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August 1986

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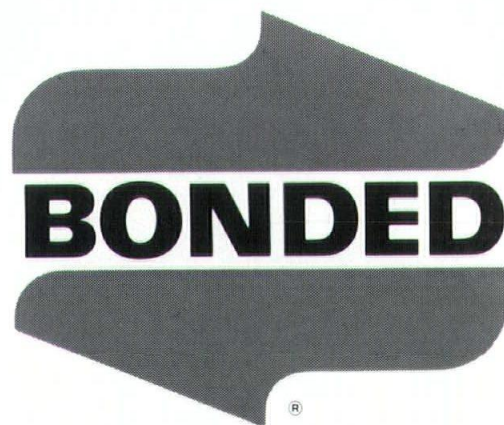
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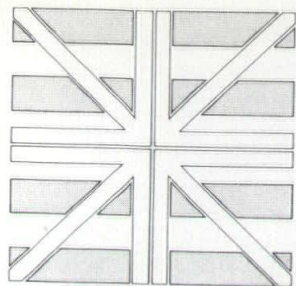
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**Cover:** The Ramada Reef Resort at Palm Cove Bay in Cairns, Australia, has a sense of permanence, a timeless quality. Working with a modest budget, Wimberly Whisenand Allison Tong & Goo Architects, Ltd. designed the resort with a commitment to preserve the integrity of the site.





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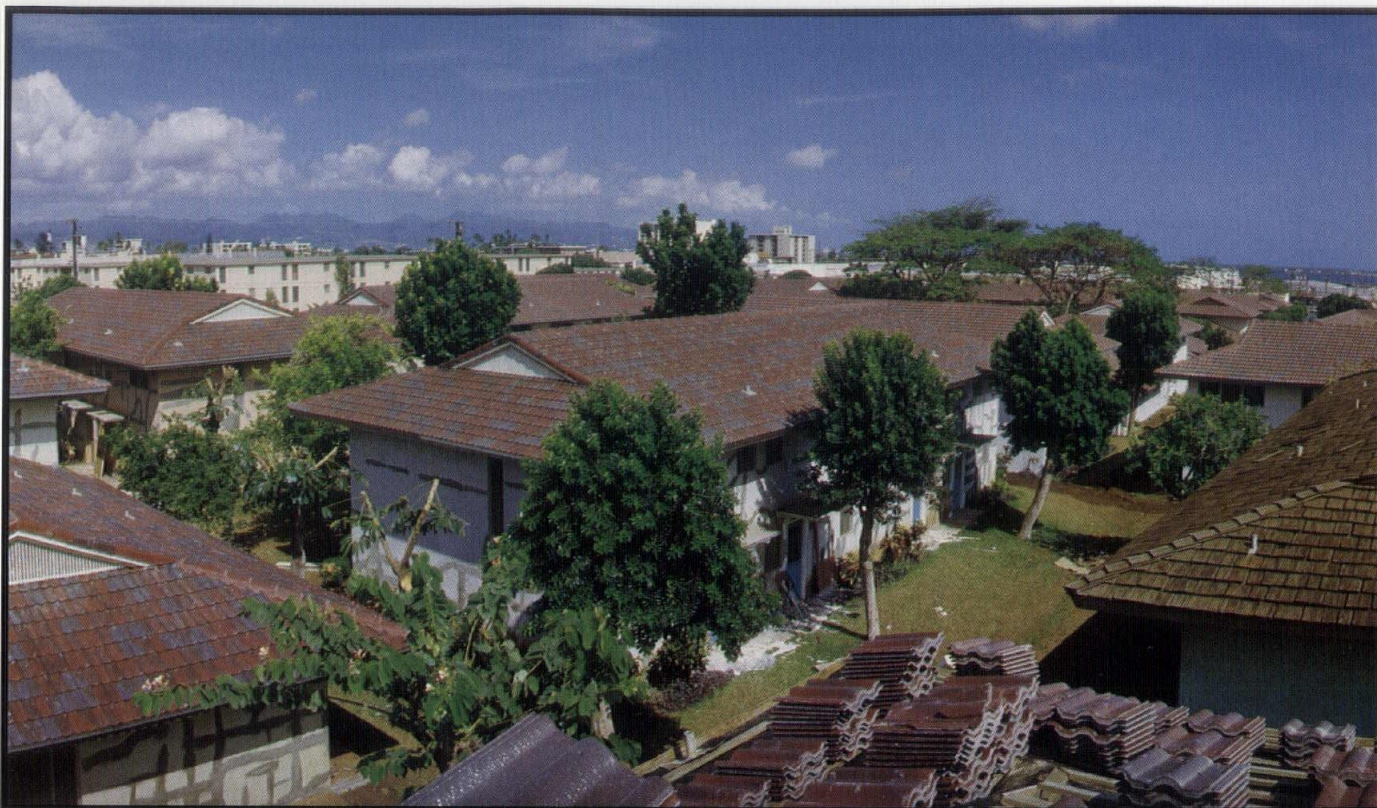
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Tropicana West Condominium Architect: Mike Ishikawa Contractor: Casden Co.

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# STOREFRONT LAW OFFICE

*Robinson-Whitaker Design*

**R**obinson-Whitaker Design received a 1986 Hawaii Society/AIA Award of Merit for the design of a storefront law office in a historic building.

The Nippu Jiji Building at 912 Nuuanu Avenue was formerly the

home of the *Hawaii Times*, a Japanese newspaper. The storefront location was leased as a loft space of approximately 3,400 square feet.

It had been the attorneys' dream to have a law office with the character of "Old Honolulu." The

Nippu Jiji Building, built in 1896, was the perfect location.

Working with a space that was long and narrow, the main challenge was to keep the daylight while creating views for all the offices. The goal was to create a comfortable, inviting office that reflected the nature of the building. This was to be done without relying on details and furnishings of the period.

The existing 15-foot ceiling height was used to create a series of platforms and interior windows that allowed all offices daylight and a sense of the entire space while maintaining privacy. Colors, lighting and artwork provide a feeling of calm throughout the space.

## Architect

Robinson-Whitaker Design

## Contractor

Banner Construction Inc.

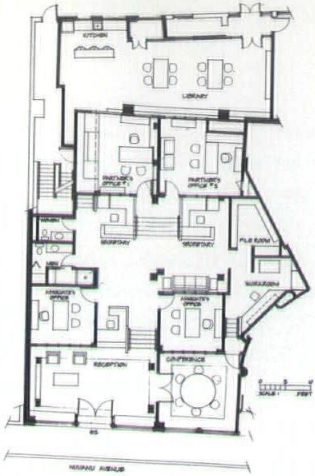
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*The 15-foot ceiling was used to create a series of platforms and interior windows, allowing all offices daylight while maintaining privacy. Photo by David Franzen.*





*New law offices for attorneys David Robinson and Christopher Ferrara are in the historic Nippon Jiji Building on Nuuanu Avenue. Working with a long, narrow space, Robinson-Whitaker Design preserved the daylight while creating views for all the offices. Photos by David Franzen.*





# ARCHITECTS WANTED, APPLY NOW

Are you interested in teaching 4th-6th graders about the Pyramids of Egypt, or how a building is designed, or why buildings should look different in Tokyo as compared to Honolulu? If you are, then you should look into the Architect-in-the-Schools Program sponsored by the Department of Education and the AIA Public Education Committee. In 1986 the committee, made up of 25 volunteer architects, worked

with 35 teachers and touched the lives and minds of over 1000 students from 18 Central District schools, extending from Waialua to Moanalua. The statistics are impressive, the work can sometimes be hard, but the rewards are tremendous.

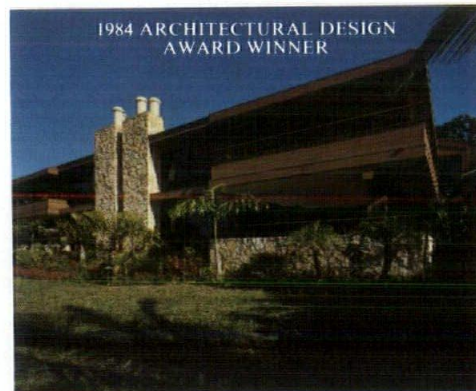
The intent of the program is not to have students turn their careers toward architecture, but to teach them about their environment and how to perceive it so that they can

become better decision-makers on issues concerning their surroundings. The word is spreading fast on the benefits and success of this program. The committee is actively looking for architects to join the program for the coming school year.

If you are interested please call Glenn Miura, AIA, Chairman, Public Education Committee, at 524-4200.

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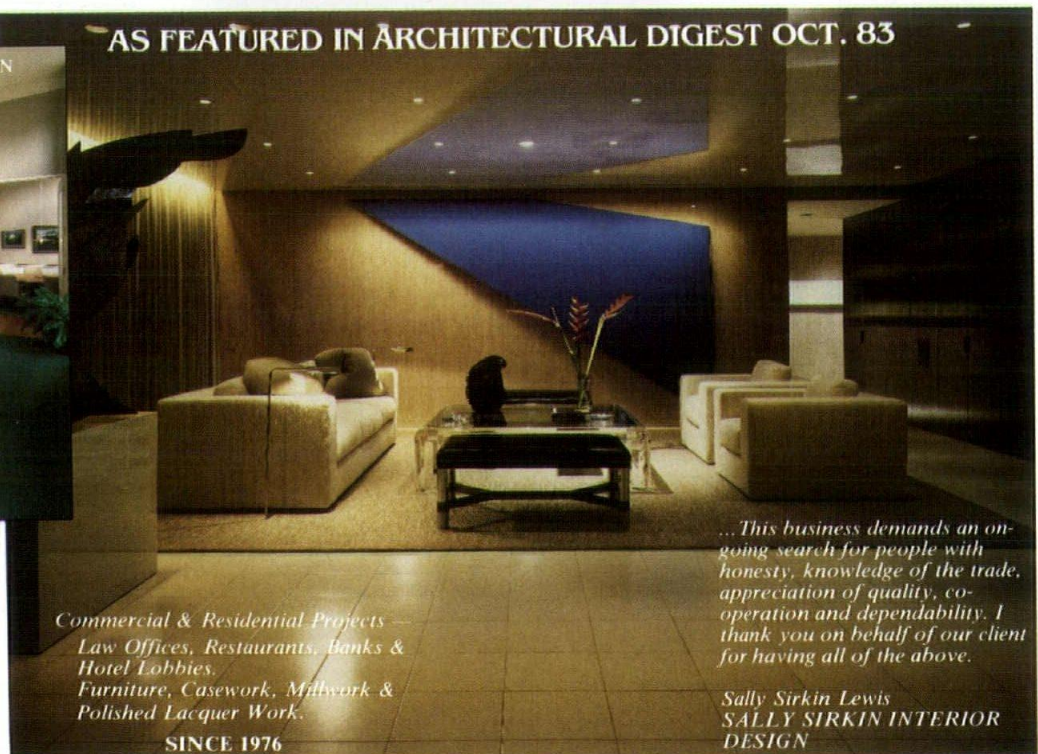
Harry H. Otsuji  
Co-Project Manager



*... We hope this is the first of a long association with Banner Construction and Robinson-Whitaker Design.*

John Whitaker, A.I.A.  
Joan Robinson-Whitaker, Interior Designer  
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## A NEW AGE OF ARCHITECTURE ABROAD

*by Peggy Kusano  
Media Five Limited*

**M**edia Five Limited was established in Honolulu in 1972 with a clear goal: to offer clients comprehensive project services within the field — in planning, architecture, landscape architecture, interior design and multi-media. The plan was to build an organization of creative, versatile professionals whose in-house capabilities would provide clients with a wide-reaching range of services.

The firm's Australia offices were established in 1981 and, with a total staff of over 150 in both offices, Media Five has served projects in Japan, Korea, China and the British Indian Ocean Territories, in Australia and the Pacific Island nations, and in California, Mexico and Canada, as well as throughout Hawaii. Current projects include the Sheraton Fiji in Nadi; renovation and new facilities at the Hotel LeLagon in Vanuatu; new Sheraton hotels in Port Douglas, Australia; the Regent Okinawa in Naha, Japan, and a number of hotel and condominium interior design and restaurant projects in Tokyo.

Older firms than ours grew into architecture abroad in a different time, when many clients in other geographical areas sought to import expertise they did not have. Watching these pioneers in admiration, it is only natural that we came to think in terms of imported know-how and new technology, extensive histories

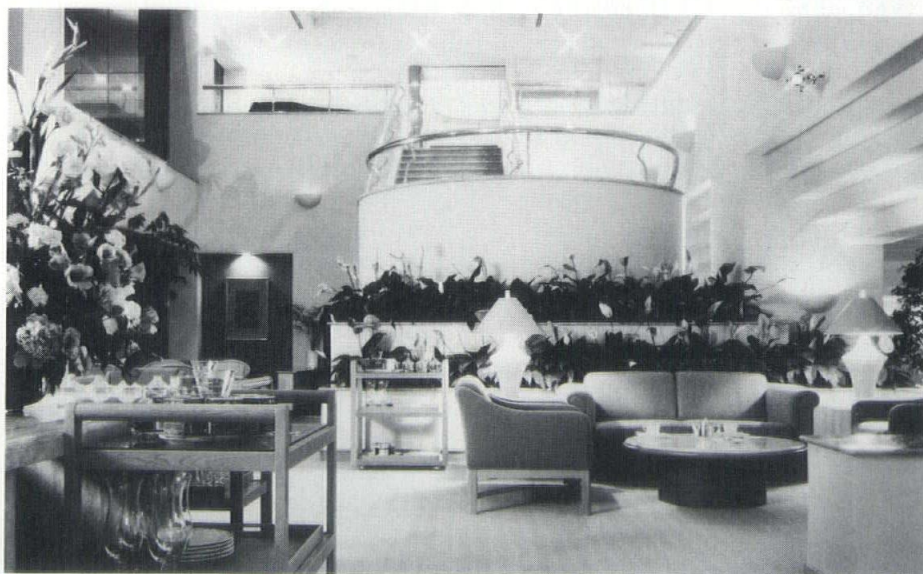
with tropical design or appropriateness to culture, and important early relationships with clients as the criteria for success in the world of architecture abroad.

In our time, however, overseas clients had come to possess expertise of their own. Sensitivity to locale and region had become a given and they, better than we,

and high technology have brought once-remote corners of the world in touch with one another.

Communication among nations has deepened to that among the people of our nations, opening individuals to very personal experiences of the world beyond their own shores.

The implications are clear, but



*As the hotel's primary meeting area, the Regent Okinawa lobby lounge has been designed as an elegant setting in human scale, where guests can easily see and be seen by others.*

could provide that in the context of their own cultures. What, then, was the key in the new age of architecture abroad?

For us in our time, the answer has more to do with design — a design that is responsive to our experience of the world in a new age. While business was an early major pathway for international communication, efficient travel

harder to define. For Paul Ma, principal of Media Five, the key to the opportunities we continue to have abroad stem from our ability to represent for our clients design in the larger context of world consumer values. "There is," he explains, "an emerging sense of internationalism that is not a style of architecture, nor is it necessarily

*(continued on page 15)*



# RAMADA REEF RESORT: A CASE STUDY

by Gregory M. B. Tong, AIA  
*Wimberly Whisenand Allison Tong & Goo Architects, Ltd.*

**I**t's achievable." "It doesn't take a megabuck insurance company." "You need not be a development giant to put together a well-designed environmentally responsible resort hotel that will attract a good operator, command favorable rates, make money"—that's what this project, Ramada Reef Resort, says loud and clear.

Well, in fact, not so loudly. For this 3- and 4-story 200-room resort nestles quietly among a splendid grove of palms and ancient melaleuca (paper bark) trees. It was designed to have a sense of permanence, a timeless quality that makes no loud statement that would be likely to date it. Only a quiet road separates the 5-acre site from picturesque Palm Cove Beach.

What's important—and exciting—about the project is that it reflects success within modest means and wise use of natural resources.

Our client, Peter A. Jans, was a first-time hotel developer, a Cairns attorney heading a group of dedicated backers with a strong commitment to doing things "right" even though working with a less than generous budget. Inherent in this commitment was a firm determination to preserve the integrity of the site. Consider what he says on the subject:

"We acquired the property in 1981, the primary motivation being the presence of massive melaleuca and palm trees, some of which were identified as

being up to 1,000 years of age.

"It was always considered essential that whatever development took place, it would be in concert with the trees, and this has been my overriding development philosophy throughout.

"... the design concept was settled with the footprints of the building carefully designed to create a courtyard around a central heavily timbered area and 'notched' to retain and enhance existing major trees.

"Development commenced in January 1985 at which time the entire central courtyard was fenced off to prevent anyone

from entering that area and causing any damage or interference with the natural ecology. We also bonded the builders at \$10,000 per tree to discourage any carelessness."

Believe me, this is an atypical approach in Australia—as it is in many other places—where the norm is to come in, bulldoze everything and present the architect with a denuded site. In this instance, the client was enlightened. This enabled us to take advantage of what nature had provided and made it possible for us to achieve a non-oceanfront resort of exceptional value.

It did take some fancy footwork,



*The Ramada Reef Resort, nestled in a grove of ancient palms and melaleuca trees, was designed to be a part of the forest. Columns of stained concrete were cast in a mold made from a rose gum log, giving them a tree-like appearance. Photos by Kevin N. P. Chun.*



but all major trees *were* retained, and the building was designed to be a part of the forest rather than apart from it. We allowed the trees to dominate and the architecture to remain subordinate in statement. Ninety light brown stained concrete columns that support the building were cast in a mold made from a rose gum log, giving the columns a remarkably tree-like appearance. Balcony planters tend to obscure indoor-outdoor boundaries and contribute to a sense of being *in* the trees. Open walkways and notches also give guests "tree experiences" as do rustling tree sounds. All rooms have lanais and each enjoys either an ocean or garden view. The building wraps around the central court, which features a large lagoon-like swimming pool, which, like the building itself, weaves and notches to leave the trees undisturbed.

In addition to our client's ability to see the forest *and* the trees, there were other factors at work which contributed to the smoothness of the project process.

It should be noted that the Queensland/Cairns government is actively supportive of tourism development. And while there was no direct government involvement in this project, it did have the full support and encouragement of government as evidenced particularly by rapid approvals.

Especially significant to the success of the project process, and its overall success, were some outstanding attributes of the client. As a true entrepreneur, he was willing to take risks. Once he had selected his team of professionals he put his trust and confidence in them and was willing to listen to them, to be guided by their recommendations.

This is not meant to suggest that he was inattentive. On the contrary. He was very much involved. And for a layman he was extremely perceptive. His after-hours inspections—when he could take time to reflect—were quite helpful.



Most important, however, he had clear goals that were compatible with ours. Perhaps of equal importance was his ability to communicate these goals.

It was this mutuality of goals and confidence, plus careful communication in both directions, that saw us successfully through some major and unusual problems. For example, a switch in contractors in midstream might well have turned the project sour.

As it is, we feel very good about it. We think it's a terrific project. In addition to our design ability, we feel that we brought to the project a level of experience that gave us the ability to anticipate what would happen. As the client had confidence in us, we were able to save him time and, therefore, money.

But we're old hands at hotel design. Our client was a "beginner." How does he feel coming out of this "virgin" experience. Do we still have his trust? Here's what he says:

"This is the first hotel/resort I have built and as such it was a massive learning curve. I have certainly learned to avoid many

mistakes in future developments.

"Probably the most essential lesson is the necessity of having a highly professional, cohesive and sympathetic team of consultants involved from the outset. The communication and interplay of ideas and experiences between the architects, landscape architects and interior designers (let alone builders, engineers and contractors) is essential to maximize site potential. This is something that we most certainly achieved in Ramada Reef Resort.

"Undeniably, the experience was at times somewhat harrowing, but one that I would not have exchanged for anything. The feeling of satisfaction and achievement in watching my dreams and those of the consultants turn into reality is rare and treasured."

Ramada International, the operator, also expressed pleasure with this latest property of theirs. It's part of their new wave of Pacific Rim expansion which will add 2600 new rooms in Australia, Hong Kong, Tokyo and Seoul by 1988.

But the real measure of a hotel is in its ability to please people. Ramada Reef had its soft opening in April and will have its grand opening in late September. How is it being received by its most important public-hotel guests? Early on-site reports tell us guests are giving it very high marks, comparing it favorably with several giants in the field. And Peter Jans tells us,

"The local residents have applauded and complimented the development, the local authorities have supported it with pride, and tourist operators throughout the world, as well as in the community, have assured us of its success."

WWAT&G is pleased to have been a part of this project. We think we have created something of value. **HA**



## TORT REFORM

*"We must keep the attention of our elected officials on the only course of action acceptable to us: full and complete tort reform."*

By the time you read this message, our legislature will be meeting, or will have met, in a special session for the specific purpose of *tort reform*.

*Irrespective of what the legislators accomplish during that special session, tort reform will remain of paramount importance to each of us for the foreseeable future.*

At least seven states already have passed some form of *tort reform*. More than a few others have it on their agendas for their next meetings. Many high state officials and legislators are uniformly in favor of *tort reform* for the protection of professionals who serve the public. Yet, the necessary corrections are stymied or talked to death by a few special interest groups who don't have to bear the burden of outrageous premium costs we must pay for adequate professional protection.

In mid-June, I asked 13 architectural firms to send a representative to a breakfast meeting where we discussed the implementation of a letter-writing campaign to alert influential legislators, prior to the special session, of our desires for meaningful *tort reform* legislation. Each representative agreed to enlist the support of two other firms, as well as have each of the

members of his firm send letters. Hopefully, that pyramid of power got the undivided attention of our elected officials.

To that end, I ask each of you to keep the heat on your representative and senator to ensure they know that *tort reform*, in its fullest meaning, is

what each of us wants now! Whatever was done during the special session was only a beginning. Between now and the regular session of the legislature, we must keep the attention of our elected officials on the only course of action acceptable to us: *full and complete tort reform*.



Arthur A. Kohara, AIA

---

## HS/AIA GOLF TOURNAMENT

On the brighter side, your Hawaii Society/AIA will sponsor an 18-hole golf tournament on Tuesday, September 30, at the Olomana Golf Course. The purpose of this "1st Annual" tournament is to recognize our friends in those fields which support our profession.

So many times, we are their guests. *For this golf tournament, they will be our guests; i.e., each AIA member/golfer will host two non-AIA member/golfers to make*

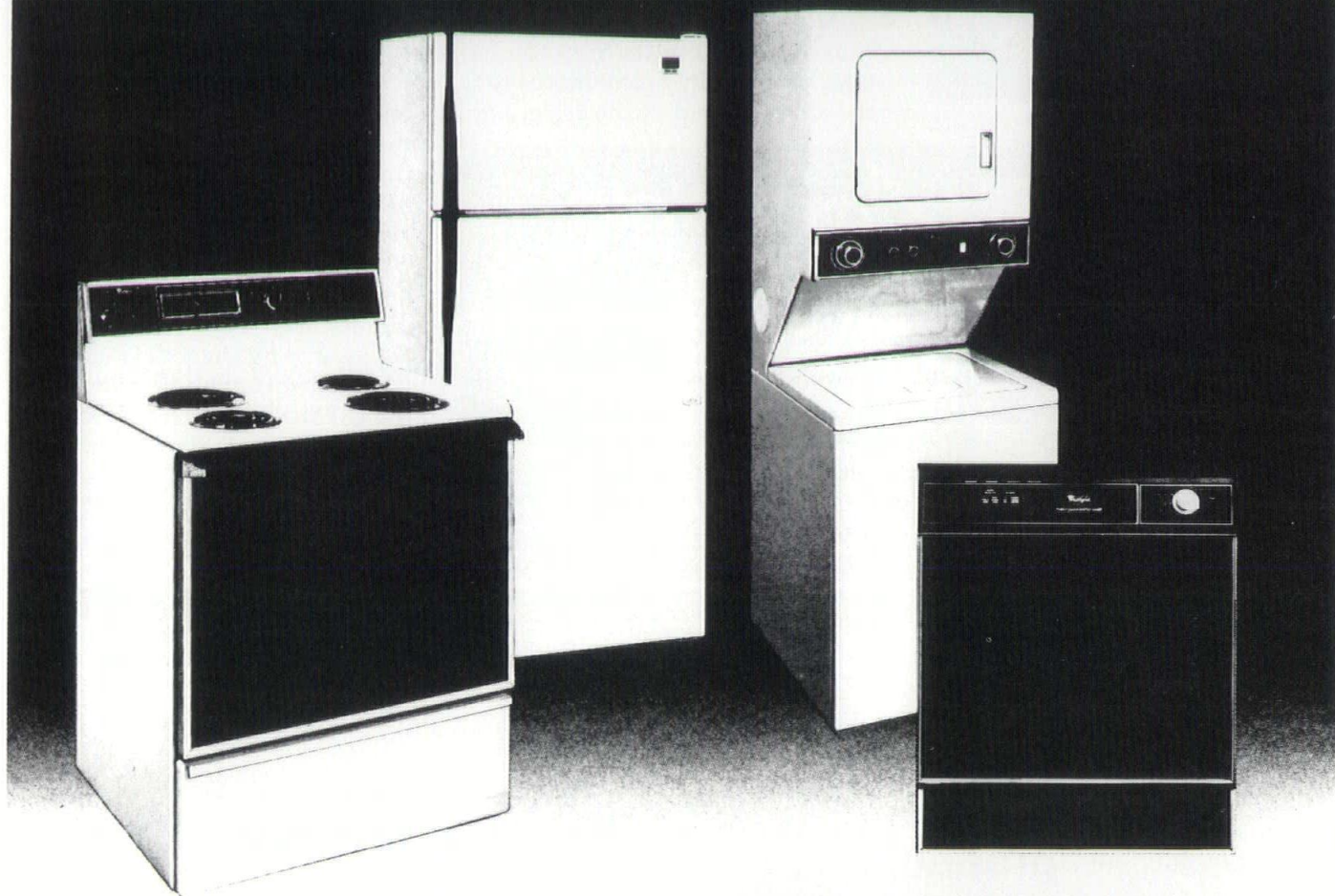
a three-person team, at a total cost of \$175 per team. The tournament format will be full handicap (combined team handicap total of no more than 60) with one-two "best ball" format.

I would appreciate it if each HS/AIA member/golfer would form at least one team. Also, architectural firms can sponsor the tournament in several ways. Details will be sent to you by personal letter, flyer and monthly *Memo* announcement.

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Robert C. Hockaday

## NEWS

### Hockaday Named CSI Fellow

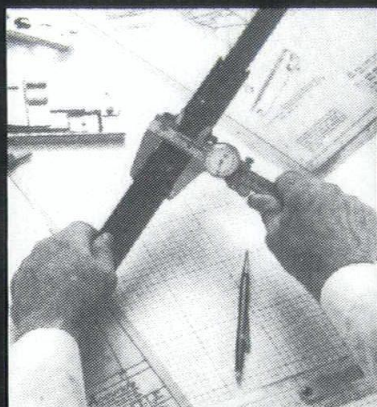
The Construction Specifications Institute (CSI) has elected Robert C. Hockaday, certified construction specifier (CCS), to the level of Fellow.

Fellowship is one of the top awards given by CSI. Fellows are chosen by their peers from those who have notably contributed to the advancement of the science of

construction, to the improvement of construction specifications or education, or to the programs and objectives of the Institute.

CSI is a professional organization in commercial construction working for the advancement of construction technology through research, and service. It has more than 18,000 members in 132 cities throughout the United States and includes among its members architects, engineers, specification writers, product manufacturers, project managers, and contractors.

Hockaday was nominated to Fellowship by the CSI Honolulu Chapter of Hawaii. A member of the chapter since 1968, Hockaday owns Manufacturers Agency Pacific, a sales agency representing architectural/engineering construction materials manufacturers.



## Accuride

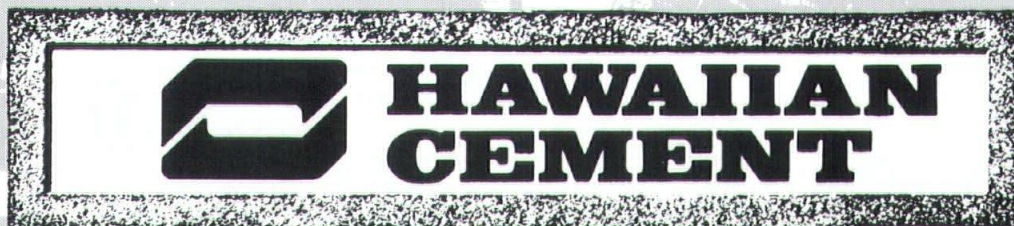
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## Concrete Contest Entries Sought

Entries are now being accepted for the 1986 Concrete Buildings Program sponsored by the national Portland Cement Association and endorsed by the Cement and Concrete Products Industry of Hawaii (CCPI). Entries must be submitted on official entry forms by September 30, 1986, relating to concrete buildings of all types completed in the United States between September, 1985 and September, 1986.

The award program offers

recognition to the building team of architect, engineer, contractor and owner. Awards will be presented at the Third Annual Forming Conference to be held in Dallas in November. Winners will be featured in the January, 1987, issue of *Architectural Record*

*Magazine.*

Entry forms are available from Glen Simon, Portland Cement Association, 5420 Old Orchard Road, Skokie, Ill. 60077. Additional information can be obtained by calling the CCPI office at 2828 Paa Street, 833-1882.

## The New Age

(continued from page 9)

manifest in intellectual terms. There is today a market for an international lifestyle."

It means that while there will continue to be sensitivity to particular regional environments, there is a compelling challenge to cross bigger barriers, to cross larger spectrums than those which are cultural.

It is more than fitting our hotels with twin beds for Japanese guests in America, or the Japanese providing queen-size beds in their hotels for American guests. For Media Five, it has meant a total approach, one that helps our clients with the implications of a new lifestyle of internationalism.

Today, the interplay of values among our many cultures and nations fosters a synergy that results in a broader world view. Ultimately, it is about our understanding of human experience. Not just how a building or room is designed, but about a touch and feel and flow of space and its relationship to the people, events and activities of a place. It is the creation of all the small moments which nurture our senses and become our memory of the world as home, in the new age of architecture abroad.

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## THE CHALLENGE OF WORKING OVERSEAS

*by David Miller, AIA  
Architects Hawaii Ltd.*

**A**rchitects Hawaii's Texas partner, Buck Welch, was requested to present a talk to a group of businessmen on the challenges presented by doing work overseas. He solicited information from Hong Kong partner, David Miller, whose response follows.

### **Evaluating the Project**

This is the most important issue. No matter how eager one is to take on a project, one must first evaluate it to determine several things.

- Will it be a success? If not, and the client cannot pay, the recourse is far more limited for us. Legal systems outside the United States vary. Hong Kong has one of the best, Singapore is not bad, but so slow it could take years before your case is heard. After that it's downhill.
- Even if it is a success, is the client honest, fair, etc?
- Will we be working with local consultants? If so, who? Selected by us or by the client? Paid by us or by the client? Is the split-up of work fair? Is the work procedure feasible to enable the project to proceed smoothly and us to perform well?

### **Fees**

- What are the payment terms for our work? Many times projects stall or stop because economies fluctuate rapidly outside the

United States and Europe. If the project stops suddenly, are we up-to-date on fees? What currency will we receive and how strong is that currency? This is a major factor to consider in any overseas operation.

We may get paid in Singapore dollars for a Singapore project. Most of our costs to produce the work are in Hong Kong dollars. Our books are consolidated with Architects Hawaii so that at the fiscal year end, all is translated to U.S. dollars.

Suppose we do a job cost control assuming a strong Singapore dollar. We produce the work on budget and then the Singapore dollar weakens. We cannot pay our Hong Kong-generated costs with the Singapore dollars earned. So we show a loss.

If the Hong Kong dollar strengthens against the U.S. dollar, the above project generates greater U.S. dollar income than projected in our consolidated books, boosting the overall company bottom line.

I have to think of this constantly when quoting fees. I usually try to project exchange rates into the future, guessing about the future strengths or weaknesses of the other economies versus Hong Kong and the United States.

Also, when given a choice of currencies on receipt of fees, I try to spread our risk. Ideally, I like to have some fees in Hong Kong

dollars, some in U.S. dollars, some in Singapore dollars, etc. With luck the ups and downs are averaged.

### **Construction Technology**

The world is small enough that virtually any technology can be imported anywhere. The key is economics. We try to develop a firm understanding of local construction capability, *then* we consider which systems to propose.

For instance, China can produce whole buildings with all internally produced technology, but the result is usually not up to U.S. standards. However, if a building doesn't require a very sophisticated structural approach, the Chinese design institutes can provide appropriate structural engineering. And if they design the structure, it can be easily tendered to and constructed by Chinese construction units (contractors). This usually results in a structure that is less expensive than a sophisticated structure designed from outside. The structure will be very conventional, with short spans and big members, but if you can work with that approach you can save money to use in other parts of the building.

Where more sophisticated structures are required, a turnkey or construction management approach is often used. For instance, a non-Chinese engineer may team up with a construction



Mechanical and electrical systems are usually imported from the United States, Europe, Japan, Korea, etc. Often local products, such as cast iron pipes and other equipment, can be integrated into the package. There is usually pressure to use local materials as much as possible.

Depending on the project type and location, there may be limitations on foreign products. Import duties may be very stiff, forcing use of local materials. All economies worry about balance of payments. Often individual project types are given special consideration. For instance, hotels in Malaysia are exempt from high import duty on foreign materials. As a result, we can specify anything we want. But if we specify the same product for an office building in Malaysia, a 40 percent import duty will be added to the cost. These policies force foreign manufacturers to set up

A similar consideration relates to staffing. When economies are restrictive, it is difficult to utilize non-local staff. For instance, banks in Singapore like Bank of America have to justify every non-Singaporean staff position to the government. If there is local unemployment, the government gets very rough on this. The same could easily hold true for architects, so this is a very important consideration.

I would bet that if we had set up in Singapore instead of Hong Kong, I

[illegible]



would be having great difficulty renewing my work visa, since architects there have very little work at present.

#### Communication

In addition to problems related to time zones and language, there are also problems in understanding basic terminology on our work. For instance, in China there is no separate profession called interior design. So how do you explain and

justify a high interior design fee? They also don't understand what shop drawings are versus working drawings.

Language problems are acute on jobs in China because documentation has to be in English and Chinese. There are invariably potential conflicts because it is impossible to perfectly translate from English to Chinese without some ambiguities. We try to get

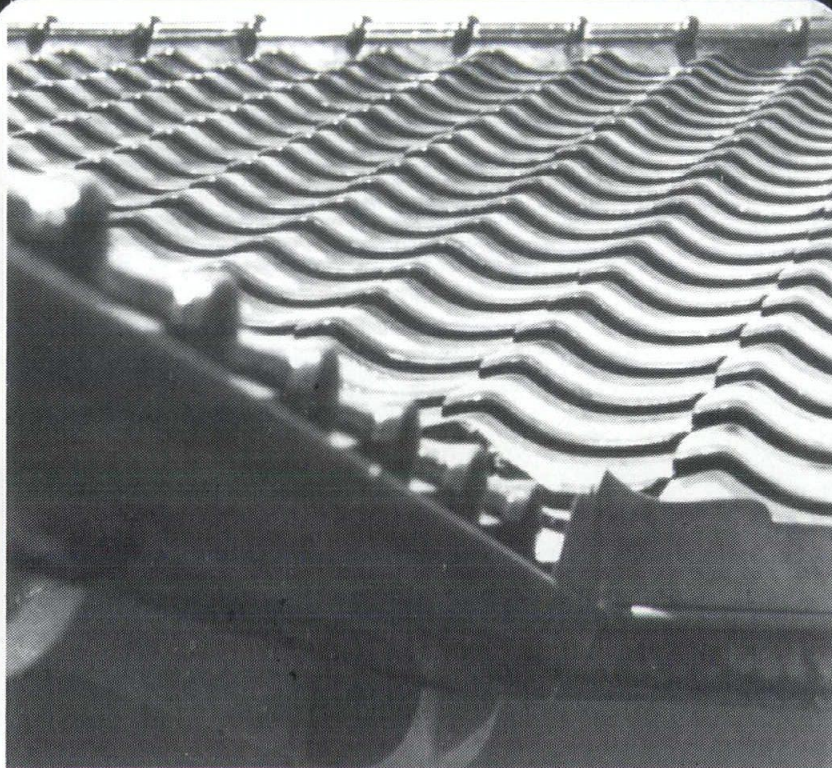
agreement that the English version applies legally.

#### Building Codes

Some areas have well organized and detailed codes and others do not. If well organized codes are in existence, it is imperative to work with a local architect who knows the ins and outs. There are often minor clauses that have major impact on design. The local people would know these clauses but we could easily miss them and be very embarrassed later.

If detailed codes are not in existence, such as in China, we must dive in and learn. Very little is written down. You learn by experience. For instance, one-third of the perimeter of a tower must have direct access by firetruck. This has a significant effect on building design.

And so it goes. Although there can be many obstacles to working overseas, the work is interesting, exciting, challenging and rewarding. HA



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## NEW MEMBERS



*Bryce Uyehara, AIA*

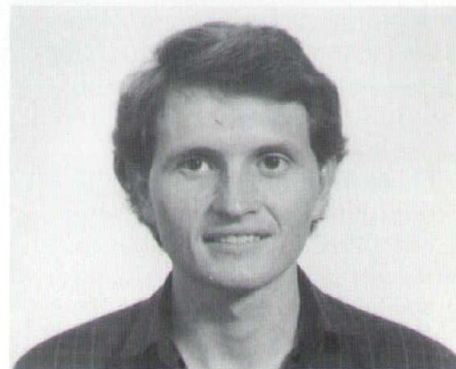
**BRYCE UYEHARA, AIA**, is one of the staff architects at Murayama, Kotake, Nunokawa & Associates, Inc. He received a Bachelor of Architecture from the University of Colorado in 1979 and a Masters in Architecture from the University of California at Berkeley in 1982.

**WILLIAM D. BROOKS, AIA**, is a project architect at CJS Group-Architects, Ltd. He received his Bachelor of Architecture degree from the University of Hawaii in 1983.

**GERALD KIM CHOI, AIA**, is also working with CJS Group-Architects, Ltd. where he is the Chief Operations Officer. He graduated from the University of Hawaii with a Bachelor of Fine Arts degree with Distinction in Architecture.

**ROBERT EDWARD LESNICK, AIA**, is a staff architect at Trans Oceanic Architectural Design, Ltd. He has a Bachelor of Science (cum laude) from the University of Massachusetts in Amherst and a Master in Architecture from the University of Colorado.

**JERRY K. H. CHOY**, Associate Member, is one of the construction engineers at Hawaiian Dredging and Construction Company. He graduated from the University of Hawaii School of Architecture in December, 1985.



*John J. Clements, AIA*

**JOHN J. CLEMENTS, AIA**, another product of the University of Hawaii School of Architecture, is employed by Lawton, Umemura & Yamamoto Architects.

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There are four essential elements to the plan that evolve out of a strong commitment to serve our country, our state and our neighbors in the Pacific Basin.

First, we create a dynamic and exciting downtown Honolulu urban center that would be the focus of the Pacific Basin, developing the tremendous unused resource that Honolulu Harbor represents.

Second, we solve our transportation situation between outlying communities and downtown in a creative and synergistic way. The system proposed in this plan is a high speed over water commuter system, using today's technology, that would tie into the new downtown and connect the outlying communities of Hawaii Kai and Ewa Beach as well as points in between. This system could develop into a complete circum-island and, eventually, interisland navigational system.

Third, we create at the ends of the transportation system, in Hawaii Kai and at the port facility in Ewa Beach, two major health and recreation facilities that totally respond to the health and fitness consciousness that living and enjoying life in Hawaii represents. These three elements work together synergistically to make the whole plan possible.

Fourth, and most important, we must have a clear vision of our purpose in the center of the Pacific. We must expand our consciousness from seeing

# HONOLULU 2000: A V

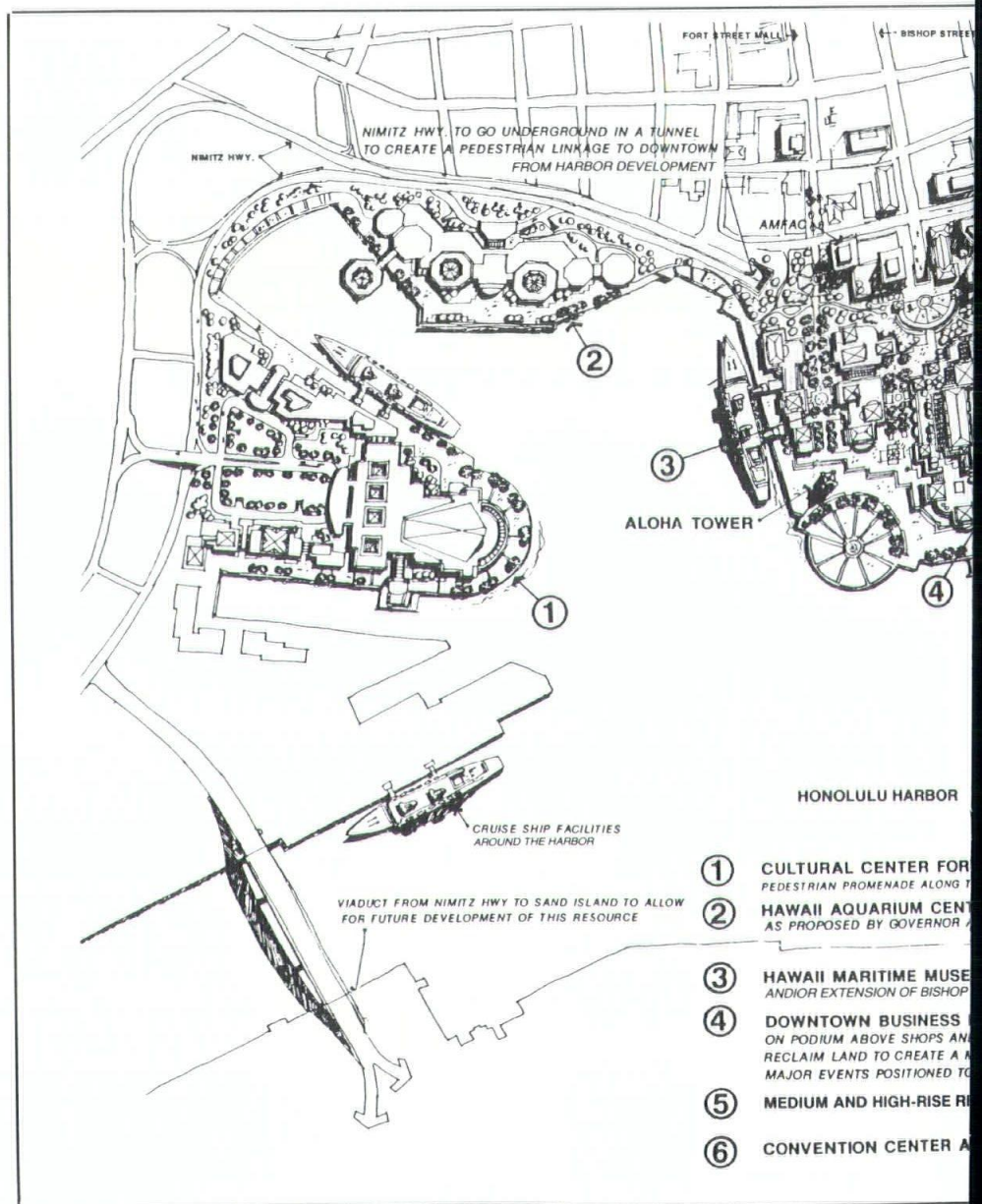
by Christo

ourselves as just a resort and tourist destination, to an awareness that envisions Hawaii as being the major financial, design, information services center, and global research, education, and international peace center between East and West for the entire Pacific Basin.

With this vision of Honolulu's potential in the center of the

Pacific, we must creatively promote and market ourselves, and the tremendous resource we represent to all our neighbors in the Pacific.

As communications, computers and networking increase, and travel time continues to decrease, our position in the center of the Pacific becomes more significant. Just our ability to communicate





# ON OF TOMORROW

*Belknap, AIA*

with New York and Japan during regular working hours gives us a tremendous advantage as a center for disseminating information and services between East and West.

Hawaii has a unique blend of races that live in amazing harmony, united by the spirit of aloha. As the potential of the Pacific opens in the next 10 years, communication between cultures

will be even more significant than it is today. American businesses will be acting wisely if they use talented people who already have an understanding of our Pacific neighbors.

As an example, it is difficult for an executive living in New York to market his product, knowledge or expertise in China without understanding their culture. In

Hawaii there are many Chinese businessmen and others who have lived with our Western business system, and who also retain cultural links with China. A New York-based firm, interested in expanding and marketing services in the Pacific Basin, might greatly increase its potential for success by locating a branch office in Hawaii that would be the liaison between the main office and its Pacific clients.

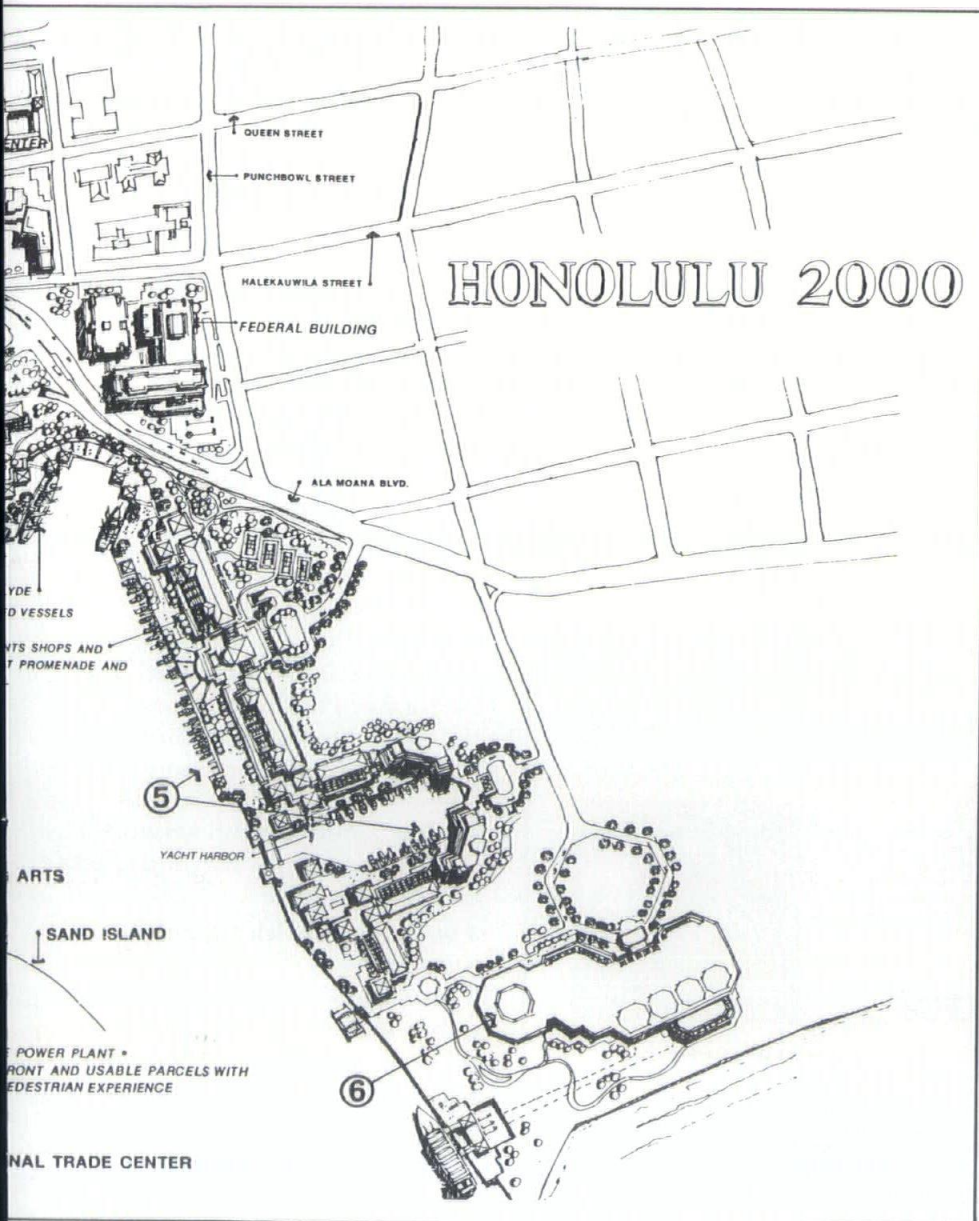
Along with our location and our people, we have one of the most beautiful environments in the world to encourage new businesses and executives to locate in Hawaii. With all the positives, what stands in the way of this happening right now? One major drawback is the lack of a dynamic downtown that has the image of a major international center. A second major drawback is a fairly significant transportation problem for a city of our size.

The third, and perhaps most significant, major drawback is our current image of ourselves as only a tourist center. Though many have thought of ways to move beyond just tourism as our major industry, we are still scattered in our approach, with many worthy ideas and still no direction.

There are three major elements in the Honolulu 2000 plan that are integral to its success: the Honolulu Harbor Project, a transportation network and an island health complex system.

## **The Honolulu Harbor Project**

The first part of the Honolulu 2000 plan is to take a comprehensive and creative look at developing Honolulu Harbor as the focal point of the City of Honolulu. Currently, there are a number of suggested uses of the harbor including the Aloha Tower Hotel project, now on hold, the Hawaii Maritime Center and the Hawaii Aquarium Center. Locating the convention center near the harbor downtown has been mentioned. Though each of these proposals has merit, they have been proposed primarily from their own





perspective without a connection to a broader goal and vision.

Taking a more comprehensive look at the harbor, Honolulu 2000 includes the Coast Guard Pier to the left of Aloha Tower and Pier 18 to the right of Aloha Tower. This is an area of waterfront similar to the Baltimore Harbor Project at the door to downtown Honolulu. If the Aloha Tower Hotel project were built in conjunction with the Hawaii Maritime Center, Hawaii Aquarium Center, the convention center, a cultural center for the performing arts and a series of waterfront shops and restaurants, an exciting new picture emerges. With a little more imagination we can see boat slips interspersed along the waterfront, offices at a second level and waterfront residential townhouses and strategically placed residential and/or office towers. The plan proposes dropping Nimitz Highway underground from the

Grosvenor Center at Alakea Street to the other side of Fort Street Mall to create an unobstructed pedestrian linkage with the existing city.

In conjunction with these efforts, a major marketing effort would be initiated to communicate to our Pacific neighbors that we stand ready to serve their needs in a far more expanded way than we have in the past. As the new economic base for the state crystalizes, and an expanded sense of purpose arises in our people out of a desire to serve, the economic potential for Hawaii businesses is staggering when we look at our ability to market our professional, educational and financial expertise to all the countries of the Pacific Basin.

### The Transportation Network

Honolulu 2000 begins to solve the transportation situation between downtown and outlying residential communities, especially Hawaii Kai and Ewa Beach.

The plan revives the old Sea Flight idea, using new technology which solves the problem Sea Flight encountered. There is currently a vessel designed that meets the design requirements for a high speed commuter vessel for the waters off our coastline.

One such vessel has been designed by SEACO and is used by the Marine Corps in Kaneohe. It is called Small Waterplane Area Twin Hull (SWATH). The vessel rides above the surface of the water on two torpedo-like pontoons which stay submerged unaffected by surface chop and swells.

SWATH could travel between Hawaii Kai and downtown carrying from 500-1000 passengers in very comfortable seating. Continental breakfasts could be served from the on board hi-tech galley.

A water transportation system would also link the planned development of Barbers Point with downtown, and it would provide a way to get tourists to the harbor and downtown restaurants, museums and cultural centers. At the ends of this system and downtown there would be a small shuttle bus loop to move people to the facilities, minimizing the parking requirement.

Oahu's new highly flexible Island Speed System could expand to become a circum-island transportation network linking downtown and Waikiki with the Turtle Bay Hilton, Haleiwa, Kailua and other North Shore and Windward Oahu communities. The system, in its final form, could become an interisland network, possibly ferrying autos and trucks as well as people.

### The Island Health Complex System

At each of the port facilities at either end of the transportation system, health and recreation facilities would be designed to address the growing health and fitness consciousness and approach to living that is a part of living in Hawaii.

(continued on page 32)

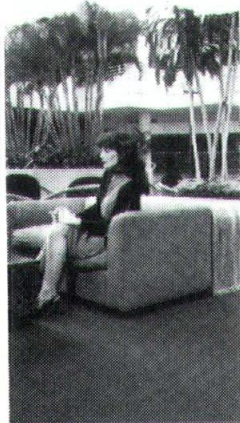
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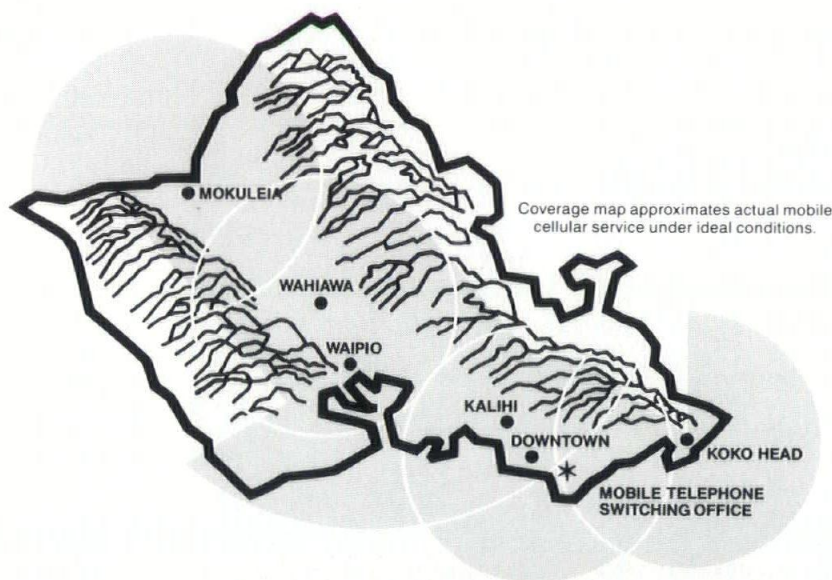
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# IT'S A JUNGLE OUT THERE

by Robert M. Fox, AIA  
Fox Hawaii Inc.

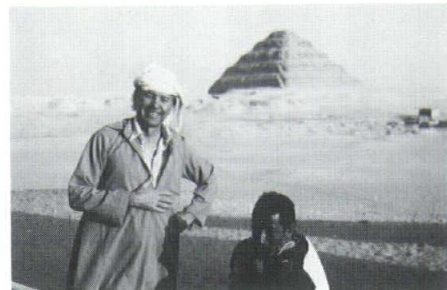
**H**aving an opportunity to design projects overseas can be enjoyable, rewarding and adventurous. As a youngster I saw every movie that Humphrey Bogart ever made and longed to visit all those faraway places with strange sounding names. Through my architectural practice, I have had an opportunity to visit many of these ports of call. Sometimes,

however, the situations are not pleasant. Occasionally things happen, such as being marched through an airport in Addis Ababa Ethiopia, surrounded by three combat soldiers wielding Russian machine guns, for the purpose of going to the post office to get a stamp. The guards were to ensure that I didn't make a break for the bush. Or...

- traveling by taxi through the



*One never knows what adventures are in store for the architect who works overseas. Bob Fox has learned that flexibility and a sense of humor are essential in travels abroad, whether he's wacking the bush in Malaysia (above), or visiting with the Maharajah of Kashmir in India (below).*



*Bob Fox visits the stepped pyramid of Zoser, Cairo, Egypt.*

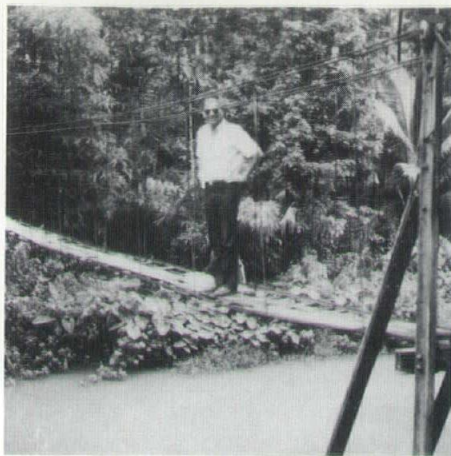
streets of Bombay where at any two-lane intersection with a stop light six taxis will line up abreast aiming for the two lanes, knowing that four out of the six won't make it. Or...

- having your luggage arrive on the conveyor belt with the bag open and all your papers, files, and underwear stretched out for thirty feet, and the only response being a smile by the uniformed soldiers at the loading end of the conveyor belt. Or...
- trying to maintain a sense of poise and architectural integrity while an arms deal for Uzi machine guns, American-made riot control vehicles, and antipersonnel carriers is being negotiated by the client with the local government for compensation of architectural fees. Or...



*Between adventures abroad, Fox works at his office in Honolulu.*





*Fox bridges the gap between East and West in Kandy, Sri Lanka.*

- having the entire architectural profession of one country petition to have you blacklisted from the country because they feel that you are taking jobs away from the local market and discovering that the instigator is your friend and local joint venture partner. Or...
- trying to collect an architectural fee only to find that the corporation you dealt with not only no longer occupies the offices

where you met, but that the building no longer occupies the site. Or...

- as has happened to a friend trying to collect an overdue architectural fee, instead of the check arriving at his hotel he was greeted by an army lieutenant and three soldiers with machine guns, marched down the service stairs to a waiting military vehicle and driven to the airplane, where he

was told that his services would no longer be required and that any future visits would be considered a national military threat. Or...

- drinking an ice-cold mango milkshake from a friend in New Delhi and halfway through, turning around to view the fly-infested fruit stand from which it came and realizing that the next several days were not going to be pleasant. Or...

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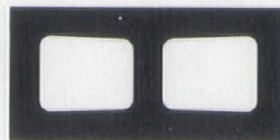


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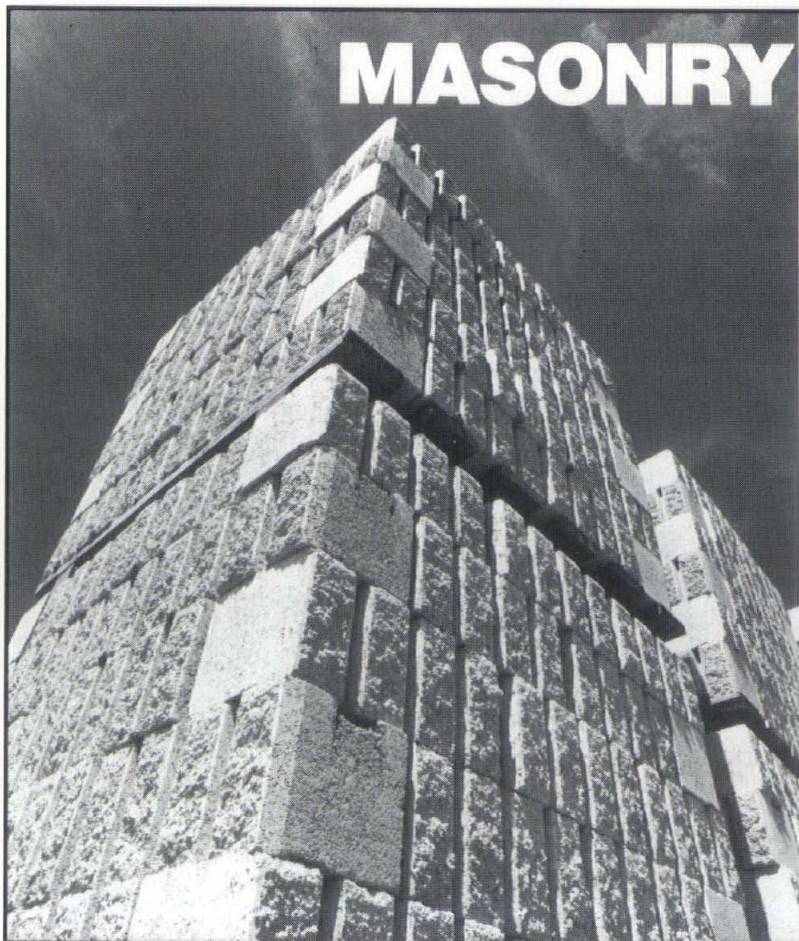
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- waking up in a hotel in the middle of the night with rats running around the floor and, after being told by the night manager that he would be happy to bring in a snake to catch the rats, realizing that rats aren't such bad roommates after all. Or...

- walking on a new hotel site in Bombay through the grass when the guide says, "Sir, please don't step on the cobras. It's bad luck." Or...

- while trekking through the bush of Malaysia with a machete-wielding guide in front and a guide in back, stopping for a break and thanking them for the protection. One of the guides says, "Oh, you don't understand the system." I say, "What system?" He says, "Well, the person in front stirs up the tree vipers. They fall on the person in the middle and this gives the first and last person an opportunity to run away." Or...

- being taken to a side road by a taxi driver in Lagos, Nigeria where several of his friends are waiting to relieve you of your possessions



*Bob Fox poses with friends in Lagos, Nigeria. One of the joys of working abroad is meeting and working with people from a variety of cultures.*

(and perhaps your breathing apparatus). The only available weapon is a sharp pencil which, fortunately, when placed in the proper position leads the driver to believe it is a very long and very sharp knife. Upon which he decides that going directly to the hotel without stopping is the

gentlemanly thing to do. Or...

- after dropping off some mail at an airport mail counter, returning several minutes later to find the clerk behind the counter steaming the stamps off and putting them on his own mail. Or...

- drinking an ice-cold bottle of Coca Cola and looking behind the soft drink shed to view 200 empty Coca Cola bottles being unceremoniously filled with a brown liquid resembling Coca Cola, but certainly not using Coke's famous secret recipe. Or...

- negotiating with clients in a hotel in Macau for three days and after reaching an agreement on all points, having the contract retyped and presented for signature to discover that all of the points that had been negotiated in or out during the previous three days were now included unchanged in the final contract. When confronted with this, the client's only explanation was that it must have been a very regrettable typographical error on the part of the secretary (who would be fired immediately). Or...

- leaving Honolulu at 3:00 a.m., arriving in Hong Kong at 7:00 a.m. a day later, by 9:00 a.m. making a presentation, by 2:00 p.m. that same afternoon finding yourself on a flight to Singapore for a dinner

*(continued on page 28)*

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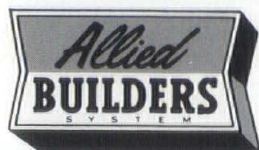




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### The Team:

Leland Onekea (seated), A.I.A., Architect  
Phil Urquhart, Project Engineer, Allied Builders System  
Connie Manuel, Owner's Rep., McDonald's Restaurants



(continued from page 26)

meeting with a client after which you board Air Italia which delivers you to Bombay at 4:00 a.m. At 10:00 a.m. the next morning you are making another presentation, followed by an evening flight to Sri Lanka where you finish a presentation the next morning just in time to catch the last flight out to Cairo. At this point you ask yourself, "Is this trip really necessary?"

Ah, yes, the joys of international architecture. There are also many rewarding and satisfying experiences — the opportunity to work with a wide variety of cultures with widely differing attitudes toward architecture, business, finance and life.

There is a special joy in working with individuals of enormous talent and knowledge; in sharing, on a one-to-one basis, the intimate process of creative design in an atmosphere of mutual respect and unselfish team spirit; and in having



Among other things, working overseas is challenging and exciting. In more remote areas, a half-track is needed to view a new hotel site.

the opportunity to share international architectural knowledge with people in developing countries where professionals have a tremendous appetite for understanding how to provide better architecture to

satisfy the needs of their country.

Sometimes the rewards are enormous, such as when the proper design solution is produced for a given problem and all the people involved exude a sense of mutual pride and accomplishment. When the joy of that moment becomes infectious, all the problems, inconveniences and travel-related disasters are forgotten. A spirit of international architectural brotherhood exists.

The international opportunities are enormous, the challenges are also enormous, and the rewards are in direct proportion to the circuitous routes necessary to achieve success. To paraphrase Omar Khayyam, "One can only know the height of ecstasy to the depth that one has experienced despair." This phrase probably describes the practice of international architecture as well as any. **HA**

*Robert Fox has been involved in projects in Asia since studying architecture in Japan in 1967. He considers Asia to extend from California to Nigeria and Kashmir to New Zealand. He has traveled extensively and designed resorts, hotels, marinas, residential and commercial projects on several continents.*

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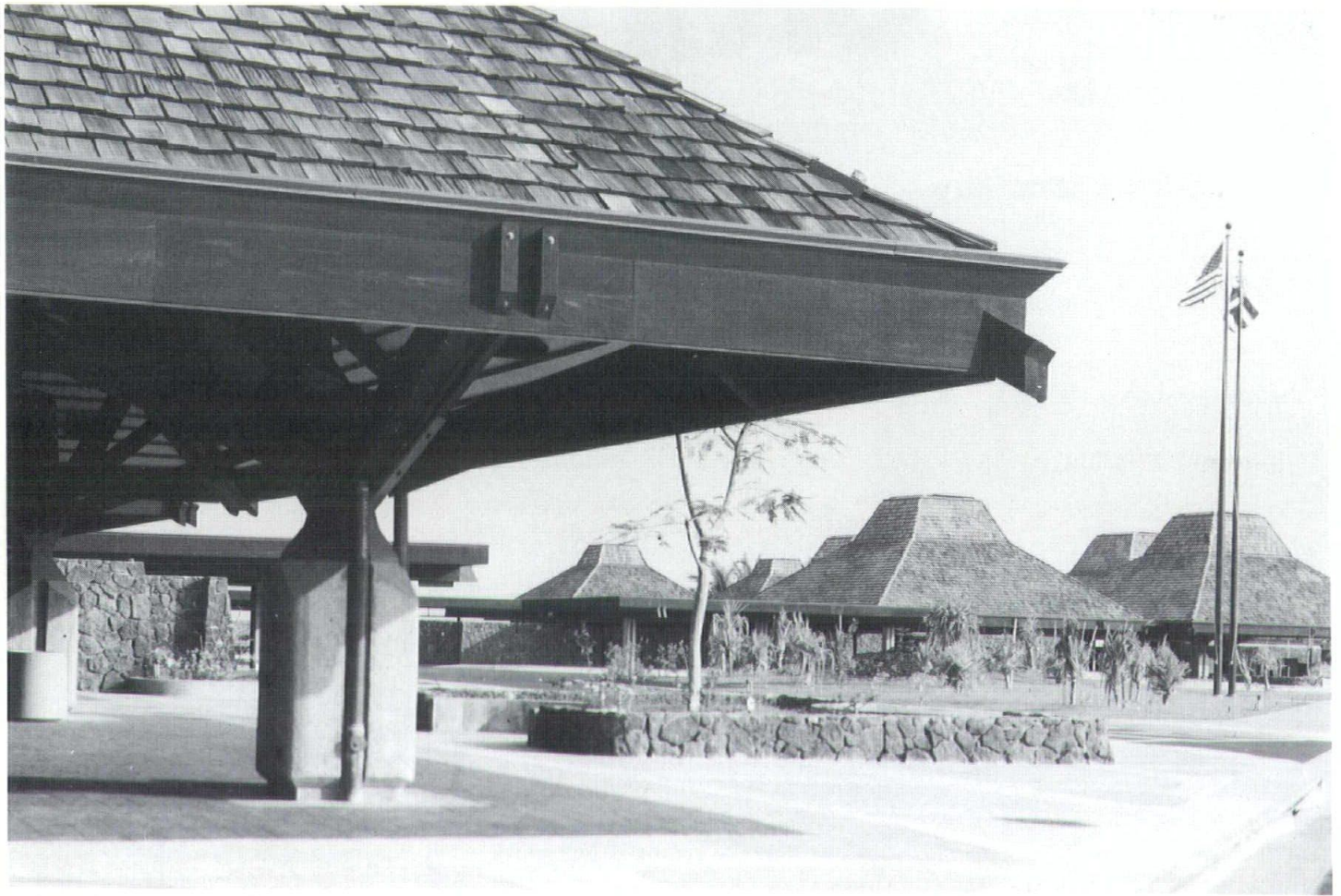
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# THE QUEST FOR CRAFTSMANSHIP

by Bill Christensen  
*Honolulu Roofing Company, Ltd.*



*Hawaiian style is reflected in the roofs at Ed Aotani's award-winning Ke-ahole Airport. Photo by Palmer/Reinhardt.*

**W**ebster defines "craftsmanship" as "skilled or dexterous production in the manual arts." The challenge for the client is to find the craftsmen, sometimes in very specific areas of roofing endeavor.

With aesthetics today valued almost as much as function, many new specialty products have come onto the market. We are seeing more and more slate and special

tile roofs, for example, than ever before. If a roofer is not familiar with a particular style or hasn't learned its installation technique from the manufacturer, there could be problems.

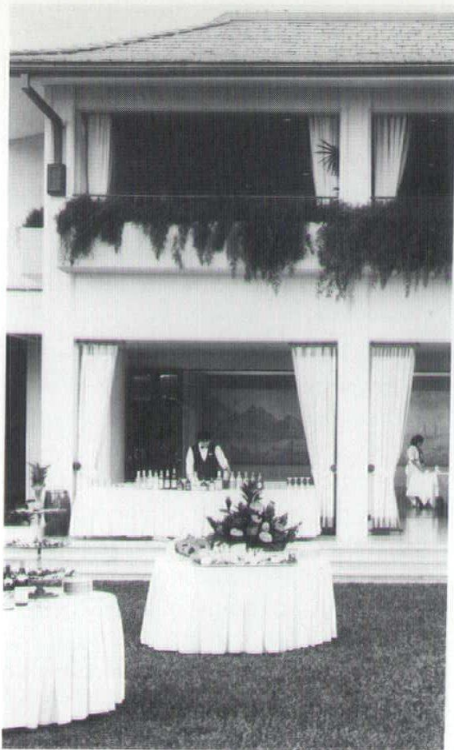
My advice is to call the manufacturer when special roofing products are specified. Ascertain the application problems in advance. (Some of the best manufacturers will designate a local expert to assist you or, better

yet, send out a representative to provide guidance.)

Here are some tips on ordering roofing materials:

- Select a roofing contractor who has installed the material before and ask to see the projects he's worked on.
- Specify the most durable of flashings — copper or lead are best because of their excellent wearing properties. Other metals may wear out before the roof does.



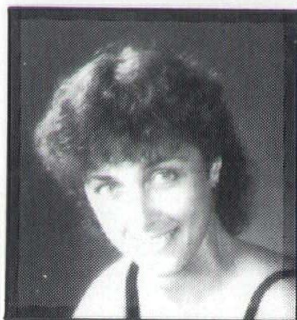


Honolulu Roofing Company recently won national honors for its work on the Halekulani. The new Cal-Shake roof closely resembles the existing roof on another building. Photo by David Franzen.

- Don't try to cut costs on underlayment, which won't outlast the tile, but can provide service for up to 40 years. A good waterproofing membrane for clay tile is usually two or more layers of felt and hot asphalt. Otherwise you may be tearing off the roof in less than 10 years.
- Arrange to have the extra tiles delivered and safely stored after the job is completed. More than

once a tile series has been discontinued and any repair work becomes unsightly when tiles cannot be matched.

Craftsmanship is an ongoing quest in the roofing business. Application excellence is everything to the roofer and with techniques, materials and customer needs ever changing, none of us can afford to say, "I already know it all..." HA



Kim Giovannella  
Copy Technician

## Advice from Kim. . .

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(continued from page 22)

Such a facility would include an olympic size swimming pool and diving pool, basketball, volleyball areas, racquetball and squash courts, weight and Nautilus rooms, as well as gymnastic facilities, martial arts rooms, yoga, dance and meditation rooms, as well as music and fine arts rooms.

Once the three components of this plan are acted upon with commitment, they each act synergistically to make the others

work. The harbor project, transportation system and health complex system create a dynamic plan that would be virtually impossible to develop without a common commitment.

#### **Implementation of the Honolulu 2000 Plan**

Once this plan is initiated, design and construction could immediately provide thousands of new jobs within the design, engineering and construction professions. Work could easily continue for 30 years. Much of the

construction could be done off barges in the harbor, minimizing disruption to the rest of the city.

If the transportation idea were approved now, it could be operational in 2-3 years instead of 10 or so years for a land-based system. In 10 years the Island Speed System could be operational around the island.

Each aspect of the plan can be acted upon independently of the others in terms of construction scheduling and delegation of work. This means the main aspects could be in place within 10 years or less if everyone were to see the value of such a plan and act with common purpose to get the job done.

Adoption and implementation of the plan would create an identity that Honolulu is a place where exciting concepts in planning and development are an accomplishment. Honolulu could market these concepts in professional planning and expertise and be a staging area for ideas, information and financing.

As architects, we can lead the rest of the state by working together to create a vision of a plan such as Honolulu 2000. The vision is a means to focus everyone's energy on a common goal. From there we can develop the design, solve the financing problems and work with the whole business community and our government to develop the ultimate design.

Our creative energy, enthusiasm and commitment to work together as never before is essential to the success of any all-encompassing plan such as Honolulu 2000. The comprehensive approach to problem solving is exactly what is needed if Honolulu is to become a viable center of the Pacific as envisioned by so many of our leaders.

Our commitment to develop a plan such as Honolulu 2000 to serve our neighbors can be a modern expression and demonstration of the aloha spirit that is the essence of Hawaii and its people. **HA**

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## Chapman Desai Sakata Promotes Three

Chapman Desai Sakata, Inc. recently promoted Glenn K. Miura, AIA, from associate to senior associate of the architectural firm. Ronald J. Dean, AIA, was promoted from associate to senior associate/project architect. Benjamin Q.T. Woo was

promoted from project architect to associate.

Now in his fifth year with Chapman Desai Sakata, Miura has been a member of The American Institute of Architects since 1983, serves as chairman of the Hawaii Society/AIA's Public Education

Committee, and is a volunteer teacher in the Hawaii Society/AIA's Architect-in-the-Schools program.

In addition, he is the design review architect for the Mililani Town Association.

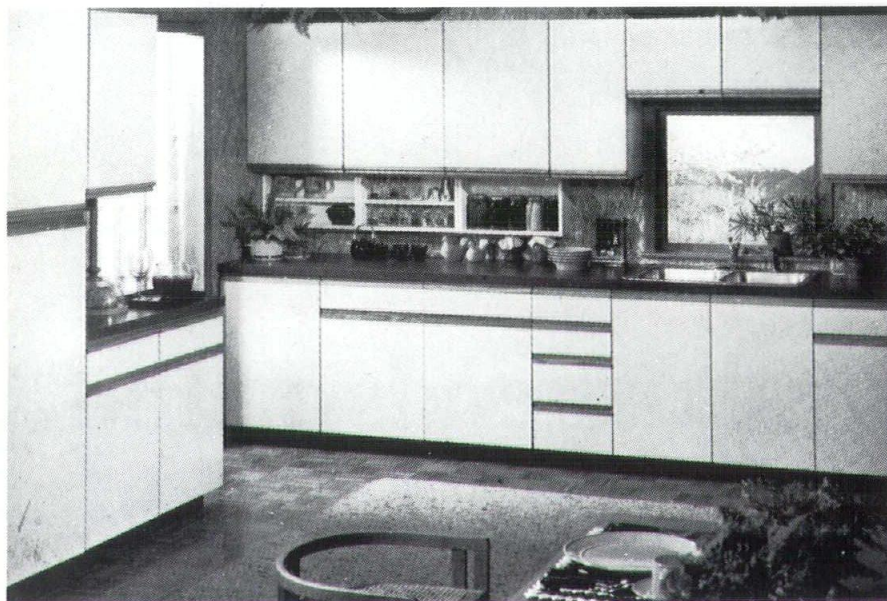
Miura has 15 years of professional experience designing commercial high-rises, low-rise hotels, planned developments, residences, schools, shopping centers and sports facilities.

He has worked on such design projects as the Industrial Arts Complex at the Kamehameha Schools, Kaiser development plans for Hawaii Kai, Mauna Lani Racquet Club in South Kohala on the island of Hawaii, and Yongsan Community Center and Lodge in Seoul, Korea.

Miura received his B.A. degree in pre-architecture from the University of Hawaii and his M.Arch. from the University of California at Berkeley, from which



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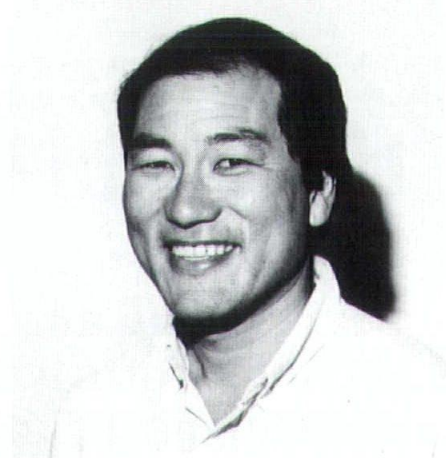
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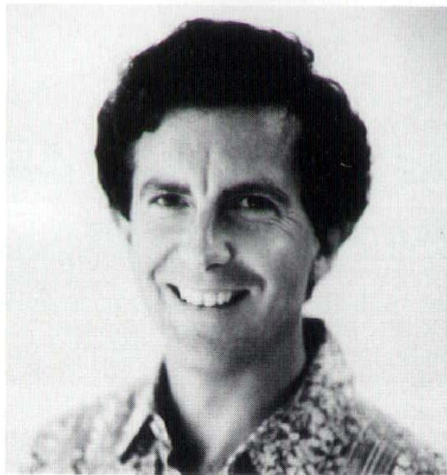
A registered architect in Hawaii and California, Dean has 18 years of professional experience in architecture, including work on such projects as hospitals, military facilities, office buildings,



residential condominiums, retail stores, schools, shopping centers, sports facilities, townhouses and warehouses.

Dean joined Chapman Desai Sakata, Inc. in 1976 and has been a member of The American Institute of Architects since 1981.

He has worked on such projects as the Composite Medical Facility at Clark Air Base in the Republic of the Philippines, Hilo Learning Resources Center at the University



Ronald J. Dean, AIA

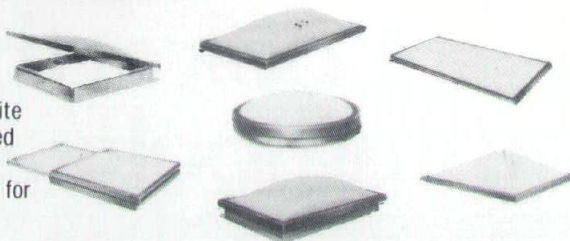
of Hawaii's Hilo Campus, the Kamehameha Schools Industrial Arts Complex, Kukui Grove Shopping Center on Kauai, and Mauna Lani Racquet Club in Kohala, Hawaii.

Woo joined the company five years ago. He has 10 years of professional experience in architecture, and has been part of various architectural teams developing such projects as athletic facilities, commercial office buildings, hospitals, hotels, movie theaters, recreational centers, residential apartments and schools.

He has worked on such projects as the Commissary and Warehouse Facility in Yongsan Garrison, South Korea; the Consolidated Community Center in Aliamanu on Oahu; the Kaiser Center in Hawaii Kai; and the Kamehameha Schools Industrial Arts Complex in Honolulu.

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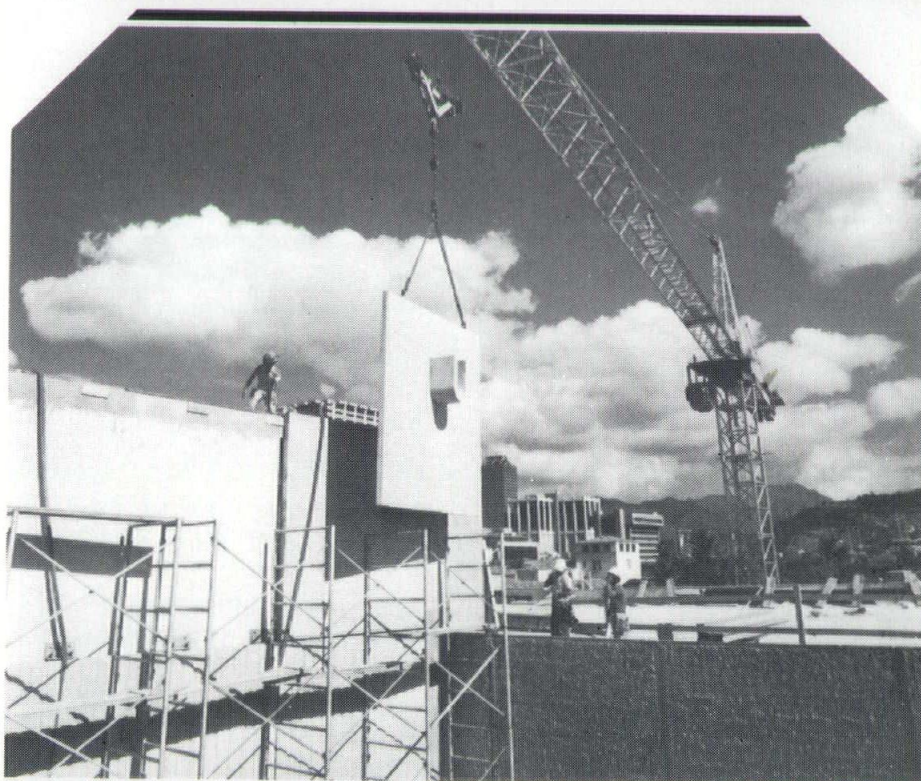
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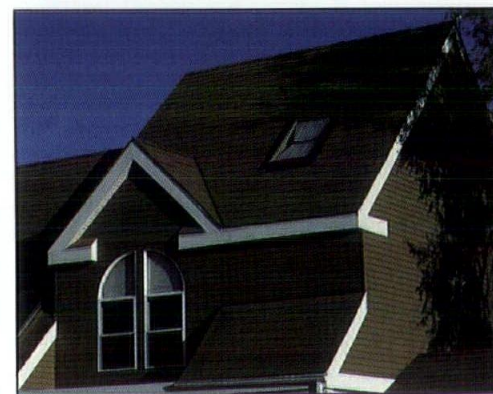
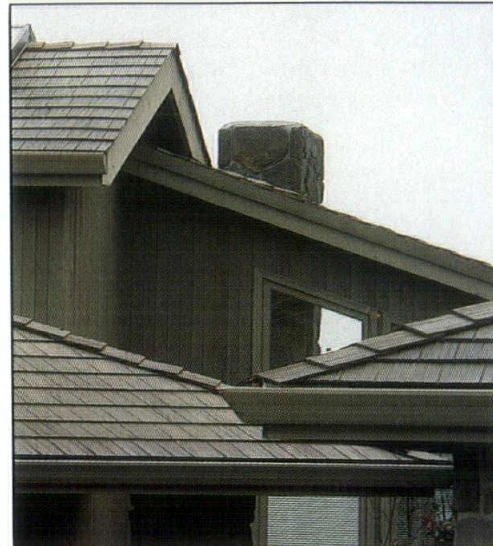
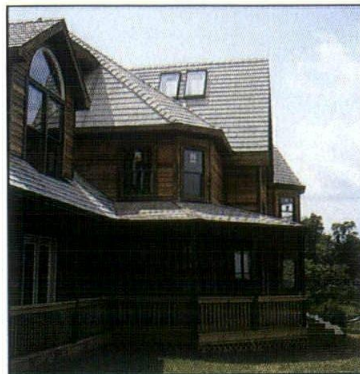
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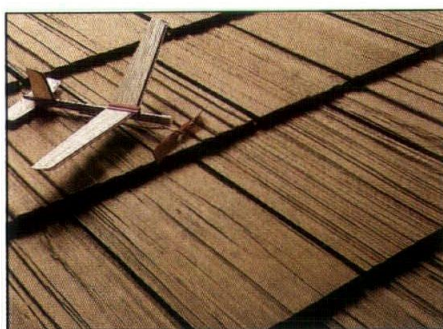


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## Promotions Announced at WWAT&G

Donald W.Y. Goo, president and CEO of Wimberly Whisenand Allison Tong & Goo Architects, Ltd., and Sidney C.L. Char, WWAT&G Hawaii Division Manager, have announced the following corporate promotions:

Donald G. Lee, AIA, and Michael M.S. Chun, AIA, were both advanced to principal and elected vice-president.

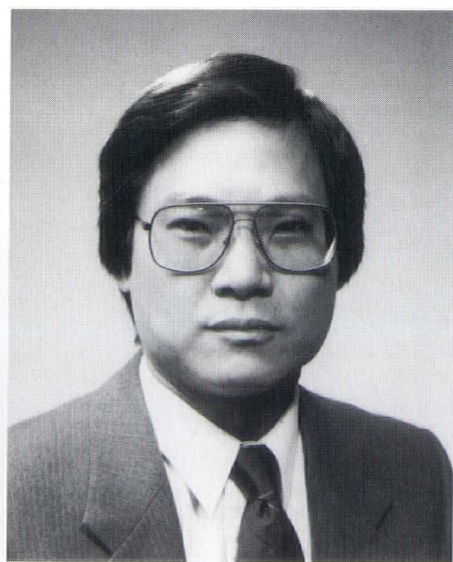
Eugene I. Watanabe, AIA, and Henry T.Y. Kwok were elected associates.

Lee joined WWAT&G in 1965, was promoted to associate in 1983 and to senior associate in 1985. Recently he was named director of project services and is responsible for promoting company education.

*(continued on page 38)*



Donald G. Lee, AIA



Michael M. S. Chun, AIA

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(continued from page 37)

He has been significantly involved with such projects as Hyatt Regency Waikiki, Hyatt Regency Maui and Hawaii Federal Credit Union.

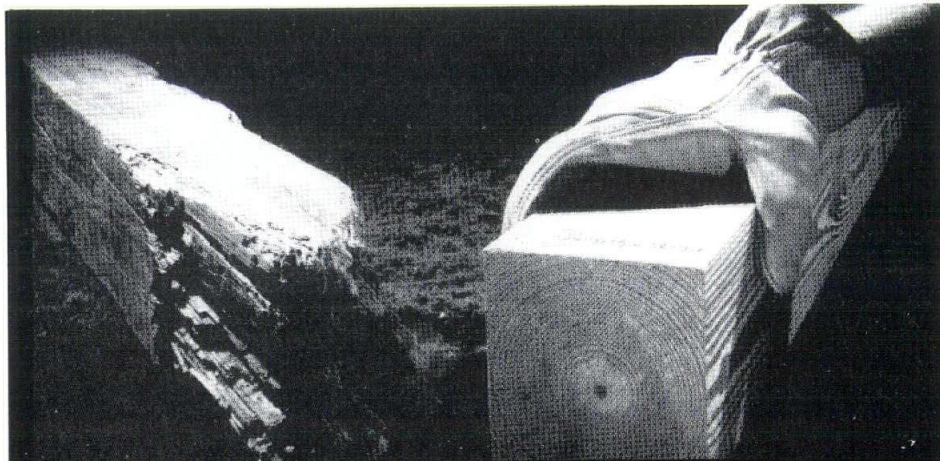
Chun began work with WWAT&G in 1977, was made an associate in 1980, helped establish the California office in 1981 and

was advanced to senior associate in 1985. He was project architect for Sheraton Kauai Hotel (Hawaii), Four Seasons-Newport Beach (California) and is currently project architect for the Grand Floridian Hotel (Florida).

Watanabe, who joined WWAT&G in 1977, was made project architect in 1982 and senior

project architect in 1984. He has been significantly involved with Turtle Bay Hilton & Country Club (Hawaii), Hilton Hawaiian Village/Tapa Tower (Hawaii), Pacific Islands Club (Guam) and Ramada Reef Hotel (Australia).

Kwok joined WWAT&G as a project designer in 1984, and since then has worked on design assignments in Australia, Korea, Tahiti and Hawaii.



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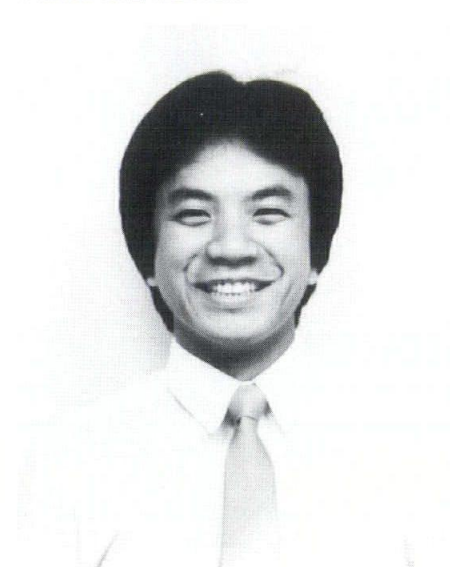


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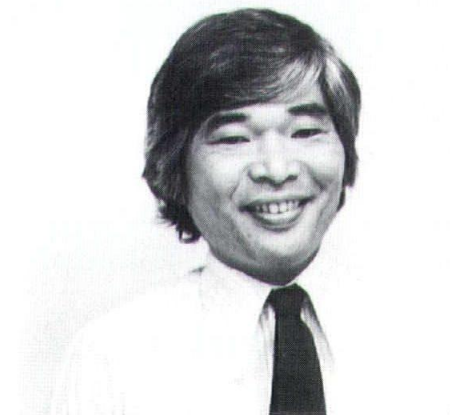
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