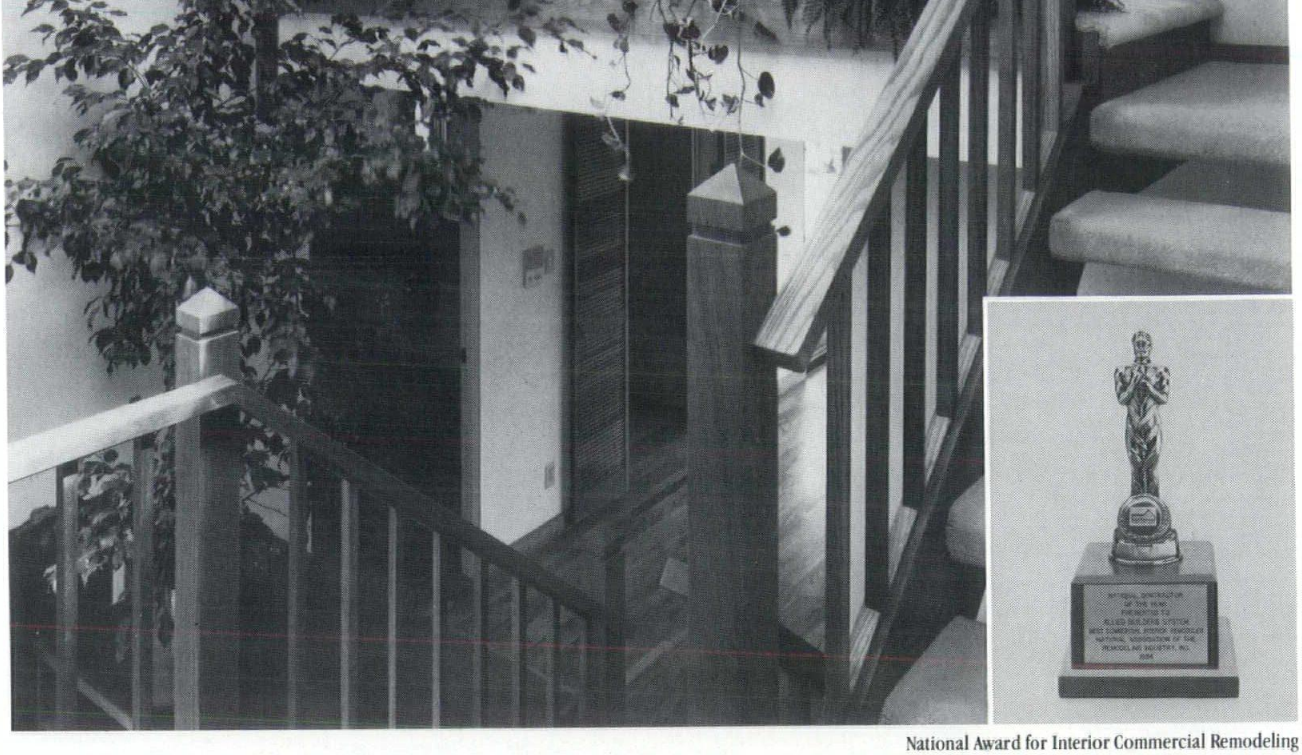
Designing for Secu
Shopping Centers



National Award for Interior Commercial Remodeling
Allied Builders — 1984 Contractor of the Year

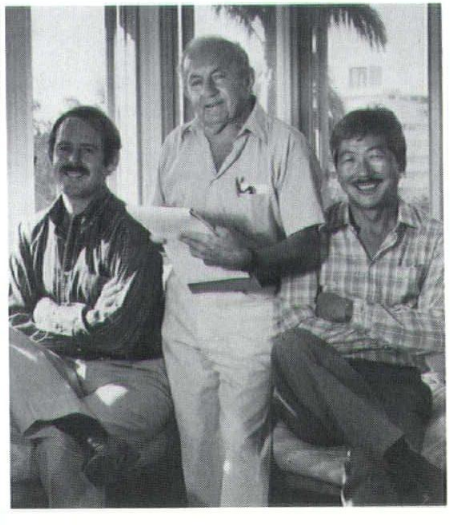
ALLIED TEAMWORK sets a new gem into Diamond Head.

The Project: The Queen's Court

The challenge: to blend the privacy of a single-family home with the advantages of secure, maintenance-free townhouse living in an exclusive dwelling above Kapiolani Park overlooking the ocean.

The solution: The Queen's Court, a luxurious four-unit townhome. Designer Hal Whitaker teamed up with Allied Builders to make the best of a great location, creating multi-level residences that open up to outdoor views and natural ventilation from trade winds with large lanais and floor-to-ceiling sliding glass doors.

The Team:
Hal Whitaker, Designer, Design Associates, Ltd.
Rex Sorenson, Owner and Project Developer
Mel Izumi, Executive Vice President, Allied Builders System



Common walls and roofing are solidly insulated against sound. A drainage system is concealed in the roof. Security is achieved with an electronically controlled ornamental steel fence and gate system.

Inside, meticulous attention to detail is evident in the marble entryways and lanais, skylighting, custom cabinetry, oakwood floors, and built-in living room wet bars.

It takes the best teamwork and multi-faceted talent to translate into reality a designer's dream as extraordinary as the Queen's Court.

Allied BUILDERS SYSTEM

1717 Akahi St. Honolulu, Hawaii 96819
Telephone: 847-3763

Teamwork. Our motto. Our method.

Contractor's License No. #BC5068

journal of the hawaii society/ the american institute of architects

Hawaii Architect is a monthly journal of the Hawaii Society/American Institute of Architects. Subscriptions are $18 per year. Opinions expressed by authors do not necessarily reflect those of either the Hawaii Society/AIA or the publisher. The appearance of advertisements or new products and service information does not constitute an endorsement of the items featured.

Hawaii Society/AIA
233 Merchant Street, Suite 200
Honolulu, Hawaii 96813-2977
(808) 545-4242
Executive Director, Christie Adams
Executive Secretary, Beverly McKeague

Published monthly by:

pmp company ltd.

319B No. Cane Street
Wahiawa, Hawaii 96786
(808) 621-8200

Publisher, Peggi Murchison
Editor, Karen St. John
Account Executive, Miki Riker

POSTMASTER: Send address changes to Hawaii Architect, 233 Merchant St., Suite 200, Honolulu, Hawaii 96813-2977

Spotlight on Awards and Exhibits

by N. Robert Hale, AIA

This month, Hawaii Society/AIA will honor several of our members with design awards. This will be the 24th time we have done this since 1958. Award winners will be appropriately recognized at the awards banquet, in the media, and in the ensuing exhibits program. I would like to take this opportunity to recognize the volunteers who have made this program possible.

The awards and exhibit committee operates under the public awareness commission of Hawaii Society/AIA. Program responsibilities include the design awards program, the Thomas H. Creighton Architectural Journalism Awards Program, the UH student award program, assisting the State Foundation on Culture and the Arts with the Hawaiian architectural arts award, and orchestrating exhibits of the above programs as appropriate. This year, the committee is also investigating the possibility of resurrecting the drafting students' award program and the Pan Pacific Award.

Committee members are Wes Deguchi, AIA, Architects Hawaii Ltd.; Myron Hoefer, AIA, Media Five; Coral King, Associate Member, AIA, LMLI Architects; Pat Onishi, AIA, Norman Lacayo; Alfred Preis, FAIA; Gary Marshall, AIA, Architects Hawaii Ltd.; and Sheryl Seaman, AIA, Group 70.

The committee as a whole develops the format for each of the programs under the guidance of a particular committee member.

Onishi is responsible for design award exhibits; King, the journalism awards; Marshall and Deguchi share responsibility for UH student awards; SFCA is directed by Seaman; and awards certificates are the responsibility of Hoefer.

Preis deserves a special mahalo from all of us for his guidance and perspective in establishing the goals and criteria for each of these programs. All of the award programs have been, and continue to be, improved by his contributions and insistence upon standards.

Each of these committee members deserves special thanks from all of us for the many hours they and their offices contribute.

The programs have been established and fine-tuned over the past several years by this current committee and our predecessors. When I assumed the responsibility of committee chairman, I naively felt programs could be developed which everyone in AIA would wholeheartedly endorse. Over the past year, that naivete has been tempered.

I feel current programs reflect the desires and interests of most of the members. If you have any suggestions for improvements or new directions, please contact either me or one of the committee members. Your contributions are important to us.

AKAMAI SALESMAN FINDS MONEY ON THE ROAD

If you're a business traveler, you can travel with a light wallet. Your First Interstate Bank check is welcome at over 1,000 bank offices in 14 states.

You'll also find instant cash waiting at some 4,000 CIRRUS® system affiliates — all the way from Manhattan to Miami, from Anchorage to Anaheim.

Why carry a lot of cash, or invest in travelers checks, when all you need is a First Interstate checking account and our Bancard®, VISA® or MasterCard®?

There's more to akamai banking than unequaled convenience. As part of one of the largest bank systems in the nation, we have the expertise and technology to handle your transactions right. The first time.

Ready cash across the continent. The seventh largest bank system in the nation. That's akamai banking, only from First Interstate.

First Interstate® Bank

Member FDIC

HAWAII ARCHITECT

April 1985 Volume 14, Number 4

FEATURES

Security

Designing for Security 6
by Carole Hoe and Rose Cruz Churma

Behind the Scenes at Iolani Palace 9
by Forrest Bennett

Electronic Security 12
by Anthony J. Votta

Hawaii Residential Architecture Revisited 15
by Alan Rowland, AIA

Shopping Center Design 16
by Clifford Hanssen, AIA

DEPARTMENTS

Headlines

Spotlight on Awards and Exhibits 3
by N. Robert Hale, AIA

Lex Scripta

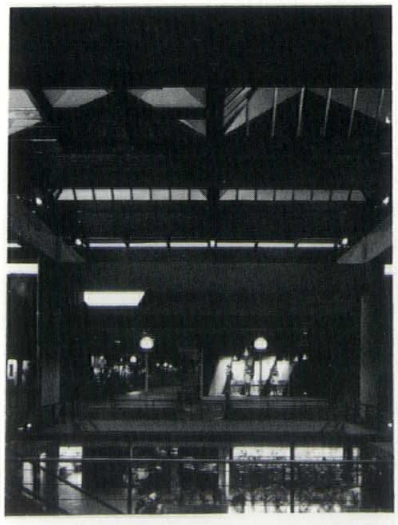
Lien Rights 23
by Paul Alston

News

Historic Awards Presented 26
Main Street Training Offered 26
Everest Show Scheduled 26
Maui Members Meet 28
WWAT&G Celebrates 40th 28

New Members 29
by Lyna Burian, AIA

Advertisers' Index 30



Cover: *Ala Moana Center is the nation's largest open-air shopping center. Major renovations to the common areas were recently completed by Charles Kober Associates/Hawaii. Photo by David Franzen.*

DESIGNING FOR SECURITY

Comprehensive planning is the key.

by Carole Hoe and Rose Cruz Churma
Aotani & Associates, Inc.

Building security is an intangible quality, yet it should be an intrinsic component of any structure. Security needs vary in magnitude depending on a building's function. For example, measures designed to provide security in a resort project will be radically different from security elements in a detention facility. In general, however, an architect's approach to providing security measures which will deter potential threats to the safety of persons and materials within any facilty should be comprehensive.

Building security should not be treated as a series of isolated functions, but as a comprehensive system coinciding with architectural, technological and operational measures. It is not an insular design factor, but a highly integrated and interactive component of the architectural process. It should encompass deterrance, detection and limitation of damage.

Security requirements of a facility are best determined and articulated at the architectural programming stage. Different security needs interact with or inhibit each other. In some cases, functional needs may even conflict with security needs.

This can be aptly illustrated by inherent problems with the design of family court facilities. Participants in family court proceedings usually involve children and family members.

The goal in family court is preservation of the family unit and treatment of underlying difficulties. Consequently, compared to typical criminal courtrooms, those used for family proceedings are often smaller and more informal in layout, less imposing, with less separation between the judge and other participants.

The functional requirement of making a courtroom conducive to conciliation exposes court officers to security breaches. Children having difficulty with the law are as prone to violence and escape attempts as their adult counterparts; support cases between former spouses or

Security requirements of a facility are best determined and articulated at the architectural programming stage.

cohabitants could also lead to verbal and physical disputes.

Therefore, the architectural programming stage is critical in the development of security measures for buildings, particularly institutional facilities (health care facilities, prisons, courthouses, research and educational facilities, law enforcement centers, etc.) and industrial/business-related facilities.

A building's architectural program provides a precise quantitative description of activities carried on in the building. This includes movement patterns of building users, information and materials within the structure. It also provides a profile of the structures' users.

This, in turn, assists an architectural programmer in determining the facility's space units and their arrangement. In addition, it aids the programmer in identifying intangible criteria (such as how the facility should be perceived) that would support its function and clarify its security needs.

It is only after careful definition of these criteria that a building designer can proceed with assessing solutions to a facility's security needs.

There are several factors that should be given consideration during architectural planning stages in order to enhance the building's overall security.

- *Identification of various circulation patterns required within the building in order to ensure proper separation.* Do operations require there be separate and distinct levels of circulation between public, private, and freight movements? Will separate public and staff parking and driveways be required?
- *Limiting the number of personnel and public entry points.* Will access to the building be controlled or monitored? Control may be required to prevent those who should not have access from entering and to control thefts. The more entrances there are, the more difficult control becomes. Additionally, control costs increase proportionally with additional entrances.
- *Provision for a private entrance for selected personnel.* If there is a need for a private entrance, the people who will use it should be identified. This entrance will need to be directly linked to their parking areas and private elevator.
- *Identification of means of egress to evacuate users expeditiously.* Will it be necessary to contain those evacuated from the building within a confined area during an emergency? If so, this area should not interfere with circulation and movement of emergency vehicles and personnel.
- *Provision for medical emergencies.* Is there means for medical personnel and equipment to move about the building efficiently? Consideration should be given to sizing at least one elevator for medical emergency situations.
- *Use of electronic and other technological equipment should be integrated and interfaced into one complete operating unit to provide total reliable and continuous monitoring of the entire building's protection system.* A complete analysis of security and fire protection needs and requirements should be done before deciding on any type of electronic system.

Alternative solutions to security requirements must be weighed against cost factors. Security requirements may be satisfied by careful space planning, manpower, or technological solutions. However, solutions should also be judged based on long-term cost analysis.

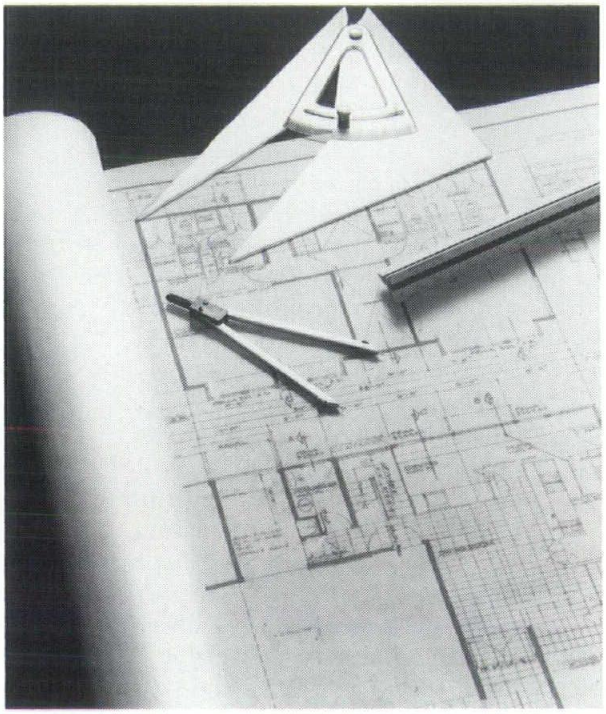
Architectural solutions may seem expensive at first, but when compared to long-term personnel costs over the life of a building, they may be the most cost effective. This is especially true with designs for jails and prison facilities. What may seem to be a cost savings at the onset of a project may turn out to be an unnecessary long-term burden to taxpayers.

Installation of technological devices (magnetometers or CCTW systems, for example) or the use of dogs (effective in court security operations, dogs also help security personnel in searches, patrol and crowd control) should be utilized not as primary security measures but instead to augment security systems and enforce response time of security personnel.

In summary, careful attention and identification of users' organizational security requirements during initial phases of the architectural process will result in an effective and efficient building. Comprehensive planning at the onset is crucial in avoiding possible adverse long-term and costly effects of a poorly planned building. **HA**

Architectural solutions may seem expensive at first, but they may be the most cost effective.

Talk To The Gas Company Before You Raise The Roof.



The best time to talk to The Gas Company about your gas energy needs is when you're still in the planning stages.

By designing fuel-efficient gas appliances into your project, the best is yet to come with years of quality performance, dependable service, and savings ahead for you and your clients.

Gas heats water faster for quicker recovery, and is the number one energy source in commercial and residential kitchens worldwide.

The Gas Company will provide complete design assistance to consulting engineers that'll help you make the best possible use of gas energy on your project.

We'll show you how gas energy can add quality to the building you're constructing today, and save you time and energy woes tomorrow.

And whether it's Synthetic Natural Gas or Propane, we'll work with you to make sure the gas energy product you choose is the one that meets your project's exact specifications.

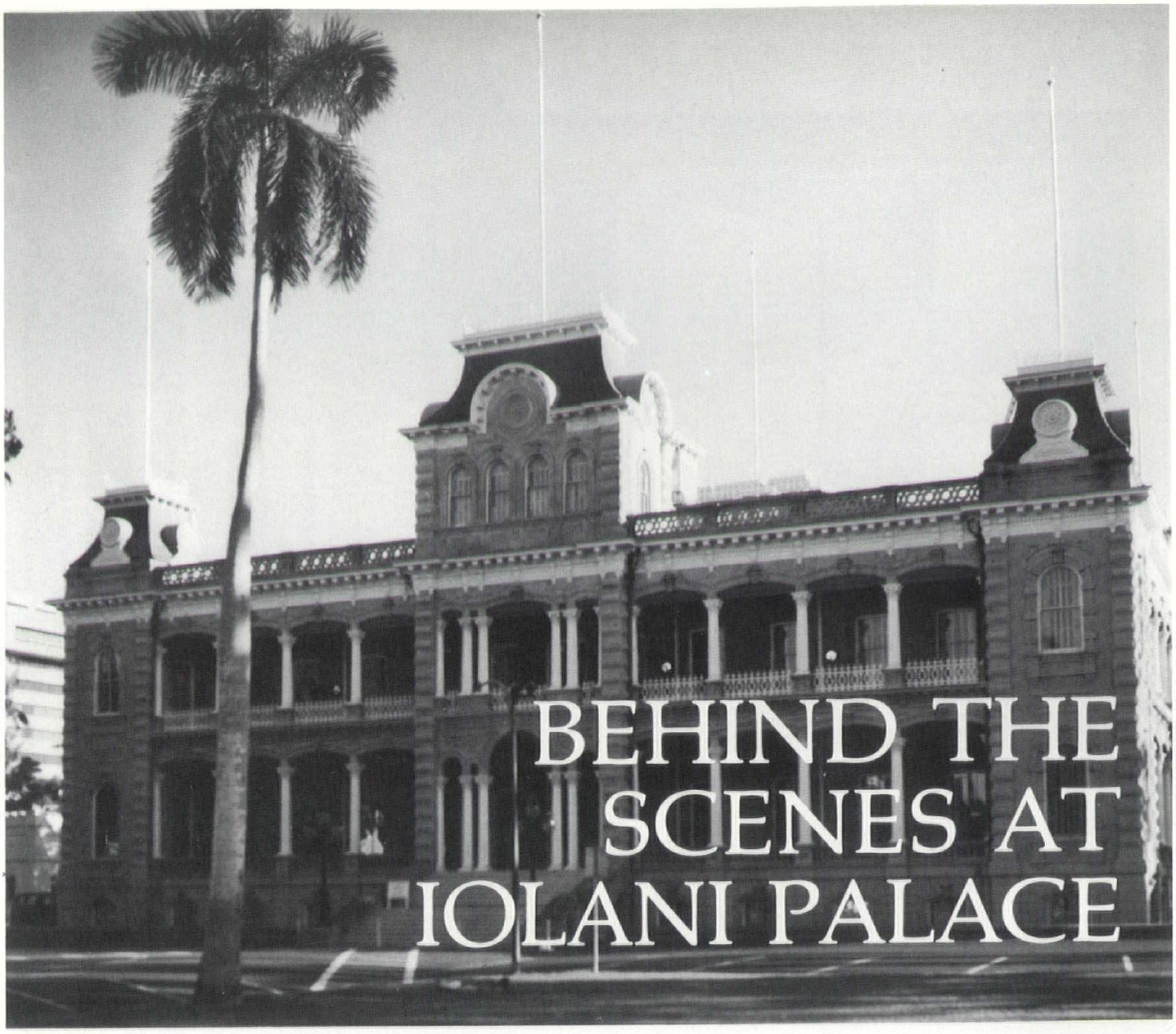
Talk to The Gas Company first. Then go ahead and raise the roof.

For assistance call Ed Inouye at 547-3519 or Charlie Bazell at 547-3518. Or write to The Gas Company, P.O. Box 3379, Honolulu, Hawaii 96842.

The Best Is Yet To Come.™

The Gas Company

A **PRI** Company



BEHIND THE SCENES AT IOLANI PALACE

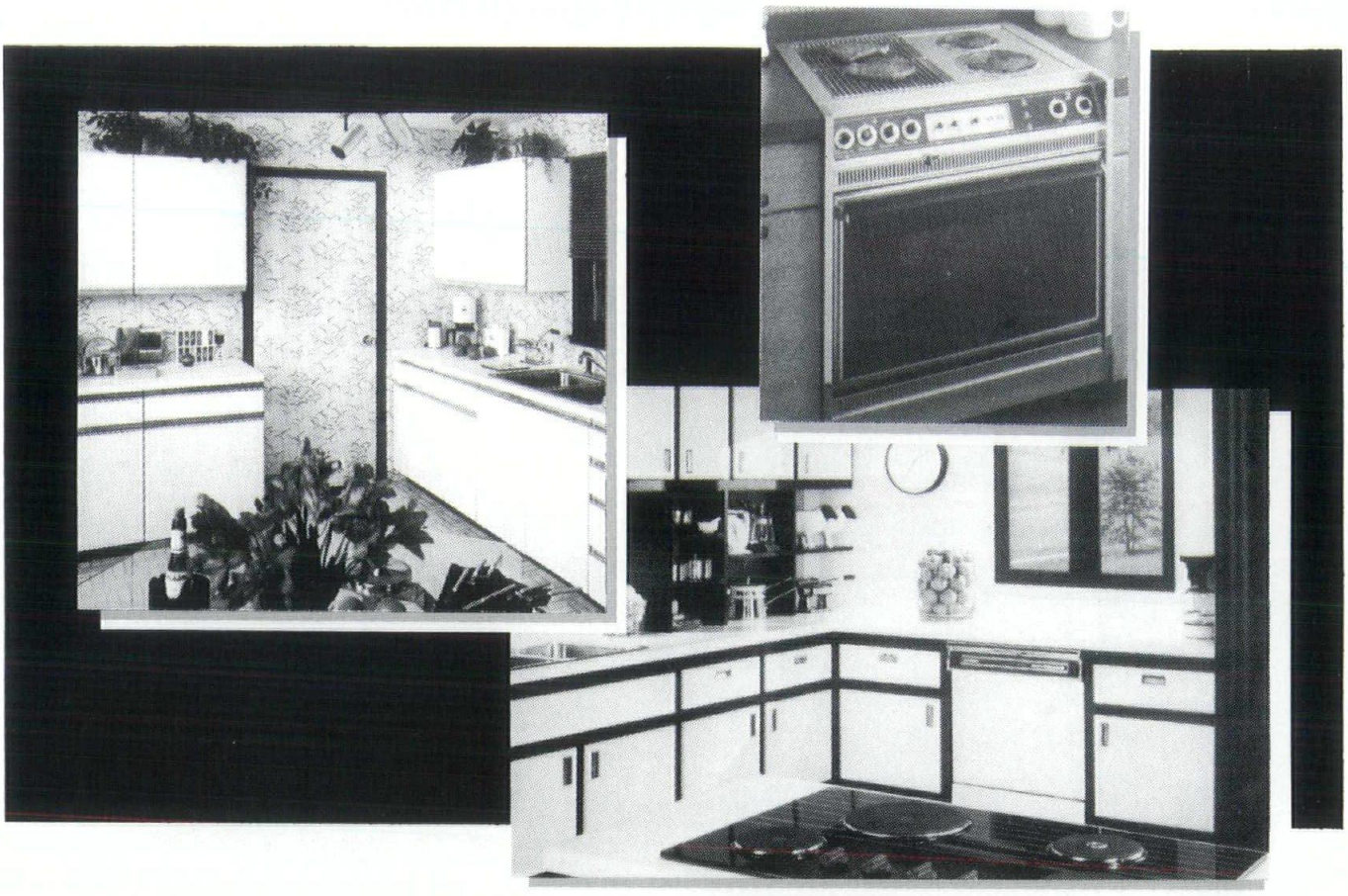
by Forrest Bennett
Bennett and Drane
Electrical Engineers, Ltd.

When thinking of the final sophistication enhancing this beautiful old house called Iolani Palace, some of the happenings during the many years of renovation and reconstruction immediately come to mind.

We acknowledge the presence of spirits. As an example, when the building was in its initial stages of reworking with most of the interior floors, temporary walls and ceilings torn out, a new elevator was installed for the principal purpose of moving construction materials and laborers from basement to attic.

During this time, the architect worked from an office in the Mauka-Ewa corner of the second floor and would spend many evenings in research and work pertaining to the project. Often—while totally alone in the building—he would hear the elevator move from one floor to another and hear the elevator doors open and close.

Reconstruction occurred in phases over a period of years. Time seemed to stand still as the woodwork, with all its intricate carvings, was cleaned of layers of



DISTRIBUTOR FOR:

★ Thermador/Waste King Sub-Zero Refrigerator/Freezers
★ Dacor Convertible Cooktops/Ranges
★ Atlantic European Styled Cabinets

Scotsman Ice Makers & Refrigerators
Magic Chef Appliances
Acme Compact Kitchens & Broan Hoods
Franke Stainless Steel Sinks
KWC Faucets & Fixtures
Iron-A-Way Built-In Ironing Boards
Elkay Sinks & Faucets

BUILDER DEALER FOR:

Kitchen Aid ●Jenn-Air ● Corian Counters & Sinks ● General Electric

THE KITCHEN CENTER

250 Ward Ave. ● Honolulu, Hawaii 96814 ● 521-7447

LIC #C4258

paint. Groups of workers spent endless days with dentist tools and tooth brushes in the final cleaning of the wood.

A rare set of routing tools and wood chisels was found which had the contours to fit the carvings and shape of the wood. These tools were needed for making replacement pieces where termite damage had occurred.

A major challenge in reconstruction was to return the building to its original charm while hiding all the new components required to make it comfortable, and to protect the building and its contents.

Modern conveniences included lighting, air-conditioning for temperature and humidity control, and alarm systems for security for both occupied and unoccupied conditions.

Because of space limitations and absolute requirements of concealing new work, a minimum of alarm wires and cables was a necessity.

Current state-of-the-art methods and devices for the alarm system were considered. These included under-carpet alarms; alarm tags on moveable items such as furniture and art work which would trip an alarm as someone carried them through the perimeter doors of a building; hidden cameras; ultrasonic alarms; infrared; and magnetic contacts.

Appearance was a very important consideration in the entire project. Extreme care was taken in selection of the equipment so the original design of the palace was not altered. As a result, all burglary detectors, sensors and associated wiring were carefully concealed, which also protects the system against tampering. Therefore, we selected a multiplex system which requires only one coaxial cable extending to locations throughout the building.

A computer-operated central processing unit was required to receive the various signals coming through the coaxial cable. Johnson Controls' JC/80 system was selected to meet all required design parameters. This system would provide 450 individual points for alarms and information.

The heart of the JC/80 system consists of a central processing unit (CPU), a cathode-ray tube (CRT), an alpha-numeric keyboard and a wide-carriage printer. Remote data gathering panels, called loop remotes, were installed at various locations. These loop remotes continuously monitor the condition of the fire and intrusion detection sensors and report status back to the CPU.

A final selection of alarms included magnetic contacts in all windows and doors throughout the building. We also provided ultrasonic and microwave motion detectors. Ultrasonic detectors emit invisible and inaudible sound waves.

A pattern of sound waves is set up by reflection off walls, ceiling, floors, furniture and other stationary objects in the area. Any movement of objects or persons in the area causes some waves to be reflected at a changed frequency (Doppler effect). This frequency shift is picked up by detectors which transfer the system to an alarm state.

Microwave detectors operate on a similar principle except the frequencies are much higher and thus unaffected by atmospheric conditions.

Another function which the system provides is a fire alarm. The fire alarm system includes ceiling smoke detectors in rooms and duct smoke detectors in air-conditioning ducts, all reporting back to the JC/80. Both trouble and alarm conditions are reported promptly at the operator console. On detection of fire, air-conditioning equipment is automatically shut down and an alarm condition is promptly reported at the central console.

Building lighting is controlled and programmed for on-off functions from the central processing unit.

Dozens of fan coil units for air-conditioning are hidden in ceiling spaces and other available concealed spaces. The central processing unit monitors temperature and humidity on both input and output sides of fan coil units and can be used not only for exact temperature and humidity control, but also as an aid to maintenance since pressure differentials change as filters in air-conditioning units become dirty. Humidity control is critical to preserve artifacts and antique furniture found throughout the palace.

It is anticipated other facilities on the grounds, such as the Kana'ina Building, may someday be added to the computer systems.

It is also anticipated that when they learn how to gain access to the CPU, we may see lights going on and off as spirits find their way through their beautiful home at Iolani Palace. HA

A major challenge in reconstruction was to return the building to its original charm while hiding all the new components required to make it comfortable, and to protect the building and its contents.

ELECTRONIC SECURITY

by Anthony J. Votta
Wells Fargo Alarm Services

Each year, burglaries, vandalism and fire take a tremendous toll on life here in Hawaii. Fire and crime are everyone's problems. Apart from law enforcement personnel, the prime responsibility for protection of property lies with a professional, dependable alarm company.

It is well known that criminals avoid buildings and homes protected by alarm systems, attacking unprotected buildings two to six times as often. Also, each year use of automatic fire alarm systems saves millions of dollars and countless lives.

Understanding alarm systems is important for those considering installing a system, and a necessity for insurance and architectural representatives as an aid in dealing with clients and alarm companies.

There are two predominant types of alarm systems in Hawaii today, those with local or central stations.

A local alarm system is under the sole control of the user, who operates the system completely at a local level. When an alarm is triggered, it results in a loud bell sounding outside the building in a public area.

A central station system is monitored by an alarm company 24 hours a day. Alarm signals are automatically transmitted to the central station via phone lines, where appropriate action is taken. In effect, a central station system is never turned off.

Burglar detection devices are generally put into three categories, perimeter, space and spot protection.

Perimeter protection covers all exterior accessible openings, such as door contacts and window screens.

Space protection covers a portion or the total interior of a room or building, as with infrared motion detectors.

Spot protection covers specific objects requiring a high degree of security, such as safes, file cabinets and vaults. The most common are safe proximity alarms or vibration detectors.

Alarm signals can be sent from the protected property to central stations over telephone lines in principally two different ways here in Hawaii, either digital communication or multiplexing.

Digital communicators are automatic telephone dialers which utilize existing telephone lines to send signals to a central station. When an alarm occurs, the telephone line is seized and the signal is automatically transmitted.

Multiplexing has gone far beyond the transmission of alarm signals over phone lines. Computerization has virtually eliminated all telephone traffic between the subscriber's premise and a central station. When an alarm occurs, signals are sent directly over data lines to the central station.

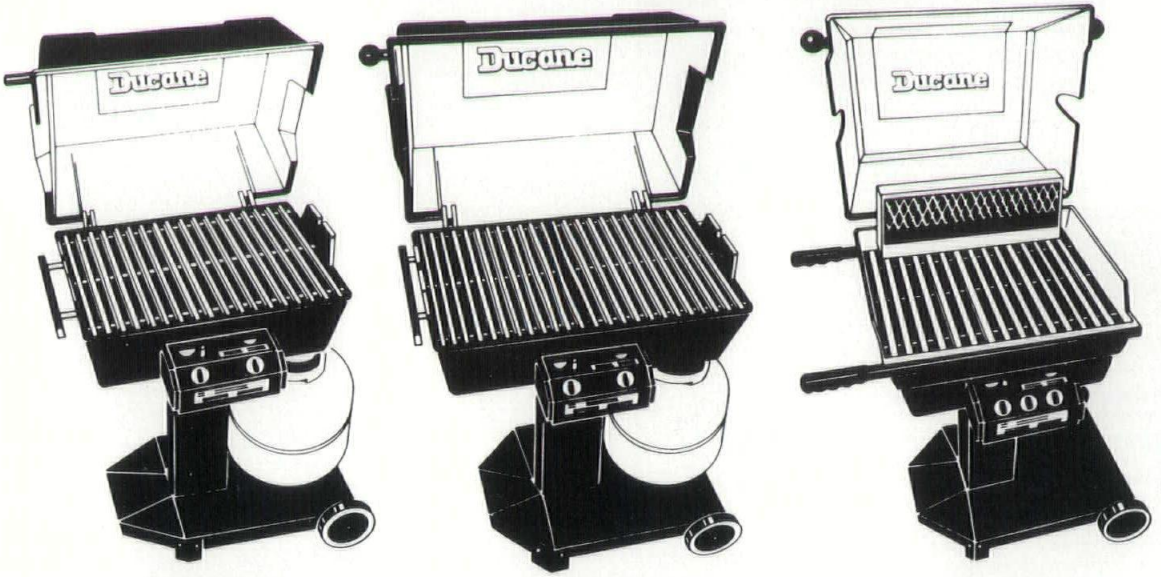
Each year, business and home losses from fire take a staggering toll. The use of automatic fire alarm systems connected to central stations might greatly reduce these losses. Early fire detection not only prevents direct smoke and fire damage, but can prevent water damage due to sprinkler systems and allow more time for personnel evacuation.

Fire protection consists primarily of smoke/heat detectors, manual fire alarm boxes and monitoring and supervision of sprinkler systems.

Every security system should be individually designed to meet specific requirements regardless of building type—industrial plant, office building, bank, public institution, hotel or residence. System design begins with a physical survey of a building and consultation with the customer to evaluate specific needs and requirements. HA

A Sizzling Buy—Save Up To 20%!

Ducane® Outdoor Gas Grills



Model 1200 Model 1502 Model 2002

Early Buy Special—1984 prices! No payments until June 1985. Your choice: In-Ground Base, Round Steel Patio Base or Portable Cart Base.

Here's all the fun and flavor of outdoor barbecue cooking, without charcoal briquettes or lighter fluid! One push of a button, and the Ducane burner is ignited and ready to sizzle the steaks, ribs, chicken or seafood. Model 2002 also comes with a Rotissing Kit, motor, spit and meat forks.

Ducane's exclusive, porcelainized-steel, Sear-Grid™ catches and holds heat up to 30% more efficiently than wire grids.

The patented, stainless steel La-Va-Grate™ vaporizes juices which enhances flavor while preventing the drippings from clogging up the ports. Burners can burn straight up, the natural, efficient way.

Every Ducane Gas Grill has a five year warranty on burners, hoods, fireboxes and stainless steel La-Va-Grate. Dealer inquiries invited. Call 547-3522.

The Best Is Yet To Come.™

Energy Products Division
PRI Energy Systems, Inc.
A **PRI** Company

Marble's elegance can make an ordinary ceiling simply...*Heavenly.*

Tile on the ceiling? Yes! The versatility of ceramic tile and marble (a superior member of the tile family) makes it possible for you to cover virtually any surface, adding pizazz to any area of the room—inside or out.

In the inner lobby at the Punahou Cliffs (shown), the magnificence of marble on ceilings, walls and floors speaks of sophistication and provides a unique ambiance that truly belongs. Marble's lasting luster needs minimal maintenance and will be enjoyed by residents and guests for years to come.

Call us when considering using tile for your next project.

HAWAII CERAMIC TILE, MARBLE & TERRAZZO PROMOTION PROGRAM
615 Piikoi, Suite 804, Honolulu, Hawaii 96814

Ceramic Tile, Marble & Terrazzo "Enhancing the Beauty of Hawaii"

Contact any one of these Promotion Program participants:

A-1 Tile of Hawaii Corp. 845-9945
Allied Floor Corp. 847-0288
Atlas Tile, Inc. 839-7403
Classic Tile Corp. 841-6893
Cultured Marble 833-2535
Elegant Marble, Inc. 836-3166
Home Decorating Ctr., Kahului 877-7358
Honolulu Roofing Co., Ltd. 833-6366
Honolulu Tile & Marble 373-2034
Pacific Terrazzo & Tile Corp. 671-4056
Pacific Tile, Inc. 841-8534
Bob Pezzani Ceramic Tile 841-7911
Tidy Tile Company 456-5914
W. F. Pence, Kailua-Kona 329-8767
Western Pacific Interiors, Kona 329-6602
Wichert Tile, Ltd. 955-6631

Installations of Ceramic Tile, Marble, Terrazzo and related products by those listed above are performed by their skilled union craftsmen, approved as professionals in their trade by International Union of Bricklayers and Allied Craftsmen, Local No. 1, Hawaii.

ARCHITECT: James K. Tsugawa A.I.A. and Associates
GENERAL CONTRACTOR: Nordic Construction Ltd.
DEVELOPER: The American Land Group

Hawaii Residential Architecture Revisited

by Alan Rowland, AIA
Ossipoff, Snyder & Rowland

In his 1954 publication, *Hawaii Residential Architecture*, Harry Seckel, AIA, made a good case for developing open residential architecture and lifestyles to match. He posed the philosophical question of whether our island living habits would need to evolve to appropriate regional ones before a supportive Hawaiian residential architecture would develop.

Many predominant influences from the mainland were easily transplanted because the Hawaiian climate is generally benign. In regard to our climate he wrote, "It is sufficiently special to favor the development of a regional architecture but it is insufficiently extreme to force it."

That benign climate, relative lack of insects and use of landscaping to preserve privacy and frame views all worked to make open design desirable. He reminded us that even though such openness may invite bird intrusion, "they aren't eagles," and while noisy neighbors and their pets are potential problems, they can be handled at the community level.

The Bob Wenkam photographs in the publication were marvelous examples of fortuitous combinations of site, architect and client.

However, Seckel wrote for a gentler time. In the ensuing 31 years, the pressures of population, density, crime and concomitant design concerns have made such openness generally unrealistic. Even with a security system decal on a house and the knowledge of surveillance, such open design invites intruders or testing by would-be intruders.

Casual openness has given way to closed-circuit TV cameras, electric eyes, proximity devices and doors and windows closed to complete alarm system circuits.

Balmy trades have become polluted with ultrasound, infrared and microwaves.

There are some who sleep better knowing at a security company's control center someone is watching their green lights and is ready to act if they turn red. And there are some who say technology can solve all our problems and the sophisticated security systems available today are a comfort.

Were he alive today, I'm sure Seckel would not agree to the trade-off. HA

SHOPPING C

by Clifford Hanssen, AIA

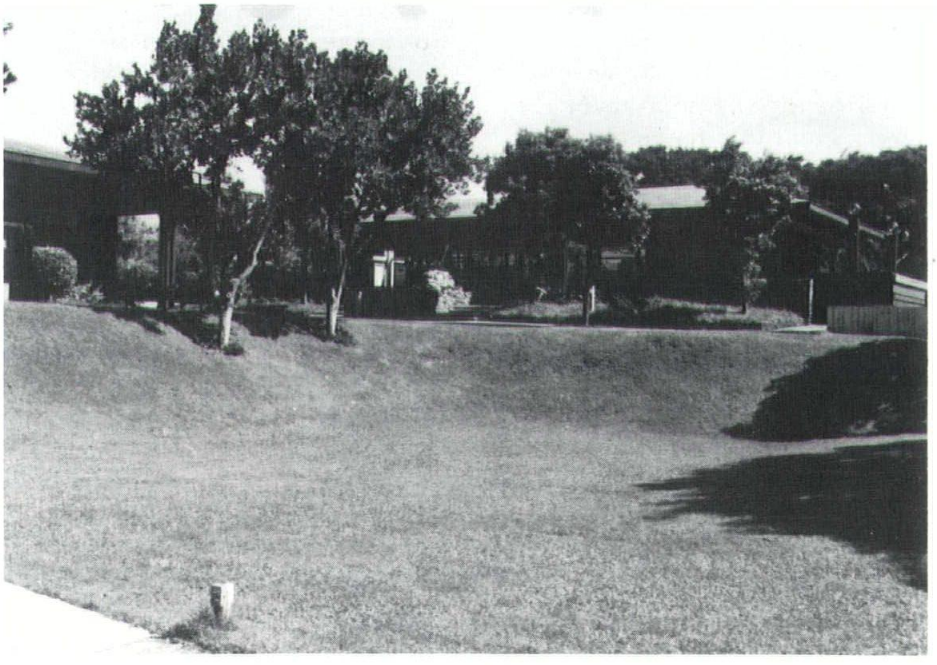
Shopping centers are very exciting for an architect. Clients are concerned with taste and design quality, so you get to use quality, long-wearing materials. Results of the architect's efforts are viewed by thousands of people. Finally, clients need your help on a long-term basis to handle the constant changes that are a part of retailing.

Each center usually falls into one of five categories, neighborhood, community, regional, super-regional and theme or specialty.

While neighborhood and community centers can thrive within the market radius of a regional center, they shouldn't have another direct competitor within that radius. Ideally, a market radius is round, but in Hawaii it is often long and narrow due to our tight mountain/ocean topography. Ala Moana Center has only a fish population on its makai side and you can see the result in the difference between the number of cars parked on the mauka and makai parking decks. In built-up areas, the best sites are usually already taken and the name of the game is renovation, not building on a new site. Today, new centers are typically only being built in hot growth areas. This is true nationally as well as in Hawaii.

Another important design key is visibility or accessibility. Street intersections traditionally are the desired locations for neighborhood and community centers. Regional centers want freeway intersections and public transit access.

Parking must be ample (except for the five peak shopping days a year), simple and safe (most shoppers are women and physical safety is a major concern). In spite



Whalers Village at the Kaanapali Beach Resort on Maui is an example of a theme or specialty shopping center. Photos show the same area before and after recent changes.

TER DESIGN

Kober Associates/Hawaii

of physical fitness trends, everyone still wants the closest space. Major stores usually require approximately five stalls per 1000 square feet of gross leasable space within 200 feet of their entries.

When a center wishes to add another major company (such as Neiman-Marcus coming into Ala Moana Center) the negotiations with existing majors often bog down over the parking issue. Smaller cars have been a boon to many centers. Architects can usually reconfigure for 25-40 percent compacts and yield allowable building area for additions to the center or drive-through fast foods on outlying pads.

Landscaping takes the hard edge off a center, but must be planned with care to avoid blocking viewplanes to signs and entries. Large, high canopy trees or coconut palms and people-resistant shrubs and ground cover are usually best in parking lots.

At Koko Marina, we transplanted many of the view-blocking low canopy trees from the perimeter into barren interior areas in the parking lot, then pruned them for upward growth and spread. Whalers Village was overgrown with foliage and by cutting it back, consumers can now see the shops.

One of the most important design keys in a shopping center project is flexibility. Retail business is volatile and change is certain. Three years ago, the second-floor space that was the large Host Duty Free department store in Waikiki Trade Center suddenly became vacant and unleasable. Retrofitting efforts have resulted in conversion to Shelby's restaurant and Circle Art Gallery.

The challenge to architects is to build in leasing flexibility—inexpensively. Shear walls must be minimized because they restrict leasing options and over the years they may be removed to make alternative spaces. Because of recent code changes which have increased wind load requirements, Kiahuna Plantation Village on Kauai is being built with more shear walls than we would like to see—but you can't argue with Poipu's hurricane potential.

Sightlines should be paid more attention to by architects. From following shoppers we have learned that the nondestination type (such as a tourist) will keep walking back further into a center if they can see something of interest ahead of them, such as attractive display windows. When they see a blank wall or mass of foliage ahead, they will gravitate toward something more interesting. Hidden shops survive in Carmel as it is part of the shopping experience to find them, but in Hawaii the hidden shops turn over with high frequency.

Department stores don't believe they need display windows, just entries. However, for shops, windows with clever, attractive displays of merchandise are extremely important. Since displaying goods perpendicular to passersby is known to increase sales, CKA pioneered popout storefronts. For nondestination shoppers, the fewer barriers from their wandering into a shop, the better. So for resort shops, no storefronts are usually the best storefronts.

A center's common areas should be inviting and look comfortable, but not compete with shops for attention. We used a very limited pallette of earth tones at Ala

Shopping center renovations can take many forms. A mall in Miami, Florida was enclosed with a teflon-coated fiberglass roof.

Moana Center. The neutral walls between and above all the storefronts are painted dark brown and common area lighting is rather low-level. The goal is for each shop to stand out as unique through its storefront, signage, displays and interior design.

It is more subtly important to minimize grade changes in a center. Use ramps instead of stairs, and keep things on one level if possible. Highrise centers are common in Asia, but as Dick Wong, manager of Royal Hawaiian Shopping Center, said, "I used to think traffic dropped off per floor by the square root, but I've learned it drops off by the cube!"

A major improvement at Whalers Village was the conversion of countless steps into 1:12 max ramps and elimination of many needless grade changes provided by the original designer to give interest to the flat site.

Warehouse-type enclosures are among trends in center design today, simple, long-span structures housing very distinctive shops. Examples are Ward Centre, Honolulu, and CKA's Bellevue Square in Bellevue, Washington.

Skylights make it possible to give a beautiful natural look to enclosed malls along with the addition of trees, brick pavers, park benches and street lights.

Enclosing open malls with teflon-coated fiberglass has also been pioneered by CKA. These fabric roofs are very dramatic, practical and have led to several more commissions for CKA around the world.

Another major trend is to shrink the size of stores. The theory is a space containing many small shops is more profitable than fewer, larger ones because smaller shops can do the same business with improved merchandising and fixturing. Woolworths at Ala Moana is being reduced now and other large shops will follow, whether they like it or not.

On the neighbor islands the trend is toward higher-end centers, while popular-end

When You Specify Fire Treated Wood, Do You Get A FR-S Label?

DRICON® —the only low hydroscopic treated wood of its type with the UL, FR-S designation, patented.

DRICON® —does not support combustion, exceeds all national model building codes.

DRICON® —for trusses, beams, joist, purlins, anywhere where fire retardant wood is a necessity.

For more information, call the Wood Treating Experts.

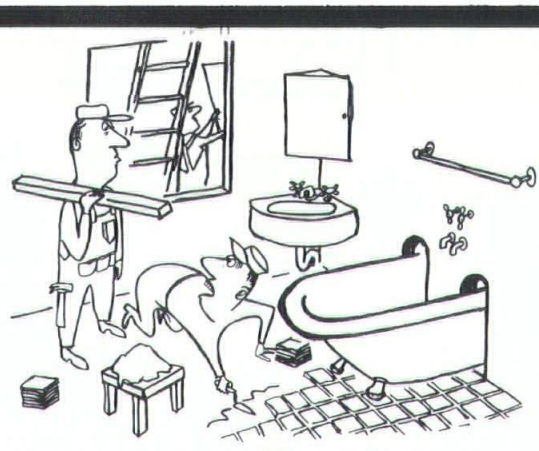
HONOLULU WOOD TREATING CO. Wolmanized

Hawaii's Largest and Oldest Treating Facility

Phone: 682-5704

MAUI
Maui Wood Treating Co.
Puunene, Maui
Phone: 877-0772

CUTTING COSTS AND QUALITY CAN BE A DISASTER



"Each duplex will have a half bath"

VISIT US SOON TO CHOOSE FROM OUR **QUALITY** SELECTION OF:

- CERAMIC TILE
- INSTALLATION MATERIALS
- WATERPROOFING MEMBRANE
- WONDERBOARD
- HAND TOOLS
- SEALERS & CLEANERS

CALL US IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION.

COAST ENTERPRISES OF HAWAII, INC.

214 Sand Island Access Rd.
Honolulu, Hawaii 96819
841-8777
(Near Kilgo's)

Monday-Friday
7 a.m. to 5 p.m.
Saturday
9 a.m. to 2 p.m.

Aina Haina Shopping Center is a typical neighborhood center. Alterations have been proposed for a facelift.

high-end centers in Honolulu have had a tough time of it.

We helped Waikiki Trade Center reach a larger market for their Galleria by adding restaurants instead of just fine shops.

You may have noticed Ward Warehouse has downscaled many of its shops. Today's Honolulu visitors love the beaches, TheBus and burgers. This goes with our casual lifestyle, but it's hard on sellers of fine goods, fine food or quality entertainment. Also, many tourists are now repeat visitors to Hawaii and how many aloha shirts and luaus do they really need?

Many department stores are currently going through market repositioning upgrades. Last year we completed a major renovation of JCPenney/Ala Moana as part of their national conversion from selling many kinds of products to concentrating on clothing and other soft goods. We are presently completing renovations at Sears/Ala Moana as part of their national store-of-the-future upgrading. Sears' approach is the opposite of Penney's. Sears' goal is to try and offer you almost every kind of service or goods you might need under one roof—you come in to buy a lawnmower and end up buying a new house, stocks, or . . . whatever.

Since change is certain, architects of shopping centers should do a good job with record drawings, for within 10 to 15 years someone will be renovating today's renovations. **HA**

Clifford E. Hanssen is the managing partner of Charles Kober Associates/Hawaii. CKA has renovated Ala Moana Center, Waikiki Trade Center's Galleria, Discovery Bay shopping center and Whalers Village on Maui.

GTI. Motor Trend Car of the Year.

You've got Motor Trend's word on it. Actually, you've got their words on it. Words like: "The class of its field." "Volkswagen's done it again." "First-rate handling." "Outstanding brakes." "The definitive pocket rocket."

But don't just take Motor Trend's word for it. Test drive a new GTI for yourself. Driving hasn't been this much fun in years.

And the GTI is backed by Volkswagen's new 2-year Unlimited-mileage limited warranty.

CAR OF THE YEAR 1985 MOTOR TREND

ALA MOANA
PORSCHE **AUDI** VOLKSWAGEN
800 Ala Moana Boulevard/**537-3386**

Go Classic or Make it Modern

Florida Tile

BRIGHT GLAZE
(the "wet" look)
and
CRYSTAL GLAZE
(with added 'sparkle')

Both of these superior quality tiles are a pressed, white-body tile of 4⅜" x 4⅜" x 5/16" and come in a beautiful selection of shaded neutrals or deeper, more vibrant tones. Ideal for walls, tub-surround, backsplash, counter tops — even floors in residential use. Both of these ceramic tiles meet or exceed property tests for product standards required by ANSI 137.1 1980 specifications for ceramic tile.

We invite you and your clients to visit our new, air-conditioned showrooms.

Central Pacific Supply

TILE MART

855 Ahua Street (Mapunapuna)
Honolulu, 96819 Phone 839-1952
HOURS: Mon. - Fri.: 8:30 - 5 / Sat.: 9 - 5

LIEN RIGHTS

by Paul Alston
Paul, Johnson & Alston

In 1972, the architectural firm then known as Lemmon, Freeth, Haines, Jones and Farrell contracted with developer Maalaea Land Corp. to furnish services in construction of a condominium project at Maalaea, Maui. The firm prepared a feasibility study, designs and plans. As a result, boundaries were marked, test borings were made and an existing structure was altered.

Due to rising construction costs during 1973, however, Maalaea Land Corp. abandoned the project to another developer without paying the firm for most of its services. The firm then applied for a mechanic's lien in the amount it was to receive under its contract, but the circuit court and Hawaii Supreme Court denied the lien, since services had not resulted in sufficient visible improvement to the property—*Haines, Jones, Farrell, White, Gima Architects, Ltd. v. Maalaea Land Corp.*, 62 Hawaii 13 (1980).

This case raises one of the most important threshold issues for architects and engineers under Hawaii's mechanic's lien law.

Hawaii revised statute 507-42 permits any person furnishing labor or material in the improvement of real property to have a lien on the improvement as well as on the owner's interest in the real property, for either the contract price or fair and reasonable value of labor and materials covered by the contract, whichever is lower. Furnishing labor or material is defined to include furnishing plans, supervision of construction and materials incorporated in the improvement. Improvement includes construction, repair, or alteration of any building. It also covers demolition, excavation, grading, landscaping, planting and paving.

Virtually every state has some statute which gives special treatment to claims of those persons whose products and services enhanced the value of real property. Unlike the architect's claim for breach of contract, which is personal, the lien attaches to improvements and property and is enforceable through a court order, similar to a mortgage foreclosure decree which compels sale of improvements and property to pay off the lien and other encumbrances.

This alone is not significant for people benefited by the lien law; every judgment creditor can enforce his claim through similar remedies. The advantage which the statute confers is that once obtained, the lien is effective as of the date of "visible commencement of operations for the improvement," not the date when the court enters judgment in favor of the architect as would be the case in a normal breach of contract lawsuit.

An architect or engineer who has not been paid for services rendered—including preparation of plans and specifications—may apply for a mechanic's lien by filing with the circuit court where the property is located an application for a lien and a notice of lien. Among other things, the application must describe labor or materials furnished, the amount of the claim, property involved, names of parties contracted for the improvement, and the name of the general contractor and owner.

The application and notice must be filed no later than 45 days after the date of completion. The statute defines date of completion as either the day when the owner or general contractor completes newspaper publication of a notice of completion or abandonment and an affadavit of publication has been filed, or one year after actual completion or abandonment of the improvement, if a valid notice of completion is not published and filed within that time.

Within 10 days of the service of the application and notice on interested parties, the circuit court holds a hearing to determine

whether probable cause exists for the attachment of a lien. The owner, general contractor and party contracting for the improvement, among other interested parties, may offer evidence against attachment of the lien.

If the circuit court finds merit to the claim and orders a lien attached, the architect or engineer has 90 days within which to seek enforcement of the lien.

Complications arise when an architect or engineer has furnished services for an improvement, but the planned improvement is not commenced.

Enforcement typically requires making a demand for payment, and if that is unsuccessful, filing a lawsuit for foreclosure of the lien. To avoid foreclosure, the owner may file a bond for twice the amount of the lien with the circuit court, which guarantees the architect will be paid should he or she obtain judgement on his or her claim. The lien expires automatically at the end of 90 days if it is not enforced within that period.

The threshold question that must be answered affirmatively by every architect or engineer applying for a lien, arising by virtue of court decisions such as that in the *Haines* case, is whether he or she has furnished labor or material in the improvement of real property.

The answer to this question is not clear as it might seem. There are few problems if the property is improved following the original plans and specifications; in that event, the architect's lien rights are normally undisputed.

Complications arise when an architect or engineer has furnished services for an improvement, but the planned

improvement is not commenced. Supreme Court ruling in the *Haines* case was there can be no lien if services did not result in actual or visible improvement to the property. The underlying theory is one of fairness—visible construction provides notice to the world that a project is being developed on the property that may result in liens.

According to the court in *Haines*, preparation of plans and specifications, marking boundaries, test borings and slight alterations to existing structures do not constitute visible improvement to the land when nothing further is actually built.

The situation is more complicated when an architect or engineer furnishes plans and specifications for an improvement or property which is later improved in a manner which is different than originally intended. In that situation, the design professional may well have a right to a lien, but for how much? If the project is redesigned by another architect and constructed in accordance with the new architect's designs, plans and specifications, where the previous architect's work was the basis for the drilling of test piles ultimately forming the project's foundation, the first architect is entitled to a lien, but only to the extent to which it could be proven those services were actually incorporated into the improvement—*Nakashima Associates, Inc. v. Pacific Beach Corp.*, 3 Hawaii App. 58 (1982).

Presently there are many lawsuits concerning the scope of architects' and engineers' lien rights. To date, the appellate courts have provided only guidance on the basic issues. However, it can be safely said the merit of each lien application depends on the underlying facts. It is important, therefore, that competent legal advice be sought as soon as possible. Only by doing so can an architect or engineer know, and protect, his rights in this complex and important area.

Historic Awards Presented

A public presentation of 1985 preservation awards and annual meeting of Historic Hawaii Foundation will be held at Natsunoya Tea House, 1935 Makanani Dr., April 18, 4:30-9 p.m.

A slide show of award-winning projects, plus a presentation in celebration of the centennial of Japanese immigration to Hawaii by Prof. Dennis Ogawa are free and will be followed by a no-host cocktail reception. A dinner with entertainment is $17.50 per person. Reservations are required for the cocktail party and dinner.

For further information, call 537-9564

Main Street Training Offered

Historic Hawaii Foundation has announced the first Main Street training session in Hawaii to be held May 7-9.

The seminar will cover the main street approach, a creative, proven program of training and followup technical assistance for revitalizing central business districts of small towns and urban neighborhoods. Focus is on four basic elements of organization, promotion, design and economic restructuring. The program capitalizes on the unique character of existing buildings, develops progressive marketing and management techniques, and involves local businesses and property owners in forging alliances to bolster economic activity.

For seminar registration packets or to schedule community film presentations on becoming a Main Street town, contact Al Fleming, Historic Hawaii, 537-9564, P.O. Box 1658, Honolulu, Hawaii 96806.

Everest Show Scheduled

"Edge of the Earth; Corner of the Sky," a multi-image slide show about the 1984 Ultima Thule Mt. Everest expedition will be presented Thursday, May 16 at the general membership dinner meeting of Hawaii Society/AIA.

Live narration to prerecorded music will be delivered by nationally known photographer Art Wolfe, whose photos have been published in *National Geographic, Smithsonian, Natural*

A Cool Bargain—Save Up To 30%!

Daikin Ultra-Quiet Air Conditioners

Early Buy Special—1984 prices! No payments until June 1985.

Daikin Window Type Air Conditioners are compact, lightweight, efficient...but, most of all, they are whisper quiet!

Daikin engineering is the key. The rotary compressor has fewer moving parts. It is also statically and dynamically balanced to ensure quiet operation. In addition, the multi-blade evaporator fan maintains a very low noise level.

Daikin Air Conditioners offer two front panels to choose from—marble silver or cherry wood. The air filter can be pulled down easily for cleaning and fan speed has three adjustments: HI for rapid cooling, MED for normal and LO for extra quiet cooling, for an easy night's rest.

Daikin is the largest air conditioning company in Japan, and one of the top four in the world. Dealer inquiries invited. Call 547-3522.

The Best Is Yet To Come.™

Energy Products Division
PRI Energy Systems, Inc.
A PRI Company

History, GEO and *Sunset* magazines as well as in numerous other publications.

The presentation will include views of Peking, the Great Wall of China, ancient Tibetan monasteries, nunneries hidden high in remote areas of the Himalayas, people and villages rarely visited by Western man, and the high valleys and ridges of the Tibetan Himalayas as seen by an American expedition.

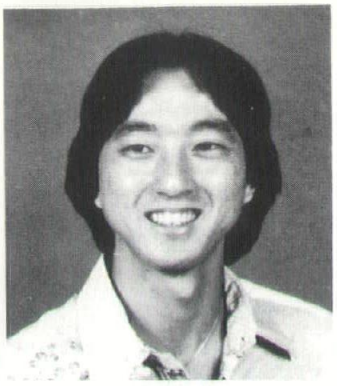
The slide show will begin at 8 p.m. in the Hibiscus Ballroom II at Ala Moana Americana Hotel, with no-host cocktails preceding at 6 p.m. and dinner at 7 p.m.

Admission, including dinner, will be $15 for Hawaii Society/AIA members and $19 for nonmembers. Entrance to the slide show only will be $5.

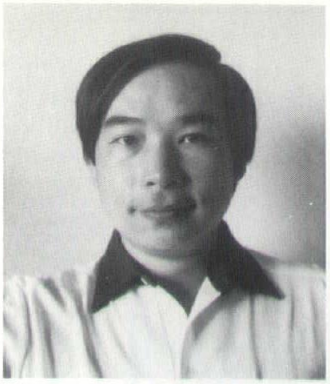
For reservations phone Hawaii Society/AIA at 545-4242. **HA**

The new Maui Section of Hawaii Society/AIA recently met in Kahului. Attending were from left, front row: Gerald Hiyakumoto, Earl Kono, Calvin Higuchi, Edmond Akiona and Harry Olsen. Back row: Gregory Skog, Warren Matsui, Richard Tongg, Ormond Kelley, Uwe Schulz, Warren Sunnland, Hans Riecke, Francis Skowronski, Steve Heller, Steve McGuckin, Richard Miyabara, Stanley Gima and Jon Toda.

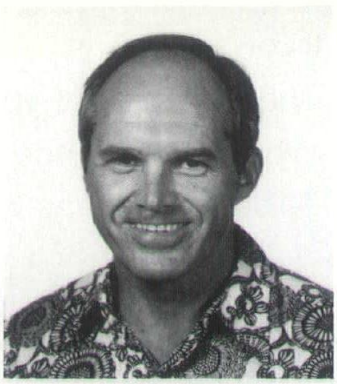
Wimberly, Whisenand, Allison, Tong & Goo Architects, Ltd. recently celebrated their 40th anniversary. From left, first row: associates Stan Takaki, Kevin Chun, Glen Sweesy, Don Lee and Pat Lawrence; second row: principals Mark Hastert, Don Goo, Greg Tong, George "Pete" Wimberly, Ron Holecek, Glenn Kimura and George Berean; third row: principals Dick Van Horn, Jerry Allison, Larry Helber, Sid Char and Don Fairweather.



Michael Miki



Charles Chan



Douglas Luna

Marne Richardson

New Members

by Lyna Burian, AIA

MICHAEL A. MIKI, AIA, is employed at Johnson, Reese, Luersen, Lowrey, Architects. He received a Bachelor of Fine Arts in Environmental Design from University of Hawaii in 1977 and a Master of Architecture from Univerity of Colorado in 1980. He worked several years in Colorado before coming back to his native Hawaii. His wife's name is Mary and in his spare time he likes to play golf, volleyball, softball and raquetball.

STEPHEN T. NAKAI, AIA, is another kamaaina architect. Born and raised on the island of Lanai, he works with Paul Osumi, Jr., AIA. He attended Idaho State University and took and passed licensing exams after qualifying with the required years of practical experience. He and his wife, Erminigilda, have two children, Kerri and Kevin. He also loves to play golf.

CHARLES K. Y. CHAN, AIA, is a project designer at Architects Hawaii. He received his B.F.A. in architecture from University of Hawaii in 1977 and joined Hawaii Society/AIA as an associate member shortly thereafter. Charlie is a native of Hong Kong, but has been in Hawaii for 12 years and has recently become a U.S. citizen. He and his wife, Sandra, have a 2-year-old son, Keith. Among his hobbies are music, photography and traveling.

DOUGLAS P. LUNA, AIA, is a designer at Architects Hawaii. He has a Bachelor of Science from University of California in Berkeley and an M.B.A. from University of Southern California, besides his Bachelor in Architecture from University of Hawaii. Doug has the distinction of being a former vice president of Wells Fargo National Bank in San Francisco before he decided to switch careers and become an architect. Born in New York, he grew up in California's Bay Area and moved to Hawaii in 1979. He has been active as an associate member since his graduation from UH in 1982, having been associate director last year and one of the directors in the executive committee this year.

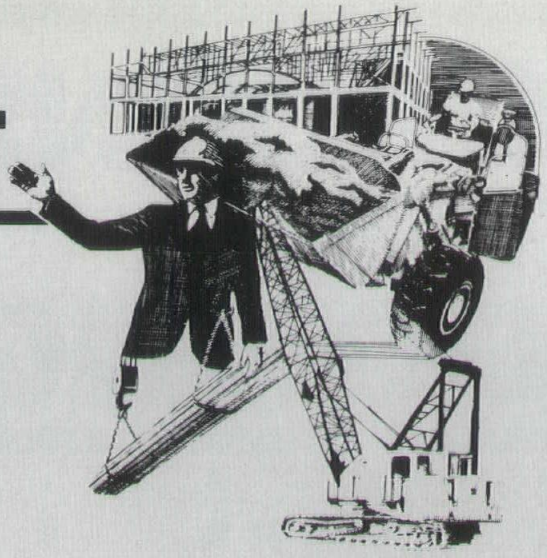
MARNE RICHARDSON, associate member, is an interior designer with Architects Hawaii. She specializes in health care design, aided by a nursing degree from University of Nevada in Las Vegas. After moving to Hawaii in 1974, she attended Artisan School of Interior Design. Her hobbies include reading, water sports and music. **HA**

ADVERTISERS' INDEX

Ala Moana Porsche, Audi, VW 22
The Ala Moana Building 29
Allied Builders 2
Coast Enterprises 20
CCPI 21
Central Pacific Supply 22
Concrete Creations 21
First Interstate Bank 4
Hawaii Ceramic Tile, Marble & Terrazzo Industry Assoc. ... 14
Hawaiian Graphics 15
Honolulu Wood Treating Co. . 19
Earle M. Jorgensen Company . 32
The Kitchen Center 10
Lawyers Support Center, Inc. . 25
McLeod Design 30
Motorola 24
Pacific Resources, Inc. ...8, 13, 27
Sanders Trading 26
Specialty Prod. Dist. Co. 30
T.R. Company 28
Wells Fargo 25

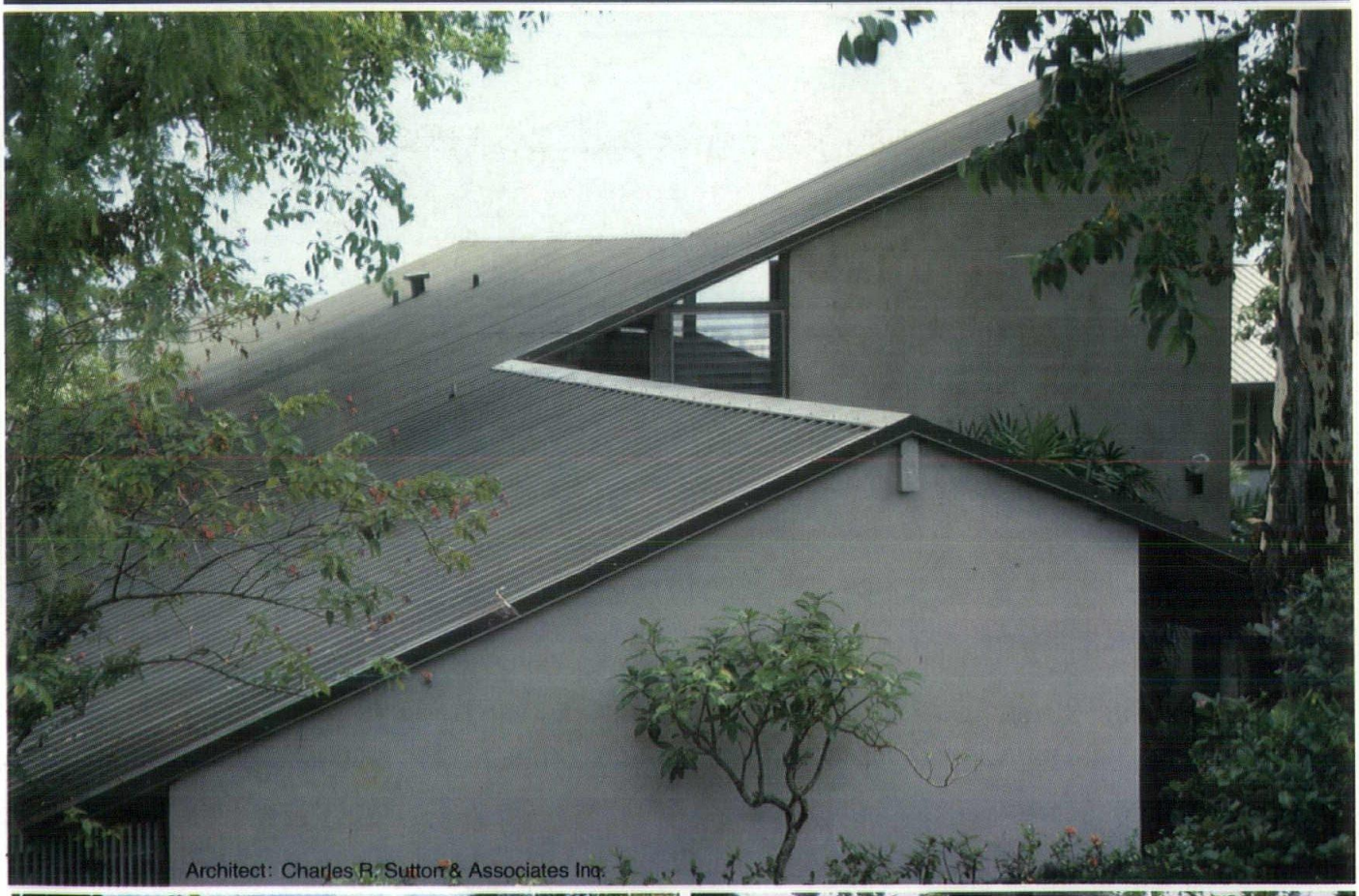
HAWAII ARCHITECT

Services Directory



JORGENSEN METAL ROOFING

EARLE M. JORGENSEN CO.
STEEL • CULVERT • FASTENERS • GALVANIZING • ROLL FORMING
2655 Waiwai Loop • Honolulu, Hawaii 96820 • (808) 836-1611
Neighbor Islands Call 1-800-352-3612



Architect: Charles R. Sutton & Associates Inc.