

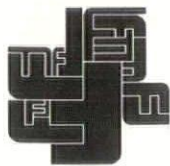
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HA

HAWAII ARCHITECT

5/77





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5/77

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sarily reflect those of either
the Hawaii Society or the AIA.

MAY, 1977

1976 HS/AIA Merit Award Sasaki Residence

Edward Sullam, FAIA & Associates

OWNER:

Mr. & Mrs. Raymond Sasaki

ARCHITECT:

Edward Sullam, FAIA
& Associates

LANDSCAPE ARCHITECT:

Walters, Kimura
& Associates

CONTRACTOR:

Yoshida Brothers

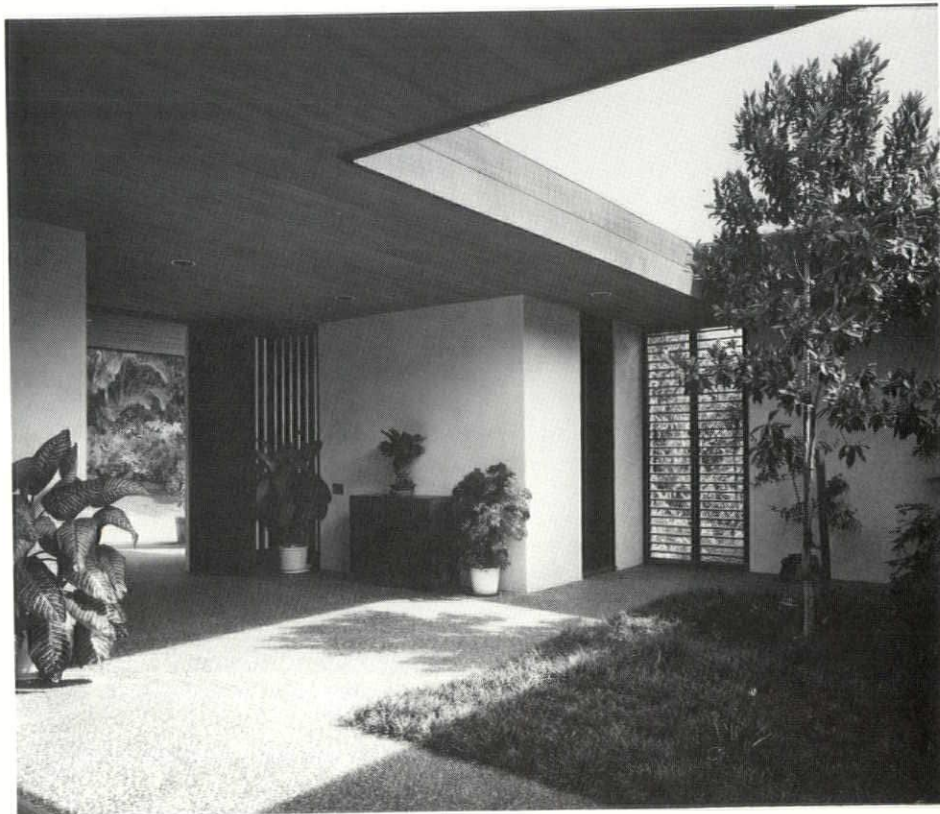
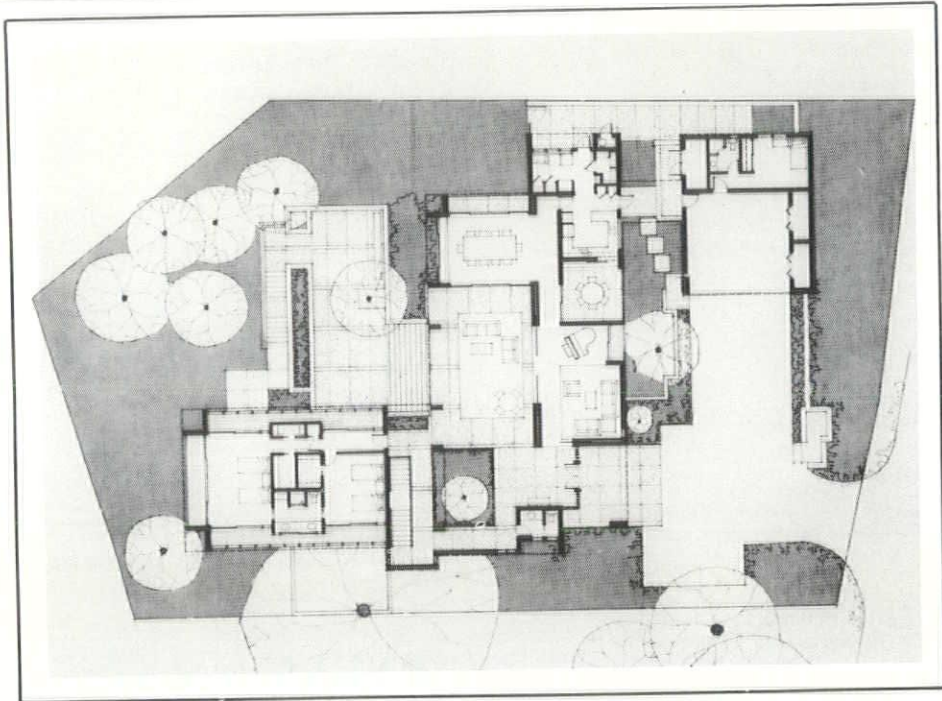
As Honolulu becomes a denser urban community and as land prices and building costs continue to escalate, this design, among others, will represent a passing era in custom residential architecture.

The Site — 15,000 square feet in an old residential area with mature growth close to Downtown Honolulu.

Site Assets — 270-degree views from Diamond Head through Downtown Honolulu and Punchbowl to the Waianae mountains.

Owner Desires — A house with the maximum feeling of space, open gardens, cooled by breezes, and completely private.

Solution — A plan with three basic elements: a detached carport, a living/dining wing and a two-story bedroom wing all connected by large lanais, screened decks, covered walkways and broad terraces resulting in a feeling of spaciousness, connection to the courtyards and gardens, coolness and total privacy.





1976 HS/AIA Exhibit Award Brandon Residence

Wayson Chong, AIA

Project:

A residence

Site:

Manoa, Honolulu

Architect:

Wayson Chong, AIA

Cost:

\$23 per square foot, 1971

Size:

Two-bedroom,
one and a half baths,
split-level living room
and separate dining
room areas.
Preplanned for future
expansion for
additional bedroom.

Contractor:

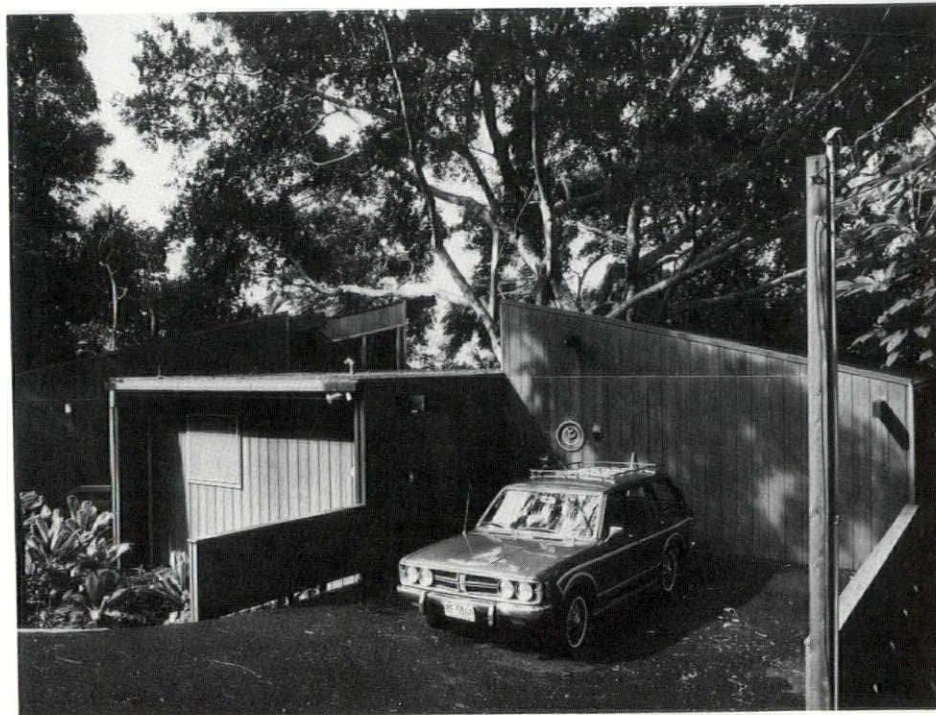
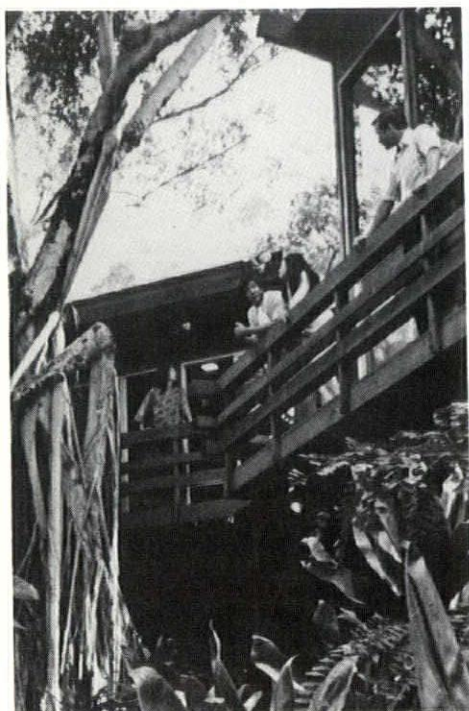
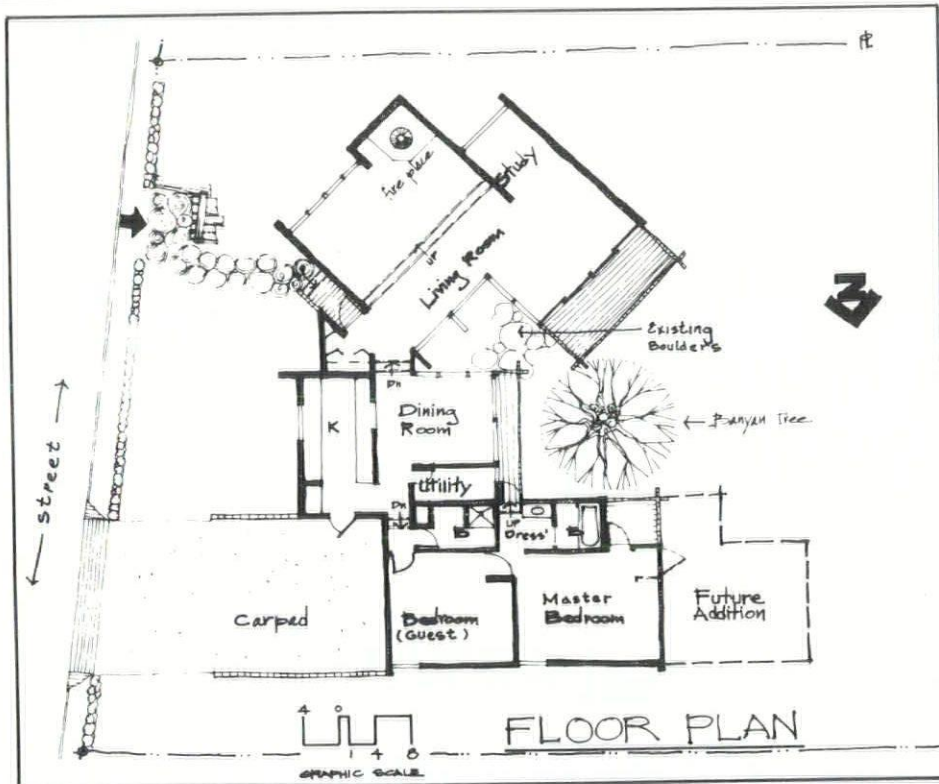
L&S Construction Co., Inc.

Initial contract:

October 1970

Completion:

November 1971



Problem — To preserve all major trees, boulders and existing walkways of a larger estate, and to create a structure compatible with its rugged site using an existing large banyan tree as the focal point of the design.

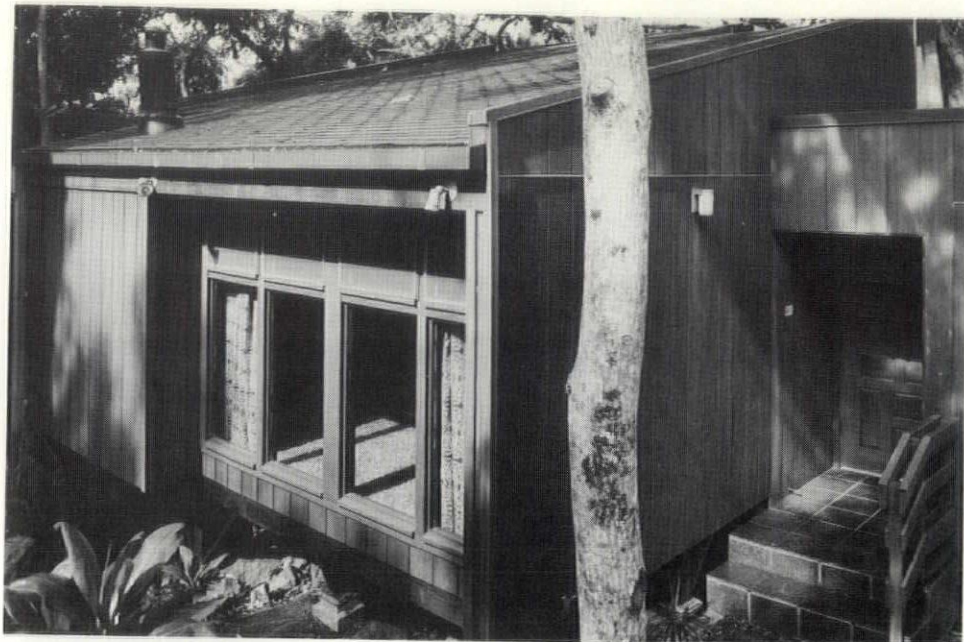
To provide complete privacy for the owners, both visual and aural.

Accommodate natural ventilation throughout the house.

Site — The site is a long steep lot in Manoa valley. Originally a part of a larger estate, the parcel is abundant with trees and boulders, as well as walkways from the original larger estate.

A large, spreading banyan tree predominates the site. It was this banyan tree which became the focal point for this residence.

Solution — All efforts were directed toward preserving and using the major banyan tree as the focal of this home. All major spaces view the tree and each space has it's own deck which reaches out toward the banyan. The design utilizes straightforward forms with strong detailing, shed roofs, redwood siding and heavy, rough exposed beams inside and out.



Photos by
Angie Salbosa Photography
and Wayson Chong

Housing Trends in Hawaii

Leineweber is an architect with the firm of Belt, Collins & Associates, a division of Lyon Associates.

by MICHAEL JAMES LEINEWEBER, AIA

This article takes the form of an interview with Bruce Stark, one of the more successful members of the local developer community.

An unusually candid and articulate individual, Stark came to Hawaii in the early Sixties and "made it" in the development boom that followed statehood.

The interview took place in April of this year, at Stark's offices in the Wailana Building adjacent to Canterbury Place, of which he is part owner with Robert Pulley and which is currently under construction. Generally, the topics we tried to cover included typical sizes of units, costs, costs per square foot, remodeling and restoration as an alternative to new construction, impacts of codes and regulations, energy conservation, cost control, management of the construction process, and finally, marketing the product.

HA: On the question of average size of residences, is there an average size, or do you mix sizes to meet a spectrum of the market?

STARK: Basically we have concentrated on designing apartments that are about 800 to 1,000 square feet for one-bedroom units. Now that's large for a one bedroom — but we're also dealing in the very upper part of the market. We found a lot of people just can't quite fit themselves into a 500 to 600 square foot unit. I think the resistance is more psychological than real. They can't get used to that size and they want the bigger living

room, the bigger bedroom.

At Canterbury, we're talking close to 1,000 square feet for the one bedrooms and in Iolani they're 1,000 or very close to that, and with the lanais they're well over 1,000. At Yacht Harbor Towers we did have one small one — about 650 square feet — but otherwise they all were about 800, 900, and over 1,000 square feet.

So the last three projects that we've done, with the exception of Diamond Head Vista where we did small units, have all been very large one bedrooms. We're catering to that part of the market.

The two bedrooms—we just don't think you can get by with less than 1,100 to 1,200 square feet inside, and that's livable space.

HA: You're talking in terms of "can't get by" in terms of sales resistance?

STARK: Yes. In our price range, if we're going to do the quality we're talking about, the people certainly are willing to pay an extra \$5,000 to \$10,000 to get the additional square footage so they can bring their oriental rug and the grand piano as well as the furniture that they're in love with. If you start trying to do two bedrooms at 800 square feet, and I've seen some, it just doesn't work for the kind of clientele we're aiming at.

I have to say that there's been one exception in the last few years, and that's Diamond Head Vista. But we thought of Diamond Head Vista as a resort-oriented, second-home condo-

minium. We were a little fooled. There's a huge number of local people living there — and it's made up of young people, basically the young marrieds and singles, a lot of them in the airline industry. The park's there, the beaches are there, it's got good views, and the units are very nice — not big, but affordable. For them it's something if they reach a little bit, they can make. And they love it.

But with that building we didn't think we were going for the luxury market. It's a great location but it's surrounded by a cruddy environment — all the slums and stuff. The views and the location warrant doing something very luxurious, but the environment doesn't, and you just can't take that gamble.

But we now have two bedrooms in there just under 1,000 square feet, 990 square feet net livable, plus lanais, selling on the upper floors at \$100,000.

HA: That's very impressive.

STARK: Isn't that something? And it's not centrally air conditioned. The appliances and the cabinets are all very middle line, nothing is top line, but that really says something. Those apartments, with few amenities, are selling close to \$100 or over a square foot.

Now we're selling Canterbury at \$130 a square foot, and it's selling very well — 65% sold. We're selling Iolani at about \$100 to \$120 a square foot, depending where. But that's top, top quality too. It's just as good as Canterbury or Yacht Harbor Towers.

Continued on Page 11

HAWAII ARCHITECT



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Amount you receive at maturity	PURCHASE PRICE			
	6 Year Bond	4 Year Bond	2½ Year Bond	1 Year Bond
\$10,000	\$6,376.58	\$7,482.85	\$8,502.56	\$9,417.69
\$ 5,900	\$3,188.29	\$3,741.43	\$4,251.28	\$4,708.85
\$ 2,500	\$1,594.15	\$1,870.71	\$2,125.64	\$2,354.42
\$ 1,000	*	*	\$ 850.26	\$ 941.77
	7½% Annual Interest	7.79% Annual Yield	7¼% Annual Interest	7.52% Annual Yield
	6½% Annual Interest	6.72% Annual Yield	6% Annual Interest	6.18% Annual Yield

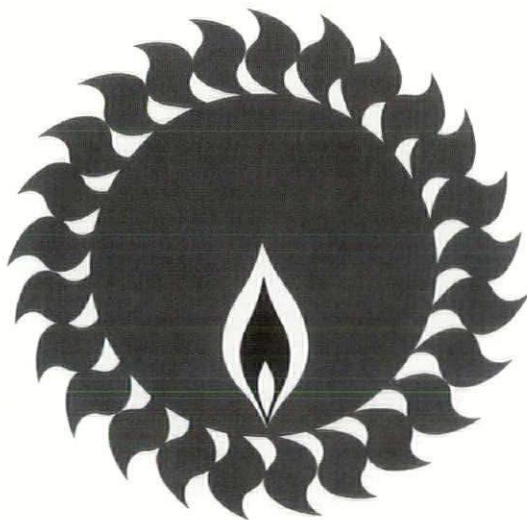
*Not available due to Federal regulations.

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Our Engineering Advisors: Charlie Bazell, Mark Hertel (Solar Systems) and Ed Inouye.



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Housing Trends in Hawaii

Continued from Page 8

HA: Just locationally not quite in the center of things.

STARK: It has some advantages locationally. It's very quiet. There's nothing out in front of you except the school and then the golf course, the canal, and you have 200-plus acres of guaranteed open space.

HA: That's an asset nowadays.

STARK: Basically we're continuing to design to what we consider the owner-occupant market. We're hoping to do another project soon and that would be even bigger units yet. The two bedrooms would probably be 1,500 to 2,200 square feet. In fact, it's on the drawing boards right now. It's called Admiral Thomas, it's right next to the art academy. It's somewhat controversial, but I think the controversy is not adamant.

Between the church and ourselves, we have designed a building that will be one of the greatest assets architecturally this community's ever seen. It's going to make that site 10 times more exciting than it is now, certainly aesthetically more attractive.

We're going to open up the view corridor even more than it is. Tearing out all that junk, our building will be set way back and angled behind the church itself. I think it will be very nice.

HA: That's interesting. You basically are not trying to do gap group housing or apartment housing. You're aiming for a particular market.

STARK: We don't want to design apartment buildings to be sold

primarily to investors because while investors do buy our product, they buy because they realize that if they do, they can afford to hang on to it for a couple of years. Even if they lose money because of the negative cash flow, they can make money.

The appreciation is significantly greater on that kind of a product than it is on a \$40,000 cheapie. Where's that going to go? It can't go anywhere. I think Yacht Harbor Towers points out the worth of appreciation. If you go back to the early days, take a look at what's happened to the Ilikai. For it's time, those were great units.

HA: I remember everybody thumbed his nose at those things when they came out, saying, "You can't sell those places for \$30,000!"

STARK: And two-bedrooms as high as \$40,000. But now they're selling for \$200,000. Quality will always sell. It pays to do good quality. I guess there is a market for the less expensive things, it's just that I can't get my ego involved. I can't get excited about doing it.

HA: There's a market because there's a large number of people who can only afford them.

STARK: With a mass market, yes, but I'm dealing with less than 5% of the marketplace. And that's the part of the market that doesn't go away. It doesn't go up and down so much because people who have money sometimes make a little less when times get tough, but they still have money and they can still buy things.

They'll still buy the new cars, the new houses, a new apartment, they'll still go out and buy clothes.

HA: To change the subject — how about remodeling? That's interesting, since you're redoing the FAA building. Does that have a new name now?

STARK: We're just going to call it by the street address . . . We just decided to name it 1863 Kalakaua Avenue. If we get a super major tenant, we might name it after them.

It is renting out very well. We thought about the building and I guess our thoughts have proved to be true. We said, "Look. There are no office facilities in Waikiki except for Bank of Hawaii and the Waikiki Business Plaza — and a bunch of substandard junk, which is sort of sandwiched into hotels and apartment buildings."

If we could do this as a really first class office building, we think that there are an awful lot of travel oriented businesses who would love to get into a good building. We're over 30% leased, and if we can get the two major tenants we're looking at, we're well over half leased. The FAA hasn't even moved out yet.

I'm looking to be 60% leased by September. I think that's achievable and 60-65% leased is about break even.

We bought the building at a very favorable price so we're spending \$1 million to \$1.2 million to bring it up to the stand-

Continued on Page 12

Housing Trends in Hawaii

Continued from Page 11

ards we think people will want. We want to enclose the ground floor, which will be more rental space, and would give our tenants a first class entrance, while right now they have nothing, just a wind tunnel.

Remodeling may be something you're going to see a lot of in the future — especially in Waikiki because with the Waikiki Special Design District it is so hard to build anything new. I have a feeling you'll see a lot of remodeling projects, people taking existing buildings, revamping and upgrading them.

HA: What about landscaping?

STARK: Landscape them if they've got room. Some of the existing buildings were built awfully close to the sidewalk. We're lucky with the FAA building, it was set back very nicely.

HA: There's quite a lawn space in front of it.

STARK: We're going to improve that a lot too . . . We have some fabulous ideas about landscaping that front. More trees, big trees.

HA: How did you study your market for the FAA building?

STARK: We did a lot of gambling really. Sometimes in our business we do things scientifically and other times intuitively. But the FAA building deal I looked at from a real estate point of view, and the price that we could buy it at was so attractive, it was hard to believe you could lose.

We could rent very competitively in a good location with a basically sound building which

needed some fixing up. Even with a lot of office space being built downtown, that's not competition for our location. Nothing new could be built in Waikiki.

HA: Only at great cost and hassle.

STARK: Right, with that Special Design District we feel we had a little special niche in the marketplace. We didn't have time to do any surveys before we bought it. We just bought it. We did the surveys later. Our surveys gave us some encouragement that we could rent it out.

HA: Some surveys in Waikiki put commercial and business space at a premium.

STARK: You're going to have a lot of commercial space when the Bishop Estate project is finished—and the commercial plaza deal. We plan to do another one in Waikiki too, we're just coming out of escrow on a very major property in Waikiki. This will have some commercial space. I can't tell you much more than that.

HA: That commercial space is especially good for the tourist market. What other development areas are you considering?

STARK: All the red tape and bureaucracy and the uncertainty that you have to go through are absolutely incredible. The first thing I look at when I look at a deal is what am I going to have to go through, and a lot of deals I reject out of hand.

I won't even talk about them because I know the political, the red tape, the bureaucratic problems are so significant. It just

isn't worth the risk. That's why I'd rather buy existing stuff and remodel it, I guess.

While buying existing and remodeling does create some jobs, it doesn't create anywhere near the jobs that building a new building would. Right now there's no incentive to tear down the junk and build something new.

HA: Do you feel that remodeling is more labor intensive, as opposed to new construction? I suppose it depends on the extent of the remodeling.

STARK: Certainly what we're doing to the FAA building isn't.

HA: It's not labor intensive—it's painting, cosmetic, clip-on fixtures?

STARK: Our plans are very simple. We're doing the lobbies, and obviously there'll be quite a bit of work done inside for the new tenants as they move in. Let's say our total budget is \$1.2 million. But to rebuild a building like that, to start from scratch, you'd be talking \$4 million to \$5 million. That's a generation of new jobs, of new activity in the marketplace.

Something is going to have to be done to streamline the building system because there are very few developers left. I gave a speech one time called "The Developer, the Vanishing Species." You know — we're in danger, we need to be protected.

HA: You gave a very good speech at the AIA convention two years ago, I remember. It was something like that, that the climate had become such that



Bruce Stark and Secretary

the . . .

STARK: It's just getting worse, it seems to me. I don't see any major improvements and now you've got the Governor talking about controlling population and between the Governor and the City the attitude is that the people don't want anything to happen.

What's going to happen to architects? Are they all going to go out of business? Are they all going to move away? Where to? They're going to move to the next boom area, wherever that might be.

HA: That's a good question because as I read it, we have the same things on the mainland. New York State developers are just screaming bloody murder that the state is about to go under, and they've just passed an EIS law and everybody is saying, "No more development."

The developers say they're going to go elsewhere. The question is, where are they going to go? Alabama?

STARK: Well, Texas is still booming. Parts of Texas — Houston, Dallas, San Antonio — that's boomsville. I think in the Northwest — not Oregon but Washington — there's some potential.

HA: How about California?

STARK: Some, but they've had a lot of problems too with their Shoreline Management Act and their EIS rules. I've talked to some California bankers and they say it's just a nightmare. It takes three years just to think

about doing a project.

HA: In the coastal zone?

STARK: Well almost anyplace now. Take for instance the city of San Francisco. We've talked to San Francisco bankers and it's so frustrating trying to do anything in the city of San Francisco. Only major institutions that have lots of staying power, and the ability to wait it out, get their projects through. It eliminates the small guy, the individual entrepreneur; he can't hold out that long.

HA: Because of what uncertainties?

STARK: His carrying costs. If he buys a piece of land, he'll go broke before he can build a building on it. You can't hold a piece of land in inventory for three years while you wait to get all the approvals.

HA: And you can't invest all the front end bucks unless you've got the land.

STARK: Somebody like a major bank or a major insurance company can do it. They have the staying power, which is going to mean eventually that the end user pays more.

HA: Sure, he's got to pay for that staying power.

STARK: All that waiting time, and that's true with condominiums in Hawaii, or single-family residences in Hawaii, or office space in Hawaii, or anything else. The longer the bureaucratic process bogs you down, the more costly the project becomes. Plus the fact that there's that big uncertainty factor which

has to be cranked into the calculation of what it costs.

HA: I'm sure you see it with your own long-term take-outs all the time. They want to make sure it's set, iced, and in escrow before they put up any money.

STARK: We just closed a \$28 million loan on Iolani and we're building it right now fast and furiously. We've been building it for some time very slowly on our own funds—but what it took to do that!

Now there was a nonsensitive site. It was politically nonsensitive. Nobody cared. We weren't blocking anybody's views. We never had any problems as far as getting approvals and permits. Canterbury, on the other hand, didn't get built.

HA: Because of it's proximity to Waikiki?

STARK: Being actually in Waikiki. But its proximity to a lot of other buildings just raised holy hell.

HA: They objected?

STARK: Somehow they feel they have a right to have guaranteed air space. That's an interesting argument.

HA: But it doesn't hold much water right now.

STARK: No, it doesn't. Just because you're the first guy to build a building doesn't mean that you can stop everyone else around you from building theirs. That's why I always try to get properties that are on a park or on some space where you have

Continued on Page 18

1976 HS/AIA Honor Award A House in Honolulu

Ossipoff, Snyder, Rowland & Goetz

Project:

A House in Honolulu

Site:

Pacific Heights Road

Architect:

Ossipoff, Snyder,
Rowland & Goetz

Cost:

\$248,528.22

Size:

4,430 square feet enclosed
422 square feet
exterior decks
Miscellaneous exterior
walks and drive

Contractor:

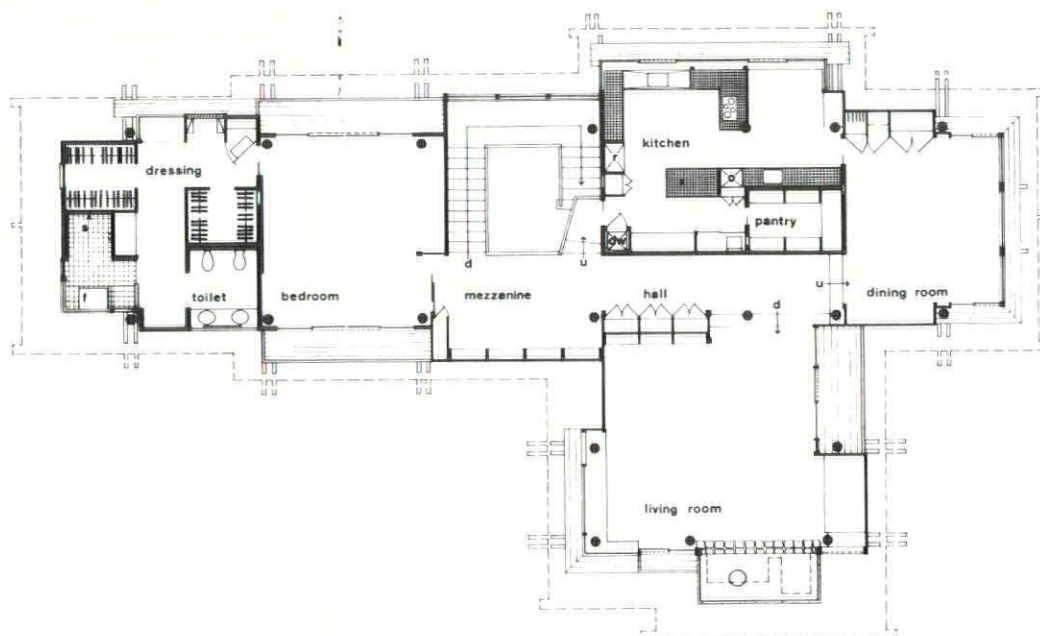
Watanabe & Kondo, Inc.

Initial contract:

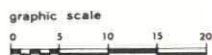
August 1972

Completion:

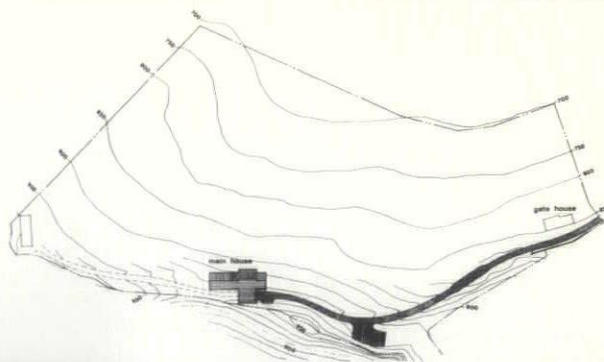
April 1975



upper level plan



site plan



A quarter-mile of driveway and then the house, poised just below the ridge. Well sited to take full advantage of pali and ocean views, it reaches the ground with long pine poles. The pole system was decided upon as the simplest and least overbearing structural system to cope with the steep site.

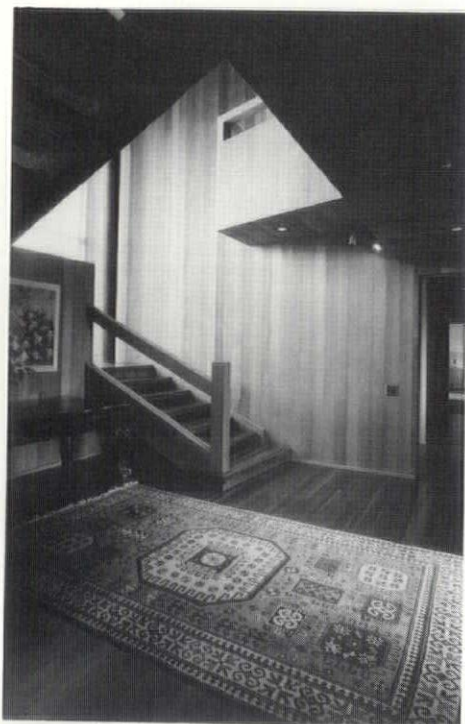
The house was designed for a couple with grown, but often visiting, children. Major design parameters also included a darkroom and a desire for ample wall space for the display of an art collection.

The use of materials is of particular note. The carport/entry under the living room is paved with concrete and Oahu "sugar" stone, a material that is used again on the living room fireplace hearth.

The wood shingled exterior gives way to a masterful use of wood on the inside. Second floor major spaces look up to exposed support beams and 2-inch wood decking under a galvanized iron roof. Interior walls are all re-sawn redwood tongue and groove. Wood floors predominate, and are of eucalyptus robusta from Maui Hardwoods.

Dramatic views. Natural light. Elegant detailing. The resultant feeling is one of warm, refined richness.

**Photos by
Wayne Thom**



Profile: Allied Builders System A Lesson for Architects?

by WAYSON CHONG, AIA

Allied Builders System with Michael Nakahara as president, is one of the most progressive firms in the field of residential remodeling projects in Hawaii.

In a recent interview with Nakahara, Hawaii Architect sought some insight into Allied Builders System's success in this field. The questions which Hawaii Architect posed to Nakahara provided some clues as to the nature of that success.

When asked what would be the key element that has been instrumental to the success of Allied Builders System, Nakahara said his firm's philosophy of a "total professional approach" to all aspects of construction is the key element of its success.

This "total approach" includes items such as a complete financial advisement program from conception to final product, a follow-up program with the clients regarding the success of the project, and very careful cost-effective functional and esthetic considerations at the very early stages of inception.

Interestingly, this approach has resulted in greater referral business — in the realm of one-third of Allied's total business operation. The referrals as well as a concerted program of well trained sales representatives and multimedia advertisements—including that famous television campaign familiar to all viewers—comprise the bulk of its image program.

In connection with television advertising, I asked Nakahara whether a conscious attempt was made to gear that particular media toward particular ethnic

groups. He assured me that no such effort was made and that the firm's total advertising effort was for general public consumption.

He mentioned that the Parade of Homes program is a major factor in his promotional efforts.

I asked Nakahara if his firm has any "rules of thumb" in cost estimating remodeling projects, such as per square foot unit cost methods. He responded by discussing his sales training methods and careful analytical approach to cost estimating. No preconceptions about building costs are used in the firm's estimating practices. In some cases, Allied Builders System determines the nonfeasibility of a project and so informs the owner.

The sales personnel are well-trained and briefed on the philosophy of the firm's structure. A typical training session for a sales representative is for one month in-house with a subsequent two months in the field, with continual management input during the salesperson's training. Once a salesperson has completed training (with pay, during the training session), there are basically two methods by which he is compensated. One is based on a 100 per cent commission and another on salary plus commission.

Hawaii Architect also asked Nakahara whether his firm did any new single-family residential projects. He said they have, but in a limited way in connection with a recent subdivision layout. Their primary emphasis

is remodeling projects.

Where a homeowner enlists the company's services, he meets with one of a staff of 10 "design consultants" who discuss present and future space requirements and all aspects of construction. Service again being of professional quality and very complete.

When a job is authorized, Allied Builders' drafting staff provides the necessary plans. No stock plans are used and professional design guidance is sometimes obtained by a registered architect on a consulting basis. An in-house professional structural engineer provides the bulk of the expertise regarding the production end of the firm's endeavors.

Energy-saving devices such as solar water heating in the design of new and remodel construction has not been of primary importance with the Allied Builders System approach. However, the firm has had inquiries in this regard from time to time and it may be a factor for consideration in the future for its overall design package.

As Allied's private home remodeling has increased each year, with this year's volume already running about 10 per cent above last, commercial accounts have increased as well. Good progress is envisioned in the years ahead.

Although Allied had its share of problems with subcontractors in the early years of its development, this was rectified by dealing only with a standard group of firms.

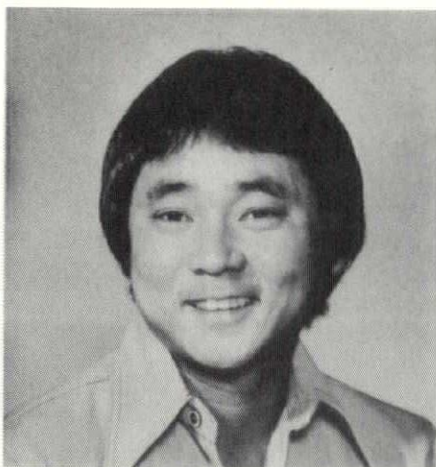
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human needs embody a basic philosophical approach to design. This basic concern with its underlying systems approach to building is a proven successful method. It affords all architects a lesson in good sound management and design orientation packaging. If a private, non-architectural firm can capture a significant amount of the architectural market, could it be that architects today have relinquished their responsibilities because of cost-benefit ratios?

Only time will tell, but the indications are there, and only with hard work and moral and professional responsibility will we be able to justify our existence.



Michael Y. Nakahara,
president of Allied Builders
System.

Architects Need to Run for Con-Con

by JAMES N. REINHARDT, AIA

Reinhardt is a principal with the firm of Anderson/Reinhardt, Ltd.

In November 1976, the voters of the state of Hawaii passed a referendum calling for a Constitutional Convention to reexamine and reevaluate our State Constitution, by a margin of nearly 3 to 1. That the people of Hawaii are looking for better ways to guide and run the state is beyond questioning.

The just ended session of the State Legislature has produced the enabling legislation—set the ground rules—for the Con-Con. These rules defined who is eligible to serve as a delegate, when the elections are to be held, what the size and boundaries of the delegate areas are to be, how long the Con-Con will last, when it will start, what its budget will be, and many other vital rules.

What it cannot determine is who will be elected.

Many issues of critical and widespread importance for the Con-Con to examine have surfaced in the newspapers already. Unicameral legislature, initiative, collective bargaining — these have had lots of press coverage. These are only the tip of the iceberg, however. Of particular interest to the AIA are issues touching on land planning.

Who does the planning? How much is to be done? What is the division of responsibility between the State and the counties?

What about environmental controls as related to land use? What about offshore development — floating cities?

What about overload planning? What about population dispersal, population limits?

Many of these issues are with-

in our areas of experience, of special expertise. We owe it to ourselves as citizens of Hawaii and as professionals of Hawaii to come forward and speak. Also, we owe it to the rest of Hawaii's citizens and to the profession to be available to be called upon.

Architects are reticent to involve themselves in politics, we are told. Except at campaign fund-raising time. We of the Hawaii Society, AIA, have for several years been talking to ourselves about becoming more visibly political. Now is the time to do it!

Run for the Con-Con! The districts will be small, costs of campaigning small (except that expended in shoe leather), the necessary political organization minimal, and the issues BIG.

Now is the time for the profession to put forth some able candidates. When the 1977 Con-Con elections come about, Hawaii's architects should be out there, getting elected. Let's do it.

Welcome Aboard

Added to the staff of Hawaii Architect is Thomas Culbertson, AIA. Culbertson will be added to our team of co-editors.

Housing Trends in Hawaii

Continued from Page 13

the guaranteed open view anyway.

HA: That's what makes those properties expensive — they do have that guaranteed open space.

STARK: But I'm willing to pay for that. I'm willing to pay a premium for that kind of site.

HA: So will the people who buy into it.

STARK: Exactly. You can transfer that cost right along, and you can still market it a lot faster.

HA: View is a marketing point, wouldn't you say, such as Colonnade on the Green or something-or-other on the Park?

STARK: Of course, Colonnade on the Green was not a very good example. If I build something up in Nanakuli I've got open space, but who's going to buy? When you go out that far, high-rise or even medium high-rise apartment buildings don't make any sense.

The concept of condominium living is getting in close where you have all the conveniences. Close to your job, close to shopping, close to the entertainment centers — and you don't have to make that long drive every day.

HA: One is willing to give up certain amenities associated with a single-family dwelling unit to catch the urban amenities that you have in Waikiki, for instance.

STARK: Out there it's just never going to happen.

HA: On the subject of energy saving, are you pushing that in your buildings?

STARK: Only to the extent that we're able to use the air conditioning system also as a means of preheating the water, so that we have a way of using the water from the air conditioning system which is already hot, as our hot water. You can save money there.

These kinds of things we're starting to put into projects.

These are front end costs, but we're starting to think about doing that in some projects. But other than that, no — we haven't been thinking about using solar energy because it doesn't work on a high-rise where you don't have enough roof area. It might work on a long, spread-out low-rise apartment building.

HA: Where is the pressure coming from? Do you get it from your consultants, or from the market, or do you feel any pressure to come up with energy saving design?

STARK: I get some from two sources, but it's not very intense. From the consulting engineers is the first place I get it from. They try to recommend ideas and they have to admit that it's going to cost me more.

Secondly you do get some from the marketplace. People are more conscious of it and they scrutinize the maintenance fees more carefully, and say, "Gee, I'd love to live there and I can afford everything, but I can't afford to pay that maintenance fee, and we know it's going to go up."

So you're getting people in the marketplace who are a little more cautious, a little more con-

cerned—but not enough so that it's become a marketing negative yet.

Air conditioning is a marketing positive and I think probably it will continue to be so, unless energy gets so ridiculously expensive that no one can afford it. Then they'll have to put up with being uncomfortable. . . .

I like a controlled environment, it controls the outside elements, it controls noise. We have a lot of problems with noise pollution in Hawaii, mainly street noise. You get locations that have great views but they also have a big highway out in front.

HA: Are you using central air conditioning systems?

STARK: Yes.

HA: How about metering of electricity?

STARK: Well, we've all gone to central metering because we can save money for everybody but there are some inequities in that because some people don't use it as much.

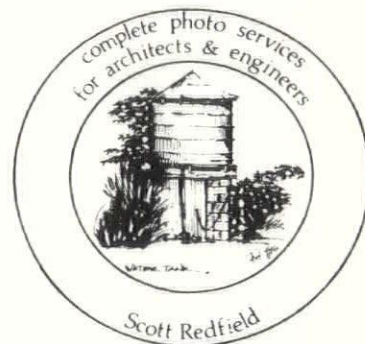
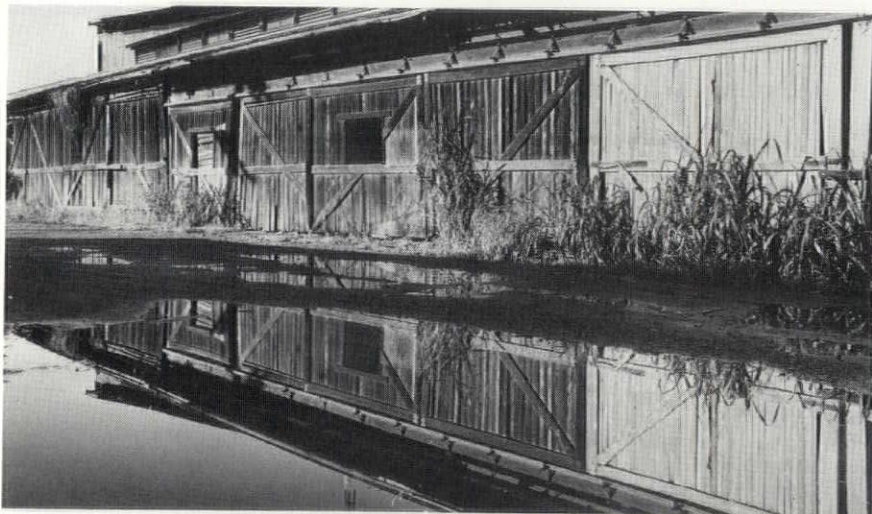
Some people are gone a lot, where if they had an individual meter they might actually do a lot better because they'd shut it off and save. We don't have a lot of complaints about that though.

(Our interview with Bruce Stark will continue in next month's issue.)

To be continued

Reflections

Photo by SCOTT REDFIELD



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National Dues

The AIA Coordinating Committee chaired by Elmer Botsai, FAIA, has made its final report on the proposed national dues structure. The solution which is outlined in this article will go before the delegates at the national convention next month.

The committee decided on criteria with which it judged the various possible solutions. Based on input from the AIA Task Force on Dues and the Grass-roots meetings it stated that the dues structure should:

- Be simple to understand and administer.
- Recognize jointly the individuality of AIA membership and the additional use benefits to the architectural profession.
- Present an acceptable ratio of revenue raised by supplemental dues as compared to that raised by individual dues.
- Provide incentives for increased membership.
- Recognize the architect as the nucleus of the design profession, and base supplemental dues on architects, as opposed to total employees or other disciplines.
- Be based on the current year rather than the past year.
- Generate a level of income sufficient to meet the financial requirements of the institute.

The proposed solution:

Regular dues

• AIA members shall pay \$100 annually. First year members will pay \$50; second year \$75; third year on \$100.

• AIA Emeritus member shall pay \$15 annually. If the emeritus member does not wish to receive

AIA publications that member will not be required to pay.

• AIA Associate member shall pay \$30 annually. Payment will be \$15 for the first five years in this membership category.

• Supplemental Dues are based on the total number of registered architects in the firm, both employees and employers, as of January 2 of the year of the billing. The firm pays \$155 for every registered architect but is allowed an \$85 deduction for each registered architect who is a member of National AIA.

Every member who is an owner or manager in an organization using registered architects to perform services for the public is obligated to see that the supplemental dues are paid.

All dues will be billed on one invoice which will be mailed in December and will be payable on or before January 15. Members who have not paid full regular and supplemental dues by February 28 shall be in default, and will be given 30 days notice of impending termination.

Readmission will require payment of a readmission fee, the dues for the current year of readmission, and all dues and other obligations outstanding and unpaid at the date of termination.

Further information about the proposed dues structure as well as proposals relating to membership and ethics will be contained in a report from the AIA Coordinating Committee. The report, if not received already, should be received by all AIA members before the June convention.

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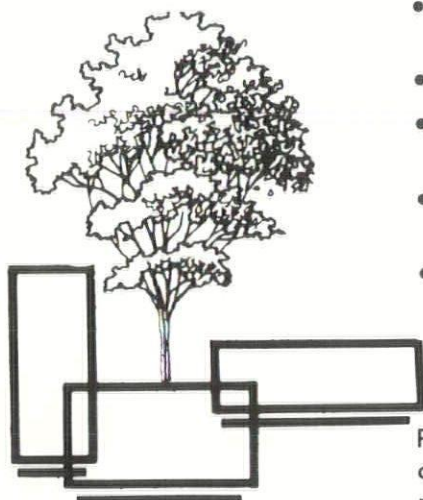
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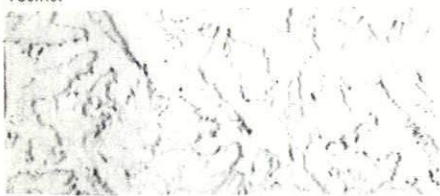
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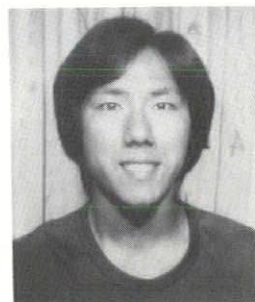
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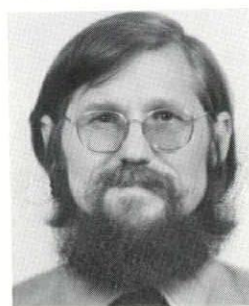
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New Members

Robert P. Palmer. Corporate member, Hogan, Chapman, Cobein, Weitz & Associates. B.A. in economics, B. Arch., U. of Calif., Berkeley. Wife: Barbara. Children: Matthew 11, Amy 4. Hobbies: sailing, diving, photography, marine fish collecting.



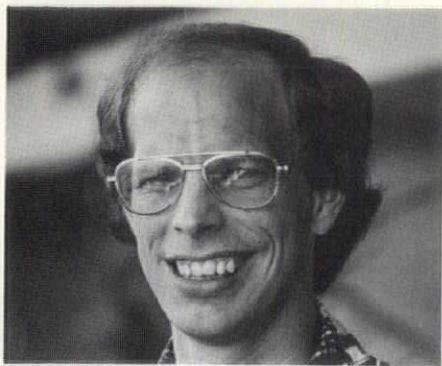
Paul Hung Wai Louie. Corporate member; Aotani & Associates, Inc. B.F.A., U. of Hawaii, M. Arch. U. of Washington. Wife: Susan. Hobbies: Tennis.



Charles O. Uhlmann. Corporate member; Anderson/Reinhardt, Ltd. B.S. and M. Arch., Washington U. Wife: Norie. Hobbies: swimming, organic gardening.

Abner L. Sommers. Corporate member; Member Emeritus transfer from San Diego Chapter; Northwestern University; Beaux Arts—Private Tutor. Wife: Miriam. Hobbies: Painting, drawing.

HAWAII ARCHITECT



Ronald J. Holecek. Corporate member; Wimberly, Whisenand, Allison, Tong & Goo. B. Arch., North Dakota State U., M. Arch. U. of Washington. Wife: Marguerite. Hobbies: sailing.

Student Awards

The annual HS/AIA Student Awards Banquet will be held Friday, May 20, at the AIA office. No host cocktails start at 5:30 p.m., followed by an awards ceremony and dinner. Award winning student work will be on display.

Contact the AIA office at 538-7937 by 4 p.m., May 18, if you are interested in attending. The cost for AIA members and guests is \$5 each, for students, \$2. Student winners are admitted free.

Addenda

Photo credits for 4/77 Issue: Cover and page 12 courtesy of Honolulu Art Academy. Floor plan (page 13) by John Hara & Associates, AIA.

Here's a red-faced correction: The landscape architects on the Honolulu International Airport were not, as reported in the April issue, Walters/Kimura. The credit should go to a joint venture team of Tongg Associates, Inc., and Eckbo, Dean, Austin & Williams, Inc. Many apologies.

MAY, 1977

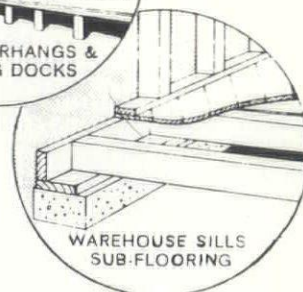
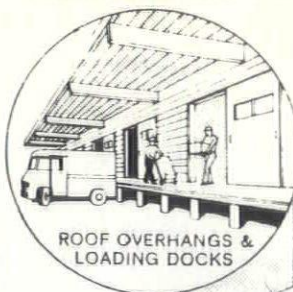
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Lien Law Architects and Engineers Face Problems

by JAMES N. REINHARDT, AIA

In early 1975, Judge Arthur Fong, First Circuit Court, Hono-

lulu, ruled in *ECOL vs. Doug Carty, Inc.*, and in *Anderson/*

Reinhardt, Ltd., vs. Sasaki that an architect's right to lien did not depend on "commencement of construction."

On July 7, 1976, Judge Fong appears to have reversed himself in *Fairfax vs. Ho*, ruling that since visible construction had not begun, Fairfax had no lien rights.

The problems for architects and engineers arising from this latest ruling are painfully obvious. Any client who has not "begun visible construction" can simply not pay you—with no threat of a lien on the subject property. A breach of contract suit is still possible, but with no tangible security tied up to assure settlement if the A/E wins, the chances of the bill ever getting paid are drastically reduced.

What can the A/Es do to remedy this? There are two courses of action. First to work through the legislature to rectify the language which created the problem in the first place. Second is to intervene in the pending appeal of the Fairfax case.

Regarding the legislature route, there are several avenues of approach. The most direct is to draft a new lien law. It is widely recognized that Hawaii's lien statutes are unclear, complex, and incomplete. A total rewrite is definitely in order, but to do so would be a big job.

The A/Es are not alone in this fight, however. Currently, the financial institutions are writing a revision of their own to solve problems they themselves are having. While their interests are not identical with those of the A/Es, they are not totally in

For the rugged, rustic look!

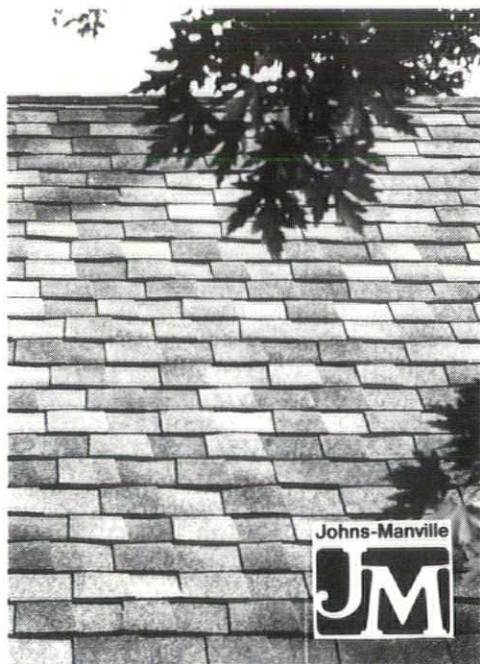
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opposition either. Their proposed legislation could be a take-off point for our own. Still within the legislative area, other paths include amending the present statutes and amending the proposed financial institutions bill.

Turning to the courts, two paths are available.

The first is to ally ourselves with Fairfax to help him fight and win. The problem with that strategy is that we then assume the fact-setting of the Fairfax case. There may be other issues involved in that case that the A/Es don't necessarily want to have tied to the central issue of lien rights.

An alternate route is to enter the Fairfax case as a friend of the court — with no stake in winning or losing this particular case — to discuss the historical background, the current industry practices, the law in other states, and the overall concerns of A/Es in general with this case as a specific test. This tends to raise the concern over the case from "just another case" to a clear and significant landmark. The problems here are much higher cost and still some danger of other parts of the Fairfax case confusing the issue of concern.

There is no simple way. Each route has its problems and its costs.

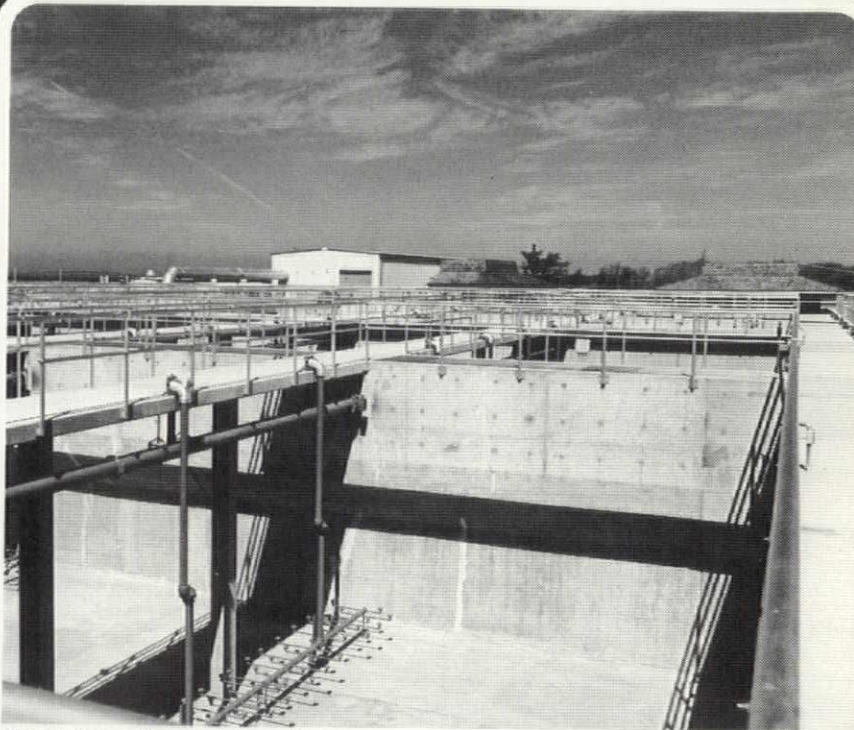
For the long term, new legislation would be the most comprehensive, clear, and definitive — assuming that the bill remains clear, definitive, and comprehensive after going thru the legislature. On the other hand, a favorable decision by the State Supreme Court would eliminate the need for further legislation. But given the wording of the statutes, the case is a long way from being a sure thing.

It is essential that a group of architects and engineers get together, sort out and define our goals, and choose a direction. Given an unfavorable Supreme Court decision, there are going to be lots of unpaid and uncollectable fees.

MAY, 1977

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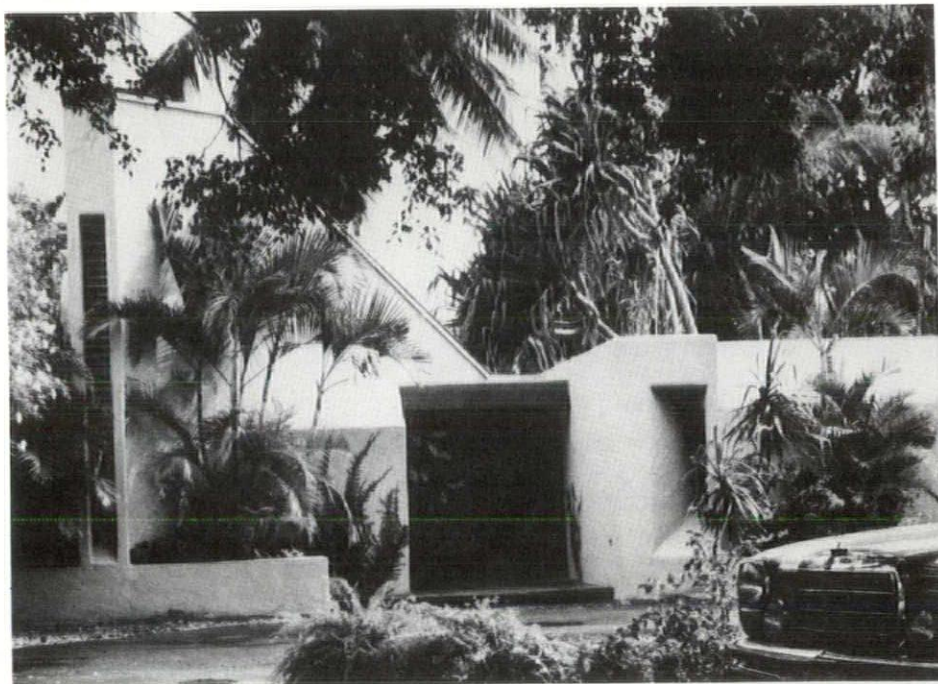
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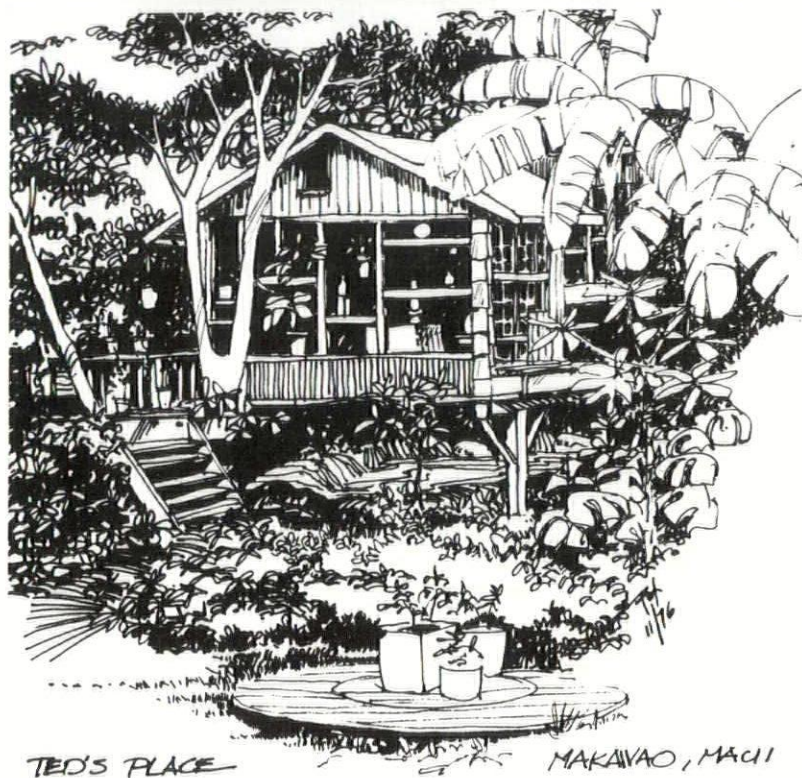
1976 HS/AIA Merit Award Lacayo Residence

Norman Lacayo, AIA



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Sketch by BOB FOX, AIA

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Gourmet
Sicilian
Pizza

1150 Fort Street Mall
in the Blaisdell Hotel
537-3439

Thick Sicilian Style Pizza prepared with the finest ingredients.
Pepperoni Pizza always ready or order your favorite toppings.

Our Menu Speaks For Itself

Lavosh & Chef's Paté

*

Choice of:

Pacific Bay Shrimp Cocktail

French Onion Soup

Bouillabaisse

*

Crisp Tossed Greens

with

Croutons & Choice of Dressings

*

Guava Sorbet Intermezzo

*

ROAST PRIME RIB OF BEEF

Baked Potato

Golden Yorkshire Popover

\$8.75

OR

THE DAY'S FRESHEST CATCH OF MAHIMAH

Rice or Baked Potato

Green Beans Amandine

\$7.25

Dessert Selections — Beverage
and

An After-Dinner Cordial
served in the Pot O' Gold Lounge
where Terri Shawn entertains
at the piano bar six nights a week.

Rib Lanai



HILTON HAWAIIAN VILLAGE

Dinner 6:00-10:00 Nightly
Validated Parking • Reservations 949-4321

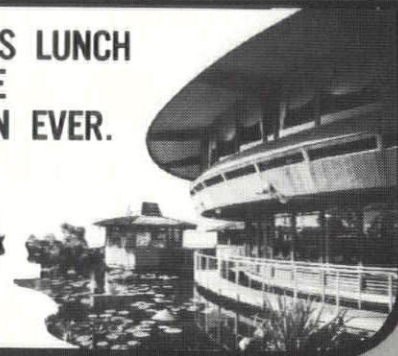
THE BUSINESS LUNCH CAN BE BETTER THAN EVER.

At
THE

PAGODA

FLOATING RESTAURANT

1525 Rycroft Street
Phone 941-6611



Columbia Inn

OPEN 24 HRS.

(except the wee hours of Monday morning)

Early riser breakfast, Businessman's lunch,
Family style dinner, late evening snacks

TOP OF THE BOULEVARD

645 KAPIOLANI BLVD. HONOLULU

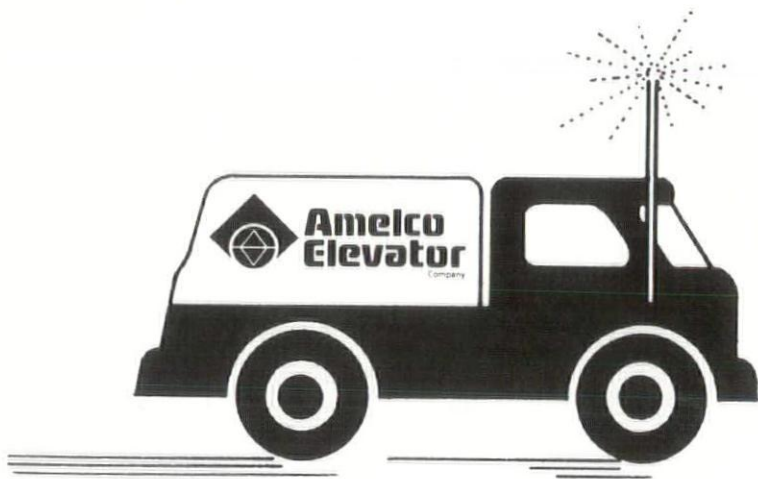
99¢

DOWNTOWN BREAKFAST

Choice of any of
12 omelets—2 Island
Fresh Eggs
Hash Browns or Rice
Toast, Butter, Jelly

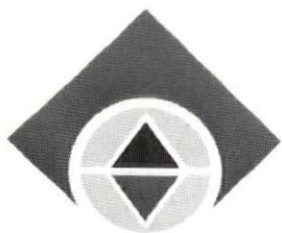
mr. sub union mall

7 A.M. to 10 A.M.



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