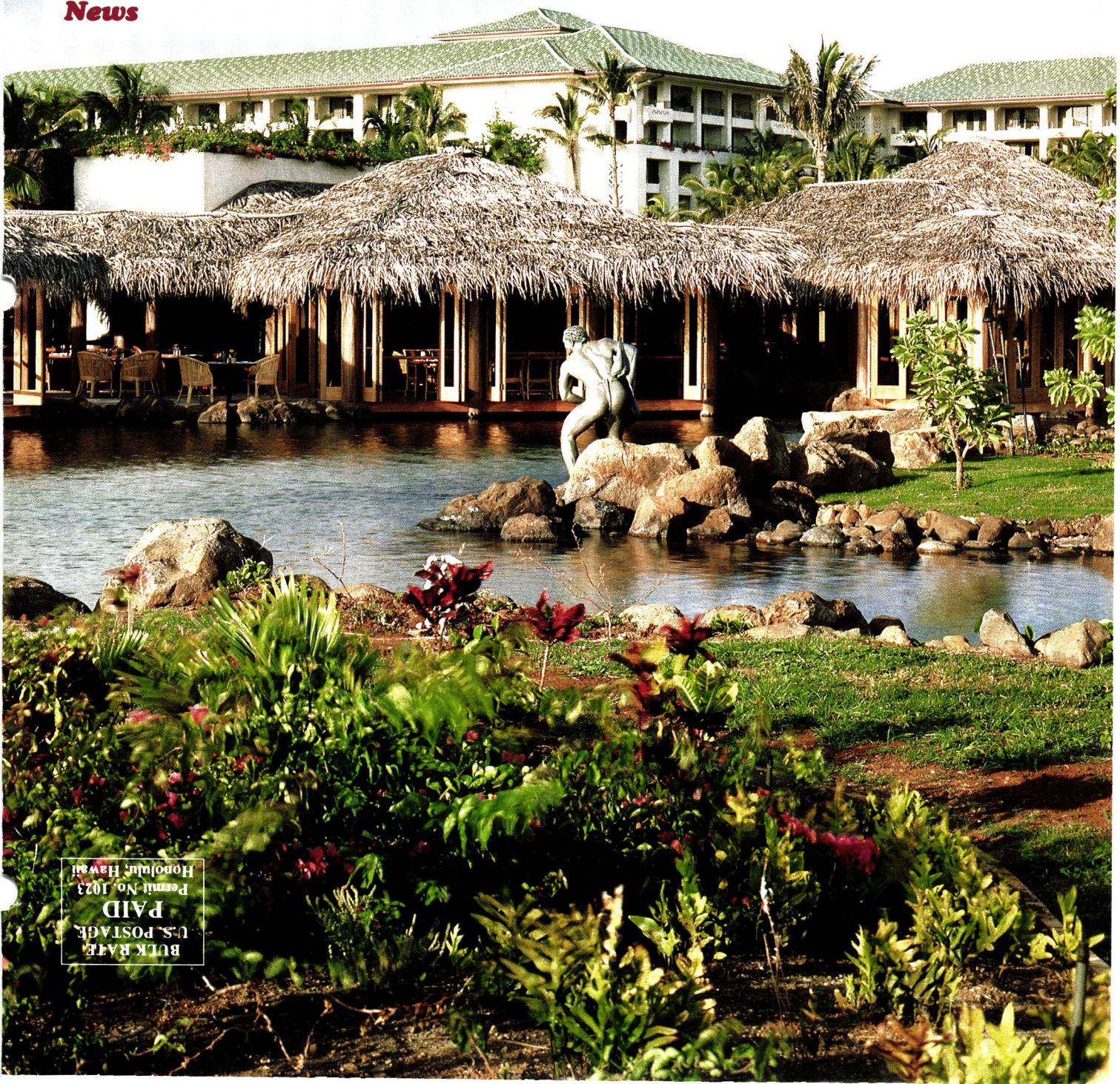


HAWAII ARCHITECT

October 1992

**Retail/Commercial Development
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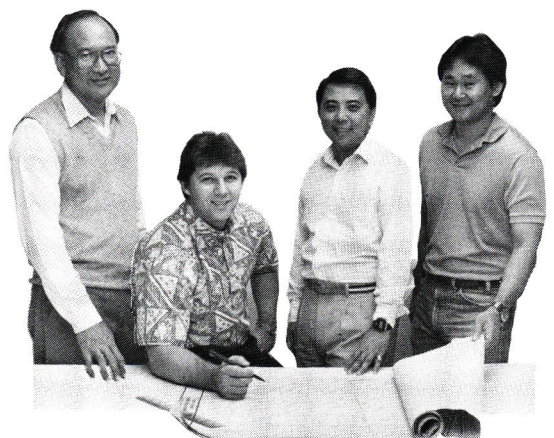


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Major improvements in scattered areas at the Princess Kaiulani Hotel called for a supremely accommodating contractor. Even as beautifully redesigned lobbies emerged, envisioned by the Gulstrom Kosko Group, and the popular Ainahau Showroom expanded with the overview of Ted Garduque, AIA, the hotelier continued to serve.

"We were on a tight timeline facing a holiday opening," observed Garduque. "Allied's crews were always responsive and concerned with quality execution. Even when the normal problems in renovation occurred, they stayed on top of things."

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Contents

Leadership Message

6 Architects Share Respect for Environment

Regional meeting provides opportunities to learn from other people and places.

by Robert N. Hale, AIA

Retail/Commercial Development

7 Costco, City Mill Anchor Hawaii Kai Towne Center

With warehouse operations, pricey ambiance is secondary to efficient construction.

by Richard S. McGerrow, AIA

13 Hawaii Power Center's 'Big Box' Retailers Bring Consumer Relief

Power Center will offer merchandise mix that emphasizes value, quality and selection.

by Andrew D. Friedlander

16 Mainland Retail Store Chain Renovates Building in Time for Grand Opening

Kmart renovates a warehouse at Iwilei.

by Chris Vandercook

24 Mini-Survey Draws Mixed Reactions

Architects must learn to cope with "no-frills" architecture.

by Paul Sanders

Windows & Doors Update

11 Manufacturers Offer Lines Made for Hawaii

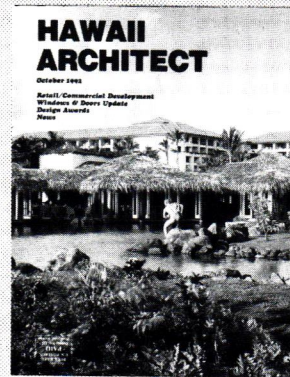
News

33 Metal Challenges Reign of Two-by-Four Studs

36 Ground-breaking at UH Initiates Work on School of Architecture Building

20 HC/AIA Awards

29 Features



In this issue ...

The cover, photographed by © Milroy/McAleer, captures the beauty of landscaped exteriors at the Hyatt Regency Kauai, recipient of the coveted 1992 Honolulu Chapter/AIA Grand Award.

Landscaping featured on this cover was destroyed by Hurricane Iniki. Watch for an update in our November issue.

The focus this month is on retail/commercial development and the impact "power center" warehouse and discount retail stores, Hawaii's new breed of shopping center, will have on consumers and architecture.

Richard McGerrow, AIA, talks about the challenges associated with design development of the Hawaii Kai Towne Center.

Free-lance writer Chris Vandercook unfolds Kmart's design strategy in renovating their Iwilei site.

Andrew D. Friedlander introduces "big box" and "category killers"; concepts of Hawaii's first power center now under construction.

Paul Sanders compiles the opinions expressed by several professionals concerning "power center" architecture and aesthetics.

The Hyatt Regency Kauai, winner of both the 1992 Honolulu Chapter AIA Grand Award and an Award of Excellence in the hospitality/recreation category, is featured.

Also showcased is The Park Plaza Waikiki, recipient of a 1992 Honolulu Chapter/AIA Award of Excellence in the renovation category.

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Leadership Message

Architects Share Respect For Natural Environment

by Robert N. Hale, president
Honolulu Chapter AIA

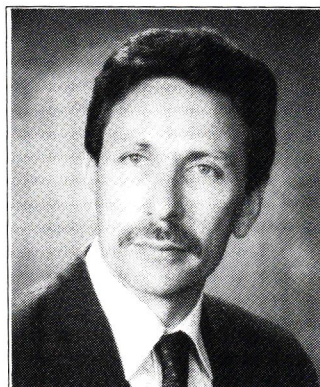
One reward of traveling is the opportunity to learn from other people and places. Often we find unique situations and solutions but frequently we find how similar our challenges really are.

I was reminded of this again at the Pacific and Northwest Regional meeting in Portland. The theme this year was "A Sense of Place." In four stimulating days, the conference explored continuing efforts to identify, maintain and enhance the characteristics which establish "place" in the state, counties, cities and neighborhoods of Oregon. While much of the conversation naturally centered on the built environment, I was struck by how consistently and deeply both the formal presentations and the informal discussions were grounded in a respect for the natural environment.

This respect for the land was widely held by both the professional and the lay communities.

A post-convention trip through the Columbia River Gorge only reinforced this impression. The road through the gorge for automobiles was first established early in this century. The engineer who designed the highway publicly stated that if a choice was to be made between preserving the natural features (including trees) or enhancing speed, natural features always came first. To him, the purpose of the road was to allow the public to appreciate the natural beauty, and a road that destroyed this natural feature was not an acceptable solution.

Hawaii's citizens are posed on the edge of much the same question. On one hand are the pressing



Robert N. Hale, AIA

needs to provide housing for our citizens and a desire to be perceived as an "international" city, and on the other is a love of place and a respect for the aina.

While it would be arrogant to suggest that we have the solution to these problems, it is paramount that we, as a profession, establish and maintain leadership in developing a community discussion to ensure that wise resolutions are found in these continuing debates.

The AIA has taken a major first step with our housing policy. The continuing community discussion of this policy and the programs required for implementation is one which requires our collective and concerted efforts.

Individual projects are generally still the province of the individual clients and architects.

As one speaker stated, "the design review process does not create great architecture. That is the product of an individual designer. It does, however, prevent bad projects from being built."

If nothing else, the public debate of what creates a sense of place in Hawaii may be the most important element in preventing us from looking like Los Angeles West 30 years from now.

Your voice is important, our voice is important in this project. HA

Costco, City Mill Anchor Hawaii Kai Towne Center

by Richard S. McGerrow, AIA

Hawaii Kai Towne Center (HKTC) presented some unique opportunities in shopping center planning and design for CDS International (CDSI). The very nature of the business operation housed on the site made this project quite different from shopping centers that have been built in Hawaii in recent years.

The 16-acre site is the last large piece of property in East Honolulu zoned for commercial develop-

ment. Because of this, and the fact that the property is located in a long-established residential neighborhood, careful consideration had to be given to its use. CDSI has been involved in the master planning of HKTC since 1982, when our clients, Hawaii Kai Development Company (HKDC) first contracted us to design their headquarters building, Hawaii Kai Corporate Plaza, followed by Executive Plaza's 1 and 2. A "Unilateral

Agreement and Declaration for Conditional Zoning" obtained from the city governs the HKTC site. This document allowed the developers to upgrade the permissible zoning from R-6 Residential to B-2 Community Business District. It includes special urban design controls specific to the site in terms of marina setback, additional marina frontage landscaped open space, roadway setback, open space requirements within the site, and



The Hawaii Kai Towne Center depicted in this rendering is being developed next to the Marina in Hawaii Kai, with Diamond Head in the background. The center's first anchor tenant, Costco, had its grand opening last month.

height, and leasable floor area limits.

Over the next decade several schemes were considered for the property ranging from traditional shopping center design to a scheme emphasizing the Marina and water-oriented activities. What finally evolved, however, was the result of new trends in merchandising nationwide, the advent of membership warehouses which offer goods at discounted prices in a no-frills environment. Although this shopping format is new to Hawaii, it has become the fastest-growing sector of merchandising on the mainland.

With the great success of Costco's first outlet in central

Oahu, which has become one of the largest-grossing businesses in the state, and with two traditional shopping centers already established in Hawaii Kai, it soon became apparent that warehouse merchandising was a definite possibility for the HKTC site. With the economy in recession the market conditions for shopping centers has changed drastically in the past two years. The times seemed ripe for a new shopping environment in Hawaii Kai.

HKDC was successful in attracting both Costco, a Seattle-based membership warehouse chain, and City Mill, a local home-improvement warehouse retailer

with five existing outlets throughout the island. These two companies will now be the "anchors" of Hawaii Kai Towne Center, unlike the usual Liberty House or Sears found in most regional shopping centers throughout the state.

With two warehouse anchors, the design parameters for Hawaii Kai Towne Center are quite different from the usual Hawaiian shopping center. Traditionally, shopping centers have emphasized pedestrian traffic and resort-oriented ambiance in keeping with our tropical environment. With warehouse operations, auto traffic and vehicular needs become of primary importance, and pricey

Outstanding Outsulation



At left, Outsulation panels being installed during construction

Architects know the value of specifying Dryvit Outsulation for their projects exterior wall insulation and finish system. The benefits include energy conservation, fast-track construction application and stringent quality control. And Outsulation offers a wide range of striking 3-dimensional color, texture and graphic design possibilities for both new construction and renovation projects.

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ambiance becomes secondary to efficient construction.

Locating in a shopping center setting was also a new experience for Costco and City Mill. Both outlets are usually found in industrial locations with no deliberate connection to each other or to other small retail operators on the same site. Therefore it became CDSI's task to accommodate all of these disparate elements into a workable whole in the midst of an established suburban residential community. A way had to be found to bring the scale of these large-volume warehouses with 25-foot clear ceiling heights down to a scale fitting and appropriate to the site and surrounding community. Design strategies involved playing on the horizontal lines established by roofing elements and built-out plaster bands. Also, muted color combinations on the walls and roofs lightened up the massiveness of the structures. A continuous arcade shading the lower half of the structures also visually reduces the heights of the buildings and brings the facades into scale with the pedestrian.

The center is composed of three major building elements: Costco and City Mill at opposite ends of the site, and a 14-foot-wide pedestrian arcade in front of infill food establishments and small retail and service tenants. These three structures total 141,055 square feet of leasable space. The horizontal layout of the infill structure visually connects the two anchors and dilutes the massive appearance of the two warehouse structures. Because of the popularity of these warehouse operations, the developer chose to provide five parking stalls per 1,000 square feet of leasable area, instead of the usual 3.3 per 1,000 required by the L.U.O. Landscaping is also provided at the rate of one tree per five parking stalls. The focal point of the center is a central mall which runs from the parking lot out onto a landscaped courtyard and fountain at the Marina's edge. This mall is capped by a lighthouse-like

tower which serves as a beacon for the center at night. To provide continuity, a continuous metal canopy roof runs around the infill structure and parts of the two warehouse anchors. Standardized graphics and banners will also provide visual interest for the center.

The tremendous popularity and success of Costco has made an indelible mark on Hawaii's retail scene. So much so that other large warehouse outfits of no less than

100,000 square feet in size are taking a look at Hawaii. K-Mart and Sam's will soon be opening for business in central Oahu. CDSI's experience on this project demonstrates that Hawaii's design professionals can and must keep up with this national merchandising trend. **HA**

Richard S. McGerrow is assistant construction administrator, CDS International.

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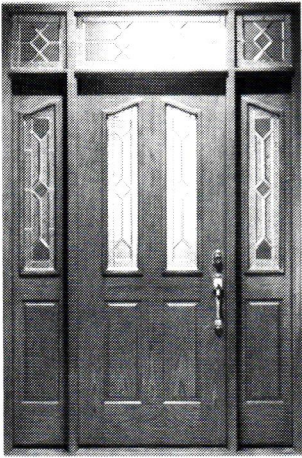
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Manufacturers Offer Door/Window Lines Made for Hawaii

by Paul Sanders

The first thing prospective buyers or visitors are likely to see in a home are doors and windows.

Doors and windows can provide a home elegance and prestige that may be the factor that will untie the strings of a prospective home buyer's purse or give an older home a rejuvenated look.

Styling and looks are not the only considerations in selecting doors and windows. They must be impervious to the sun's heat, humidity, salt spray, rain, and wind. They must be affordable as well.

Quality doors have traditionally been made of wood or insulated steel. But trends are changing.

The Midpac Lumber Co. has introduced, in exclusivity, an alternative to wooden doors—a fiberglass door with compression moulded fiberglass surface.

The patented Fiber-Classic®, developed by the Thermo-Tru Corporation, uses a state-of-the-art fiberglass technology that gives customers beautiful entry doors with remarkable characteristics.

The only difference between a

wooden door and a Fiber-Classic door is that the latter is the fiberglass surface. Otherwise, it looks like red oak wood, feels like wood and even sounds like wood. It can be stained or painted like wood and trimmed for perfect fit, just like wood.

Unlike wood it won't warp, split or crack, or dent or rust like steel.

Because it is virtually maintenance free and indestructible, it comes with a lifetime factory warranty.

The Fiber-Classic Designline series offers consumers a unique opportunity to create their own entry doors with the fabrication facilities at Midpac Lumber.

All consumers need to do is select one of the basic Fiber-Classic flush doors and choose the desired design elements from a vast collection of decorative lights and panels. Transoms can be added to give a one-of-a-kind entry-way look.

Wenco's JX-7 wood windows are designed for homes and buildings of all architectural types. The windows are exclusively distrib-

uted by Midpac.

The windows are available in aluminum clad, low-maintenance exteriors or natural wood (Ponderosa pine) in hundreds of sizes and combinations and a multitude of options.

The popular JX-7 clad windows combine the insulating properties and beauty of wood with the low-maintenance qualities of aluminum exterior in white and bronze. The windows come in many configurations and shapes.

JX-7 wood windows are similar in construction to the clad windows, but without the exterior aluminum cladding. To ensure window durability and protection of wood parts, a quality prime job is available free of charge and wood parts are treated with water repellent preservative.

All JX-7 double hung units are equipped with Werzalit® sills that will not rot, warp, twist, or crack. Mortise and tenon joints are used on wood sash parts. Water-resistant glue is used to make the windows strong and tight. Casement and double hung units are equipped with weather-stripping and quality hardware for airtightness and smooth operation.

The JX-7 line also includes Versiframe in clad and wood which allows shaping of windows into unique triangles, trapezoid or transom shapes.

All JX-7 windows are offered in standard sizes; however, an extruded aluminum trim strip system is available to accommodate non-standard size windows. Custom sizes are also available and welcomed. Northstar, also manufactured by Wenco and distributed by Midpac Lumber Co., is priced to compete favorably with quality aluminum windows.

Summit vinyl windows, also manufactured by Wenco, can provide good value and, because of their vinyl construction, are maintenance free. Specifiers should be particularly interested in vinyl windows for applications close to salt spray.

The Weather Shield Line

Weather Shield's Supersmart windows and doors are built to be energy efficient. Not only do they have single glazing and dual glazing in their window line, but thanks to a unique sash design, products can be triple glazed and provide two air spaces between window panes which are filled with Argon gas. In addition, two

of the window pane surfaces are coated with a softcoat Low E. These coatings not only significantly reduce heating and cooling costs, they also reflect 95 percent of the sun's damaging UV rays.

Weather Shield windows and doors can be fabricated of oak or cherry. Weather Shield is the only major wood manufacturer that offers True Oak or Cherry as an option. Windows and doors are also available with interiors in

wood and exteriors clad in vinyl, aluminum, or finished with primer or a long-lasting Poly I finish.

The Weather Shield line features tilt windows, horizontal slide by windows, casement windows, bay windows, bow windows, circle top windows, energy efficient skylights, patio doors and designed steel insulated entry doors with beveled, leaded glass. An added optional feature for Hawaii's climate is both epoxy coated hardware and complete stainless steel hardware.

As an alternative to aluminum windows, Weather Shield created Visions 2000, a line of energy-efficient vinyl windows from a major wood window manufacturer. Visions 2000 windows represent a new generation in window technology. They are constructed using uPVC vinyl with high-impact modified stabilizers to increase strength and prevent rust, corrosion, blistering, flaking or peeling. Thick, multi-chambered frames eliminate the uncontrolled expansion/contraction of inferior vinyl frames.

Visions 2000 windows are designed to withstand heavy rains and winds and have an interior drainage system that relieves pressure.

The window and sliding patio door lines are single-hung and single-slide windows used for almost any application. In addition to conserving energy, they are designed for easy installation and finishing.

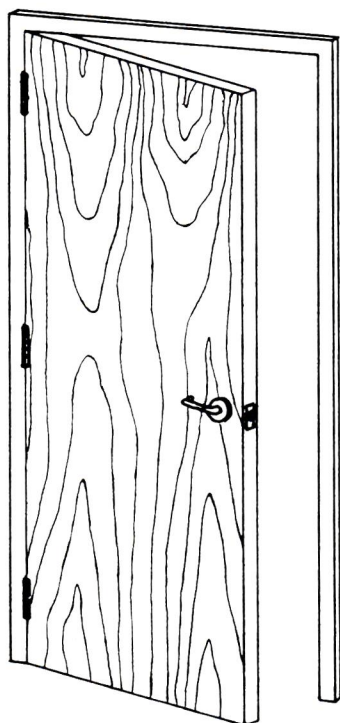
Casement and awning windows are the most energy-efficient windows in the entire line of Visions 2000 windows. They include angle bays, bows, or distinctive eyebrow windows that will fit any room in a house.

Visions 2000 windows are offered in a multitude of standard specifications and unique shapes.

A full line of sliding vinyl patio doors is also manufactured by Weather Shield.

Weather Shield windows and doors are distributed by Western Pacific Building Materials, Inc. HA

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Hawaii Power Center's 'Big Box' Retailers Bring Consumer Relief



This aerial view was photographed during site preparations for the Hawaii Power Center now under construction in Pearl City.

Large, successful national retailers hoping to enter the Honolulu market are often frustrated because the retail market has suffered from a lack of space for many years. There has been little or no room for growth at most of the retail centers; overall vacancy rates have been less than 2 percent and new retail sites have been scarce. Periodic relief has occurred with the development of several small to medium-sized strip centers such as the McCully Shopping Center and the Pearl Kai Center, and the mall expansion at Ala Moana, but nothing substantial to give new mainland retailers an opportunity to enter the market or strong local retailers an opportunity to expand. The Hawaii Power Center, now under construction, will end this long drought.

The Hawaii Power Center is Hawaii's first power center with the ability to accommodate "big box" and "category killer" users.

A power center, the fastest growing and most popular shopping center concept on the mainland, is composed of retailers (category killers) that dominate over their competition by offering better value and wider selection. Tenants such as Sam's Club, Toys R Us, Circuit City and Home Depot are good examples. They "kill" the competition; no other merchant selling similar goods can compete with a power center. The overall merchandise mix offered by center tenants will emphasize value, quality and selection.

The Hawaii Power Center sits on 14 acres at 1000 Kamehameha Highway in Pearl City, next to the Pearl City Post Office. Power centers consist of several large anchor tenants (big box) with

smaller stores interspersed throughout the center. These tenants offer the consumer value, not cheap merchandise. Targeted retailers for this project include category killers in consumer electronics, apparel, home decor and a computer super-store; all to be anchored by a wholesale club.

The design architect for the project is Daniel Uesugi, AIA, (a native of Hawaii and Wahiawa High School graduate) partner of San Francisco-based Raad/Uesugi & Associates, the leading power center design architects in the country. The project architect is James Zemski, AIA, from Daniel Mann Johnson & Mendenhall of Hawaii. The general contractor is Takenaka International (USA) Ltd.

According to Uesugi, one of the key elements in designing this unique retail center was site planning. The Hawaii Power Center is to be the first of its kind in Hawaii and is probably the first power center in the country to be multi-level. This efficiently designed, compact Power Center will provide 420,000 square feet of leasable space and 1,900 parking spaces. A mainland power center this size would normally be constructed on land area twice the size of the Pearl City site. The complex includes a covered walkway providing access to central shops and a three-level parking structure.

Encircled by the Kamehameha Highway, Kula Street to the north and Acacia Street to the east, this site presented several design elements in its solution to the center's unusual land shape. Sam's Club, Wal-Mart's membership warehouse outlet, will occupy 167,000 square feet of ground-level space with parking in front of their store. Sam's tire sales and mounting area facility will occupy an additional

7,000 square feet of space. In addition, 200,000 square feet of store space will be built 30 feet above ground level with access from Kula and Acacia streets, thus creating another ground level of shopping. A partial mid-level parking deck with convenient pedestrian and vehicular circulation will be inserted to bolster the ground- and upper-level parking spaces.

With over 1,500 lineal feet of building frontage along Kamehameha Highway, several gable roofs and four stair towers will be introduced to help break the roof line and add vertical design elements into the linear building. The gable roofs will be visible from Kamehameha Highway and the freeway. They were also used to provide a focal element recognizable as one approaches the center from any direction. On the second level, the major anchor tenant spaces will be designed to give each their own individual presence. A great deal of consideration was given to the interplay of colors, different materials, textures, patterns, lighting and landscaping to provide the shopper with comfortable, yet somewhat festive amenities at the pedestrian scale. As the Center is leased, much flexibility will be given to the tenants of smaller spaces to satisfy their specific design criteria.

A combination of new retailers to Hawaii and strong local retailers with new concepts will make Hawaii Power Center a major destination for "value shopping." The estimated completion date of the project is the fall of 1993. **HA**

Andrew D. Friedlander is president and chief executive officer, Monroe and Friedlander Inc., leasing agent and property manager for the Hawaii Power Center.

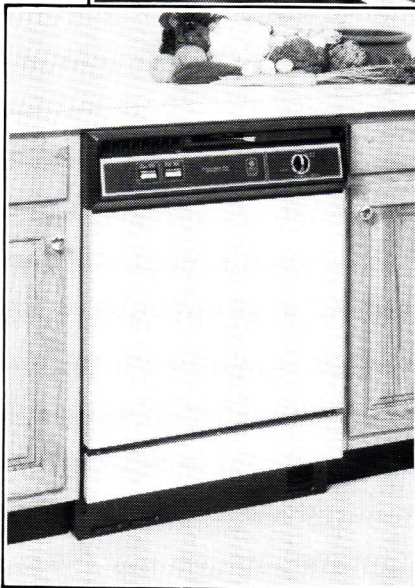


Artist's concept of the Hawaii Power Center.

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Kmart's Iwilei Site

Mainland Retail Store Chain Renovates Building in Time for Grand Opening

by Chris Vandercook

Kmart, the world's second-largest retail chain, debuts in Hawaii this month with the opening of a 70,000-square-foot store in Iwilei, at the site formerly occupied by the Home Improvement Warehouse.

Kmart's Iwilei site rests on an oddly-shaped plot of land that juts

out into Nimitz Highway. Originally, the building was part of Dole Pineapple's canning operations, and took up the entire parcel. When Home Improvement Warehouse took over, the company's architects demolished almost the entire front half of the building. The floor plan of the

resulting structure — the one Kmart ended up renovating — was trapezoidal in shape.

As Kmart's senior vice president for operations and Hawaii operations manager, Tom Watkins oversees projects like the Iwilei site renovation. "As always with a previously-owned building, our



Interiors at Kmart's Iwilei store have been remodeled and stocked with discounted merchandise in preparation for its grand opening this month.

team had to create a number of design solutions to make the site work for us," Watkins said.

When the company builds its new stores from the ground up, it creates a rectangular footprint of approximately 80,000 to 100,000 square feet, with masonry wall, structural steel roof fixtures and columns, and a flat, single-ply ballasted membrane roof. The interior is completely open. Ceiling heights are standard at 14 feet. Ceilings were 17 feet, 6 inches inside the Iwilei site. Interior space within the structure totaled 70,000 square feet.

"The building was a little smaller than our average Kmart, but it was still adequate for our purposes," says Watkins. Watkins and his team decided to keep the slightly higher ceiling the way it was — but the interior of the building had to be gutted.

The new interior reflects a fresh new look for Kmart stores nationwide. In 1988, the company surveyed its customers to learn what needed changing. The result was a new, brighter color scheme that replaced Kmart's browns and oranges with a design based around a white shell with red, black and gray accents. Customer input also resulted in brighter lights, higher fixture placement and wider aisles, to give customers more room to shop. Additionally, Kmart printed vendors' names and other visual graphic displays on the perimeter walls to add a fresher feeling.

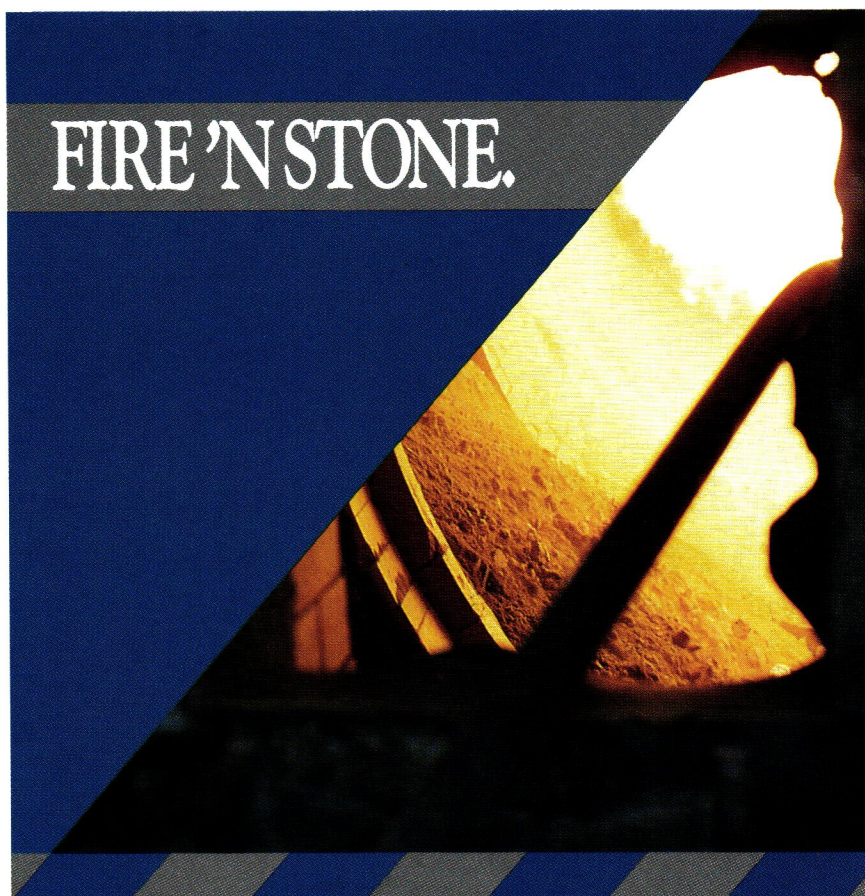
The principal design challenge at Iwilei was removing the shear-wall that ran through the middle of the structure without compromising the structural integrity of the building. By creating moment-frames at each end of the shear-wall, and tying them together with a steel drag-strut, the Kmart team was able to preserve the structural effect of the shear-wall, keeping its support columns as it demolished the "innards." The result opened up the building's interior—imparting the feeling of spaciousness that is such an important component of Kmart's design principles.

Additional interior support comes from a system of I-beam columns throughout the facility.

Most of the work required on the Iwilei structure fell into the categories of demolition and tenant-improvement work, but some structural work was necessary. A wing of the building was demolished to create the open area that now houses the Kmart Garden shop, to the right of the front entrance. And above the front entrance, Kmart architects created

a wood-frame bungalow-style canopy that conveys a light and airy feeling. The effect is a striking accent to Kmart's main entrance that manages to convey a warm, "old Hawaii" feeling, reminiscent of Plantation-era frame houses.

Kmart also changed other elements of its exterior design for the Iwilei store. The prototype Kmart building design, with its two shades of gray, was judged to be inappropriate for the tropical



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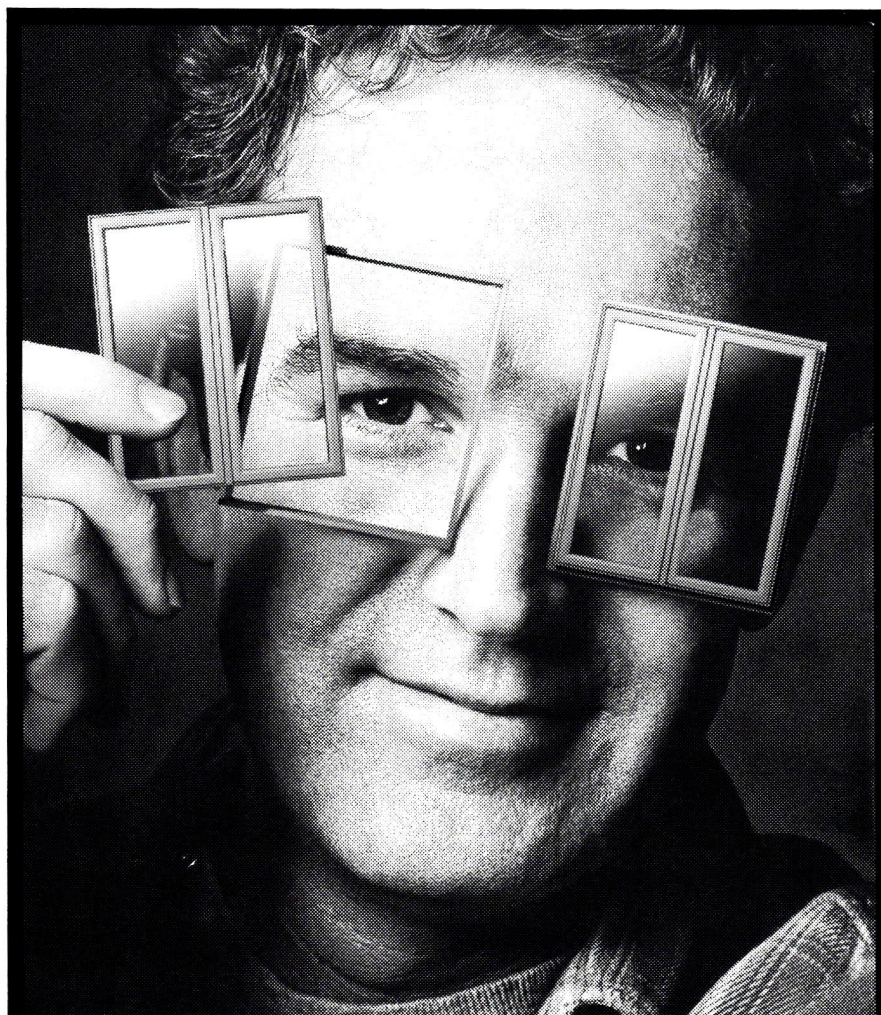
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environment of Hawaii. Therefore, the in-house Kmart design department developed a new color scheme. Accents of blue, green, yellow and beige were added to the base gray exterior design.

"A lot of thought went into making the Iwilei site work and function as a Kmart," says Tom Watkins. The effort of the Kmart team is clearly visible from the front of the building, where the canopied entrance (with the company's distinctive logo over the door) draws the eye and welcomes customers to a new experience in shopping.

The warm, cheery aspect of the building is reinforced when the visitor walks inside. The high ceilings, wide aisles, and bright color scheme all support Kmart's "customer friendly" approach to retail sales. "We also used higher shelves (10½ feet) in our stores to get as much merchandise on the floor as possible," says Watkins. "It allows us to stock our merchandise on the sales floor and give our customers what they need right away, instead of making them wait for an item to be restocked."

Outside, the landscaping is being upgraded, in keeping with the "Hawaiian" feel of the Iwilei store concept.

Two more Kmart's, in Waikale and Kahului, Maui, are scheduled to open in 1993. **HA**

Chris Vandercook is a free-lance writer.

Fabrication Seminar Set

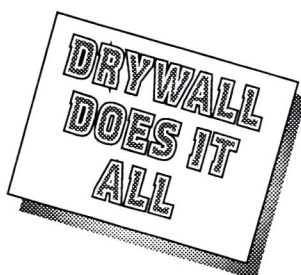
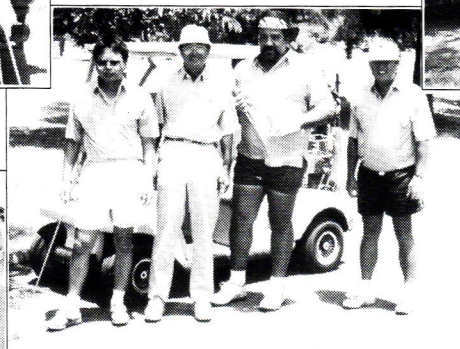
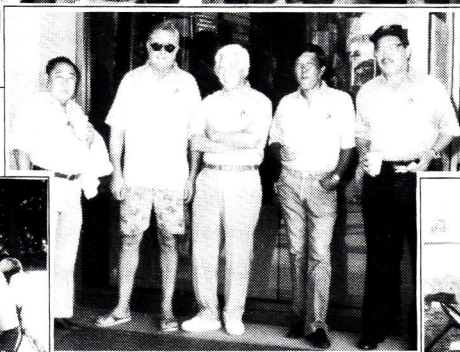
National Laminates, Inc., will host a four-hour "Hands-On" Gibraltar Fabrication Seminar on Wednesday, Oct. 7 at 2858 Kaihikapu St. in Mapunapuna. This education program will allow the specification community to familiarize itself with solid surfacing design, products, applications and fabrication.

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HONOLULU CHAPTER/AIA 1992 DESIGN AWARDS

Award of Excellence and Grand Award

Wimberly Allison Tong & Goo *The Hyatt Regency Kauai*

Developer Mel Ventura retained the architectural firm of Wimberly Allison Tong & Goo in 1985 to design a luxurious 600-room hotel that "would respect the Hawaiian culture and environment of Kauai."

The Hyatt Regency Kauai meets this basic objective and more.

The architecture of the Hyatt Regency Kauai was inspired by the "Classic Hawaii" style, which is reflected in older buildings such as the Honolulu Academy of Arts, the auxiliary buildings at Queen's Hospital, the Alexander & Baldwin and C. Brewer buildings in Honolulu, and the U.S. Department of Immigration on Ala Moana Boulevard and the public areas of the Halekulani Hotel.

The characteristics of this style include large roof volumes, double-pitched hip roofs, substantial col-

umns, and some views through the building to the ocean. The covered walkway and use of floral decorative motifs are also typical.

The designer's perception of the 40-acre ocean front site at Keonelo Bay located in the Poipu Beach Resort District (also known as Shipwreck Beach), and Kauai in general conjured a strong image of an elegantly seductive Hawaiian place.

The romance of old Hawaii was preserved and reinforced by adopting the architectural style of the 1920s and 1930s, a style that could be interpreted broadly and expressed in buildings both humble and grand. Major consideration was given to embracing the outdoors and paying homage to the majesty of Kauai's scenic virtues while providing every comfort for discriminating guests.

Overall proportions are generous, offering many large and grand spaces which, nevertheless, are comfortable and intimate. Walls suggest massive masonry constructions and have stucco finish. The building layout is formal so that guests may enjoy the tranquility of a garden courtyard unhampered by trade winds, yet able to savor the vista of mountain, sea and lagoon. All dining facilities have splendid views of the ocean, gardens, and naturalistic lagoons. Windows to the outside provide both ballrooms and various meeting rooms with the advantage of natural light.

CREDITS:

Owner:

Kawailoa Development

Developer:

Ventura Development Corp.

Architect:

Wimberly Allison Tong & Goo

Principal in Charge:

Gregory M. B. Tong, AIA

Project Architect:

Donald G. Lee, AIA

Project Designer:

Kevin N. P. Chun

Mechanical Engineer:

Benjamin S. Notkin-Hawaii

Electrical Engineer:

Douglas V. MacMahon

Structural Engineer:

Shigemura, Lau, Sakanashi,

Higuchi & Associates

Civil Engineer:

Belt Collins & Associates

Soils Engineer:

Fewell Geotechnical Engineering

Landscape Architect:

Tongg Clarke & Mechler

Interiors:

Hirsch/Bedner & Associates

Prime Contractor:

Takenaka International (U.S.A.)

Prime Sub-Contractor:

Hawaiian Dredging and Construction



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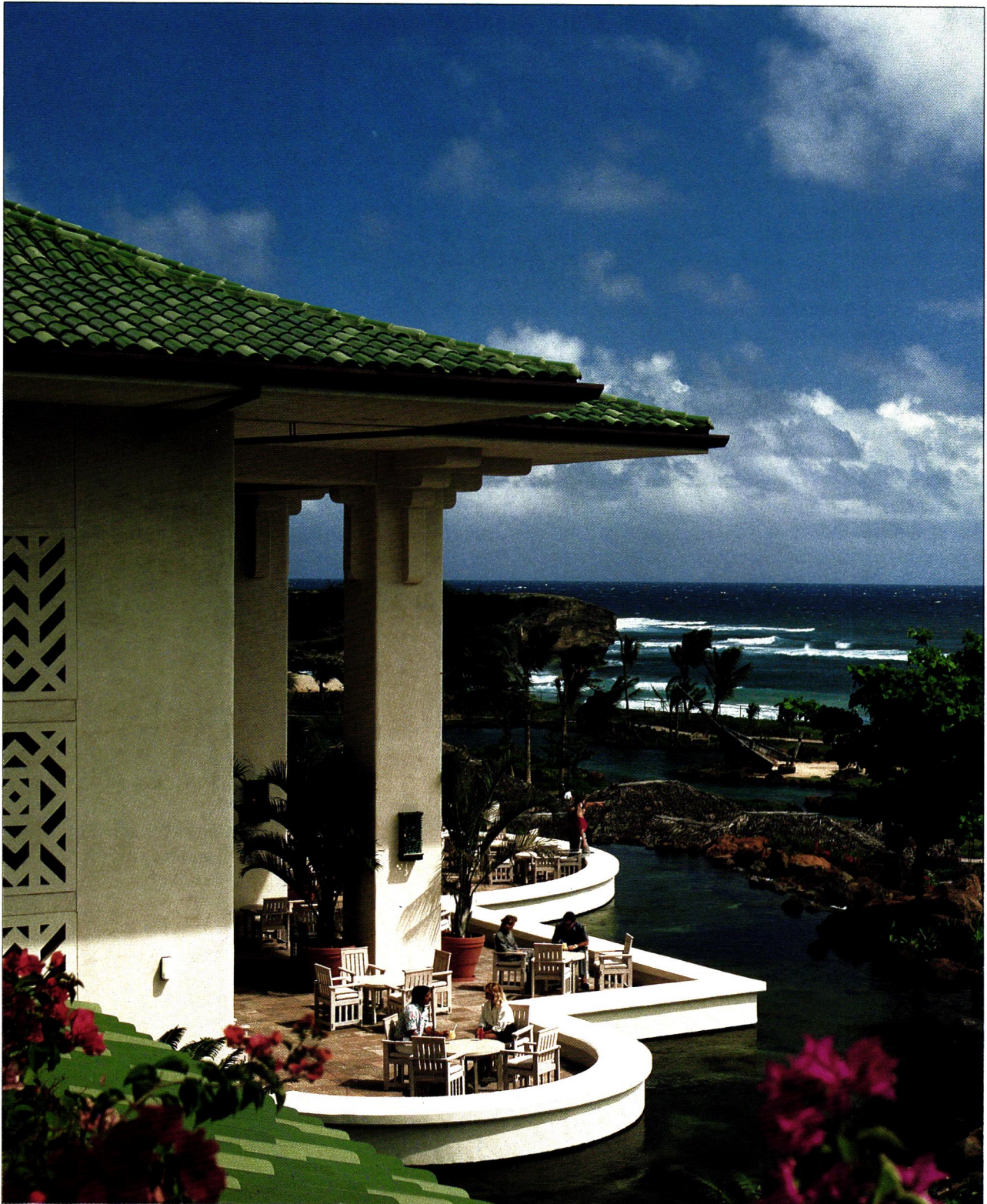
The Ilima Terrace dining area, one of several dining facilities at the Hyatt Regency Kauai, is open to the outdoors and has a view over the ocean, gardens and lagoons.

Jury's Comments

"An exceptional tribute to earlier Hawaiian hospitality."

Jurors felt that landscaping was "not only an amenity but a unifier of the building and site."

Jurors admired the woodwork, door and window detailing, the metalwork and the grand spaces which contributed to feeling its kinship with the grand hotels of the past.



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From the Hyatt Regency Kauai's Lobby Terrace guests have a commanding view over the ocean and gardens below.

HONOLULU CHAPTER/AIA 1992 DESIGN AWARDS

Award of Excellence

Kober/Hanssen/Mitchell Architects & Mark Masuoka Designs The Park Plaza Waikiki

In 1990, Kober/Hanssen/Mitchell Architects & Mark Masuoka Designs were asked by GRC Hawaii Co., Ltd. and Tri-Mark Hotel Corp. to renovate an antiquated 323-room hotel and office complex formerly known as the Waikiki Marina Hotel and Unity House. The two buildings, located on an irregularly shaped flat site were built in 1973.

The renovated complex is now known as the Park Plaza Waikiki.

Renovation included interiors and exteriors and addressed existing code deficiencies.

The result is a four-diamond quality hotel for the business traveler that offers basic room amenities such as computer/fax outlets, in-room safe, wet bar, stocked refrigerator

and cable television.

The majority of guest rooms retained their original configuration, except the penthouse level where the 20 suites are reconfigured into 8 luxury suites.

The existing structure was embellished to achieve an aesthetically pleasing and inviting atmosphere. Attention to geometric detail characterizes the entire project. Contemporary objects instill a sense of historical perspective in the property.

Travertine flooring with black granite accent tiles are used throughout the lower level common areas. Distinctive verdigris copper column capitals give the building's entry porte cochere, lobbies, and exterior columns a distinct look. The same motif is duplicated in the guest-

rooms and is echoed in the block cut out details of the furnishings and upholstery patterns.

The hotel now has a first-class restaurant and kitchen with complete room service.

The adjacent office building was remodeled for today's office market needs and houses the hotel's administrative offices and five meeting rooms. A connecting walkway and bridge links the office building to the hotel.

A health spa, business center and library were also added with the business traveler in mind.

The hotel's art collection is part of the overall design scheme. Picasso originals and many other valuable art pieces are displayed in the art gallery and throughout the hotel.



AUGIE SALBOSA PHOTO

This luxury suite lounge was renovated to provide the business traveler with all the comforts of home.

CREDITS:

Owner/Developer:

GRC Hawaii Co., Ltd.

Hotel operator:

Tri-Mark Hotel Corp.

Architect:

**Kober/Hanssen/Mitchell Architects
& Mark Masuoka Designs**

Principal in charge:

Kurt Mitchell

Project architects:

Stanford Lee

Kelvin Chong

Susan Muraoka

Peter Maertens

Mechanical/electrical engineer:

Syntech, Ltd.

Structural engineer:

Richard M. Libbey, Inc.

Landscape:

Miyabara and Associates

Interiors:

Mark Masuoka Designs

Contractor:

Fletcher Pacific Construction Co., Ltd.

Jury's Comments

*The Jury complimented the project for its careful attention to detail, from back of house to the suites...
One juror called it "a gem in a strip of nondescript hotels."*



AUGIE SALBOSA PHOTO

Third floor view of the spacious, high-ceilinged floor lobby at the renovated Park Plaza Waikiki, a project that won a 1992 HC/AIA award of excellence in the renovation category.

'Power Center' Architecture

Mini-Survey Draws Mixed Reactions

by Paul Sanders

Aesthetics did not figure in the success of Costco's Salt Lake discount warehouse, which grossed a

record \$200 million last year. Instead, the down-playing of aesthetics may have contributed to the successful "no frills" business

strategy espoused by the giant discounter.

Result of a mini telephone survey indicates that functionality, not aesthetics, is a key factor in designing "power centers" for "big box" anchor tenants.

Kurt H. Mitchell, AIA, principal, Kober/Hanssen/Mitchell Architects and president-elect, Honolulu Chapter/AIA said "power centers" and warehouse discount stores are a new shopping phenomenon in Hawaii. "What we see today is just the beginning. More discount stores are being planned throughout Hawaii."

These stores depend on a "no frills" type design, according to Mitchell.

"As retail architects we understand that the merchandise is the key ingredient," said Mitchell. "Everything else, including architecture and aesthetics, is overshadowed by sale objectives. In time, this type architecture will have its own niche. All we can do is to design as best we can, within budget constraints."

"The consumer and store functionality are key considerations in power centers," he pointed out. "All we can do is understand our tasks and ensure the facility is properly laid out and structurally sound. If the architect hinders functionality or its strategic intent, then the design could hinder the store's success."

Mitchell said there is room for flexibility in power center architecture. "It's up to the creativity of individual architects," he said. "In the long run, these design restrictions may foster better value in architecture."

Mitchell said some developers

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are attempting to provide good architecture for these buildings.

"The Waialeale Power Center is an example of a nicely done facility," he indicated. "The center will be an asset to the community."

Carl D. Johnsen, president, Johnsen Properties, located at the Koko Marina Shopping Center and director, Hawaii State International Council of Shopping Centers essentially agrees with Mitchell's comments.

"The use of power centers does not lend itself to extravagant architecture or aesthetics," commented Johnsen. "Here, it's function over architecture."

Johnsen added that the power centers approach stems from the low cost basis that is necessary to make these projects work economically.

"Low margin, low cost retailers cannot afford the attention to architectural detail that would usually be found in conventional retail malls," he said. "Warehouse type facilities are designed to be built inexpensively."

Johnsen reported that this design approach has brought unhappiness to Hawaii Kai residents.

"The community was unhappy with the way the Hawaii Kai Towne Center was developed—especially Costco's monolithic building," he explained. "In response to community concerns, the developer made some attempts to soften the looks of the structure by bringing in landscape elements and adding colors and graphics."

Johnsen views the conflict between aesthetics and functionality as a trade-off situation.

"What you gain in shopping convenience and low-cost retail, you lose in architectural ambience. An architect needs to create designs that are in harmony with the character of the community."

Johnsen also indicated that parking at the Hawaii Kai Towne Center could be improved, not in terms of numbers of stalls, because the parking stall ratio is higher than city code, but in terms of

layout and number of compact stalls in a community "where many residents drive bigger cars."

Another area of discontent, according to Johnsen, involves supply trucks and routes in and out of this residential neighborhood.

Johnsen indicated that other power centers are already on the drawing boards, including one to be built on Campbell Estate property at Kapolei.

James G. Freeman, AIA, associ-

ate architect, Johnson Tsushima Luersen Lowrey Inc., and chair, AIA/Honolulu Chapter's Urban Design and Transportation Committee explained that when analyzing projects, members of his committee focus on the public value they will add to the fabric of the city.

"In my personal view, evaluating warehouse discount retail buildings should be done on a site by site basis, assuming the retail concept is a good idea for consum-

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ers," Freeman said. "As a shopper, I find that I spend more money than I intended to on merchandise that I could do without, because of what I'm 'saving' on the discounts."

Freeman pointed out that Costco type warehouses may be appropriate in certain areas, but not in others.

"The Costco at Salt Lake fits into its light industrial area," he remarked. "The Costco in Hawaii Kai Towne Center doesn't. It is not friendly to the marina in scale and setting. The market analysis may have been great, but building a huge warehouse on a prominent marina location, with its back facing the water front is a missed opportunity."

Freeman suggested a preferable scheme might have been to "surround the windowless warehouse with smaller retail stores facing the water and the street and provide them with shaded storefront glazing underneath an arcade or awning."

As a consumer, Nancy Lyman Peacock, AIA, president, AIA/Hawaii State Council, said she enjoys shopping at warehouse discount stores.

"I like to shop, even at Costco," she said. "It's like a giant treasure hunt in there. I can buy good quality drafting equipment for the office for about half the price I would normally pay elsewhere. I also buy all of our photographic supplies there. This keeps our overhead down and ultimately translates to savings for our clients."

Peacock said that to get a better understanding of power center discount philosophy, Sam Walton's book *Made in America* should be on everybody's list of books to read.

"At our annual leadership retreat on Maui in June, we discussed the future of our architectural profession," she explained. "Francis Oda suggested we should read Walton's book because it will change the way we conduct business. I did and found that Francis was right."

According to Peacock, power centers will have a profound impact not only on the retail industry, but architecture and interiors as well.

"The power centers will have a major impact on retail sales, even items traditionally sold through interior designers," she pointed out. "I have heard the quality furnishing discounters are heading west, no doubt to our own shores, and I predict that designers will be doing less actual purchase/resale and will sell more design, advising their clients about what to buy and how to put it together in unique, appropriate ways."

Peacock indicated that the discount craze is already affecting architecture.

"Already the bulk discount concept is affecting the way our firm is designing," she explained. "Many of my residential clients are requesting more large, walk-in storage rooms and closets, no doubt to store the merchandise they are buying from the discounters." **HA**

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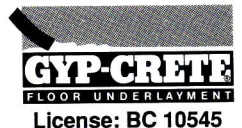
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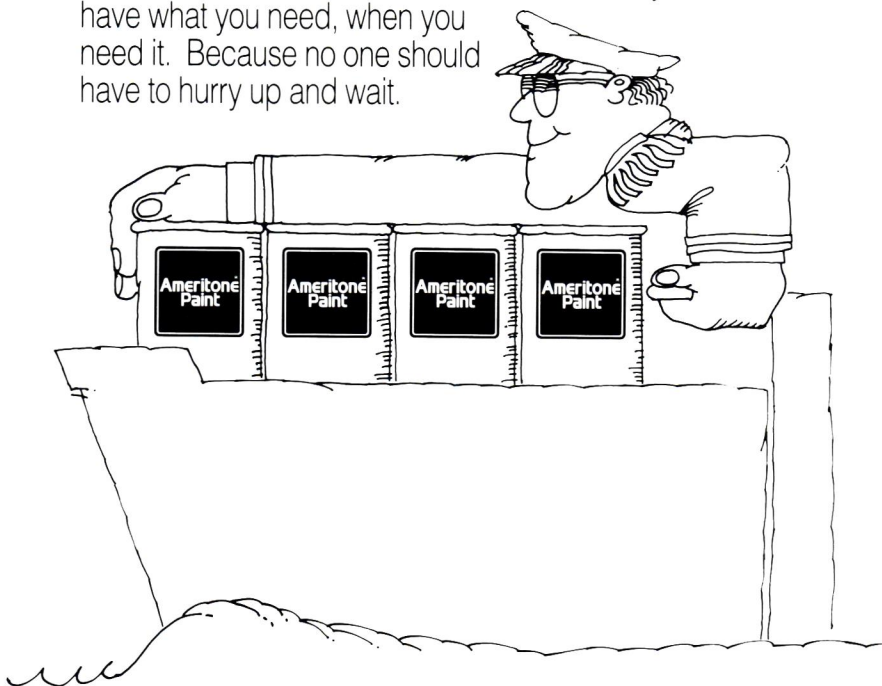
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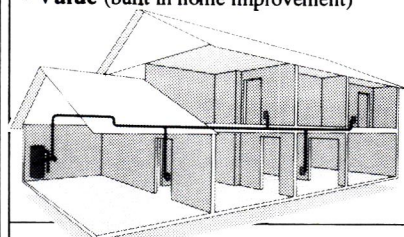
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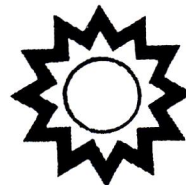
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Exotic stone will add prestige and beauty to any construction project, as illustrated in this recently completed high-rise building at 1601 Kapiolani Blvd.

Marble Requires Special Handling

by Leo Cocchetto

Marble and granite are enjoying a resurgence of appeal in mercantile centers around the world, and Hawaii is on the crest of the wave of renewed interest.

In spite of much human innovation over the last 20 or 30 years, exotic stone is still without peer in beauty and durability for exterior and interior surfaces. Unlike "fashion" in commercial structures, however, the use of "marbled arts" promises to endure. Why? Because precious stones make bottom-line sense to today's real estate developers or building owners. Stone is energy-saving. It is virtually maintenance-free. And it has an elegance, a prestige appearance, that is also without peer. These attributes balance against the higher front-end costs.

Granite is once-molten rock that hardened slowly, thousands of feet below the earth, surfacing through geologic upheaval. It has great strength, from 15,000 to 20,000 pounds per square foot. In ancient Egypt, the finest artisans worked chiefly in granite. The Greeks preferred marble for their temples, while the Romans also prized precious stone, preferring to work in travertine, a volcanic marble. Quarried today in many parts of the world, including Asia, Australia and the Americas, Italy remains the most venerable producer of granite and marble.

Exotic stone is an excellent choice for building material, but it is deceptively difficult to procure and place. The march from grand idea through to drawings and

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specifications, to intallation and final unveiling, is filled with many twists. This is a specialty arena that one should not enter without proven expert assistance. The ideal choice is someone who can take care of the entire stone effort, because errors are extremely expensive and time consuming.

While it may sound advisable to simply visit prospective sources on your own and select what you desire directly from the manufacturer, "sourcing" in itself is a fine art.

If you don't already know its pitfalls, have it done for you by someone who does — someone who knows stone, understands the complexities of its engineering, applications, cost variables and shipment challenges. Just verifying specs with suppliers who are located an ocean or two away can be hairy. It requires tight communications so that what you actually need arrives as requested and on time.

We know of one new building

in Honolulu, now resplendent in granite cladding, whose owners waited an additional six months to have the facade completed — simply because an inadequate amount of stone arrived from Europe. A prominent downtown structure also experienced costly delays, because the owner opted to do the granite ordering and didn't keep close contact with the Asian supplier on delivery specifics.

Architects, developers and owners who want to feature exotic stone in a new building or rehab project should consult with the Marble Institute of America or one of its recognized members for preliminary planning advice. The "what ifs" of this trade are important considerations that should be carefully addressed before any design work is done. By the way, the institute has published a comprehensive manual, covering all aspects of exotic stone, and we recommend that you purchase a copy for your own library. Even experts in the field use the manual as a reference.

What are some of the problems one can have in product specification? Well, there is a green marble produced in China and South America, and a black marble that comes from Spain, which look wonderful in the quarries and as raw slabs, but should not be selected for exterior surfaces or wherever there is moisture present (as on a ground floor). The green tends to warp and lose its laminate. The black discolors under direct sunlight. Both make great countertops or penthouse flooring, however. Then, too, certain colors — primarily those used for decorations and coming from Greece and the Middle East — have limited applications. Generally, you need to check the grade. If the institute lists them as grade C, they will not perform satisfactorily under stress.

Stone fabrication is also complicated. The majority of such work is still done at the quarries, although here in Hawaii a few of us can fabricate small quantities, or "short orders," including pedestals, coun-

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tertops and custom home pieces, in our factories. (We once did 800 countertops for a five-star hotel at our Halawa-based plant, but that was unusual for a local contractor.) The specs for such work are critical, and we advise architects to make sure they are skeptically reviewed by an exotic stone journeyman or engineer (someone with an "instinct" for the product and its applications) before the order is placed with the manufacturer.

When it comes to installation, many masons will compete for a job, but very few will truly be able to handle it. Marble setters are a rare breed in the islands. In fact, the industry imports 90 percent of them from the mainland. A person can be an excellent tilesetter, for example, and not know marble. Correctly anchoring marble veneer is complicated. Properly caulking joints is also difficult. And those who understand waterproofing don't necessarily appreciate marble and vice versa. After more than 30 years in the field, starting as an apprentice in Italy, I give the name "marble setter" to only a handful of masons (including the imported workers) and I would not hire anyone else to do the work.

The \$20-million, granite-clad structure at 1601 Kapiolani is a fine example of a new complex where everything went right. The stone selected for the exterior and the lobby areas came from North Dakota. We oversaw the job for the Hong Kong owner. The right amount of quality material arrived as scheduled, fabricated correctly, and was properly installed on time and within budget. To our knowledge, there were no on-the-job headaches — in fact the owner consultant's praises were profuse.

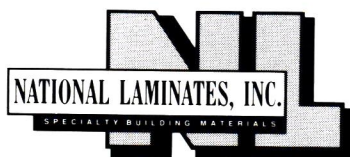
If you value the beauty, practicality, durability and expense of granite and marble, you should also respect the fine art of its procurement and placement. The one is lost without the other. **HA**

Leo Cocchetto is a partner at Pacific Marble & Granite.

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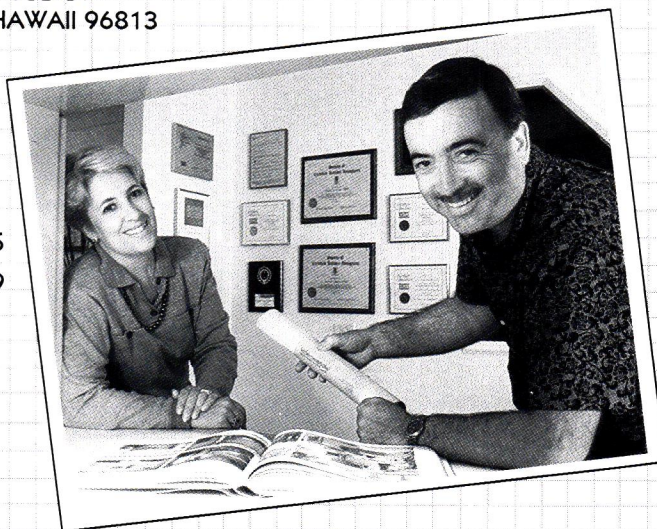
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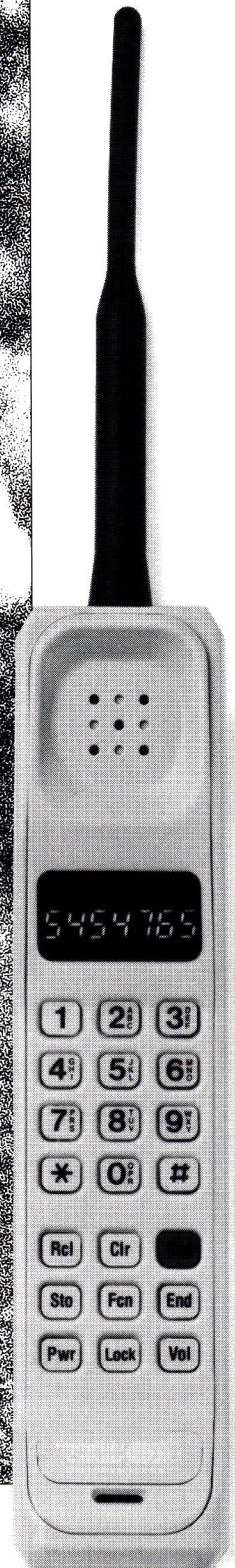
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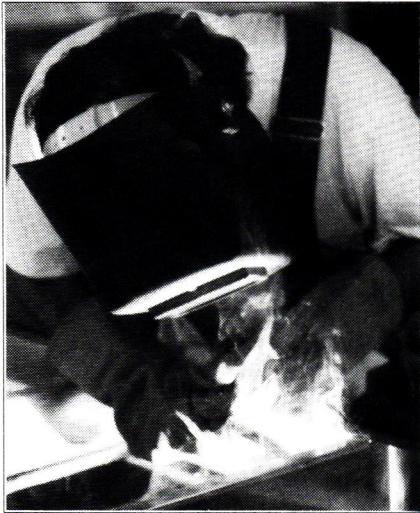
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Metal Challenges Reign Of Two-by-Four Studs

PAUL SANDERS PHOTO

➤ *Metal Studs for housing frames can be welded or bolted.*

by Paul Sanders

The long reign of the two-by-four wood stud, the mainstay of the lumber and residential housing and construction industries, is being challenged by light gauge galvanized metal studs.

Ernest Jackson, president of Jackson Companies, said at a press conference in August that light gauge galvanized metal frames for residential housing is "an idea whose time has finally come."

Jackson's companies just opened an 18,000 square-foot factory on Sand Island, near Jackson Companies headquarters. The purpose of this factory is to manufacture and assemble floor panels, wall panels and roof trusses made of U.S. metal.

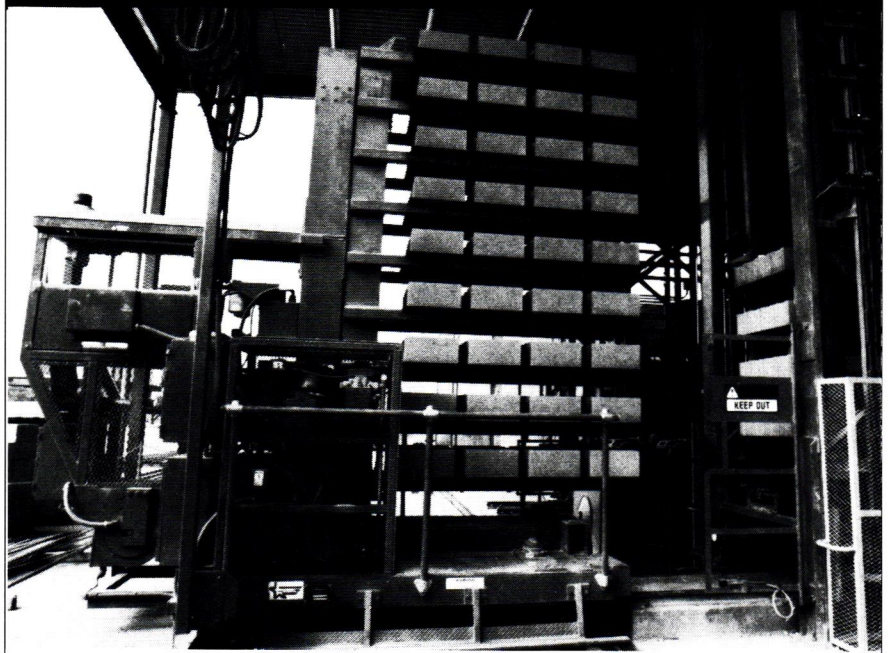
A second plant, to be completed by year end at Campbell Industrial Park will provide an additional 35,000 square feet of manufacturing space.

The Sand Island facility can produce six typical 1200 square-foot engineered houses in one shift, according to Jackson, who also stated that his main mission is to "change the way Hawaii builds its homes."

"Use of metal in construction is not a new technology. Metal has been used in high-rise office and condominium complexes for more than 30 years," said Jackson. "But it's time to educate the general public about the advantages of metal in residential housing."

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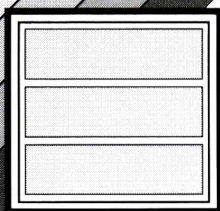
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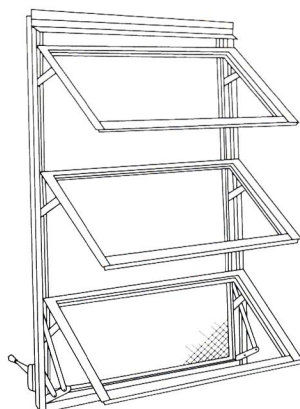
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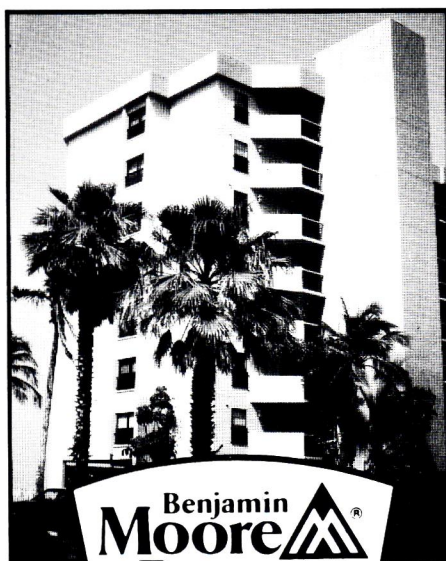
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Jackson indicated that galvanized metal frames are not susceptible to termite deterioration (a major problem in Hawaii), are straighter and more solid than wood, are lighter in weight and therefore can result in savings on home foundations, and do not experience nail "pop out" because floorings or sidings are screwed to the metal frame.

Galvanized metal is rust-free and fire proof, which can save homeowners 30 percent in insurance premiums, he added.

Many contractors have expressed an interest in metal-framed engineered housing because metal prices are more stable and not subject to constant fluctuations. Metal quotes, unlike quotes on lumber, are predictable over 12 to 36 months into the future, giving contractors more control over project budgeting and planning. Jackson said deliveries are also more timely because his company buys its metal studs from Studco Hawaii, their next-door neighbors on Sand Island.

Metal framing can reduce construction time by as much as one-third, Jackson commented.

"Today, the quality of lumber is often poor," he explained. "Many contractors have to have a planer on site to straighten out two-by-four's prior to use. This adds to overall costs."

Jackson said he believes the lumber industry would welcome the metal framing for residential projects.

"Forests are being depleted and good quality lumber is becoming scarcer," he said. "The lumber industry could concentrate on providing quality wood for decorative purposes."

"One of the benefits derived from using metal is that waste of natural resources can be minimized," he added. "Homes built of metal studs are more durable; the framing is recyclable — which is good news for the environment."

Another advantage, Jackson said, is that quality can be more

easily controlled in a factory environment. Manufacturing of panels can take place while the site is being prepared. The frames are delivered to the site when needed, and a house can be assembled by three workers in less than a day.

Panel siding, also done in the factory, can be masonite, T-111, gypsum or synthetic plaster. Doors and windows are also installed at that time.

Wood and metal costs are competitive, but when considering advantages of metal and savings in construction time, metal is slightly cheaper, Jackson said.

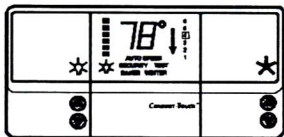
The assembled product is to be supplied to contractors and developers with Jackson Companies supplying the needed expertise in the way of a quality control person to assist the contractor in the installation of the assembled panels and metal trusses.

In next issue, Maurice Yamasato, AIA, will look at metal-framed housing from an architect's viewpoint. HA

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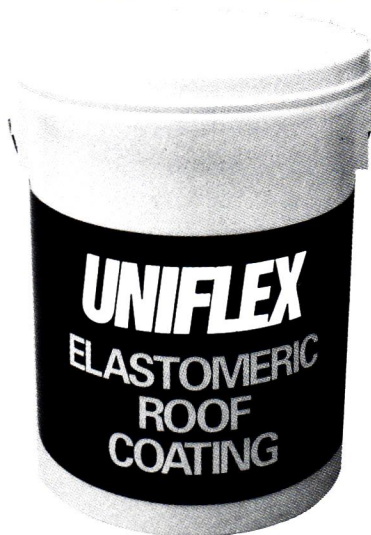
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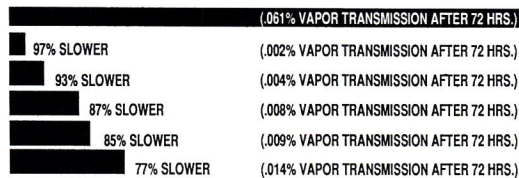
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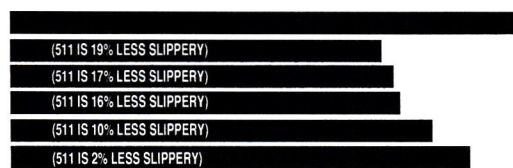
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News

Groundbreaking at UH Initiates Work on School of Architecture Building

Construction of a new home for the University of Hawaii's School of Architecture was officially and symbolically launched with groundbreaking ceremonies on Aug. 12.

The new building, which will replace temporary wooden structures that have housed the School of Architecture for the past 20 years, will consist of a three-story concrete structure that will house classrooms, studios, labs, shops, an auditorium, courtyard and parking for 160 cars. When completed in the Spring of 1994, the \$12,400,000 structure will provide 30 percent



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– Pinocchio
the puppet



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more space than the temporary facility it will replace.

The project represents the first ground breaking ceremony in a decade for the University of Hawaii at Manoa.

In his welcome address Barry John Baker, interim dean of the School of Architecture, described the program offered by the University.

He also stressed the importance of architecture as a profession not only in Hawaii but throughout the Pacific Rim.

"The school may be small," he pointed out, "but as the education and training center for architects in Hawaii it is extremely important. A successful School of Architecture is essential to the health of the architectural profession and the construction industry, of which it forms a part. And, a healthy construction industry is an essential component of the economy of our state and the Pacific region."

Dean Baker noted that there are twice as many architects per capita in Hawaii than in California, the largest market in professional design services in the United States.

"Professional services and architectural design work is done here, not just for Hawaii, but also for the mainland, the Caribbean, Japan, Korea, the Philippines, China, South East Asia, Australia, New Zealand, the Pacific Islands and surprisingly, and interestingly, even Antarctica," he pointed out. "Here in Hawaii, with a talented vibrant and experienced architectural profession, offering professional services of the highest quality we are truly in the center of a vast growing and prosperous region."

Because of Hawaii's strategic location on the Pacific Rim, Dean Baker said "I believe it is most fitting then, that the state legislature and administration have supported the design and construction of a new building for the School of Architecture."

Dean Baker thanked the "professionals from the construction industry and the architectural profession who spoke so elo-

quently on our behalf, in making a successful case for the new building."

Following blessing by the Reverend William Kaina of Kawaihāo Church, participants donned hard hats and joined Dean Baker in ground breaking.

Ground breaking participants included Governor John Waihee; Board of Regents Vice Chair Roy Takeyama; President and Chancellor Paul Yuen; Vice President Ralph Horii; Nancy Lyman Pea-

cock, President, AIA Hawaii State Council; Kurt Mitchell, President elect, Honolulu Chapter, AIA; John Okita, past president, School of Architecture Alumni Association; Keith Tanaka, President, School of Architecture Alumni Association; Sharolyn Puanani Maunu, President, Hawaii Chapter, American Institute of Architecture Students; and the architects — Ernest H. Hara, FAIA; Dennis Toyomura, FAIA; John Hara, AIA; and Ralph Inouye, general contractor. **HA**

CONCRETE IDEAS



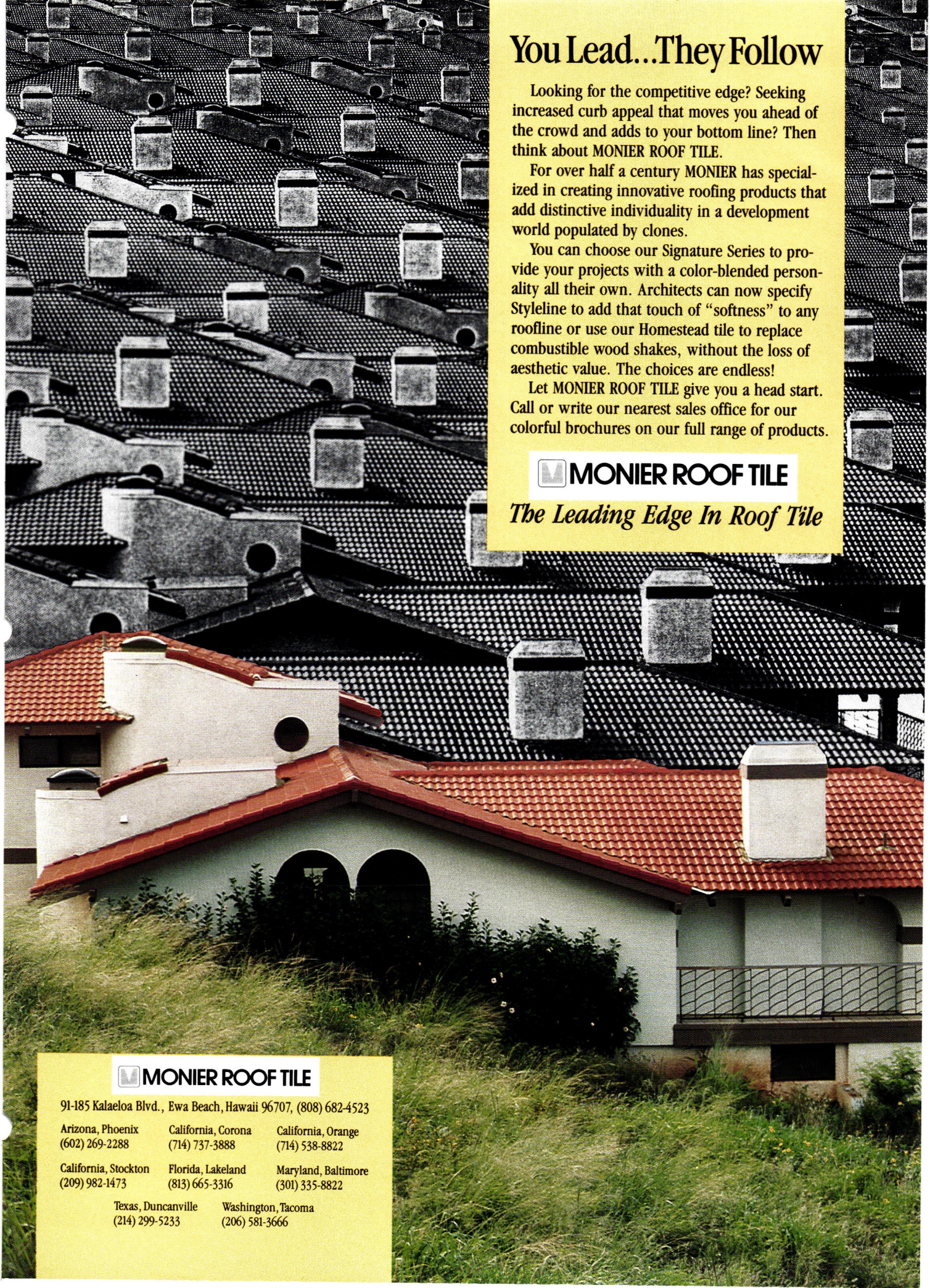
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