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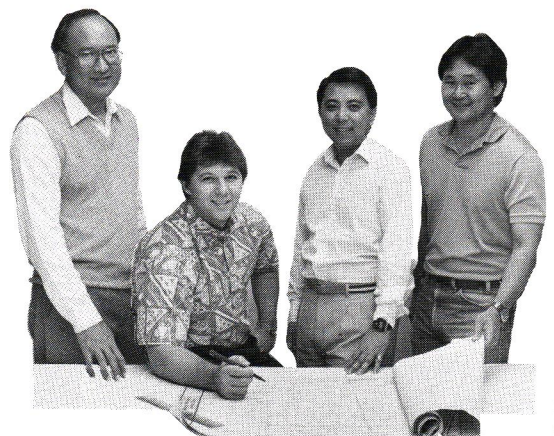


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Major improvements in scattered areas at the Princess Kaiulani Hotel called for a supremely accommodating contractor. Even as beautifully redesigned lobbies emerged, envisioned by the Gulstrom Kosko Group, and the popular Aina'hau Showroom expanded 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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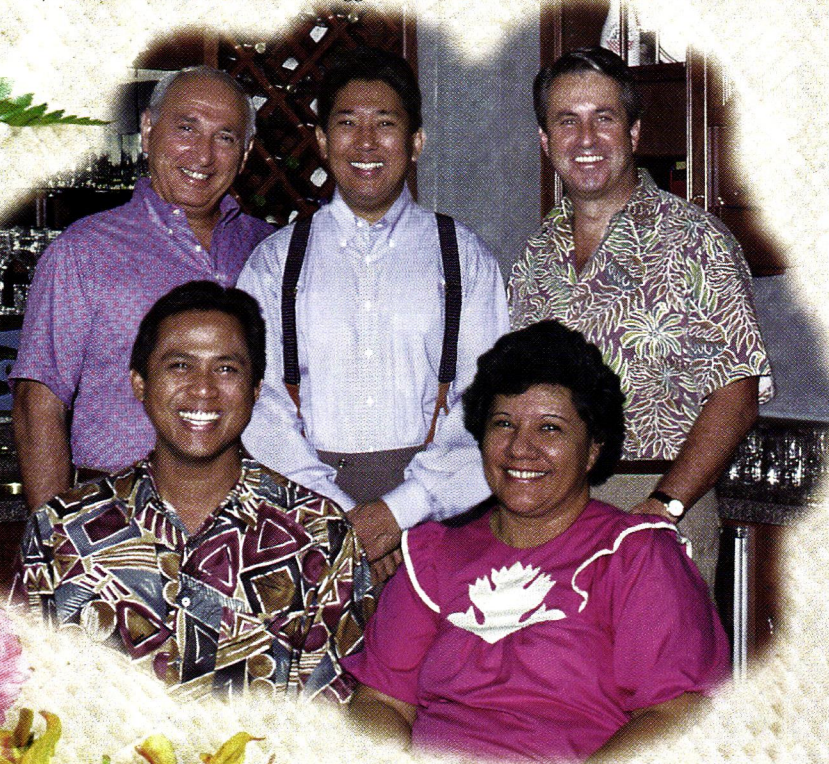
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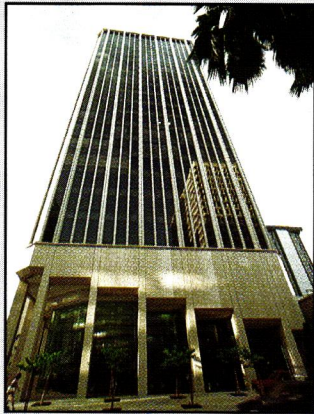
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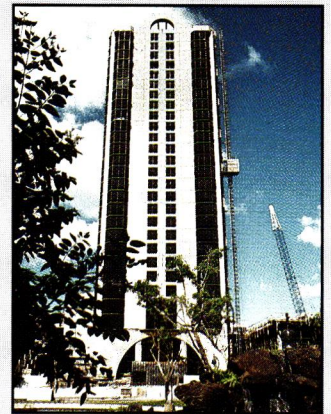
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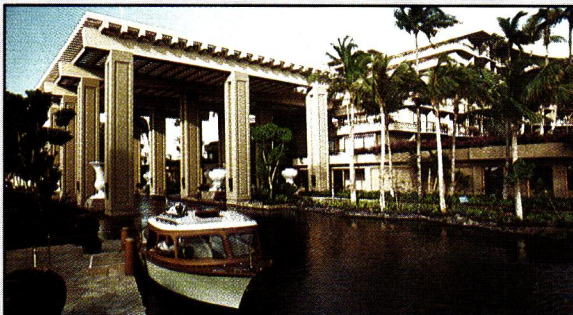
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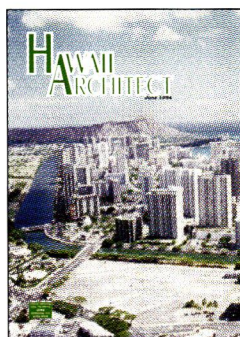


Photo courtesy of the state Convention Center Authority

*Resorts/Convention Centers is the focus of this issue of Hawaii Architect.*

*The Hawaii convention center has ignited a debate over the last decade. Arguments for or against people-oriented and exhibit-oriented centers, sites,*

*multi-use structures and private ownership have been documented in many reports, articles and proposals.*

*Although they may have disagreed about sites and center philosophies, most contributors to this convention center debate agree that the absence of adequate convention center facilities has kept large groups of visitors away from Hawaii.*

*The convention center development race has been narrowed down to four teams which are currently responding to a request for proposal (RFP) issued by the state Convention Center Authority. This RFP calls for the design and construction of a \$200 million convention center at the old Aloha Motors site. A finalist will be selected Sept. 16. Construction is scheduled to start in 1995, with completion in 1998.*

*Five of the leading appliance distributors in Hawaii were interviewed for their views concerning trends in appliances. Manufacturers are responding to consumer requests for built-in appliances while at the same time trying to address federal government regulations.*

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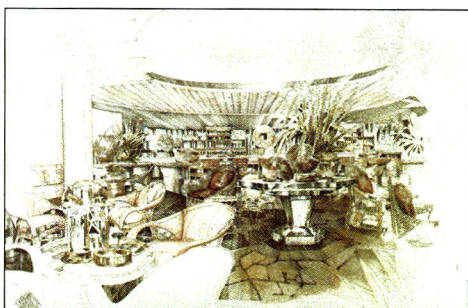
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# Marking time Resort Industry

by **Mazeppa King Costa**

Hapuna Beach Prince Hotel on Hawaii is nearing completion. Inset, interiors. James Northcutt & Associates, Los Angeles. ▼



To identify trends and conditions in the local resort industry, leading figures at Wimberly Allison Tong & Goo (WAT&G) recently reviewed the current status of the Hawaii resort industry as it affects architecture. WAT&G executives feel the Hawaii resort industry is a mature enterprise working diligently to cut losses and continue to thrive in its role as Hawaii's economic engine.

The extended recession, the world economy and Hurricane Iniki have been cited as major factors in defining conditions and igniting trends.

"Essentially the resort industry is in a holding pattern, marking time. Most developers are watching the economy, not making immediate big plans," pointed out Gregory M.B. Tong, AIA.

On the same wave

length, Sidney C.L. Char, AIA added, "Major players are not dead in the water but testing the water. People are beginning to talk more about doing things, but most of the action is bite size rather than commitments for a feast."

Waiting in the wings are major projects well into the design phase, such as Kalia Tower at Hilton Hawaiian Village, cited Donald W.Y. Goo, FAIA.

"Even at Ko 'Olina, which appears to be getting stronger, everyone seems to be waiting for some major trigger," observed Charles J. Wallace, AIA.

Few new-inventory projects are underway. And yet there are some of note, said Char.

Nearing completion on the Kohala Coast, the 351-room Hapuna Beach Prince Hotel will open in August. Simultaneously, the adjacent Mauna Kea Beach Hotel will close for renovations. Both properties are owned by Mauna Kea Properties Inc.





Also on Hawaii, observed Wallace, the 250-room Four Seasons Resort Kaupuleihu has completed construction financing and is about to proceed. Despite the publicized concern about the drying up of Japanese funding, these three projects represent Japanese financing.

Renovation work has been and continues to be the industry's bread-and-butter, according to Wallace a renovation specialist. "Most Waikiki oceanfront rooms have been renovated in the last five years. Now owners and operators are beginning to improve mountain-side rooms," he said.

On Kauai, where Hurricane Iniki devastation was massive and island-wide, it has been more a matter of reconstruct and rebuild rather than renovate, said Wallace.

"Much Kauai work is yet to be done," he said. "The Office of Energy Permitting recently reported that 45-50 percent of the projects that will require permits still require permits. This is attributable largely to insurance complexities.

"Following resolution by arbitration, construction has begun on the restoration of Hanalei Bay Resort—19 months after the hurricane.

"Work on other large projects is still being held up by insurance problems. Two examples are Coco Palms and Westin Kauai. Work began on the Sheraton Kauai rebuilding but stopped. It is unclear when it will resume."

Char pointed out that resort owners and operators throughout the state know they must keep properties in top shape to protect investments and to remain competitive. In an effort to overcome market sluggishness most, he feels, are going beyond routine maintenance.

"They're doing a lot of added-value projects, looking for ways to offer something special," added Donald G. Lee, AIA. "For instance, Hyatt Maui is adding a wedding pavilion, has increased outdoor

function space, enhanced tennis facilities and improved the beach service center and snack bar area."

Major properties expected to close for extensive renovation include the 310-room Mauna Kea Beach and the 30-year-old Sheraton Maui, which is slated for a two-year reconstruction project.

Taking a look at the golf picture, Eugene I. Watanabe, AIA, indicated that the appeal of golf is tremendous but added that many planned resort-associated golf projects are stagnant because golf as an

---

### *"Some island hotels are developing eco-tourism options."*

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element of the resort package is tied directly to visitor count and resort development. Some projects, however, have materialized and resulted in commissions for highend clubhouses such as the Wailea Orange and Gold Golf Clubhouse on Maui and the Hapuna Golf Clubhouse on Hawaii. Both opened in late 1993. On Lana'i, the small and elegant Challenge at Manele clubhouse is expected to open this month.

Tong noted that while a low occupancy/high debt ratio has resulted in some resort sellouts—most notably Hyatt Waikoloa to Hilton and Westin Kauai, for which Marriott appears to be front runner—the number of ownership divestments is low.

"Green" is being cultivated. And, if it's not yet verdant, recognition of its importance is spreading throughout the industry—all hands agree. Some island hotels are developing eco-tourism options.

"Issues," said Ronald J. Holecsek, AIA, grow more and more critical as the physical development of the planet becomes more densely populated and more stress is placed on the natural environment."

## **Opportunities-mining**

In the resort industry's mining of opportunities to take up slack, forays are advancing in different directions, and some trends emerge.

*Time-share*—Noticing evidence of renewed interest in time-share ownership (possibly half the Westin Kauai units will be offered on a time-share basis), George S. Berean, AIA noted that time-share no longer holds the negative connotations originally associated with it.

*Hideaways*—Berean also flagged another budding trend—testing the appeal of exclusivity, with very small, very expensive hideaway resorts. A few have been around all along (Kona Village), but now they're cropping up with increasing frequency around the globe. In Hawaii, Adrian Zecka has one on the boards for Waipio Valley," Berean said.

Not quite the same, but also building on the hideaway theme, is Rockresorts' promotion of Lanai as "Hawaii's Private Island," with Manele Bay Hotel and the Lodge at Koele.

*Three- and four-star operations*—Henry T.Y. Kwok, AIA, senses an increase in the number of three-and four-star operations, born of more value-conscious travelers and supplied by existing five-star inventory now in distress. Berean sees this as a kind of adaptive reuse.

*Medicine/wellness/resorts marriage*—a variety of ways to marry tourism to health and fitness—even serious medicine—are under discussion among private-sector resort players, health professionals, academe and government entities.

The future of the resort industry in Hawaii will be different from its past—not a return to the dizzying development of the late 1980s.

♦♦ *Mazeppa King Costa is a public relations consultant and writer.*



# Down the homestretch Convention Center Race

by  
**Charles R.  
Sutton**

**F**our teams are currently preparing competitive proposals for the design and construction of Hawaii's convention center at the Aloha Motors site at Kalakaua Avenue and Kapiolani Boulevard. A design/build request for proposal (RFP) was issued March 4 by the state's Convention Center Authority.

The RFP makes heavy demands on the design/build teams. The teams must deliv-

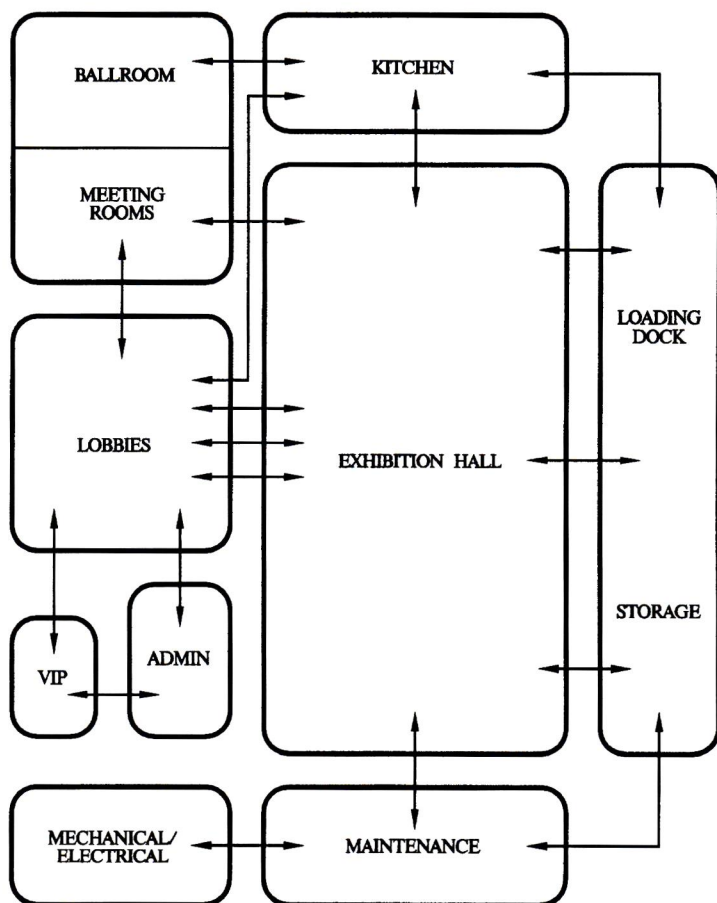
er finished projects that meet convention center program requirements developed by the Authority and a team of consultants.

The four teams' proposals must include a model, conceptual plans identifying all required spaces, interior and exterior renderings, elevation and section drawings and outline specifications. Conceptual plans must be developed to the stage where the contractor member of each team can develop cost data for guaranteed proposals.

Proposals will be evaluated for technical merit by the Technical Evaluation Board in accordance with technical evaluation criteria and factors. Comprised of professionals in key disciplines, the board will consider site design, architectural excellence and quality of finishes/materials and functional layouts.

An important criterion in judging proposed designs will be how well the buildings express the aloha spirit and fit into the local environment.

## BUILDING SPACE RELATIONSHIP



▲ Typical convention center building space relationship.

## Minimum space requirements

Functions	Square feet
Leasable facilities	
Exhibit halls	200,000
Meeting rooms	100,000
Ballroom	35,000
Ancillary facilities	340,000
Gross total (minimum):	675,000
Parking garage (spaces)	800
Provision for future expansion	
Exhibit space	100,000
Meeting rooms	50,000
Parking addition (spaces)	200



## Groups bid for convention center

Four teams posted the required \$200,000 security deposit on April 13 expressing a commitment to bid for the right to design and build a \$200 million convention center at the Aloha Motors site.

The state Convention Center Authority Commission has set the deadline for submittal of proposals for Aug. 5, with selection of a finalist on Sept. 16. Construction is scheduled to start in 1995, with completion expected in 1998. The four teams are:

- **Hale 'Aha Hawaii Partners**—Contractors: Obayashi Corp. of Tokyo, Albert C. Kobayashi of Waipahu and S&M Sakamoto Inc. of Pearl City. Architects: Pei Cobb Freed & Partners of New York, AM Partners Inc. of Honolulu and Stringer Tusher & Associates, Ltd. of Honolulu and Stringer Tusher & Associates, Ltd..

- **HCC Venture**—Contractors: Hawaiian Dredging Co. of Honolulu and Shimizu Corp. of Tokyo. Architects: Hellmuth, Obata & Kassabaum Inc. of San Francisco; Okita Kunimitsu & Associates of Honolulu; and Gima Yoshimori Miyabara Deguchi Architects, Inc. of Honolulu.

- **Nordic/PCL**—Contractors: Nordic Construction of Honolulu and PCL Construction Associates Inc. of Bellevue, Wash. Architects: Wimberly Allison Tong & Goo of Honolulu and Loschky Marquardt & Nesholm of Seattle.

- **Charles Pankow Builders Ltd.**—Contractor: Charles Pankow Builders of San Francisco and Honolulu. Architects: C. W. Fentress/J. H. Bradburn & Associates of Denver; Daniel, Mann Johnson & Mendenhall of Honolulu; and Kaunahikaua & Chun Architects of Honolulu.

While it may be difficult to specifically define an appropriate architecture for Hawaii, certain building characteristics have over the years been identified as best expressing and supporting the quality and spirit of life in Hawaii.

Recognition of climate, variations of micro-climate and relationship of buildings to open outdoor space permits opportunities for design unique to Hawaii.

World-class considerations comprise tangible and intangible ingredients. While intangibles deal mostly in conveying a Hawaiian sense of place, tangibles include spaciousness and flexibility of main activity spaces.

The convention site, at the entrance to Waikiki, offers an opportunity for designers to express a welcome to convention visitors staying in Waikiki, while on the

Kapiolani side, to demonstrate the building is part of the community.

The Ala Wai canal and the Ala Wai Promenade are important open spaces to be considered in the orientation of public spaces in the building.

Pedestrian access to the center would come predominantly from

Kalakaua Avenue, although opportunities exist to improve access from the Ala Moana Boulevard side. Automobile, bus and taxi access from airport and downtown areas will come primarily from Ala Moana; access from Waikiki may, to avoid congestion caused by left turns from Kalakaua, have to come from Ala Moana and Atkinson Drive.

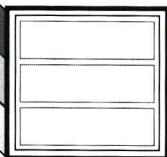
The city and county of Honolulu is considering a "Waikiki People Mover" system to connect to the convention center's arrival area.

An important part of the convention center's experience is in pre-function areas—food and beverage service areas and adjacent outdoor areas. These spaces create opportunities to express characteristics of Waikiki and Hawaii that give identity to the convention center.

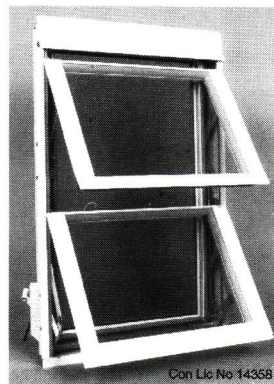
While the canal and Kalakaua Avenue sides are important images from Waikiki, the Atkinson and Kapiolani frontages relate to central Honolulu and local business. All sides must be designed in careful consideration of the scale and nature of the surrounding environment. Atkinson and Kapiolani both have extremely heavy traffic and will be used as primary accesses to service the center. Service access, including large container trucks, ideally should not interfere with traffic on the perimeter street.

♦ Charles R. Sutton, FAIA, is principal, Sutton Candia Architects and the Convention Center's Technical Evaluation Board chairman.

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# **T** *Established criteria ignored* **ourism Congress Study**

by  
**Jo Paul  
Rognstad**

Ten years ago, Governor George Ariyoshi organized a "Governor's Tourism Congress," a planning and environmental task force to study and establish criteria for a convention center. This group of 50 people represented the hotel industry, state and county governments, neighborhood boards, airlines and experts in economics and design of convention facilities. The group established this position:

To attract the meetings and conventions market of the 21st century, the facility must include:

- Three hundred thousand square feet of exhibition area with appropriate utilities, storage, loading docks, etc.
- Plenary (maximum) session seating capacity for 20,000 to 25,000 persons.
- Sixty to 80 separate meeting rooms in a range of sizes.
- Electronics for audio-visual displays,

teleconferencing and simultaneous multi-lingual translation.

- Adequate underground parking.
- Gardens, open areas and landscaping equal in size to or exceeding the covered area.

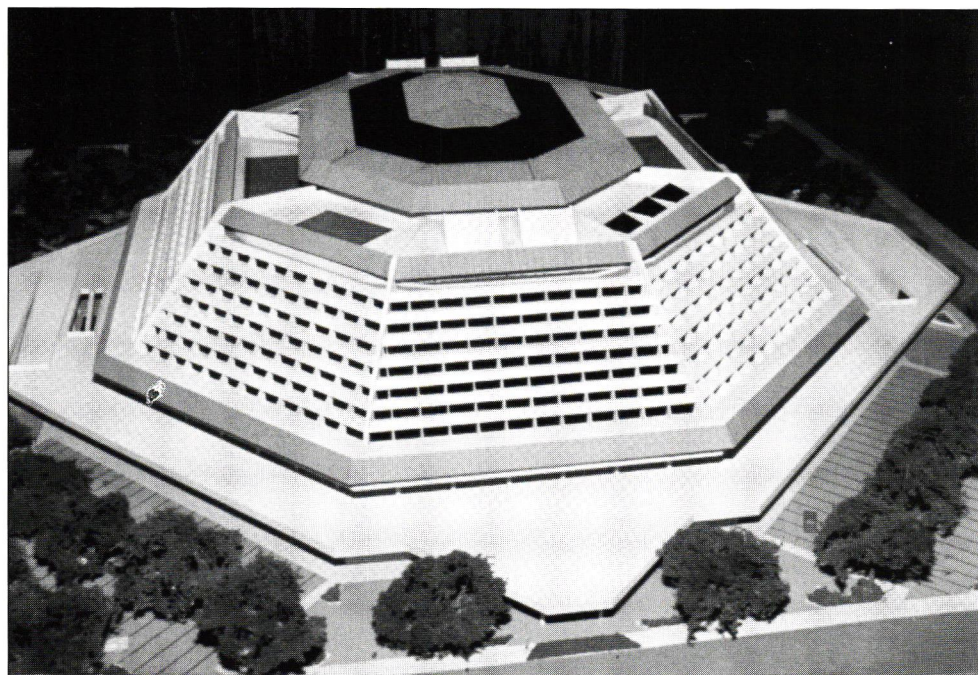
The 1984 tourism congress recognized the need for two different types of conventions: trade shows requiring primarily exhibit space; and assembly conventions requiring a large capacity. There are many variations of these two distinctly different conventions that tend to require some of both types of facilities. However, the basic difference remains that of a *people-to-people* gathering place versus a *people-to-product* exhibition place.

Unfortunately, the current state Convention Center Authority has chosen to emphasize the facilities for trade shows at the expense of a people-gathering place. Certainly, this decision was influenced by the costs

involved, but it specifically ignores the criteria established by the state legislature in calling for a convention center that would attract such groups as the American Bar Association, the National Association of Realtors® and the American Dental Association.

These groups and others such as affiliated churches, business and social societies, political and governmental organizations, are all conventions requiring plenary session seating capacity as their primary consideration in selecting a convention center site. (These groups

People-to-people center proposed by World Trade Center Associates. This mixed-use complex would have been built at the Ala Wai Golf Course. ▼





specifically named in the legislative bill enabling convention center development have described the current spatial standards as inadequate.)

Hawaii is one of the world's most isolated locations with one of the world's finest social and physical environment. Because of the availability of relatively inexpensive air travel, this isolation does not limit the islands' popularity for people-oriented conventions. The cost of shipping bulky exhibit material does, however, limit Hawaii's ability to attract trade shows. Consequently, it would seem more logical to emphasize the 1984 task force requirement for "a plenary session seating capacity" rather than an "exhibition area."

Those who live in the proposed convention center neighborhood are concerned about the lack of adequate parking space for the proposed facility. (By city and county zoning standards, the new center lacks parking for about 4,000 cars.) This absence of parking is particularly ironic because this site is one of three proposed peripheral parking facilities in the Waikiki master plan.

The final criteria of the 1984 task force ask for "landscaping equal in size to, or exceeding the covered area." The Aloha Motors site is just barely big enough to accommodate the mandatory single-level space requirements and a substantial landscaped area is a spatial impossibility.

Yet, the current demand is for "a Hawaiian sense of place," a very appropriate and perhaps essential characteristic. The 1984 task force showed great wisdom in establishing their essential inclusions and, although there is no mention of "a Hawaiian sense of place," the generous landscaping consideration is by far the best means of achieving a true "Hawaiian sense of place."

♦ Jo Paul Rognstad, AIA, is president, Century Architecture, Inc.

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# **D** *A look at early proposals* **esigns Provided Information**

by  
**Paul  
Sanders**

**E**ven before the legislature considered the feasibility of a convention center, several world-class convention center designs were proposed to the state and city and county of Honolulu considering three potential locations—Aloha Motors, Ala Wai Gateway and Ala Wai Golf Course.

The proposed designs sparked considerable debate and provided a wealth of information, from demographics and traffic patterns to in-depth studies of successful convention centers.

The legislature, at its special session last year, expressed a preference for a convention center at the old Aloha Motors site and initiated steps to acquire that site. Four design/build teams are currently preparing competing bids for this \$200 million project.

Although these early proposals were not

selected, they nevertheless raised important issues and presented interesting concepts and ideas. Brief descriptions of some of these early proposals follow.

## **The Waikiki Convention Center**

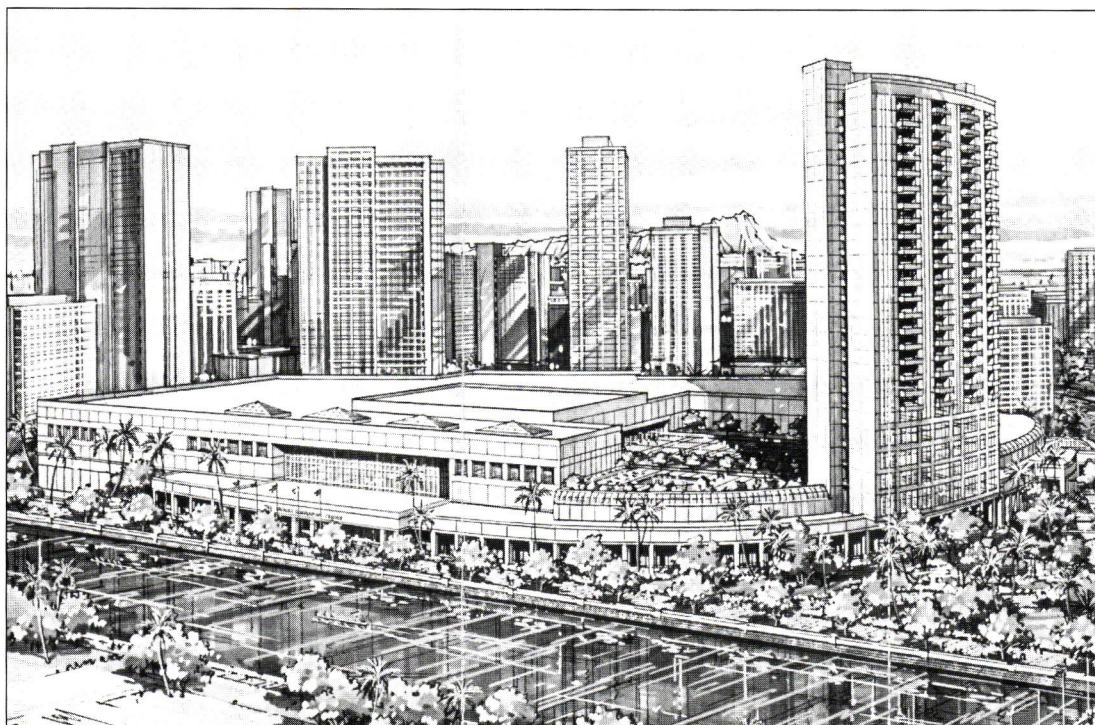
This center, proposed by the Myers Corporation and designed by Ellerbe Becket, consisted of a two-option development at the *Ala Wai Gateway* site which provided more than 1 million square feet of exhibit halls, meeting rooms, restaurants, loading/docking facilities and other support facilities. Option I considered leaving the existing Harbor View Plaza (HVP) residential condominium in place; option II considered demolition of HVP and construction of a new residential tower as replacement housing. Option II would have created a park at the old HVP location. The estimated cost for

option I was \$328.9 million; \$365.9 million for option II.

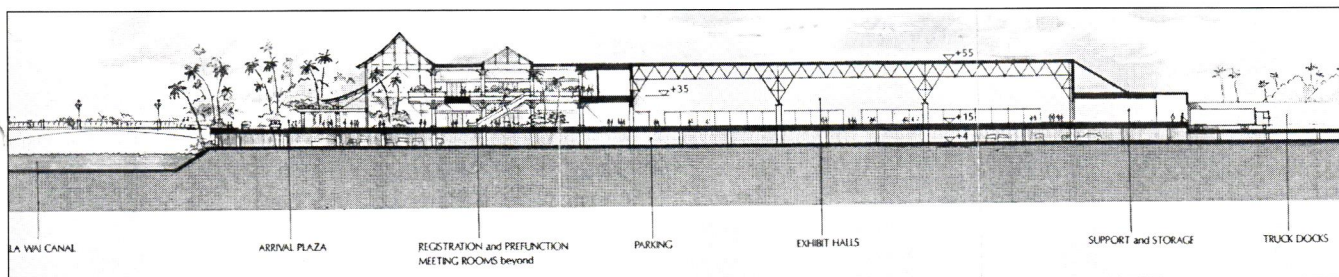
## **Ala Wai Community and Convention Center**

This center, developed and proposed by the Queen Emma Foundation and designed by Robert Hart & Associates of San Francisco and New York and John Warnecke of San Francisco, would have been built at the *Ala Wai Golf Course* site.

The Waikiki Convention Center proposed by the Myers Corporation. ▼







Plan A, the preferred design, consisted of 809,000 square feet of gross area with a footprint of 15.5 acres; plan B, the fallback position, would have provided a 695,000-square-foot convention center facility.

The proposed developers, Maguire Thomas Partners, and the contractor, Turner Construction Company, had estimated the cost of plan A design to be \$175 million plus offsite costs of approximately \$27.3 million; plan B was priced at \$160 million plus offsite costs.

### Honolulu Convention Center

This complex, designed by Stringer Tusher & Associates, Ltd. and Architects Hawaii, Ltd., was developed and proposed to the city and county of Honolulu by the Sukanto Holding Corp.

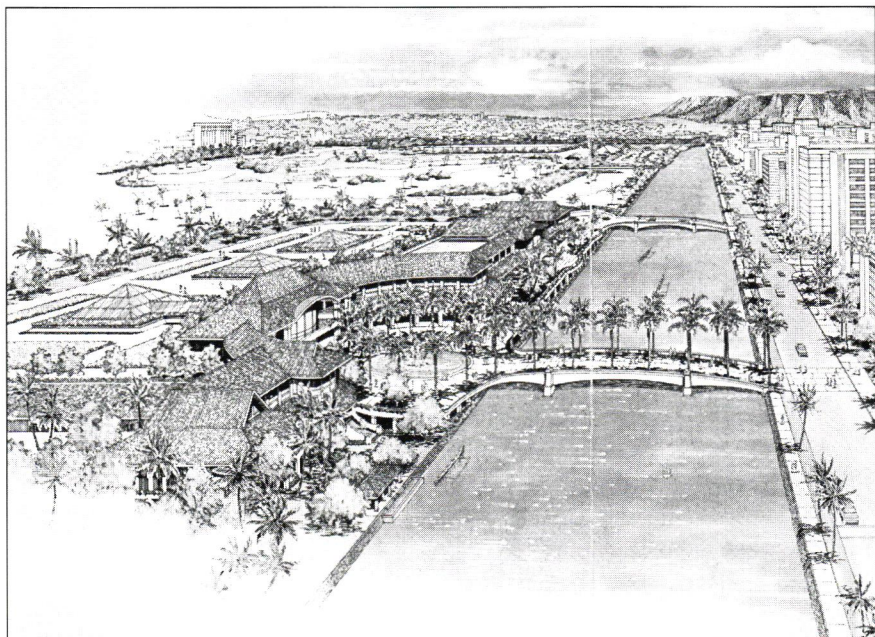
It involved the design and construction at the *Aloha Motor* site of an operationally independent convention center and private components. These components were to be distributed over four high-rise structures located at each corner of the convention complex.

The multi-level convention center was to be functionally self-sustained and totally independent of the proposed private components.

The project called for 675,000 square feet of convention space and two million square feet of commercial space—hotels, shops, restaurants, etc..

The entire complex was to be privately funded, owned and managed—at no cost to taxpayers.

▲ Ala Wai Community and Convention Center proposed by the Queen Emma Foundation.



Honolulu Convention Center proposed by the Sukanto Holding Corp. ►



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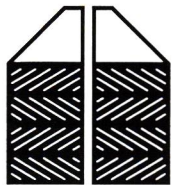
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INTERNATIONAL ARCHITECTURE \* ROOFING

**September**

FOCUS ON KAUAI \*  
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**October**

INSTITUTIONAL ARCHITECTURE \*  
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**November**

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**December**

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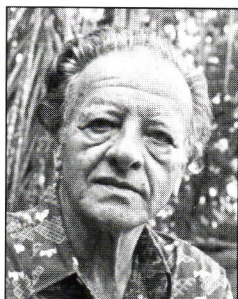
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**Architect Profile**

*AIA community mourns loss*  
**Alfred Preis, FAIA**



Architect Alfred Preis, FAIA, visionary, staunch supporter of the arts and designer of Pearl Harbor's Arizona Memorial died March 29. He was 83.

Preis fled his native Austria in 1939, during the rise of Nazism, with his wife, Janina, a ceramicist. He settled in Hawaii where he initially worked as a designer with Dahl & Conrad. Following a year as a designer for Hart & Wood, Preis opened his own practice in 1943.

He quickly achieved prominence in his new country as an architect, with award-winning designs, including a national award for Honolulu's First Methodist Church in 1956. His greatest, and most satisfying achievement, however, was the Arizona Memorial dedicated on Memorial Day, 1962.

Ironically, Preis and his wife were interned at Sand Island for four months, as enemy aliens, following the Japanese attack on Pearl Harbor, Dec. 7, 1941.

Architect Vladimir Ossipoff, FAIA, said Preis "leaves us with a legacy which will continue to have a great impact on island architecture and the arts."

"It is a little known fact that Fred was a strict health and diet conscious person...almost a teetotaler," Ossipoff said. "Fred never deviated from this health routine, not even during

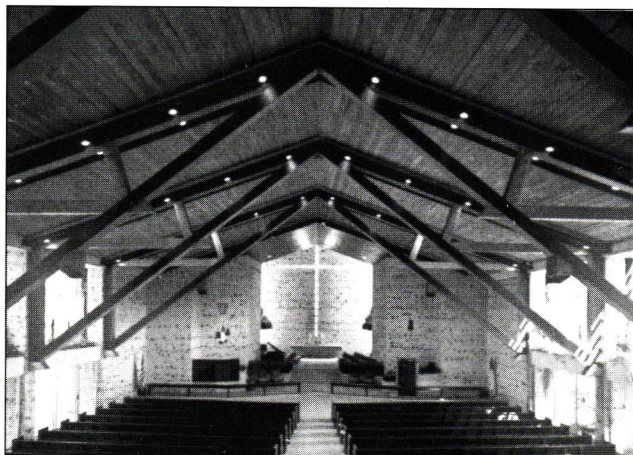
internment. He organized and led a physical education class at the camp for everyone's benefit."

Ossipoff added that Preis was instrumental in establishing the "one percent for art" law in 1964, which required that one percent of the construction costs of public buildings and other projects be earmarked for public artwork. Preis became the first director of the State Foundation on Culture and the Arts (SFCA) in 1966, a position he held for more than 15 years.

"He was a thoughtful and inspiring person," said Ossipoff. "Fred helped a lot of young people—architects and artists. He left a lot of friends and no enemies."

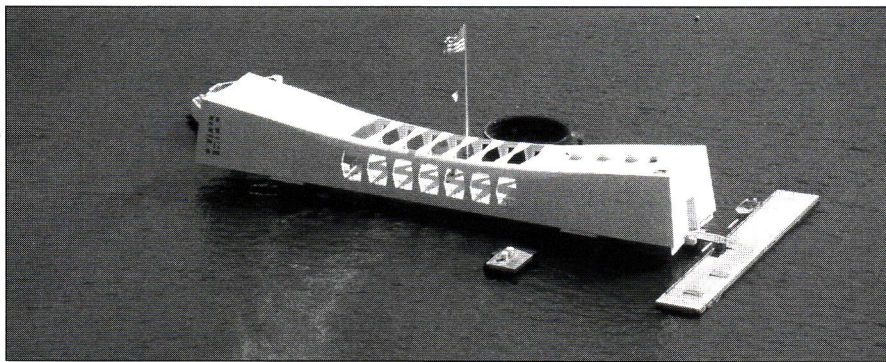
Alfred Yee, structural engineer, inventor, developer and president of Applied Technology Corp., worked with Preis on the Arizona Memorial and the First United Methodist Church. "He had great integrity in design and good, honest convictions. He developed design themes and concepts and followed through," Yee said. "He was a brilliant architect and fair in business...a good friend."

Yee recalls that during construction of the First Methodist Church, Preis



**First Methodist Church. ►**  
DAVID FRANZEN PHOTOS





▲ The Arizona Memorial was one of Preis' most satisfying achievements.

wanted to achieve the right stone structure and the right color of concrete. "We met at the site daily and watched the process. It turned out beautiful and inspiring, exactly as he wanted it. I feel privileged to have had the chance to work with him."

George "Pete" Wimberly, FAIA, founder of Wimberly Allison Tong & Goo said he was "terribly saddened" by Preis' death.

"Fred was a tremendous asset to the profession of architecture to the extent that he neglected his own practice to further the aims of the AIA and those of fellow practitioners," said Wimberly. "He was a fantastic man and a good architect."

Masaru "Pundy" Yokouchi, a founder of the State Foundation on Culture and the Arts (SFCA) and its first board chairman commented "I just cannot say enough about Fred."

"Fred was an architect with an artistic bend. He had strong feelings in both and considered himself more an artist than an administrator. He became the champion of the artists in Hawaii. He was sympathetic and patient and believed in freedom of creative expression," Yokouchi said. "He felt that art should belong to the public. As the SFCA's first executive director, he championed the cause of artists."

"Fred was a strong advocate for the re-discovery of Hawaiian arts and crafts," Yokouchi added. "We were fortunate to have him on these islands to protect the arts and crafts

and culture of our people."

Although Hawaii's SFCA program, championed by Preis, was the first of its type in the entire country, Yokouchi pointed out that today more than half the states have established similar programs.

Yokouchi said the success of the program has brought recognition to Hawaii's artistic community. "Fred's dream lives on," he said. "Works of art are enhancing many of the buildings that are so familiar to us—schools, airports and state

offices—places where the public will always bump into them."

Charles R. Sutton, FAIA, of Sutton Candia Partners, will always remember and cherish a briefing he had with Preis during an early planning phase of the Honolulu Civic Center (now the Capitol District). He and Robert Hart, a planner from out of state, met with Preis for a "briefing" that lasted all day.

Although tired after this grueling briefing, Sutton and Hart realized that "Fred had given us the opportunity of a professional lifetime, an invaluable insight into community needs."

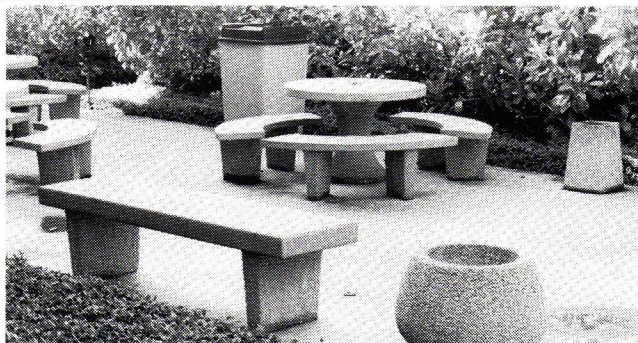
Preis was active in AIA, serving as president of the Hawaii Chapter in 1950. He was elected to the AIA's College of Fellows in 1965.

He is survived by his wife, Janina; son Jan-Peter, AIA; daughter, Erica; and four grandchildren.

♦ Paul Sanders

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## *Satisfying clients and government* **Industry Trends**

Consumer needs continue to spur trend-setting appliance design, four leading Hawaii appliance distributors and installers suggest. Federal regulations which advocate increased efficiency, environmental protection and safety along with the Americans with Disabilities (ADA) accessibility guidelines also enter the appliance design equation.

**Bob Sugahara**, manager of appliances, Midpac Lumber Co., said that consumers today are energy conscious. "Clients look at energy consumption stickers before purchasing appliances," said Sugahara. "They are concerned about the cost of electricity." This change in attitude has become more evident during the last decade because of federal restrictions and manufacturers are responding to these requirements, he added.

"Whirlpool," Sugahara said, "has

energy-efficient appliances. Nevertheless, it is diligently working to further improve energy efficiency."

Sugahara noted that the cost of appliances has remained relatively stable during the past decade.

"Substantial appliance cost increases are anticipated in the near future because of federal government restrictions on safety, energy usage and Freon compressors," Sugahara said. Manufacturers have until 1995 to replace Freon with environmentally acceptable gas systems.

**Don Jones**, group vice president, Special Market Group, a division of Servco Pacific Inc., said GE is constantly incorporating improvements in its appliances.

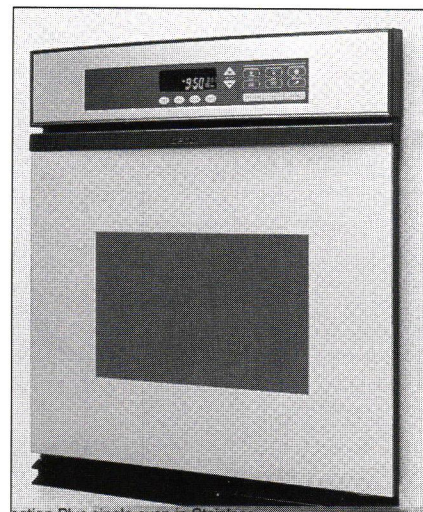
"New GE wall ovens—electric and gas—incorporate designer-style handles similar to those currently on free-standing ranges," said Jones. "Slide-in and drop-in ranges are expected to transition to frameless and trimless doors."

These changes virtually eliminate chrome hardware and give ovens a monochromatic look.

In compliance with federal regulations, Jones said that GE has added a chloro fluoro carbon (CFC)-free side-by-side refrigerator to its product line.

"This new gas-cooling system is cleaner, noncorrosive, more energy efficient and will last longer and operate more smoothly," Jones explained. "However, it will boost refrigerator retail prices by about \$100."

**Michael Smith**, CKD, CBD, CGR, president of Kitchen Concepts Plus, said clients today are asking



**DACOR oven in stainless**

for built-in appliances that "don't stick out into a room." "Handles are recessed and inconspicuous," he said. "This makes for simpler, cleaner lines."

Smith said black and white are the preferred colors; stainless steel seems to be in for appliances. Glass top burners are increasingly popular because of cleaning ease and efficiency.

Manufacturers are also introducing "biscuit," a darker almond color, in countertops and appliances.

Dishwashers are being designed to run quietly, an important feature in modern open-layout homes.

"Appliances by Gaggenau of Germany are probably the most trendy," Smith said. "They offer a new oven with a curved (bowed) front look."

**Rick Dela Cruz**, Hawaii manager, Sub-Zero Distributors, Inc., said that more people are shifting to built-in appliances. Forty years ago, Sub-Zero introduced the first built-in refrigerator with a depth of only 24 inches to match the depth of kitchen cabinets and thus facilitate built-in needs.

"The average cost of a home in Hawaii is about \$370,000; the average kitchen remodeling is about \$25,000," he said. "People are looking for quality merchandise, long-term investments and warranties."



**Whirlpool refrigerator**





Built-in side-by-side refrigerators by Sub-Zero

Sub-Zero uses separate compressor systems for their built-in refrigerators—one for the freezer, the other for the refrigerator portion, Dela Cruz said.

"This hybrid commercial system prolongs food shelf life; unlike units where the two compartments share a compressor, the dry air from the freezer does not filter into the refrigerator," he explained, "thus maintaining constant temperatures of 38-40 degrees and 65 percent humidity—the ideal condition."

Size for size the Sub-Zero built-in refrigerators are the most energy efficient units on the market today, Dela Cruz added.

**Craig Washofsky**, general manager, Kitchen Distribution Center (KDC), said appliance manufacturers are paying attention to consumer wishes and adding features to their refrigerator lines.

"Thermador refrigerators now feature ice and water dispensers, extra large crispers for fruits and vegetables and temperature-controlled drawers for fresh meats and fish," Washofsky remarked. "This (last) feature is particularly important because fresh meats

and fish can be kept unfrozen for longer periods."

Another trend in appliances is to "conceal" them behind cabinets. "Gaggenau dishwashers, including panel controls, fit behind cabinet doors and remain out of sight until it's time to use them."

Until about two years ago Washofsky said KDC ordered and stocked black or white appliances and occasionally a custom-order stainless steel appliance for

commercial use. "The trend is reversed," he said. "Combining steel with a warm wood look can give attractive results."

Because built-in refrigerators represent sizable investments, Washofsky said that customers look for protection. Thermador now carries a unique 12-year warranty on its built-in refrigerators.

♦ Paul Sanders

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## Lecture set for June 16

Dr. Robert C. Gilman, Ph.D., founding editor of the internationally acclaimed journal, *In Context*, will lecture on "Global Sustainability" June 16, 7 to 9 p.m.

Gilman is a member of the AIA's select Scientific Advisory Group on the Environment, the program author for the International Union of Architects/AIA's 1993 design competition, "A Call for Sustainable Community Solutions," and drafter of UIA/AIA's Declaration of Interdependence for a Sustainable Future.

The event is sponsored by AIA Honolulu's Housing and Urban Design committees and the Environment, Housing and Sustainable Communities subcommittee.

For additional information and event location call the AIA/Honolulu office, 545-4242.

## DLU to require CAD diskettes

Department of Land Utilization (DLU) representatives met with members of AIA Honolulu's



▲ Posing with Arthur Kimball Thompson, AIA, incoming president, UH School of Architecture Alumni Association are, left to right, Mike Hanssen, Allyson Nishioka and Sid Char, AIA. More than 200 guests attended this year's Beaux Arts Ball, a scholarship fundraiser for the Alumni Association.

Computers in Architecture group in April to discuss the submittal of building permit applications on CAD diskettes.

Representing the DLU were Donald Clegg, director; Carolyn Miyata, plan review branch chief; and Lynn Ikehara, plan checker.

Clegg said that the DLU's long-term plan is to require CAD submittals; processing of permit applications submitted on CAD diskettes will be given priority.

In his closing remarks, Clegg asked for assistance in developing the process.

Teresa Davidson, AIA, chair of the Computers in Architecture

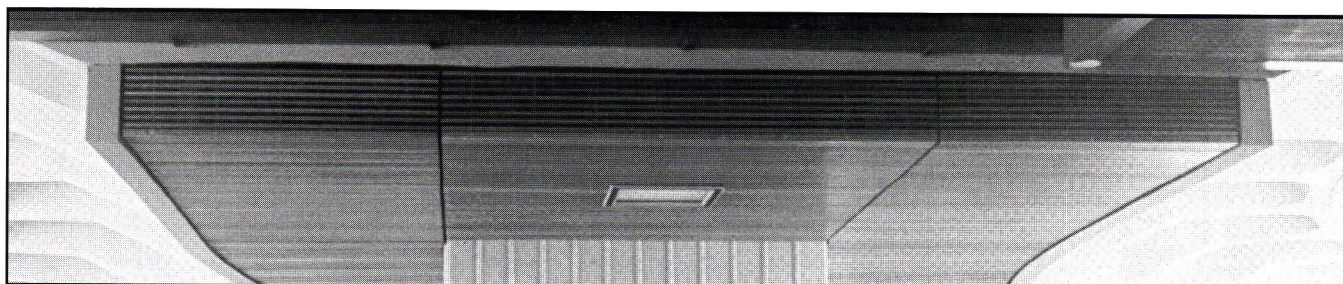
Group committee, said a subcommittee will continue meeting with the DLU to further define and revise guidelines.

## Beaux arts ball is smash hit

Leighton Liu, associate professor, University of Hawaii's School of Architecture won "Best in Show" at the Beaux Arts Ball, March 31 at the Hawaii Prince Hotel.

The ball, a scholarship fundraiser for the University of Hawaii School of Architecture Alumni Association, attracted more than 200 guests dressed in "fantasy finery."

Liu won for his "Otto Cadd, AIA"



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▲ "Absent-minded" architect Dennis Daniel and his wife, Janet at the Beaux Arts Ball March 31.

costume which, he said, "took a lot of time to prepare." Judges were Hsiao-Yen Yeh and Frank Haines, FAIA, Architects Hawaii.

This year's ball was chaired by Choy-Ling Wong, ASID and Ryan Kwon.

### **Cruthers named FAIA**

Evan Cruthers, AIA, chief executive officer, Media Five Ltd., has been awarded the AIA's top honor—the AIA fellowship. He is the only 1994 honoree from Hawaii.

Cruthers, who recently completed a three-year term as a member of the AIA Board of Directors and the Northwest Pacific Regional Board, was inducted into the AIA College of Fellows at the 1994 AIA National Convention in Los Angeles last month.

### **Contest winners announced**

After a two-week postponement caused by inclement weather, the 17th annual Great Hawaiian Sand Sculpture challenge, organized by the UH School of Architecture, was held at Kailua Beach Park in March.

Award winners included: "Bird Men of Orongo" by Architecture 102

students Glenn Arakaki, Joe Inciong, Lito Panida, Greg Sides and Tom Williams—first place; "The Struggle" by Architecture 302/362 students Alan Ewell, Joel Francisco, Michael Hummel, Heidi Marshall and Christine

Shimabukuro—second place; "Embrace Time" by Architecture 102 students Brian Funai, Brad Minamoto, Scott Murakami, Allence Ribao and Bret Takahashi—third place.

"Bird Men of Orongo" also won the best banner and spirit awards while "Timeless Perfection," realized by Architecture 102 students Maryke Kelling, Leif Lupien, Ben Popper and Charles Uyehara,



▲ First place team included, left to right, Glenn Arakaki, Joe Inciong, Tom Williams, Lito Panida and Greg Sides.

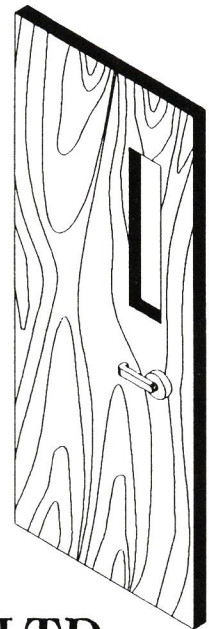
"Embrace Time" placed third in the 17th annual Great Hawaiian Sand Sculpture challenge.

LEIGHTON LIU PHOTOS ▼



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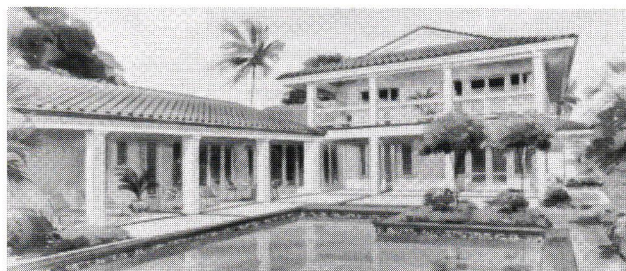
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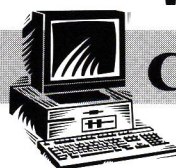
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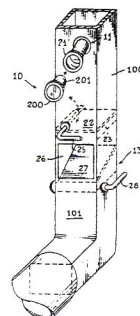
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received honorable mention.

"Hard Times," the Kober/Hanssen/Mitchell Architects entry received a (dis)honorable mention for fielding too many participants.

Members of the jury included Barry Peckham, interior designer, Adams Design; Jill Morton-Rider, adjunct faculty, UH School of Architecture; Reynaldo Rios, AIA, architect, Architect Design Associates; and Fred Roster, professor of art, UH Art Department.

### Industry ready for homeless project

While the Building Industry Association of Hawaii (BIA) will spearhead the private sector's voluntary work on the Weinberg Village Waimanalo homeless project, it will be considered a construction industry effort that will include the participation of various associations and some major local contractors, said project overseer Steve Hidano, whose Community Relations Committee recommended involvement with the

Hawaii Housing Authority project.

Hidano said the work is expected to be accomplished over the four weekends in July.

### New members welcomed

#### AIA Maui

•**Brian S. Shimomura, AIA,** Gima Yoshimori Miyabara Deguchi Architects, Inc.

•**Durwin A. Kiyabu, AIA Associate,** Gima Yoshimori Miyabara Deguchi Architects, Inc.

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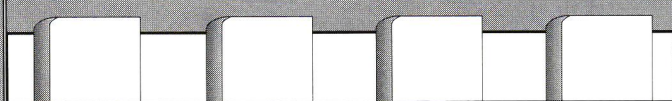
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# *Giving Yap a hand* **University of Hawaii**

by  
**Alan Ewell  
 and Victor  
 Olgyay**

Site plan showing  
 the location of vari-  
 ous structures at the  
 Yap Business Center. ▼

For the past nine months, a team of faculty, students and professional consultants has been working to produce schematic design drawings and a request for proposal for a new business development center on the island state of Yap. The building is designed to take advantage of the local climate and reflect the Yapese culture.

The Yap Business Center will function as a business incubator and civic center in Colonia, the capital of Yap. The architectural designers felt the center should reflect the traditional cultural and social values of the society which it will serve.

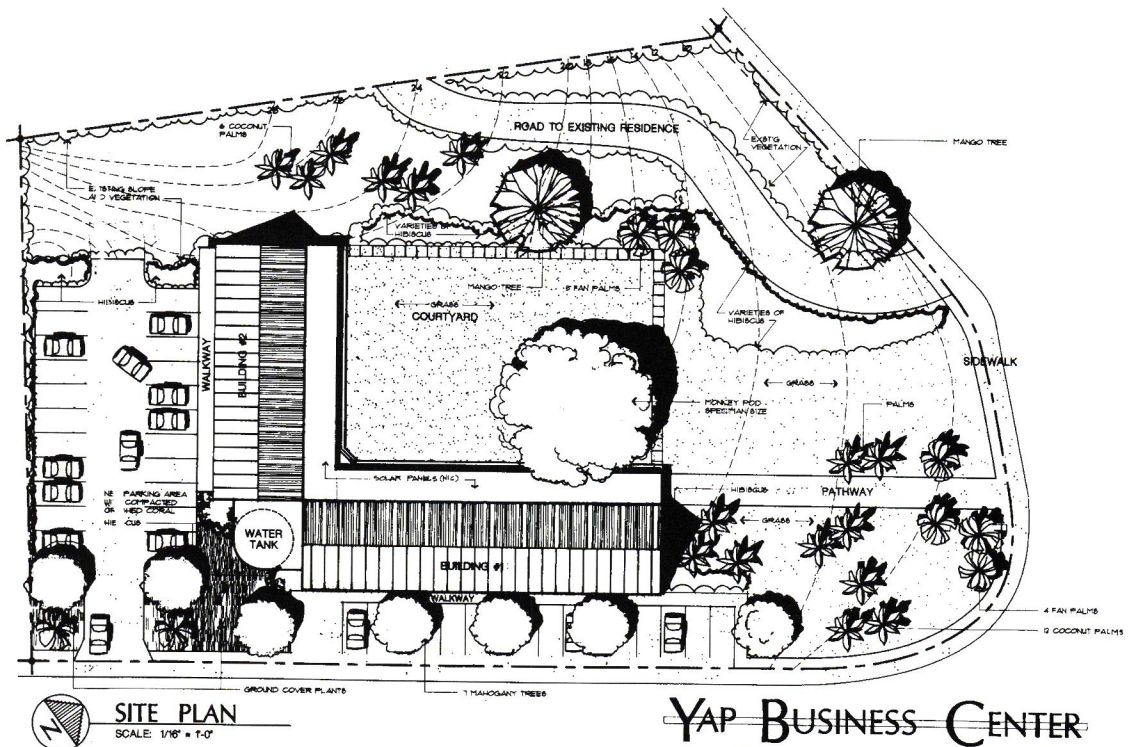
The paradigm for the design of the business center was the ancient Yapese meeting house. Its steep-pitched gable roof

and wide overhangs provide excellent ventilation and ample social spaces out of the intense tropical sun.

Integrated into the buildings are a number of other traditional Yapese elements. Shaded stone paths, separate smaller meeting places on the grounds and modern interpretations of ancient symbols and designs make reference to the rich cultural history of the area.

The central courtyard of the complex is dominated by a single "great tree" as in most village common areas. Under the tree, a stone platform provides a formal gathering place and an ideal spot for a traditional open air market.

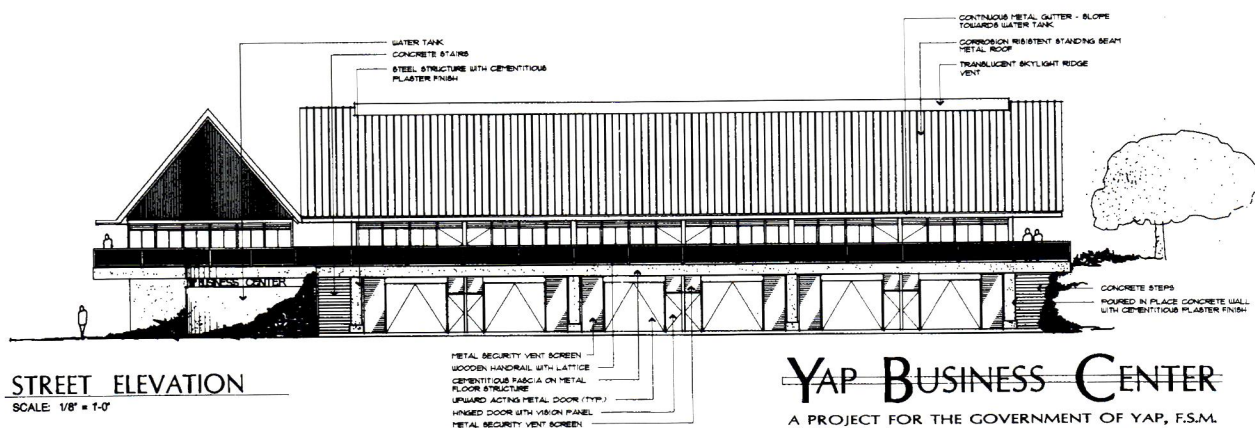
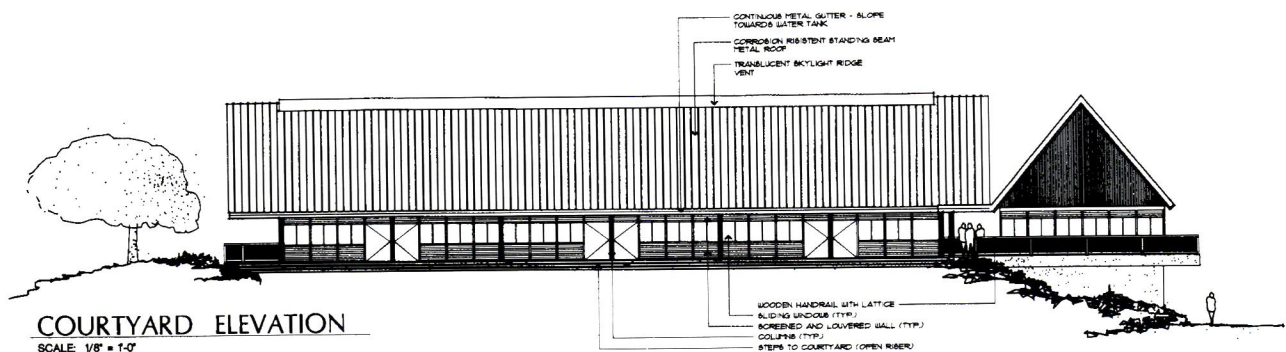
Climatic responses for the Yap Business Center were based on bioclimatic analysis



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## YAP BUSINESS CENTER

A PROJECT FOR THE GOVERNMENT OF YAP, F.S.M.

Project Consultant:

Pacific Business Center  
School of Business Administration  
University of Hawaii  
Honolulu, Hawaii 96822

Project Architects:

Victor Olgyay, AIA, Project Manager  
Don Shew, AIA, Design Consultant  
310 University Avenue, Honolulu 96822  
Phone / Fax: 808-952-4541

▲ Street elevation—the Yap Business Center.

showed that shading is always desirable in Yap and that, even with the typically high humidity, it is possible to be comfortable with sufficient air movement.

The design combines passive and active cooling strategies. Vent windows around the perimeter of the building work with a translucent ridge vent to encourage both cross flow and stack-effect air movement. Direct-coupled photovoltaic-powered paddle fans provide additional ventilation in direct proportion to the amount of sunlight available. Radiant barriers are incorporated into the walls and ceilings to reduce radiant heat transfer.

Electrical power reliability is a major concern in Yap. The 6-mw state-run power plant is operating at near full capacity, however power outages in Colonia are frequent. Electrical power produced on the

island is currently generated by burning imported diesel fuel at a cost of \$.25 per kilowatt hour.

The 20-kw photovoltaic power system integrated into the roof of the Yap Business Center will provide virtually reliable power with no pollution and no fuel costs. The system will power ventilation, lighting, business equipment and shop tools at the center and feed excess power back into the utility grid to supplement the power supply to local homes and businesses.

The UH School of Architecture was approached for assistance on the Yap project by Mark Skinner, a business specialist with the Pacific Business Center (PBC). The PBC, whose mission is to aid the state of Hawaii and the Pacific Islands in achieving economic self-sufficiency, is located at the UH College of Business Administration. Supported by the U.S. Departments of

Commerce and Interior, the state of Hawaii and private funding, the PBC shares the university's expertise with Pacific Island entrepreneurs, businesses, community organizations and governing agencies.

The PBC provides management and technical assistance through private consultations and referrals to those involved in business in the region. It also gives university faculty and graduate students practical experience by enlisting their services in searching for solutions to local and regional economic problems.

♦♦ Victor Olgyay, AIA, assistant professor of architecture at UH, and graduate students Alan Ewell, Steve Mesler and Mike Mortara were involved in the Yap Business Center project.



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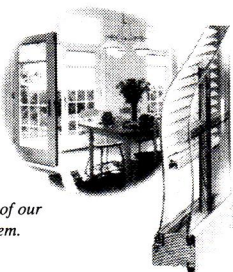
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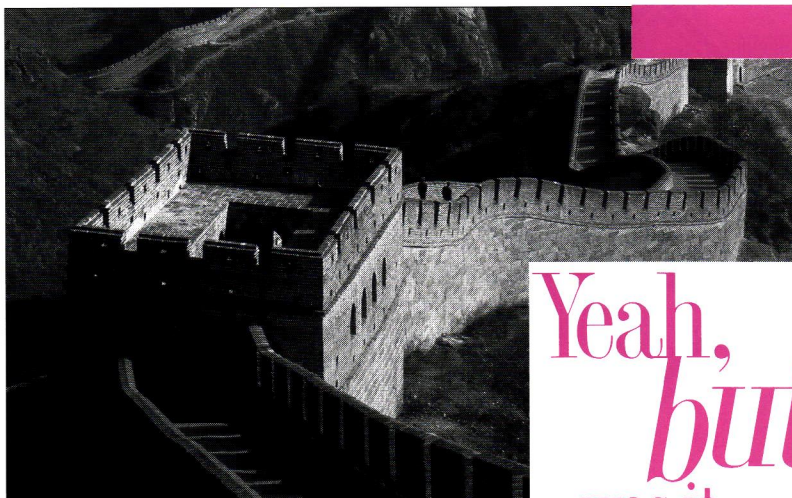
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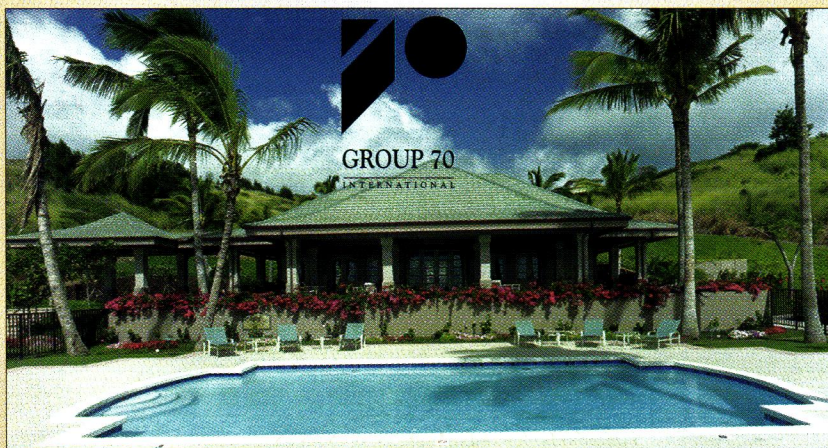
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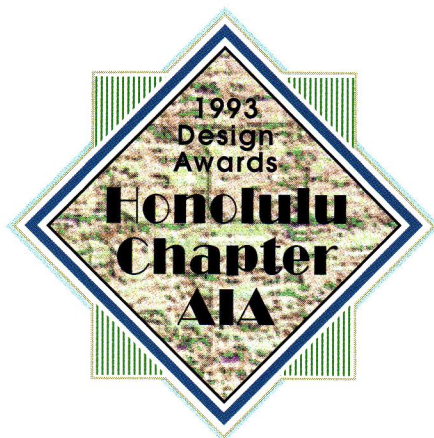


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# Award of Merit

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The Pointe Club

In 1990 Group 70 International was asked to design a luxury recreational center for The Pointe subdivision, the last increment of the Hawaii Loa Ridge residential development in East Honolulu. The Pointe Club is located in a protected ravine separating The Pointe subdivision from the rest of Hawaii Loa Ridge.

The recreational complex consists of a 1,500-square-foot recreational building, including an entry/reception foyer, lounge (clubroom), boardroom/private dining room, full-service galley, storage, restrooms and generous outdoor sitting areas. Also part of this complex are picnic pavilions, swimming pool with generous sunbathing deck areas, championship tennis court and pavilion.

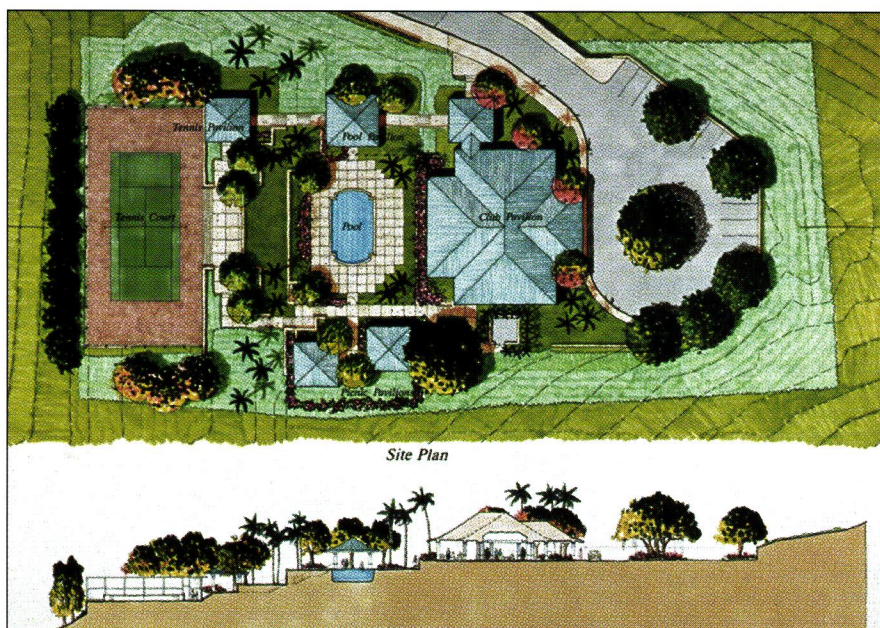
The center is conceived as an exclusive private club designed in the tradition of older private clubs in Hawaii and overseas. It is

designed as a world class facility in classic kamaaina architecture.

The Club fits into the existing terraced site with major functions occurring at various levels, capturing views of Aina Haina, Kahala, Diamond Head and the shoreline and ocean. Covered outdoor lanais and pavilions are conceived as outdoor rooms set within generous landscaping.

Architectural elements reflecting the multi-cultural heritage of the earlier kamaaina era are used—large, double-pitched tile roofs with generous overhangs, substantial plaster columns and walls, oriental grillwork, custom-designed ornamental light fixtures and a blending of oriental and western furnishings and artwork.

Site plan, The Pointe Club. ▼



## Credits

### Owner/developer

HMF, Inc.  
James P. Ohlman, president

### Architect

Group 70 International, Inc.

### Principal-in-charge

Norman G. Y. Hong, AIA

### Project architect

Linda L. Chung, AIA

### Civil engineer

Gray-Hong-Bills & Associates

### Electrical engineer

Bennett, Drane, Karamatsu & Associates

### Structural engineer

Englekirk & Sabol

### Landscaping

Walters Kimura & Associates

### Interiors

June R. Fukushima, ASID  
Group 70 International, Inc.

### General contractor

City Construction, Inc.



### *Jury's Comments:*

*"Well-sited building and open spaces...Dignified design...Nice detailing with subtle use of colors...Beautiful job of landscaping."*



◀ Boardroom as seen from the foyer.

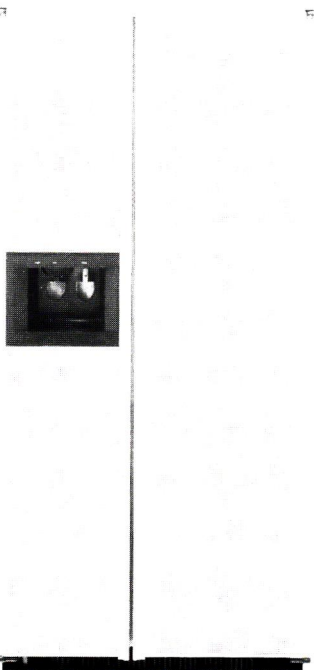
Club pavilion lanai—looking east.

JIM BUCKLEY PHOTOS





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A Kamehameha  
Building). Jigsaw shaped  
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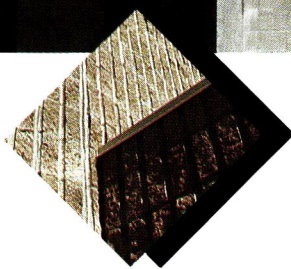
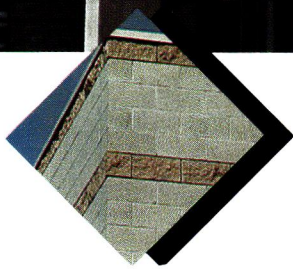
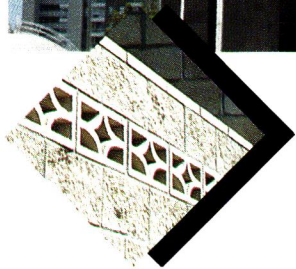
"Leiopapa A  
Kamehameha", by  
Yvonne Cheng.  
Glass Mosaic Mural,  
12' 4" x 34'. Commissioned  
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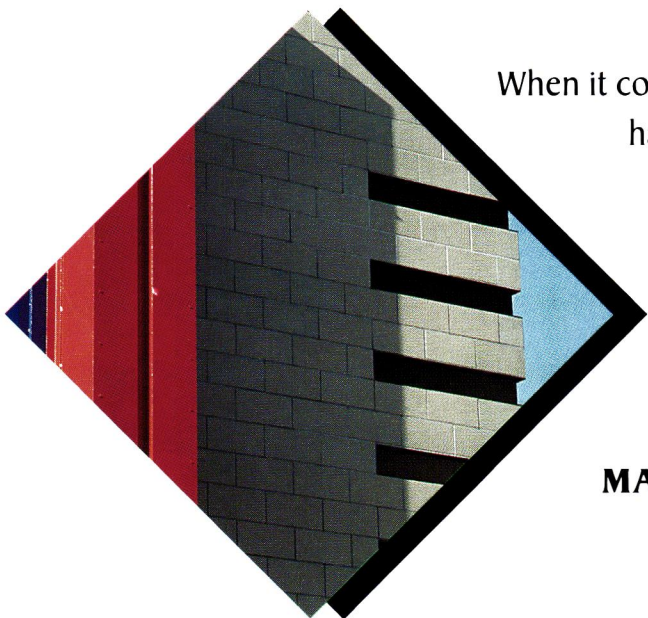


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