in Hawaii, providing preventive, diag-

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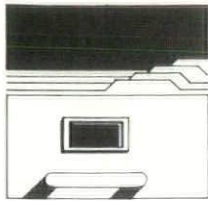


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# Filling the Gap: Specifications Consultants

by ALICE SHELLY, FCSI, CCS

*Alice Shelly has more than fifteen years experience in specifications writing, the last two-and-a-half years as an independent specifications consultant. She has been active in the Construction Specifications Institute (CSI) on the chapter, region, and institute levels and has received numerous awards, including Fellowship in the Institute in 1978.*

Specifications writing in the past 15 years has become a specialized profession within the construction industry. There are numerous reasons for this development, among them the advancing and changing technology, the proliferation of governmental regulations, development of numerous product and trade standards, wide variations of types of construction and design contracts, increasing owner sophistication and input, the impact the courts have had on contracts and their interpretation, complex phasing of projects, the disappearance of architectural representatives from the sales field, time and money constraints at both the design and construction phases, the high cost of money, and in general our fast-moving complex society.

Practicing specifications writers have had to learn their profession by on-the-job training, since there are no degrees offered in specifications writing. In fact, schools of architecture in this country have given specifications little more than a brief mention (maybe one or two class sessions in a four or five-year course). This is changing as more schools are realizing that architects—and engineers—need practical knowledge, and the heavily design-oriented focus is being broadened.

In response to a nationwide study done by CSI three years ago, a curriculum is being developed for

a master's degree in specifications writing. A full semester course in specifications and contracts is currently being offered at various locations throughout the country, and the student response has been enthusiastic.

There is also a yearly certification examination given by CSI in 22 to 26 locations throughout the country, which may be taken by prequalified specifications writers. If you can pass this five-hour written exam, you have the privilege of using the initials CCS (Certified Construction Specifier) after your name.

Some firms are requiring certification as a requirement for employment as a specifications writer now, which is recognition of the validity of the CCS program. Certification requires renewal every three years, to assure continuing specifications competence.

Large architectural and engineering firms have had full-time specifications writers for 20 years or more. Since there were no specifications writers to be hired, often a long-term experienced employee such as an architect or designer was tapped for the job. The office procedure of "cutting and pasting" to put together a project specification was continued, and the specifier learned as he produced.

Along with specifications responsibility came the fringe benefit of being the information resource for construction products, methods, regulations, codes, standards and other related data including costs, local availability, and performance.

This information was obtained by reading vast amounts of printed data, attending new product shows, talking to manufacturer's reps, contractors, suppliers and other specifiers, attending seminars, visiting job sites, observing performance in installed products and sys-

tems, and keeping touch with numerous other sources.

Specifications writing became more highly recognized as a specialty field with the development of automated typewriters, clean copying processes, the advent of the CSI Uniform Format for Specifications and the "Division 1" concept, simplified specifications language, and writing in the imperative mood. Specifiers learned the value of developing master specifications and using them in conjunction with word processing systems, and a new era was born.

Proofreading time was greatly reduced because of the development of office masterspecs containing perhaps 85 percent of what is required for a particular project. The production of a project spec then became a matter of deleting from the masterspec those items, processes, or sections not applicable to the project, adding in those not covered in the master, and making modifications for particular project requirements.

The masterspec is continually updated as each project is developed; document references are changed, new products plugged in, manufacturer's names are changed, new procedures developed, and out-dated or superseded material deleted. This is an essential function of utilizing a masterspec system; it must be kept current.

I've expounded at some length on the large office specifier, what about the small- and medium-size offices? They can't afford the luxury of a full-time specifications writer, the time and money involved in keeping current on specifications data, nor the expense of a word processing system. This is where the specifications consultant fills the gap, at a fraction of the cost.

With adequate advance notice, a professional specifications writer can be employed when the need arises, avoiding the overhead when



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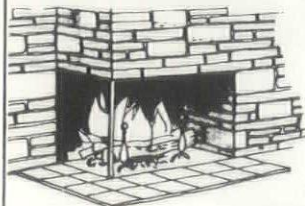
not needed.

A bonus benefit to using a spec consultant is that all the info and updating that have gone on with the specifier's previous clients accrue to you and your projects, by virtue of the continual input of new information both to the specifier and to the masterspec.

There are some of you who are still "writing" your own specifications on an occasional part-time last-minute basis, cutting and pasting from old jobs. You may be thinking, "So what! Nobody reads the specs anyhow, and the job still gets built." If you are doing only residences on a negotiated cost basis, you may never end up in court because of defective specs. On the other hand, if you are doing commercial work with big bucks and big contractors involved, it will only take one lawsuit to make you realize the importance of a good set of specifications.

A good tight set of specs will also help assure that you get the building your client is paying for and the quality of workmanship you want. If your specs are deficient, you will probably get neither of the foregoing.

Specifications writing in today's complex construction industry is a profession in itself, and specifications consultants are filling a needed service for small- and medium-size offices. Each year a few more join their ranks. If you can't afford a full-time in-house spec writer, let a specifications consultant help fill the gap. **HA**



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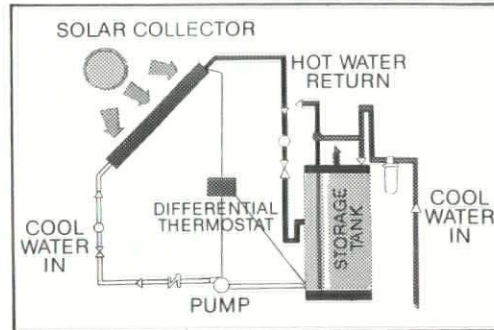
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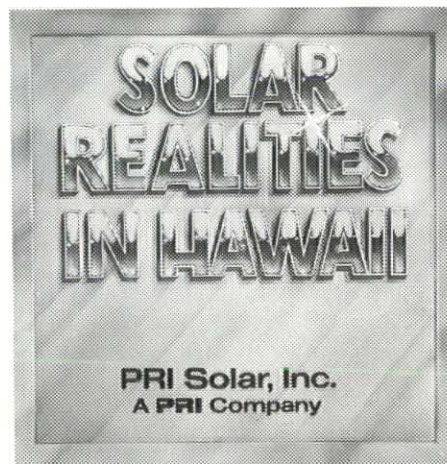
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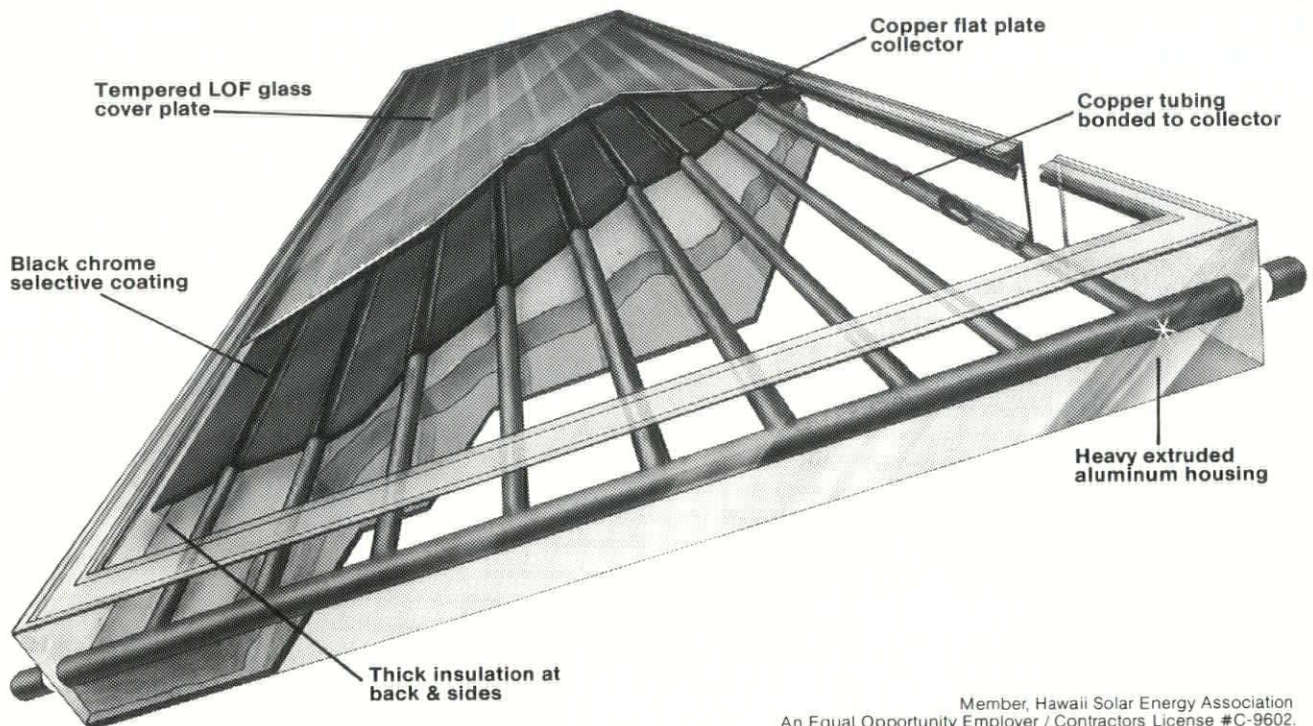


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A/E Liabilities  
A/E Liabilities  
A/E Liabilities

# Liability Insurance May Cost Local Architects Too Much

by GLENN E. MASON, AIA

If a recent survey of architectural firms in Hawaii is any indication, the architecture profession here is paying a lot more for its errors and omissions insurance than it should. The confidential survey, done by the Hawaii Society/AIA, was conducted primarily to "test the water" according to Jeff Freitas, CPA, a member of the investigating committee and an accountant with Media Five. "We wanted to find out what was going on out there."

What was going on was this: Over the previous five years the average defense cost by insured firms was \$2,546 and those firms suffered average losses of about \$1,640 for a total cost to the firms of \$4,186. Over that same period average costs to insurance companies amounted to \$838 for defense and \$2,706 in losses for a total average cost per architectural firm covered of \$3,544.

Over the same five year period the average firm paid out over \$50,000 in premiums to the carriers.

This adds up to what seems to be a huge overpayment for the corresponding return to the firms locally. Could the survey results be distorted by a lack of responses from individual firms with large losses?

"It's possible, but we tend to doubt it," said Gordon Ogata, AIA, head of the committee. "It was emphasized to all firms that the individual responses would be strictly confidential, and we consider the 44 percent response rate to be excellent."

"We consider this a first step. The committee has written all of the five major carriers servicing Hawaii notifying them of our findings and those who have responded are willing to sit down and talk with us about them, privately or in seminar form," Ogata continued.

The local professional liability insurance field is dominated by six firms: Continental Casualty Com-

pany (CNA); Design Professional Insurance Corp. (DPIC); Imperial Casualty and Indemnity Co.; Insurance Co. of North America (INA); Northbrook Insurance Co.; and Lloyds of London.

CNA is the sponsored carrier of the national AIA and Lloyds is often the carrier of last resort: for policies of higher risk.

All carriers base their rates for Hawaii on guidelines established by the National Association of Insurance Commissioners (NAIC) for Zone 6; the Western Region. It is assumed by carriers that the averages for that region can be applied accurately to individual states within that region, although each carrier modifies its rates in relationship to its own records and experiences within each state. This, say some local insurance agents, may be the key to explaining the local survey results.

The eight-state Western Region includes Hawaii, Arizona, Nevada, Utah, Montana, Alaska, Oregon, and California.

Ah-h-h—California. The Sunshine State is so large that it dominates and manipulates the statistics on liability insurance, which would be unimportant if it could be considered "normal" among those states in the Western Region.

Alas, as with so many of its characteristics, California is definitely not a normal state. Tort cases involving design professionals are much more frequent there and the court system itself is much more willing to award larger sums, more readily, to plaintiffs.

An interesting corollary is that architects in California, according to a 1979 study of the California Council members' professional liability coverage, showed that 49.1 percent of those responding were not covered and had elected to "go bare." By contrast, 26 percent of the Hawaii firms responding were not covered. These Hawaii firms

incurred defense and loss costs which averaged \$5,726 over that five-year period.

Going bare may be one solution to the high cost of errors and omissions insurance, but the risks of being seriously damaged by that one big settlement will probably cause most architects to continue carrying insurance of some kind.

The real question for the committee, Ogata says, is how to provide coverage to firms at the lowest possible cost.

This effort can take place over both the short- and mid-terms. Over the longer run the key may be to get the insurance carriers to treat Hawaii as a region itself, according to Maurice Phillips, a highly respected managing general agent with Triad Insurance Agency, Inc. A two-year effort on behalf of the Hawaii Bar Association resulted in professional liability insurance premium reductions of 25 to 60 percent compared to California rate structures.

An effort will be made to take that next step and explore the possibilities of establishing the same type of relationships between local architects and carriers.

Phillips and Alice Reid, of Reid & Reid, a local insurance agent, had several suggestions for firms which might be helpful in reducing their premium loads over the short term as well.

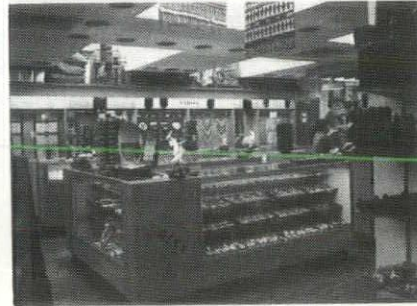
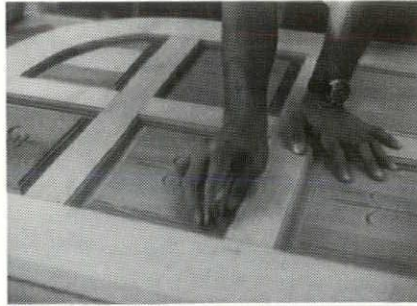
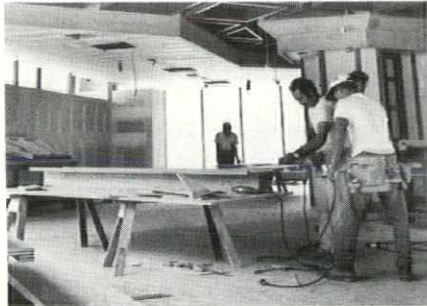
- Use an agent who has handled professional liability insurance before. It is a specialized type of insurance. Ask your prospective agent how many and what kinds of insurance he has written for other design professionals. Phillips estimates there are probably only about nine local agents with experience in professional liability.

- Shop the market every year. Rates of individual carriers fluctuate widely from year to year. If the

Continued on Page 16



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## Liability Insurance

Continued from Page 15

professional has a heavy lawsuit going it is probably wise to stay with the same company, but if the firm is clean, thousands can be saved.

- In shopping around, examine and question each offered policy. Terms may differ from company to company. Get a sample of the policy: note exclusions and how flexible the company would be if the nature of your company or projects changed. Most carriers, for example, exclude work done in China.

- Pass every contract through a lawyer unless it is on a standard AIA form.

- Look at the financial stability of the carrier. All insurance carriers are described in Best Rating as to the value of the policies they have written and what they retain, their history is briefly described, and they are given an insurance rating.

- Take the time to fill out the application forms accurately. They are warranted documents and are attached to the policy. Falsehoods and mistakes can invalidate a policy. Don't copy old applications over and over again and don't leave the work to a receptionist to do in odd moments. There is too much money and risk at stake for that responsibility to be given away to just anyone in the firm.

- Maintain open lines of dialogue between the carrier and your firm. As Reid emphatically pointed out: "What the carrier doesn't know can't hurt the architect." If the firm is contemplating getting into a project different than others mentioned in previous applications, find out what effects that might have. Additional insurance costs, if required, could be billed to the new project.

Some other important influences on rates can be: the fact that some carriers offer a lower rate to firms that use one of the standard specification/contract document formats; the type of work the firm engages in and the amount done in each category; a firm's past record also influences its rating.

The Hawaii Society/AIA Errors and Omissions Task Force is going to pursue the possibility of reduc-



ing overall insurance loads via negotiations with the carriers. Possibilities may include promoting an eventual sponsorship or co-sponsorship arrangement between HS/AIA and one or more carriers.

Until that possibility becomes reality, the guidelines offered by Phillips and Reid can help all design professionals to make sure they are getting the most for their premium dollar. **FA**

## Employee Benefits

Continued from Page 10

nostic, and restorative care of teeth.

- Prescription Drug and Vision Care Plans—usually offered in conjunction with medical care plans.

- Temporary Disability Income—a required plan for most of Hawaii's employers, providing statutory coverage up to 26 weeks.

- Long Term Disability Income—customarily continues a percentage of a disabled employee's income to age 65. **FA**

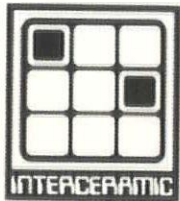
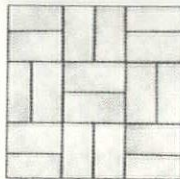
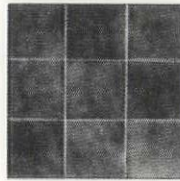
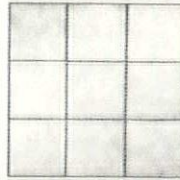
## Proud to be us

Late last year the American Institute of Architects published a profile of its components across the nation. The booklet paints a statistical and graphic picture of the 48 state and 160 local components that responded to the survey. There is a lot of information contained within its pages, but of particular interest to the staff was the fact that only 13 state and four local components published a magazine of any kind. This in spite of the fact that at least 20 have larger memberships and budgets than HS/AIA.

After reviewing many of the other magazines that come across our desks, we also think we are not being blindly egotistic to claim we are one of the best. There, we had to get it out of our systems. Ed.

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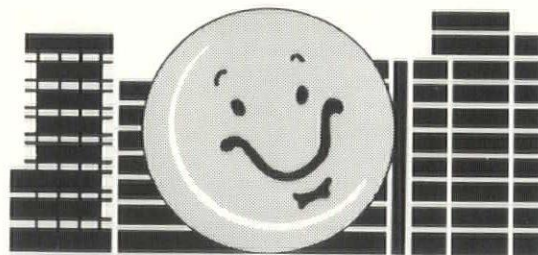
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Laurels

# HS/AIA Awards PROGRAM First Hawaiian Bank Haleiwa Branch

Award for Design Excellence  
by ARCHITECTS HAWAII, LTD.  
Photos by DAVID FRANZEN

## PROJECT

First Hawaiian Bank, Haleiwa Branch

## LOCATION

Haleiwa, Oahu, Hawaii

## ARCHITECT

Architects Hawaii, Ltd.

## STRUCTURAL ENGINEER

Dimitrios Bratakos Associates, Ltd.

## MECHANICAL ENGINEER

Lars Sorensen

## ELECTRICAL ENGINEER

Douglas V. MacMahon, Ltd.

## CONTRACTOR

Harold Y. Ishii Contracting Co., Ltd.

## BID DATE

March 1976

## CONSTRUCTION PERIOD

April through November 1976

## PROJECT DESCRIPTION

Lot Area	15,625 sq. ft.
Zoning	R6/B2
Ground Floor Area	3,055 sq. ft.
Mezzanine Area	995 sq. ft.
Total Building Area	4,050 sq. ft.
	(not including 10 ft. deep eaves)
Building Height	23 ft. 9 in.
Construction Type	Wood frame

on reinforced  
concrete foundation

Exterior Siding	Flush T&G Cedar
	resting on
	exposed aggregate
	planter walls

Interior Partitions	Gypboard on
	wood studs

Roof	Flat concrete tile
------	--------------------

Interior Floors	Carpet for Officer's
	Platform, sheet vinyl for work
	spaces and T&G oak for bank lobby

## COSTS

Architectural	\$140,000
Structural	121,000
Mechanical	61,000
Electrical	40,000
Miscellaneous	8,000

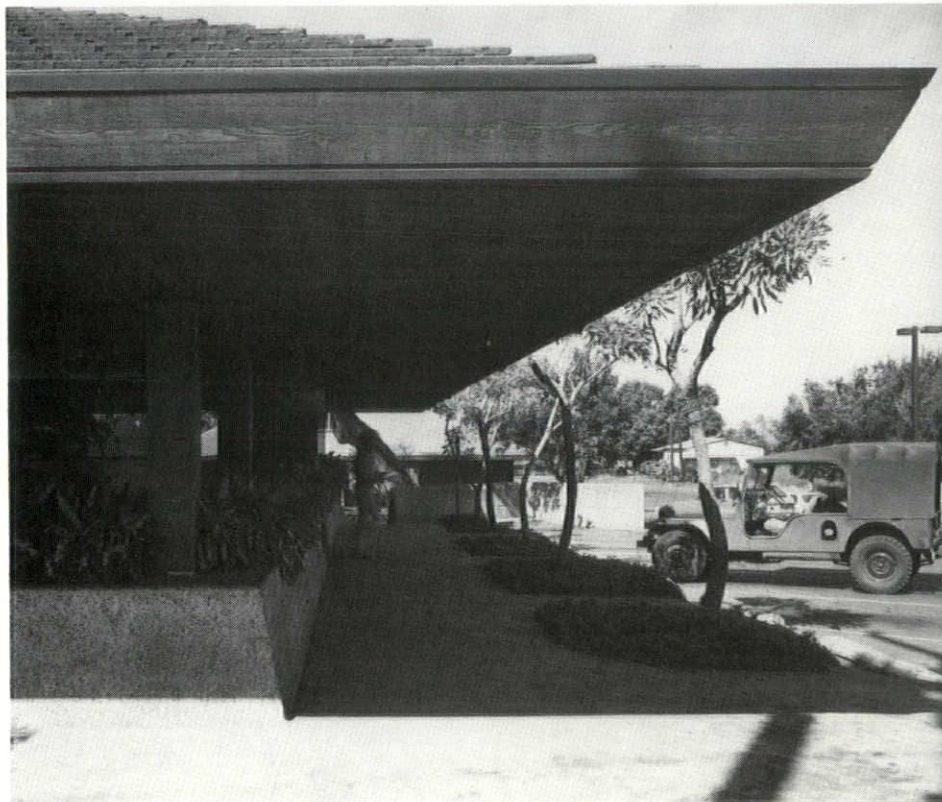
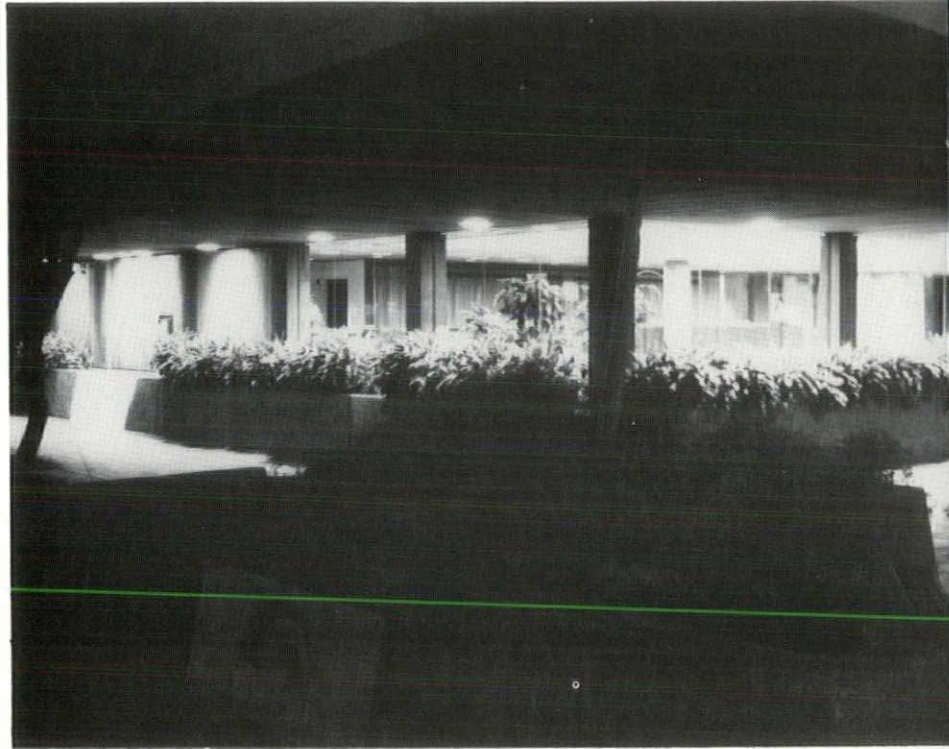
Total Construction Cost	\$370,000
-------------------------	-----------

## COST PER SQUARE FOOT

\$91.35

## PROJECT REQUIREMENTS

The client wanted to expand its branch bank facilities from two to eight tellers and to increase the administrative and staff areas accordingly. The new facility was to provide parking, night depository, and an attractive landscaped area for the public. The bank requirements would also include a lounge area for the employees.



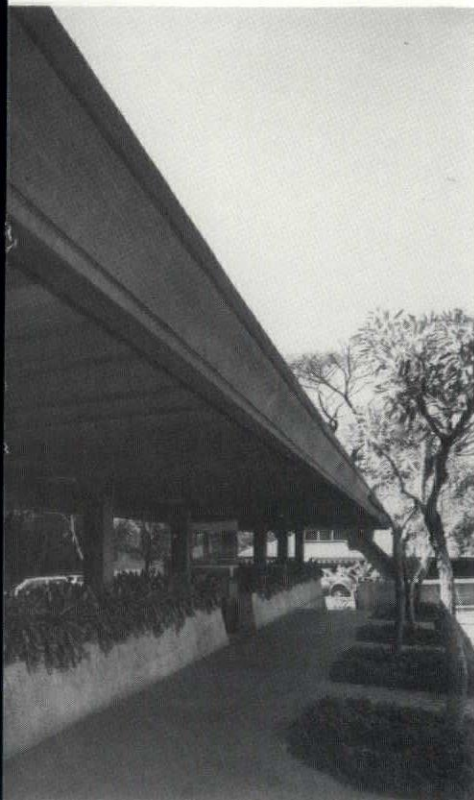
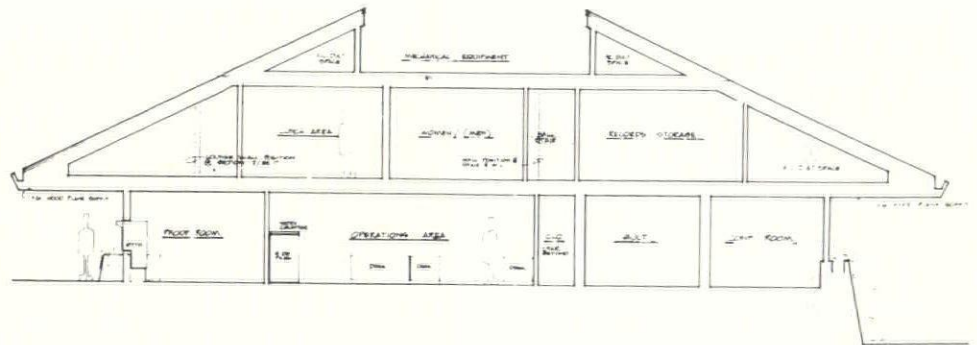
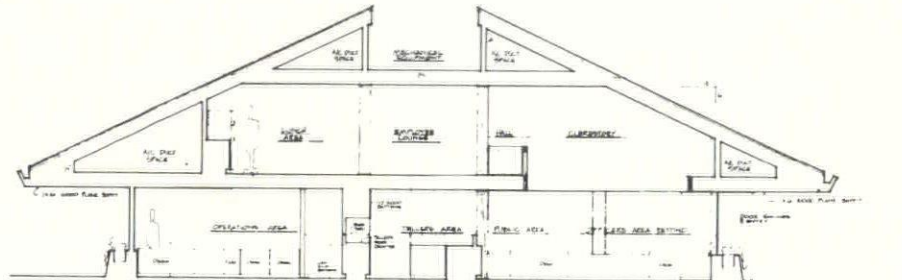
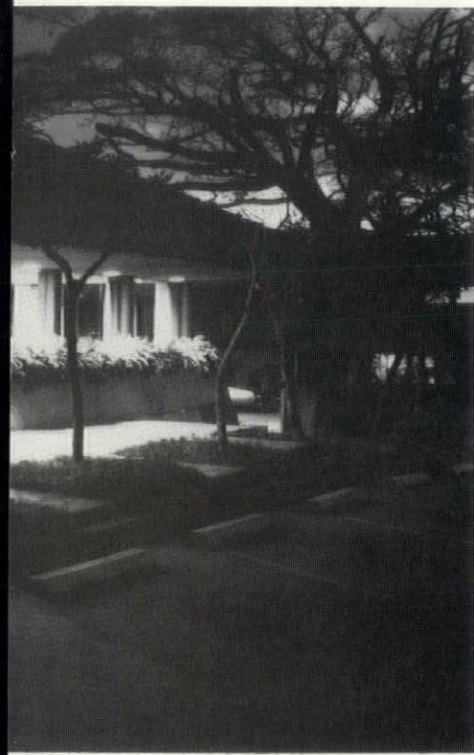


## JURY COMMENT

A form giver for the entire community recalls the character of the old bank roof. Attention to detail extremely well done. The integration of exposed aggregate in exterior and interior, horizontal and vertical surfaces and forms is excellent, separation of public functional areas well done.

The volume created by roof form extremely well thought out with large volume in public areas and recapture of the volume created by roof into two levels of service activities.

Detailing consistent, well studied, intersection of dissimilar functions excellently blended by sensitive attention to materials, their intersections.



## DESIGN CONCEPTS

Since the existing bank building was such a strong part of the Haleiwa community, the client chose to move to another site for the new facility and utilize the local landmark for other functions. This 50-year-old, 800-square-foot building served as the type model for the new structure. Warm materials, traditional forms, and residential scale were all put into a modern context to serve today's banking needs while retaining the same sense of informality that the old building had.

Deep eaves were used to shade the exterior for a more inviting appearance while keeping energy costs down. The exposed aggregate concrete base rises out of the exterior paving giving the building a strong connection to the ground which gives it a solid, perma-

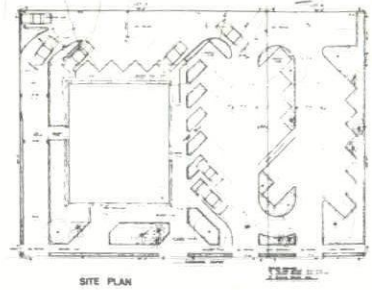
nent look. The large area of butt joint glass opens the exterior up to make the small space seem larger. Most importantly, the massive roof form retains the scale of original and allows the two levels within to read as one from the exterior.

Extensive use of flush joint cedar siding was used on both the interior and exterior to recall the older commercial buildings in town. To further associate the building with its predecessor, photo murals of old Haleiwa town and the old building itself were used on the interior. As a special feature, an old vault door was re-used for the new vault to give it a more traditional look. To accommodate bus riders, the paved area on the street side was increased and benches were incorporated into the garden sign.

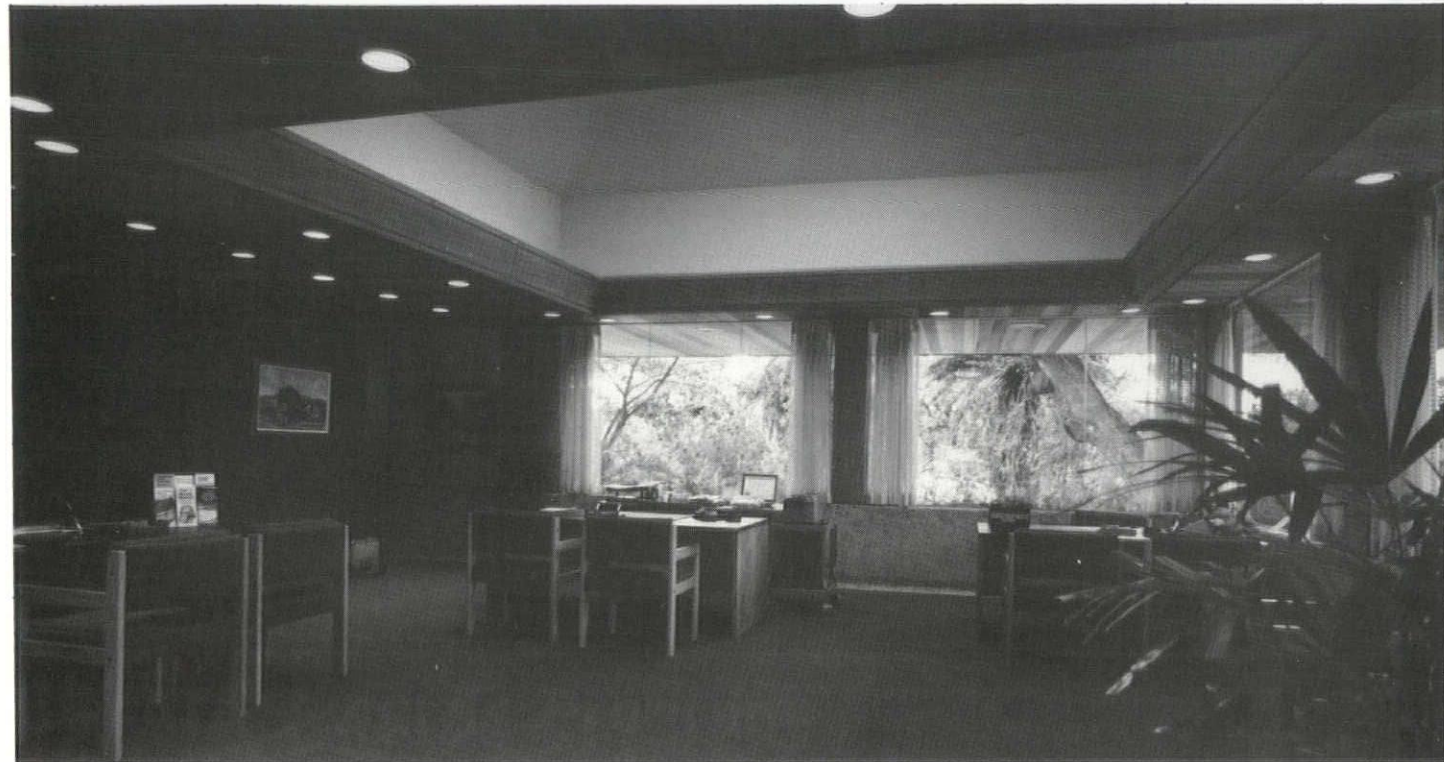
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# HS/AIA Awards Program First Hawaiian Bank Haleiwa Branch

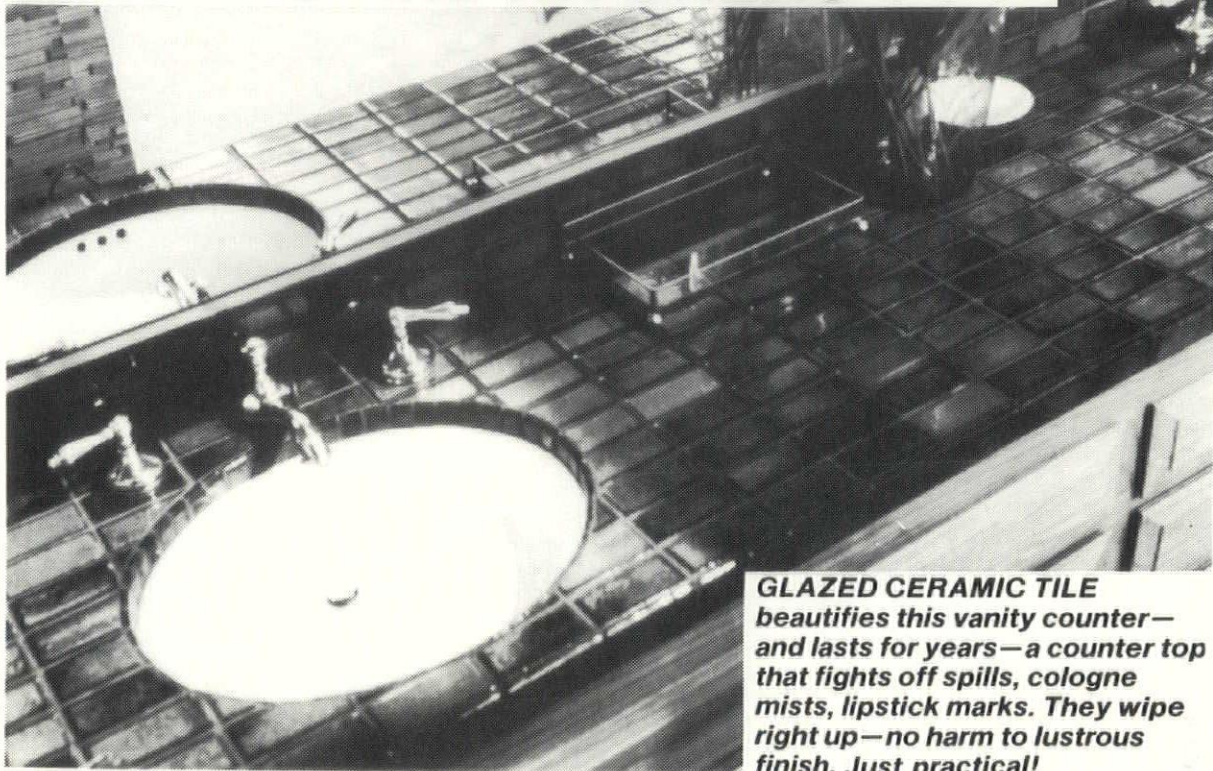


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# CERAMIC TILE COUNTER TOPS IN BATHS AND KITCHENS . . .



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S. Kunishiga Tile 734-3340  
Lani's Tile Co. 235-1144  
Logan Tile Co. 262-5754  
Nan-Cor Tile Company 488-5591

Pacific Terrazzo & Tile Corp. 671-4056  
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Sato, Robert Ceramic Tile 841-8811  
Tidy Tile 833-3042  
Wichert Tile Ltd. 955-6631

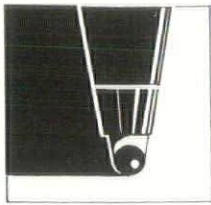
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& Terrazzo  
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Commentary

# Mandatory Continuing Education?

by E. ALAN HOLL, AIA, CSI  
GILLMAN K.H. HU, AIA, CSI

Continuing education is a fact of life in the architectural profession. Without it, the architect atrophies and drops from the mainstream of practice. The architect's daily interaction with clients, contractors, suppliers, his staff, and the general public is ongoing continuing education. His awareness or lack of expertise in a specific practice area usually creates the motivation for seeking additional knowledge, formally or informally.

The marketplace furnishes

additional incentives to maintain currency with the state-of-the-art. To fail to do so means to decline. Gradually, the demand for his services falls and, ultimately, he ceases to have a viable practice. The process is self-cleansing.

Consequently, if the question refers exclusively to "formal" continuing education such as courses offered by colleges and universities, professional societies and private organizations, our position is—No.

Mandatory "formal" continuing education, as the single qualifying prerequisite for relicensing or recertification, favors an elite group—those architects who have both time and money to invest in continuing education courses. What about those architects who are employees rather than employers, or those who have small practices—the vast majority—for whom several days absence from


Continued on Page 33



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(Inflation Quotient)

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Turning lights off and on uses more electricity than leaving them on.

Yes  No



**Answer: No.** The act of switching a light on or off doesn't itself use electricity; it's the light bulb that uses the electricity and it doesn't use any more than usual when lighting up. If you have any questions about the efficient use of electric lighting in your home or business, call us at 548-3511.

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Electric** 



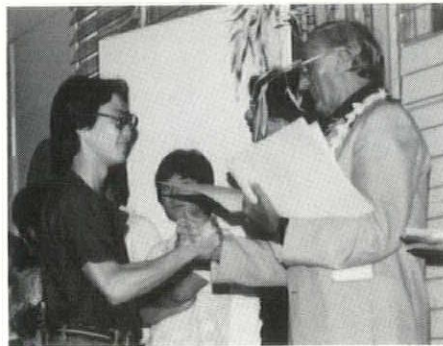
Laurels

## Student Awards 1980

Photos by STANLEY WONG



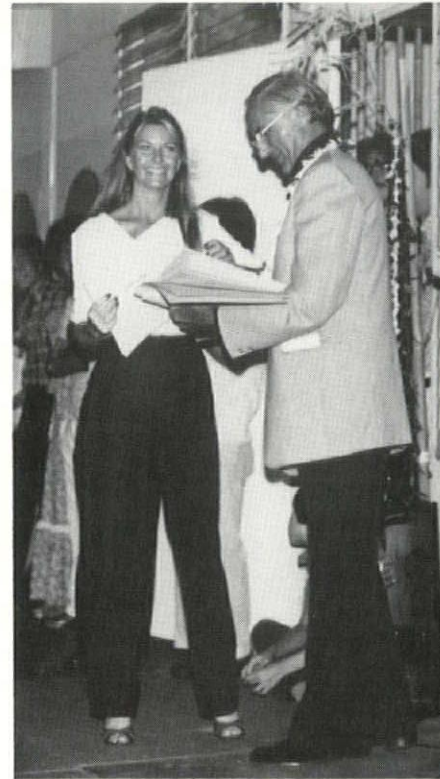
The awards ceremony elicited rapt attention from the audience.



Paul Sakai received two awards for 200-level projects.



Brian Shiraki, receiving an Honor Award for a 300-level residence project.



Ann Hind was given an Honor Award for her senior group project; an office building.

HAWAII ARCHITECT



Great Moments in Student Architecture was the theme of the 1980 Student Awards Program, held for the first time at the University of Hawaii's newly formed School of Architecture. That theme was upheld, according to Paul Ma, one of the judges for the event. The jurors were impressed with the work of the students and felt that the many changes the school has gone through in the past few years definitely have been reflected in an improved quality of student work.

Lisa Fox, co-chair of the event for the second year, pointed to significant changes in the program format which she felt were contributory to its resounding success this year. Beginning with last year's program, the money allocated by HS/AIA for the program, previously used for cash awards, was, through a collective decision by the students used to defray the cost of the program. Students and HS/AIA members were invited to attend at no cost, and about 180 were present.

Another aspect of this year's program reflected the continuing vitality of the local Associated Student Chapter of the AIA. Between January and May of this year the 150 member organization renovated the former library facilities into a student lounge, which became the focus for the awards program.

Wesley Obaka and Lloyd Arakaki, who, Fox said, were primarily responsible for the success of the project, were the recipients of awards for outstanding leadership and service from the School of Architecture.

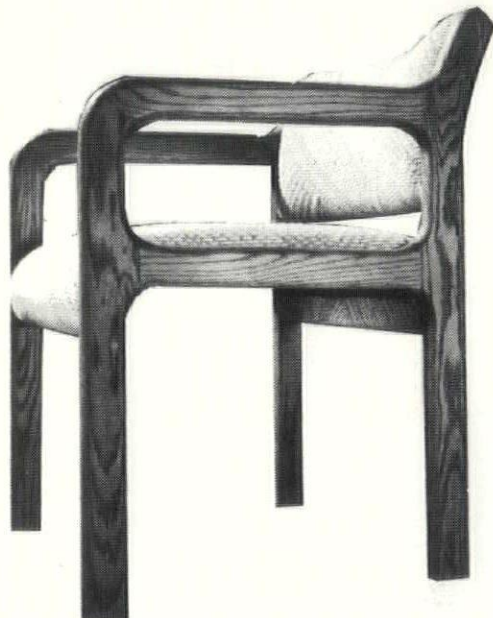
In addition to Ma, a designer from Chapman, Cobein, Desai, Sakata, Inc., the other judge for the awards was Joyce Noe, AIA, of Noe & Noe Architects. Faced with a room full of entries, they selected the award winning projects after two long nights of work. Society President Jack Kipman, AIA, presented the awards on behalf of the Hawaii Society. **HA**

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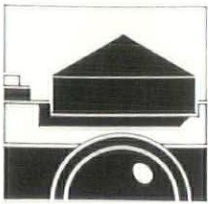


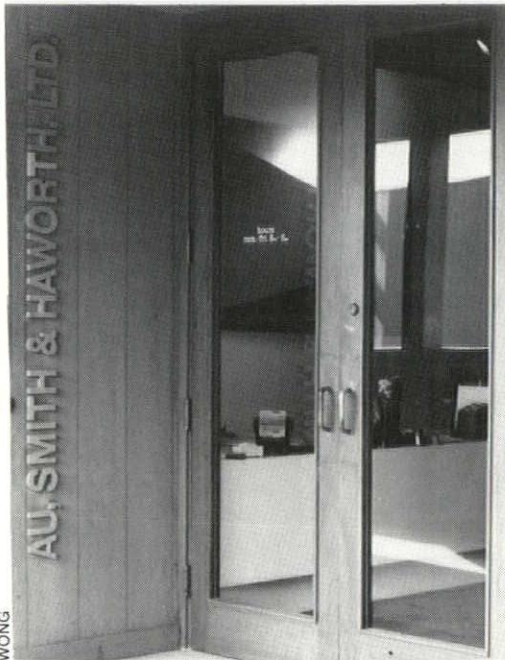
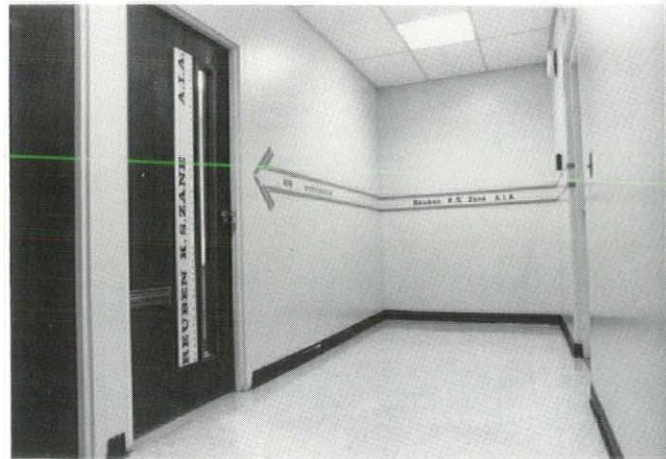
Photo Feature

# First Impressions

A look at how some offices visually greet their visitors. Design diversity illustrated.



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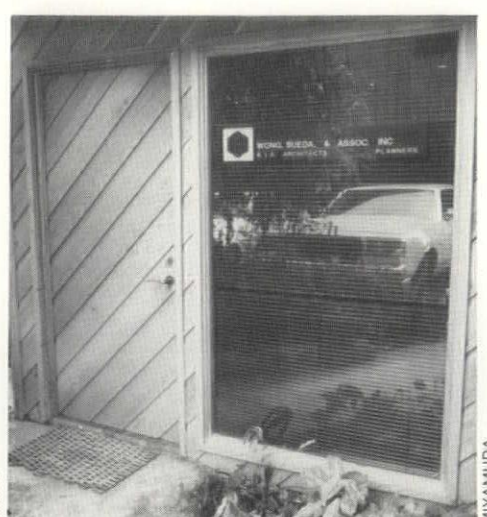
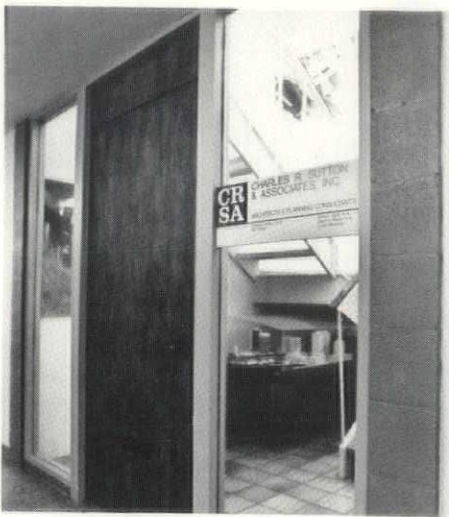
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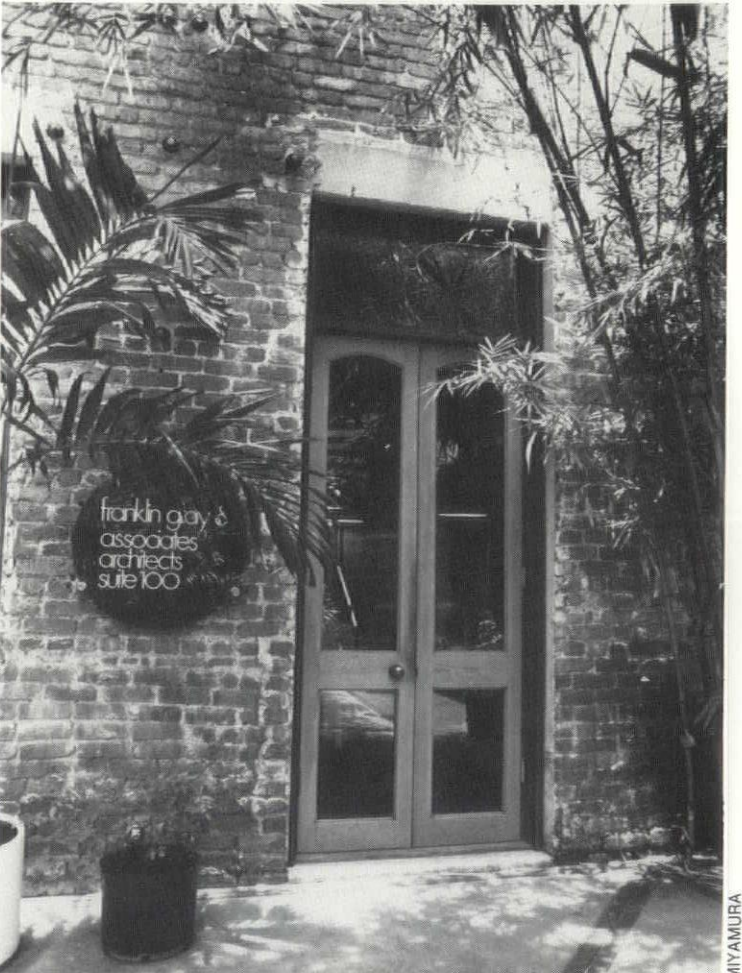
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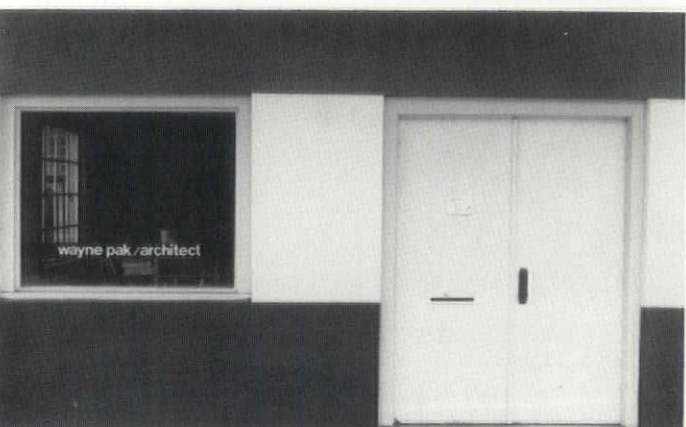
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WONG



MIYAMURA

MIYAMURA



WONG



# Computers

Continued from Page 7

otherwise unobtainable.

This cost data is of particular importance in the planning and design stages, prior to bid and construction. All costs involved must have a common unit of measure, a common man-hour requirement, and a common economic base. The computer makes it possible to gather this information and average it as a common data base of detailed information with which to build other cost references.

Eight cost levels have been developed to manage construction cost estimates, from the budget determination and initial construction cost feasibility studies, to the detailed construction cost estimates that can be used for analy-

ses of trades, bids, change orders, and associated job cost accounting.

The last area that I want to touch on in this article is computer-aided management of time, cost, and personnel within a professional design firm. These three elements are absolutely critical parameters of a firm's ability to produce a job. Lack of any one, or mismanagement of time, cost, or personnel can eliminate both service to the client as well as profit.

In this area then, managers are turning to the use of data based information and computers to manipulate these data. The process is driven by the demands of the marketplace for increased

services and efficiency at competitive costs. Like it or not, we are in an era of competitive provision of professional services, and firms, especially larger ones, must compete in terms of accelerated time frames, lower costs, and professional expertise.

The ability to manage all of these areas in a large firm requires the use of a lot of information. Much of what could formerly be done by a single strong manager must now be delegated to a team of managers. It is essential that all managers in a firm are using consistent text and data that are available to them in time to be useful for manage-

Continued on Page 30



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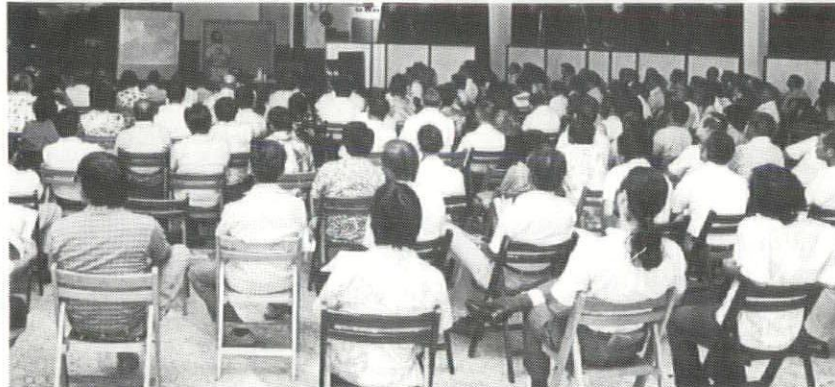
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## Computers

Continued from Page 28

ment decisions. This information must be machine processed in order to remain accurate and timely.

Our firm has approached the integration of text and data processing into a concept of information processing. Text processing was introduced primarily for editing purposes, but has evolved into other areas which resemble data processing. A text processor was installed in mid-1979 in the publications and technical writing section. This section and our computer services section are part of our Technical Services Department, which was responsible for the introduction of the technology.

Previous computer experience guided the selection of text processing equipment, with a crucial consideration being communications. While there is a continuing need for text editing and production of copy, a multipurpose machine could also enhance our data processing capability. We also needed to link our Honolulu headquarters office with other offices of the firm on the mainland and overseas. There have been hardware and software problems in reaching our present installation level, but here are some success stories:

- The Accounting Department is running both payroll and time and cost accounting systems using information processing terminals. Data is entered offline onto floppy discs, edited, and then sent via dial up line to a local service bureau. Output is communicated back to disc from the service bureau, and then printed as desired. At other times the terminal serves as a word processor for typing of other accounting related documents.

- The computer services section helped to develop programs for the text processor that match and merge data bases and prepare reports. The Architectural Department has an extensive equipment



Inventory for the Tripler Army Medical Center addition/alteration project. This inventory lists all equipment specified for each room of the facility. This data base is relatively large for the text processor to sort and match quickly. Programs in the text processor produce intermediate documents for proving the validity of the data base and editing offline. The information is then transmitted to a service bureau, where a main-frame computer is used for sorting and report generation.

• More than a dozen text processing machines have been installed, four with communications options. Inevitably, the problems that plague all fledgling computer installations cropped up in the text processing area. Discs proliferated. Filing conventions used by previous operators were difficult to interpret. Questions arose regarding the length of document retention, disc and document filing, and use of backup discs. Recognizing the need for a disc management system for text processing, the computer services section met with

operators in various departments. We have now adopted a text processing request form, file formats, naming conventions, and standardized procedures.

• The staff librarian now uses bibliographic query and retrieval programs, and the technical writing staff has programs that can retrieve information on the firm's project experience from a data base, and then print that information on the required federal forms. Any information that must be reformatted and used over and over is now processed on this equipment.

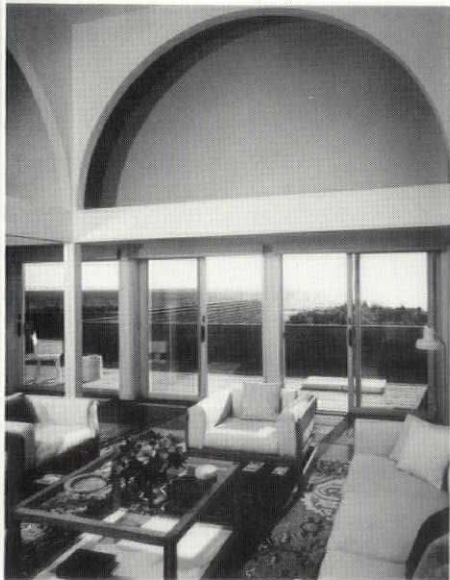
• Text processors serve as specialized small computers. For certain applications, they serve as terminals, while for others they can function as stand-alone units. Most important, these machines are "friendly." They are easy to operate and require no knowledge of special computer language. A number of people in the firm are self-taught "casual" operators. With the processing units presently installed, a problem now is that these so-called casual operators must schedule time to get on the

machines, which are usually free during primary operator breaks for lunch or coffee, and before and after regular work hours. Many casual operators would like to have low-cost desktop terminals available now.

Every day, information is being recorded electronically. Once in that form, new applications become feasible. With the increasingly low cost of disc storage, and the automatic capturing of data as a by-product of information processing, cost/performance is being enhanced.

We have started on the path of office automation, using the concepts of one-time capture and subsequent machine processing of information. We are only in the prototype stage of this process, and will need many more devices to effectively process information throughout the office. More importantly, we will need to continue to develop people in the firm, and in society as a whole, who understand and appreciate the discipline of information processing. FA

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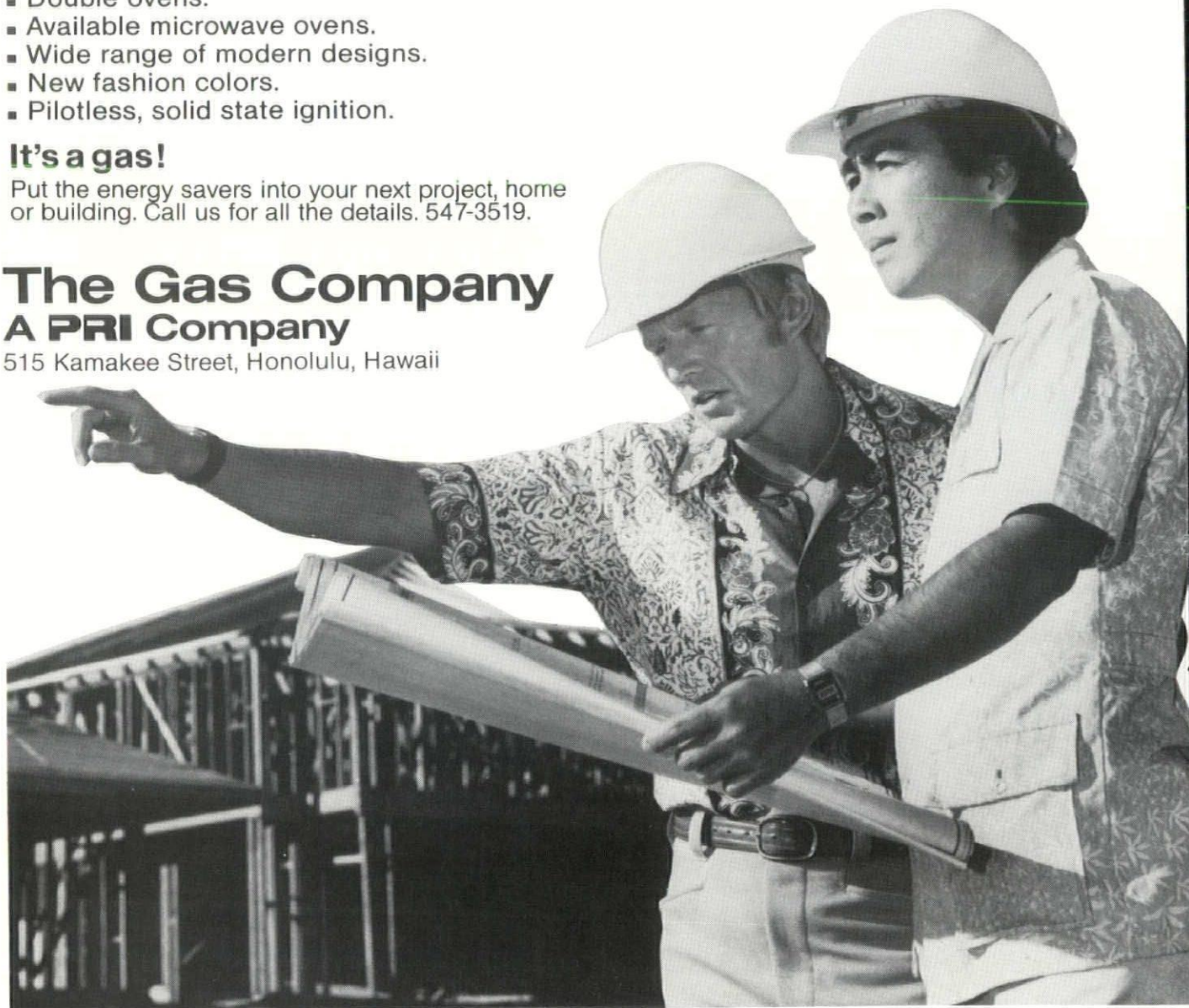
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# Continuing Education

Continued from Page 22

the office is an impossibility? Obviously, a combination of continuing education experiences, quantified and qualified in some way, as proposed by AIA or by NCARB (with greater emphasis on monograph testing), is more equitable and less elitist.

But why the emerging emphasis on continuing education as a prerequisite for license renewal?

Is the profession attempting to limit its numbers on the basis of requalifications or, what is evolving in some states, re-examination? Perhaps.

Is the public-at-large genuinely disenchanted with the profession? If so, will the results of mandatory continuing education actually eliminate their disenchantment? We think not. There will always be the mediocre, the average, the above average, and the exemplary.

Mandatory continuing education, as a prerequisite for re-licensing, will only establish *minimum* requirements just as the initial licensing, process-experience, education, testing, and interviews—do now. Most architects would agree that years of experience, following initial licensure, are required to fulfill a goal of professionalism.

Experience, the school of hard knocks, that constant, internal continuing education an architect experiences in his daily practice is what develops competency. It certainly is not exclusively the ability to attend continuing education seminars or classes. Nor is it the ability to take and pass an examinations.

Is it the public at large, the general consumer, who is demanding requalification through continuing education? Or, is it a coalition of special interest groups?

- Legislators who are responding to a very vocal minority?
- Bureaucrats who look upon

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## Continuing Education

Continued from Page 33

recertification as means to create a greater demand for their services (or non-services)?

• Educators who recognize a severe lessening in demand for their services because of a declining birth rate and are seeking to create new demands or markets for their skills?

It is probably all of these and then some.

Rather than establish recertification requirements within their bureaucracy with their increased costs to the applicant or to the tax base at large, we would suggest that the effort be directed towards the public, who spends most of their lives in or surrounded by architecture.

Public awareness of what is mediocre, of what an acceptable level of expectation could be, of what services an architect can actually provide, would create a demand for excellence in architecture. This should create a demand for excellence which would far transcend any minimum standards established by a regulatory body.

If the public were educated to demand a higher level of service and professionalism, the marketplace would not only be self-cleansing, but would become self-purging. HA

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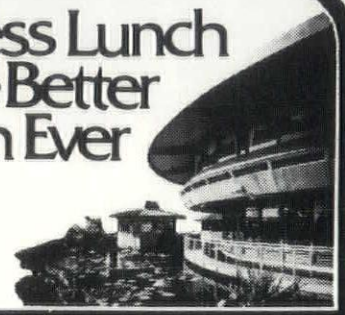
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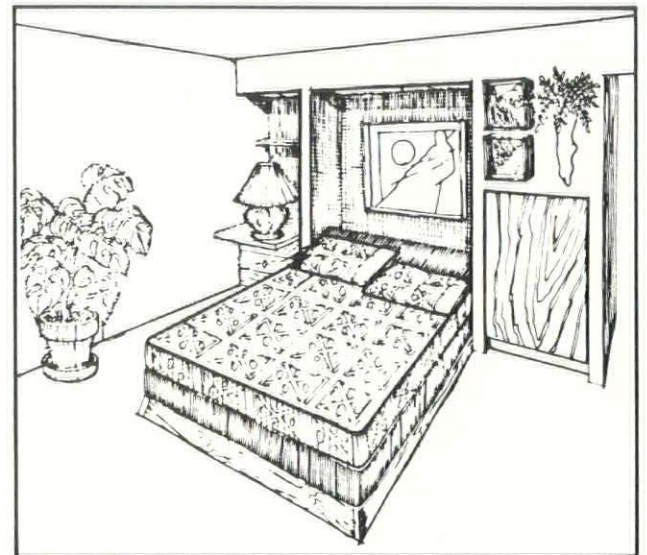
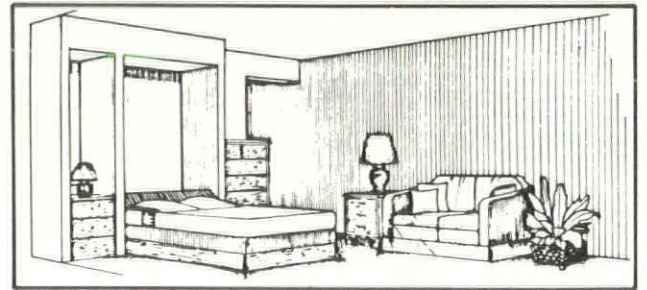
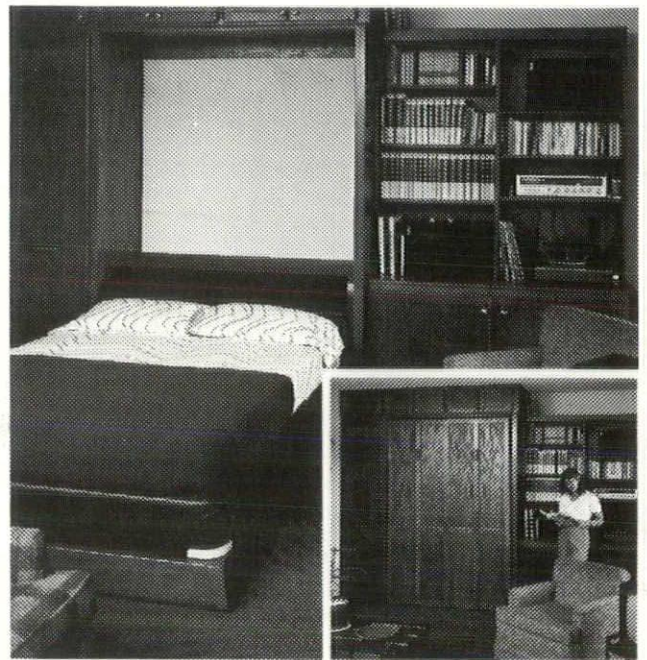
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