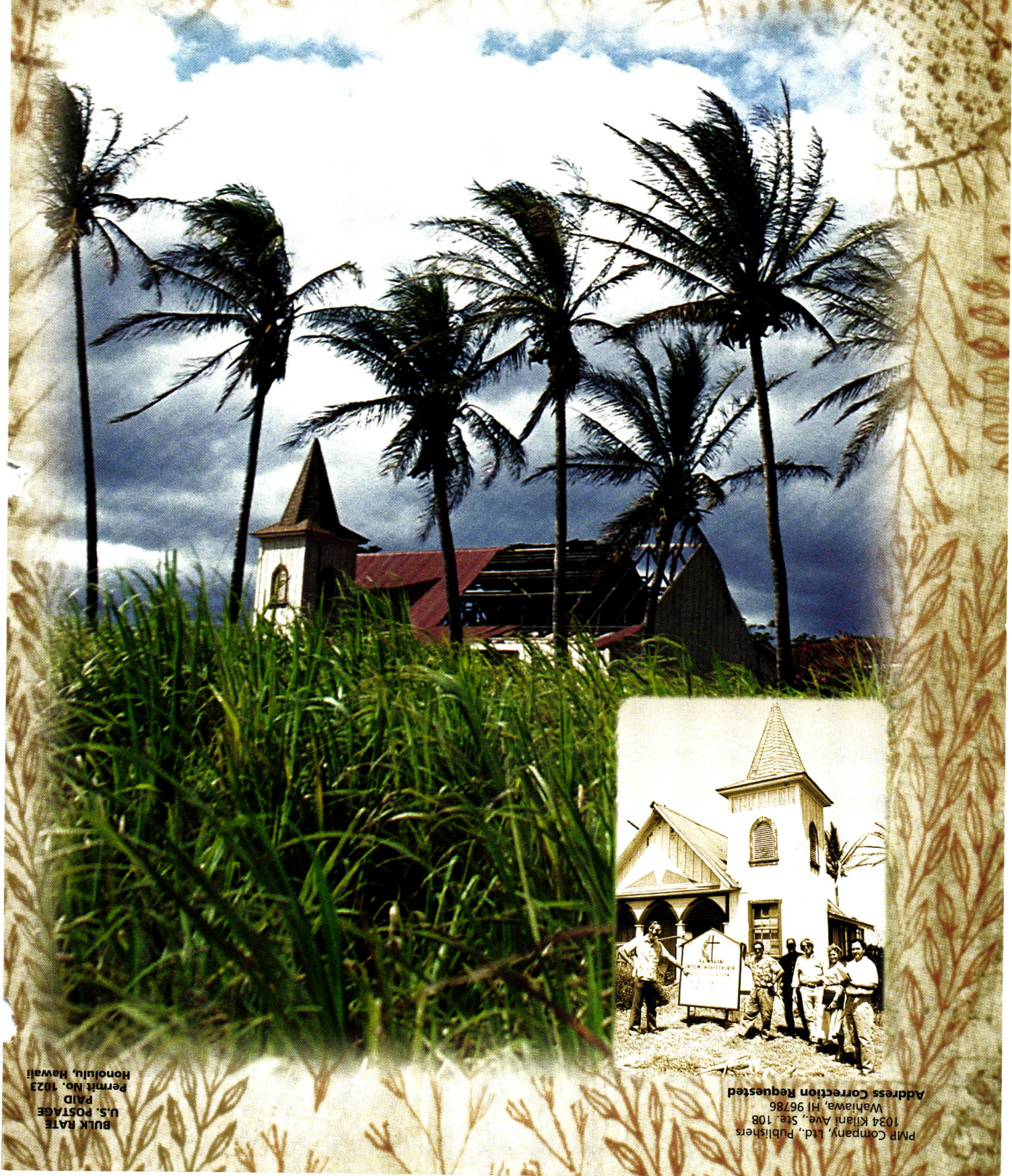


Hawaii Pacific Architecture

The Journal of the AIA Hawaii State Council • September 1994



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Craftsmanship: On Time and Within Budget

Continental Airlines' new 5,000 sf executive lounge (which more than doubles its original space at Honolulu International Airport) is a case in point.

"We wanted our *President's Club* to be a relaxing, peaceful haven for travelers to unwind in quiet comfort," observes Continental's *Bill Martin*. "And, we wanted the job done as fast as possible to accommodate our clients."

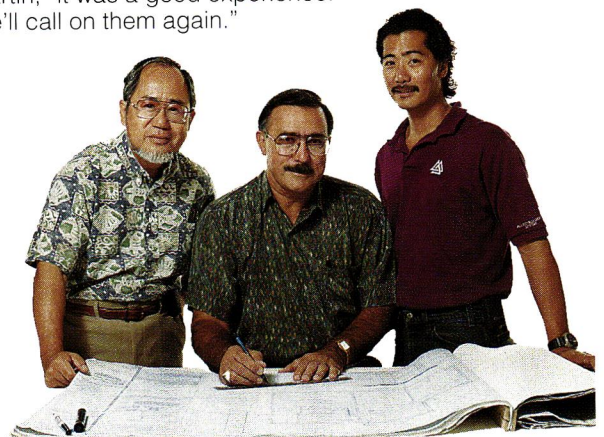
Recalls Project Architect *Dennis Lee*, AIA, of Peter Hsi & Associates: "Both budget and schedule were concerns. Our design response was a living room like setting with kamaaina styling—using subdued lighting, koa wood and natural stone."

Both owner and architect applaud Allied Builders' seasoned contracting skills, sensitivity and "as advertised" spirit of cooperation. "All things considered," concludes Martin, "it was a good experience. We'll call on them again."



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Architect Dennis Lee, Continental Hawaii Manager Bill Martin,
ABS Project Manager Winton Saito



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Leadership message

Communicating Effectively with State Agencies

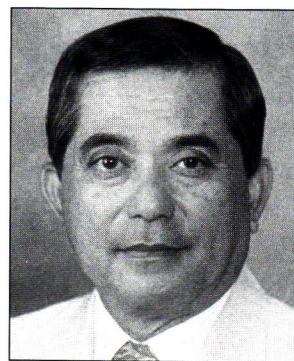
by Stanley S. Gima, AIA
President

Last month, I outlined the main areas of work that the AIA Hawaii State Council (AIAHSC) has to continuously monitor and provide the leadership for. The first of six main areas was covered in last month's article (legislative work). This month's discussion is about our efforts to communicate effectively with state agencies.

Because the AIAHSC is the state component of the American Institute of Architects, we must provide that vital link between state agencies and individual AIA members (or AIA chapters). To accomplish this, we have set up liaison committees to monitor the state agencies including:

1. Department of Accounting and General Services (DAGS)
2. Department of Commerce and Consumer Affairs (DCCA)
3. Department of Transportation (DOT)
4. Other state agencies

There may be other liaison committees or task forces created, as the need arises. Recently, an ad hoc committee was created to work with the Department of Health and Human Services on a problem area related to permits for ventilation and air conditioning, known as a "Form-1 Permit." After it was determined to be a common problem with most architects, the AIAHSC, in cooperation with our engineering counterparts (CECH), formed an ad hoc committee headed by Steve Heller, AIA, to approach the State Department of Health. After meeting several times



Stanley S. Gima

with the appropriate people, the committee is progressing cooperatively toward a plan to improve and speed up the processing of Form-1 applications.

The above is an illustration of the power of "communicating effectively" with a state agency. It does no good to simply criticize or castigate individual employees at a state agency. They are doing their best and should not be blamed for the inadequacies of the system. Instead, creative and cooperative solutions can be initiated by making your ideas known to AIAHSC.

Once we determined that a problem is common to other architects, we can work on it, using the leverage of the AIAHSC and its total AIA membership behind it.

Ideas on this topic can be called in or faxed to us at the AIAHSC office. Member participation could make a meaningful impact, and fellow AIA members will benefit from all ideas and suggestions.

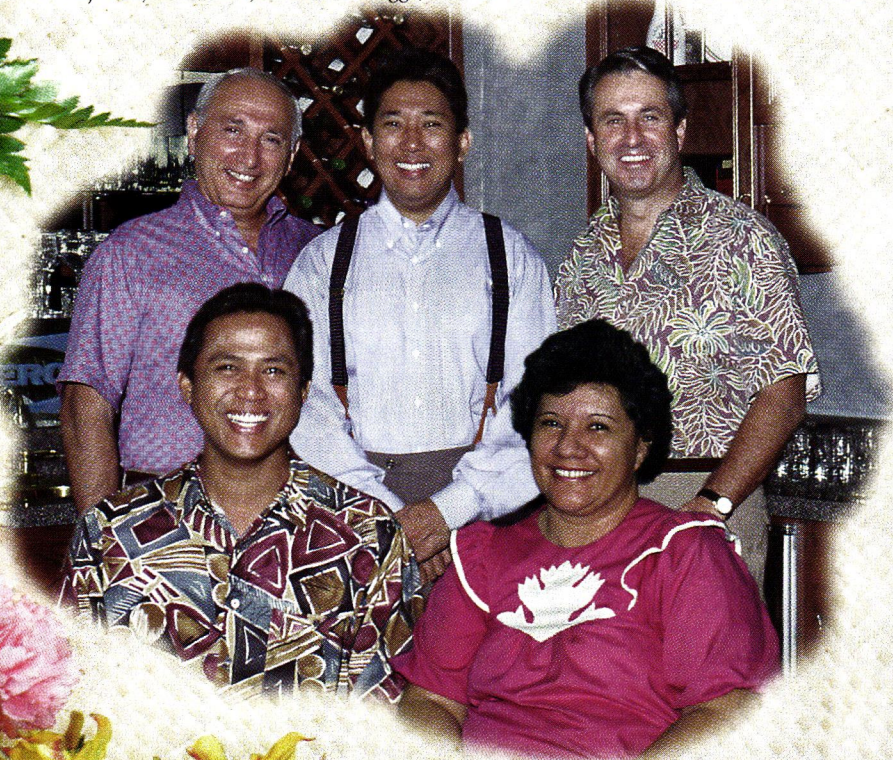
The Sub-Zero 'Ohana is Growing

To make cooking an exciting experience instead of a boring routine, the Sub-Zero 'ohana now offers the functional, yet beautiful Gaggenau line of built-in kitchen appliances. This unique European appliance manufacturer is known around the world for its collection of over 30 sophisticated, top-quality products.

Gaggenau gas and electric cooktops, microwave ovens, convection ovens, conventional ovens, hoods, and dishwashers can now be combined with stylish Sub-Zero Built-in Refrigeration to form a highly efficient, modern kitchen you won't want to leave.

To see these innovative products, and more, contact Sub-Zero Distributors in Honolulu, at 593-1055 for the name of a dealer near you.

The Sub-Zero 'ohana: Seated (from left to right) Rick DeLa Cruz, Hawaii Manager; Colleen Garrett, Sales Coordinator; Standing (left to right) John Garofoli, Regional Manager; Glen Fujihara, Consultant; and Robert Riggs, President and CEO of Sub-Zero Distributors, Inc.



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SUB-ZERO

CONTENTS

FOCUS ON KAUAI

- 8 **Winds of Change**
by Fritz Harris-Glade, AIA
- 14 **An Island in Transition:** Kauai presses on with optimism
- 18 **State-of-the-art Mail Processing:** New post office survived hurricane

STEEL AND STRUCTURAL MATERIALS

- 24 **Steel vs. Wood Framing:** Environmental benefits claimed by both
by Paul Sanders
- 25 **Termite Resistance Popularizes Steel:**
Evidence shows developers, environment and consumers may benefit
by Sam Galante

SPECIAL FEATURES

- 30 **Candidates Speak on Industry Issues:** New era in state government
by Tracy L. Sakamoto, Associate AIA

DEPARTMENTS

- 3 **Leadership**
Communicating Effectively with Agencies
by Stanley S. Gima, AIA
- 6 **News**
- 20 **AIA Honolulu Design Award**
Historic Preservation/Adaptive Reuse
Spencer Mason Architects
- 29 **Education**
Controversy Over Goofy Architecture
by Tracy L. Sakamoto, Associate AIA

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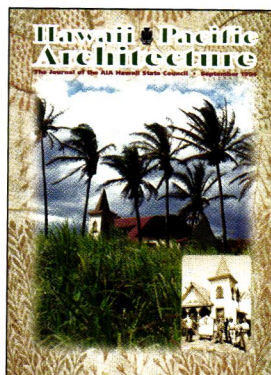
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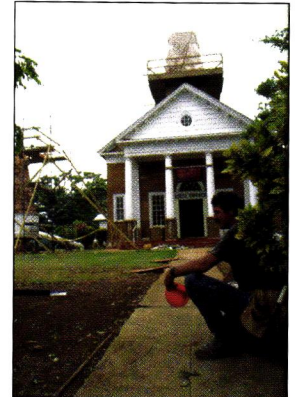
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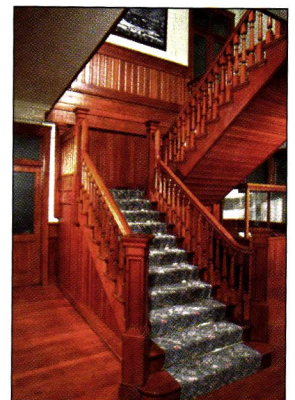
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Tim De La Vega Photo



8 Winds of Change



20 Design Award

IN THIS ISSUE ...

Our focus is Kauai's two-year recovery effort from Hurricane Iniki. Plans to save, restore and preserve historically significant structures have resulted in many successes. The Kaumakani United Methodist Church, featured on the cover, was initially scheduled to be demolished, but the congregation was able to convince the Hawaii District Committee of the building's importance to the community.

Their victory was just one of many that followed the hurricane. In fact, only 16 percent of the inventoried historic buildings were demolished.

In addition to preservation successes, advancement was made in clarifying the Uniform Building Code design requirements which will help reduce future wind-related damage.

Kauai's rites of passage are still incomplete.

Some insurance claims are still to be settled and rebuilding done. Architects and planners continue to be closely connected to the progress. Combining the island's economic changes with the people's traditional values and heritage in a design plan for future development is still ahead.

Our Hawaiian tapa design is courtesy of Bishop Museum.

Maui Chapter Selects Scholarship Recipients

Alvin M. Yoshimori, president of AIA Maui, announced the selection of two Maui students as recipients of \$1,500 scholarships.

Saly Sisouvong and Christine S. Shimabukuro were presented awards at a luncheon held at the Sandalwood Clubhouse Restaurant July 28.

Sisouvong, from Makawao, is a 1994 graduate of Maui High School and has been accepted at the School of Architecture, University of Hawaii at Manoa. Sisouvong is the oldest son of Lienne and Sane Sisouvong. He was nominated by science department chairman Edwin T. Ginoza of Maui High School.

Shimabukuro, from Kula, is a 1990 graduate of Maui High School. She is currently enrolled in the UH School of Architecture. She is the daughter of Lynn Shimabukuro. Gordon D.C. Tyau, associate professor at the School of Architecture, nominated Shimbukuro for the award.

WAT&G Wins Award for The Bluffs

The Honolulu office of Wimberly Allison Tong & Goo was honored with a prestigious Gold Nugget Grand Award for The Bluffs at Mauna Kea, a residential condominium community at Mauna Kea Resort in Kohala, on the Big Island.

WAT&G won two Gold Nugget Awards in the 1994 contest; one for the Wailea Golf Clubhouse and one for The Bluffs, making both projects eligible to win the grand award.

Sponsored by the Pacific Coast Builders Conference and Sun/Coast/Architect/Builder magazine, the Gold Nugget is an awards program open to

projects in 14 western states and throughout the Pacific Rim. A record 450 entries were submitted and 37 grand awards were presented.

"The floor plan is the main strength of this 3,985-square-foot unit," and "very elegant island living," were two of the comments made by the judges. Other comments included "tremendous indoor-outdoor living space with marvelous detailing;" "all of the main rooms open up onto the deck;" and "the blue roofs fit well in this ocean setting."

ADA Coverage Expanded

Effective July 26, the Americans with Disabilities Act covered an additional 500,000 business and nonprofit workplaces with 15 or more full- or part-time employees, bringing the total number of covered workplaces to 2 million. The law provides civil rights protection for people with disabilities, including AIDS. Now the law covers 1.8 million businesses and 200,000 nonprofit organizations including private employers, state and local governments, employment agencies, labor organizations and joint labor-management committees.

The ADA prohibits discrimination in recruiting, hiring, firing, promotion, training, compensation, benefits, job assignments and other terms and conditions of employment. It does not impose affirmative action obligations to employ or advance in employment.

For more information, contact Erica Jones at (510) 465-7884.

Gerell to Lease Marin Tower Project

Mayor Jeremy Harris announced on July 20 that the city entered into a 50-year lease with the The Gerell

Group to master-lease all of the commercial space fronting Smith Street, Maunakea Street and Nimitz Highway in the city's recently completed Marin Tower project.

Marin Tower is the city's latest mixed-use development in Chinatown that includes 236 residential rental apartments, a 411-stall parking garage and 13,681 square feet of street level commercial space.

The Gerell Group responded to the city's request for proposals to master-lease the commercial space, construct interior improvements, and then market and lease to individual shops and businesses.

Gerell has been involved with many Chinatown projects including the Maunakea Marketplace.

AIA Honolulu Annual Golf Tournament

This year's Ninth Annual AIA Honolulu Golf Tournament is scheduled for Oct. 7 at the Honolulu International Country Club. A "shot-gun" start is planned for noon. Proceeds will be used as awards and scholarships for deserving students at the University of Hawaii School of Architecture.

This year's tournament will be a scramble-format, organized around three-man teams and is open to everyone. Individuals are also invited to register and will be assigned to a team. An awards buffet will be held in the clubhouse immediately after the tournament.

The tournament is limited to 70 three-player teams. Entries will be accepted on a "first come, first served" basis. Entry fees are \$100 per person, \$270 per team of three, and \$500 per sponsoring patron. Patrons will be

entitled to receive a full page advertisement in the souvenir program, the opportunity to place a sponsorship sign at one tee and entry for one three-player team.

Registration deadline is Sept. 23. Call Bob Lazo at 528-3139 to request a registration form or for more information.

Historic Foundation Seeks Preservation Nominations

Nominations for the 1994-95 Historic Hawaii Foundation Preservation Honor Awards are being accepted until 5 p.m., Sept. 15. An awards presentation ceremony will be held at the Foundation's annual meeting in the spring 1995.

Projects qualifying for nomination include preservation, restoration, renovation and interpretation of sites, buildings, architecture, districts, archaeological sites and objects of significance in the history and culture of the State of Hawaii.

For information contact Dion Coschigano, Historic Hawai'i Foundation at 537-9564.

Sub-Zero Appointed Gaggenau Distributor

Gaggenau, a leading German appliance manufacturer, recently appointed Sub-Zero Distributors Inc. as their exclusive distributor for Hawaii.

Featuring advanced technology and innovative design, Gaggenau products include halogen cooktops, modular systems for deep frying, BBQ and wok cooking, convection wall ovens, stainless steel dishwashers and specialized hoods. All Gaggenau products are backed by a two-year full warranty.

The acquisition of Gaggenau is an expansion for Honolulu-based Sub-Zero Distributors Inc.

"We're absolutely thrilled to be representing the Gaggenau line," said Bob Riggs, Sub-Zero Distributors Inc. president and CEO. "Sub-Zero built-in refrigeration and Gaggenau cooking, cleaning and ventilation products complement each other. Our dealers and builder customers will really appreciate the full kitchen package we have assembled."

WAT&G to Design Plaza Hotel Kempinski Jakarta

The architectural firm of Wimberly Allison Tong & Goo has been commissioned to design The Plaza Hotel Kempinski Jakarta, a combination hotel/condominium tower to be constructed on 3.5 acres in the central business district of Jakarta, Indonesia.

The management contract was signed by the owning company, P.T. Prima International Development, Jakarta, a subsidiary of P.T. Midplaza Prima and Kempinski Hotels S.A., Geneva in April.

WAT&G principal-in-charge Ronald J. Holecek, AIA, described the building as an elegantly-proportioned, luxury high-rise richly accented in stone and marble. The 460-foot-high tower will combine a 350-room hotel with 260 condominium residences on the upper floors.

Now in schematic design, with construction scheduled to begin by the end of 1994, the hotel is expected to open by the end of 1997.

The Plaza Hotel Kempinski Jakarta Tower presides over a lush garden setting including pool and terrace, fitness and health center, restaurant

and a German beerhouse.

The hotel will offer banquet facilities, board rooms and a business center, as well as two floors of retail shops.

WAT&G project designer is Bill Reed. Interior design is by James Northcutt & Associates of Los Angeles.

Ehrhorn Selected As Parade of Homes Judge

The 1994 BIA Parade of Homes begins Saturday, Sept. 10, 10 a.m. to 5 p.m., and continues for three consecutive weekends through Sunday, Sept. 25.

Sponsored by the Building Industry Association of Hawaii and the Hawaii Association of Realtors, the 38th annual Parade will showcase 36 entries: 27 on Oahu, two on Hawaii, four on Kauai and three on Maui.

The full spectrum of housing available on the market today is represented in the Parade with single and multi-family homes and high-rise apartments ranging from \$103,380 to \$911,600. Non-competitive entries include rentals and public housing projects.

Charles A. Ehrhorn AIA, president-elect, AIA Hawaii State Council was selected as one of seven judges for the parade. Judges will choose a "Grand Champion" and two "Best in Show" winners this year, one from Oahu and one from a neighbor island.

Awards will be presented Sept. 16 at the Sheraton Waikiki Hotel. For more information, call 847-4666.

Winds of Change

by Fritz Harris-Glade, NCARB, AIA



The facade completely separated from the roof assembly of the Kahalewai Building leaving it to lean perilously over the sidewalk for months before repairs were completed.

Photos by Tim De La Vega



Missing its steeple and part of its roof, (above) the Union Church in Koloa is one of many historically significant buildings saved as a result of continuing restoration efforts.

Two years ago, shortly before 4 p.m. on Sept. 11, 1992, 124-knot (140 plus mph) gusts of Hurricane Iniki struck the island of Kauai. Generating high winds over a vast area and storm surges from Kekaha to Poipu, ranging from 10 to 20 feet respectively, Iniki left behind a path of destruction, with property damage over \$1.8 billion.

The effect of the storm was widespread, with the most severe damage occurring on the south, east and north ends of the island. Iniki damaged nearly 14,000 single-family homes and most of the resort properties in the Poipu Beach, Kapaa Shores and Princeville areas. Fortunately, only three deaths were attributed directly to the storm. Unfortunately, the island's historical structures did not fare as well.

Restoration & preservation efforts

"The hurricane had a tremendous effect upon Kauai's historic resource," explained Gary Canner, AIA, Kauai County historical preservation planner and technical assistance survey team member.



Four years before Iniki struck, the county hired Spencer-Mason Architects to compile a complete index of historic buildings. "The study identified and inventoried 280 structures. After Iniki that inventory played a vital role in enabling the county to target assistance and provide protection for these buildings. Grants from the state historic preservation division of the Department of Land and Natural Resources (DLNR), Historic Hawai'i Foundation, the Wallace Alexander Gerbode Foundation and the National Trust for Historic Preservation were allocated to many of the inventoried buildings," Canner said. "A historic preservation planner position was created within the county government to provide technical assistance to owners of these buildings. As a result, only 16 percent of the inventoried structures were actually demolished," Canner emphasized.

Carol Lau Ogata, AIA, staff architect for the state historic preservation division of DLNR commented, "Kauai and the Historic Preservation Committee have done a lot.... they are very pro-active and quite diligent." Recently, the county commissioned Spencer-Mason Architects to prepare an update of their original inventory. Glenn Mason, AIA, has high praise for Kauai's "very active cultural heritage community." He cites their efforts as an excellent example of what should be done statewide. "Kauai county's work has proven to be extremely beneficial in the planning process, not to mention being an invaluable tool for the rebuilding effort following the devastation caused by a natural disaster," said Mason.

"The county of Kauai, through our commis-

On Kauai's south side, Lawai Road before (above) and after (below) Iniki reveals the physical loss suffered. FEMA allocated a total of \$9.6 million in disaster relief assistance for emergency repairs.





Old Code:
The quality and design of wood members and their fastening was only implicitly addressed in old building code standards and adherence did not always result in a flawless structure.

sion, has been very instrumental in saving a lot of these buildings," Michael Fayé, vice president and manager of Kikiaola Land Co. and former chair of the Kauai Historic Preservation Review Commission said in an interview published in *Historic Hawai'i* magazine. Fayé believes local review played an important role in the tremendous progress to date. Yet he still grieves for the storm victims, particularly in his town of Waimea, where reportedly half of the old buildings are gone.

The commissioners primarily reviewed public and commercial buildings. They met monthly and guaranteed a quick turnaround of applications. "We still have another year's work to do," Fayé said, and "many challenges ahead."

The question of razing or rehabilitating damaged structures is still to be decided in many cases. Although initially scheduled to be demolished, efforts are currently underway to rebuild and restore the Kaumakani United Methodist Church (originally known as Makaweli Church at Camp 4). Built between 1911 and 1916, the original Victorian-style structure was constructed from materials donated by Hawaii Sugar Co. The church, which is thought to be the oldest Filipino church in the United States, has endured deterioration and renovation before.

While only a portion of the roof on the original building was damaged in 1992, the rectory and social hall were completely destroyed by Iniki's forces. Ed Campbell, former chief building inspector for the county's Office of Emergency Permitting, volunteered his professional expertise and assisted the current chief building inspector, Tim De La Vega in prepar-

ing restoration plans for the damaged church.

De La Vega, a 1985 Cal Poly-San Luis Obispo architectural engineering graduate, has become a driving force in the restoration crusade with the cooperation of community members. Community involvement restoration strategies are currently being developed to enable church parishioners to gather enough volunteer manpower and donated materials to complete the restoration project. "Parishioners are very proud of their church and their heritage," noted De La Vega. He added, "... for several generations the community has demonstrated their willingness to be physically involved in the actual construction ... hopefully they will be able to repeat that effort."

Howling effects

Ironically, the storm did have some positive repercussions. The construction industry on the island was markedly slow prior to the storm. The vast destruction made way for a boost to the sagging industry. With the infusion of capital from insurance settlements, desperately needed renovation and repair of the island's older buildings became possible and opportunities for design professionals opened up as well.

Shortly after the hurricane, the Kauai County Council solicited requests for proposals from consulting firms interested in providing plan review, permitting and inspection services for all damaged structures. The Keith Companies-Hawaii of Kapaa was selected for the ambitious task and the Office of Emergency Permitting (OEP) was established.

Peter N. Vincent, AIA, was one of many architects statewide who responded to the challenge of rebuilding the island. For the past two years Vincent has been the chief building official of OEP. I, along with Honolulu's Thomas J. Posedly, AIA; associate member Palmer W. Hafdah; John Misen, AIA, formerly of Oahu; as well as Big Island architects Ed Campbell, AIA of Waikoloa; and Robert E. Oliver III, AIA, of Hilo all joined the ranks of OEP. As a result, the OEP was able to provide Kauai residents with a high level of diversified professional expertise and talent which had previously not been available from the local government.

To facilitate and finance the rebuilding process, the Kauai County Council made a formal request to the state's Department of Civil Defense (DCD) for technical and financial assistance. The DCD then applied for disas-

ter relief assistance funds from the Federal Emergency Management Agency (FEMA). As a result, FEMA initially allocated \$5.6 million to fund the necessary technical assistance and subsequently allocated an additional \$4 million with the stipulation that the county take necessary steps to insure a future hurricane's effects would be minimized.

Building code modifications have since been addressed to clarify the somewhat vague design requirements in place before Iniki struck.

Prior to Iniki, the county was using the 1985 version of the Uniform Building Code (UBC). That version of the code only implicitly addressed the quality and design of wood members and their fastening. The county had, nonetheless accepted adherence to the requirements as satisfactory compliance for wind design.

Shortly after Hurricane Iniki, Kauai county adopted an appendix to the most recent version UBC (1991) which was put into place to provide direction and further interpretation of the implied design and construction practices of the 1985 code. The clarification specifically addressed design and construction of light-frame buildings in high-wind areas. Appendix section 2518 applies to regular-shaped buildings which have roof structural members spanning 32 feet or less, are not more than three stories high, are of conventional light-frame construction and are located in areas with potential wind speed from 80 through 110 miles per hour. The new section is very explicit in its requirements and contains graphical presentations not contained in older versions of the code. Compliance should help reduce wind-related damages in the future.

In December 1993 and January 1994, the OEP conducted a Real Property Damage Assessment Survey. Storm victims responded to a post-Iniki questionnaire distributed by the county's real property tax office and responses were cross-referenced with disaster damage registration information also submitted by victims. This exercise identified a necessity of 8,354 building, 6,276 electrical and 3,774 plumbing permits. At press time, the OEP had issued 6,134 building, 4,749 electrical and slightly over 2,000 plumbing permits in its two year's of operation.

Since Iniki, the OEP has been able to process most permit applications within three to four weeks compared to the Public Works Department's pre-Iniki time frame of three to



four months. Sophisticated computer-assisted tracking, scheduling, monitoring and inspection dispatching coupled with an impressive number of staff members account for the uncharacteristically quick response.

The OEP's primary focus was to help storm victims and strive to expedite the rebuilding process while simultaneously providing more stringent and thorough code enforcement.

Island residents, design professionals and contractors have all learned from the Iniki experience and are optimistic the quality of construction and the permit/inspection process will improve. Peter N. Vincent, AIA, offered his opinion. "The Kauai County staff members have worked hard to increase their level of service and shared in the challenge to get local contractors and homeowners to comply with more stringent code requirements. Adopting UBC Section 2518 was a good first step, but

**New Code:
Appendix section
2518 of the UBC
has been
adopted to
implicitly
address the
quality and
design of wood
members and
their fastening.**

Debris scattered everywhere when the force of the storm washed another house into the Alerton Estate on Kauai's south side.

should be followed by increasing the wind speed design factor from 80 mph to 90 mph or greater."

"Next, I believe that all of the counties in the state should unify their building code requirements and take a serious look at revamping the entire permitting and inspection process. After having been the building official at the OEP for nearly two years, I feel that the process could be greatly improved upon and that architects and engineers could help play a significant role in the evolution of public works," said Vincent.

The next front

Mike and Alan Faye of Kikiaola Land Co. plan to develop a mixed-use project on their family's 800 plus acres near Waimea.

J.W. Marriott has reportedly purchased a portion of Hemmeter's Kauai Lagoons project on the shores of Kalapaki Bay in Lihue. Marriott allegedly plans to convert a portion of the existing 1200-room "Westin" facility into vacation time-shares and is considering filling-in and draining many of the elaborate water features in an effort to limit excessive operational costs. The project is scheduled to re-open in late summer/early fall 1995.

Pravin Desai, AIA, CDS International is the supervising architect for the new 120,000 square foot K-Mart being built at Kukui Grove Shopping Center in Lihue. The store, reported to be one of the chain's largest facilities, has caused other retailers to consider expanding their facilities.

Greg Kamm, vice president, Grove Farm Properties, Kukui Grove's developer, points to his company's plans for their 600-acre Lihue-Puhi project. "We are very excited about the affordable and market rate residential components of our planned community project," said Kamm.

As one of Kauai's largest private land owners, Grove Farm owns 22,000 acres. The company ran one of Kauai's oldest sugar operations at one time. Grove Farm has ceased growing and refining sugar cane but continues to lease much of their agricultural land for that purpose.

Today Grove Farm has turned their focus to being good stewards of the land. They are pursuing forestry and other diversified agricultural uses along with their residential and commercial development and long range planning studies of the company's holdings. Heather Harvey, APA, former Keith Company manager for OEP, who joined Grove Farm Properties as their manager of planning said, "We are just about the only major developer on the island that is proceeding with construction of new projects."

"We are concerned about our position in the marketplace, however, optimistic that we will be right-on with our projects ... time will tell," Kamm concluded.

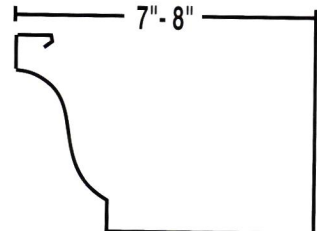
♦ Fritz Harris-Glade, AIA, NCARB, lived in the Poipu Beach area of Kauai for over a year-and-a-half while project manager (during construction) for WAT&G's award-winning Hyatt Regency Kauai at Shipwreck Beach. After Hurricane Iniki, he commuted from Kailua-Kona to Kauai for another 13 months to assist in the rebuilding process. He currently lives on the Big Island with his family.





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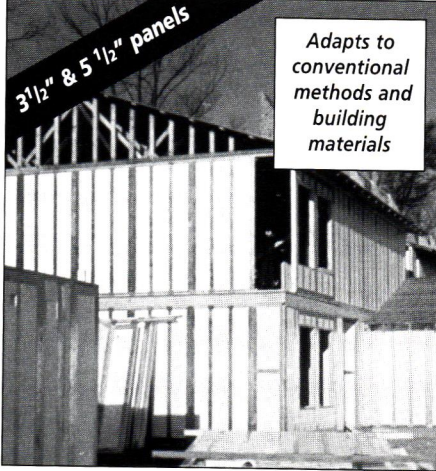
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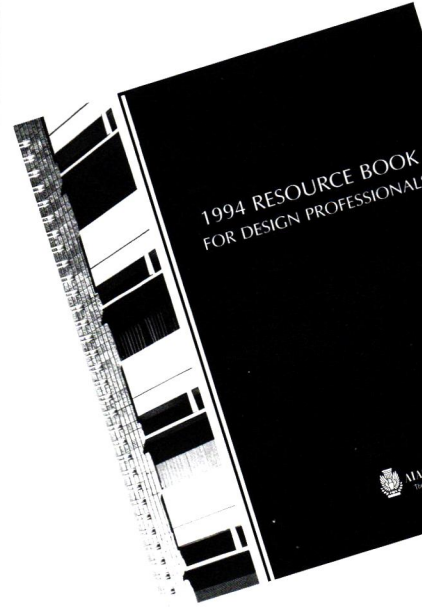
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The AIA Hawaii State Council suggests that architects, designers, engineers, suppliers, contractors and other companies within the industry participate with an advertisement in the directory. Firm advertisements will be integrated with firm listings and listings will be organized per discipline with reference to the respective firms' advertisements. Listings are subject to qualification under our discipline categories. The AIA is also requesting updated, corrected and/or omitted information from the 1994 edition that should be included in the upcoming edition.

Detailed information on the publication including advertising rates can be obtained by requesting the RESOURCE BOOK media kit. Updates, corrections or omissions may be submitted to:

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Kauai presses on with optimism

An Island in Transition

As the two-year recovery effort continues on Kauai, the forecast for the island has a spirit of optimism. "Kauai is an island in transition," Dee Crowell, director of the Kauai County Planning Department said.

Until recently, the main focus of the planning department has been directed toward facilitating recovery. Now, the emphasis has been expanded to include a direction once the island has been fully rebuilt. "Before we continue on with our old ways, the people of Kauai may want to think about the kind of lifestyle and environment we want and the kinds of methods and tools we will use to achieve and maintain them," Crowell said. In addition to moving forward, the county is now looking backward in an attempt to reflect on and

reevaluate past influences of the ever-changing island. Part of the healing for the community will now involve determining how the results of these influences and changes will fit into Kauai's "General Plan" for tomorrow. The planning department's General Plan is the framework to evaluate and guide future development of the county," said Crowell.

For more than 100 years, the large sugar and pineapple plantations were the major determinants of Kauai settlement patterns. The major landowners created small, self-sufficient villages centered around a small sugar mill or pineapple cannery. Surrounded by thousands of acres of cultivated landscape, each village had its own schools, churches, movie theaters, banks, markets and stores. There was little need to ever leave the village.

Sugar cane and open space characterize Kauai's past, but is there still a place for them in the future?



In the early 1970s, Kauai began to change. As the pineapple industry began declining, the tourism industry began to grow in its place. By the 1980s, tourism had replaced both pineapple and sugar as the dominant industry of the island. Resorts were built outside the villages and hotel workers were compelled to travel from their villages to get work.

Development of the shopping center outside Lihue was the catalyst which led to the closing of many village stores that could not compete. External forces such as NAFTA and GATT may further deplete the surviving sugar industry. Some of the sugar plantations will survive, but the pulling out of potentially tens of thousands of acres of sugar will change the visual make-up of the island. What will replace it?

New challenges facing the transitioning Kauai center around creating a viable environment for agricultural activity and a framework for future development to retain at least a perception of open space. The goal is to design a plan which allows for more intense and diverse uses to revitalize small towns.

Should the new bus system be maintained, expanded or dismantled, should agricultural land be rezoned for urban development and what can be preserved of past social order and heritage are unresolved issues requiring the expertise and insight of planners and architects alike.

The planning department is determined to make this the largest citizen planning effort in the state's history. To get both the public and private sector working together and thinking creatively is the department's aim. "The issues that face us on Kauai are diverse, but all are inter-related," Crowell said.

The exhaustive recovery is by no means complete, yet. There are still insurance claims to be settled and rebuilding to be done. The pursuit, however, to rise above the disruption and chaos Iniki brought about is stronger than ever.

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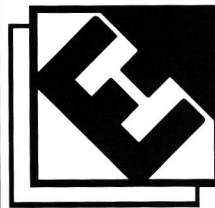
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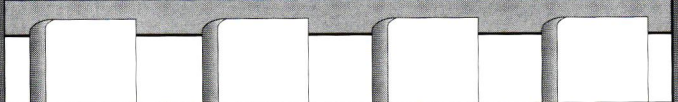
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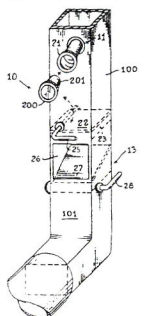
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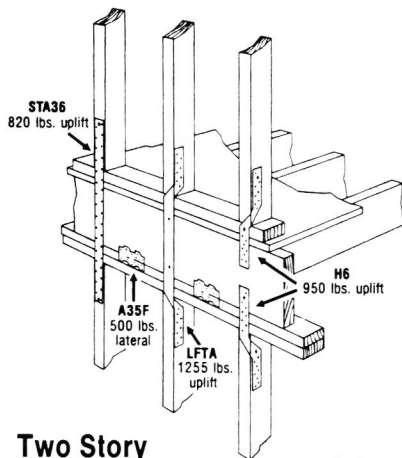
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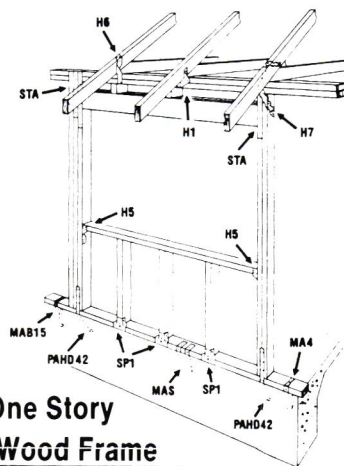
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New post office survived hurricane

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Credits

Architect: Arthur Kimbal
Thompson & Associates, Ltd.

General Contractor: K. Shioi
Construction

Consulting Engineers: Harding
Lawson & Associates (soils);
Kennedy/Jenks/Chilton (civil);
Martin & Bravo, Inc. (structural);
Benjamin S. Notkin/Hawaii
(mechanical); and Toft Wolf
Farrow & Associates (electrical).

Landscape Architect: Miyabara
Associates

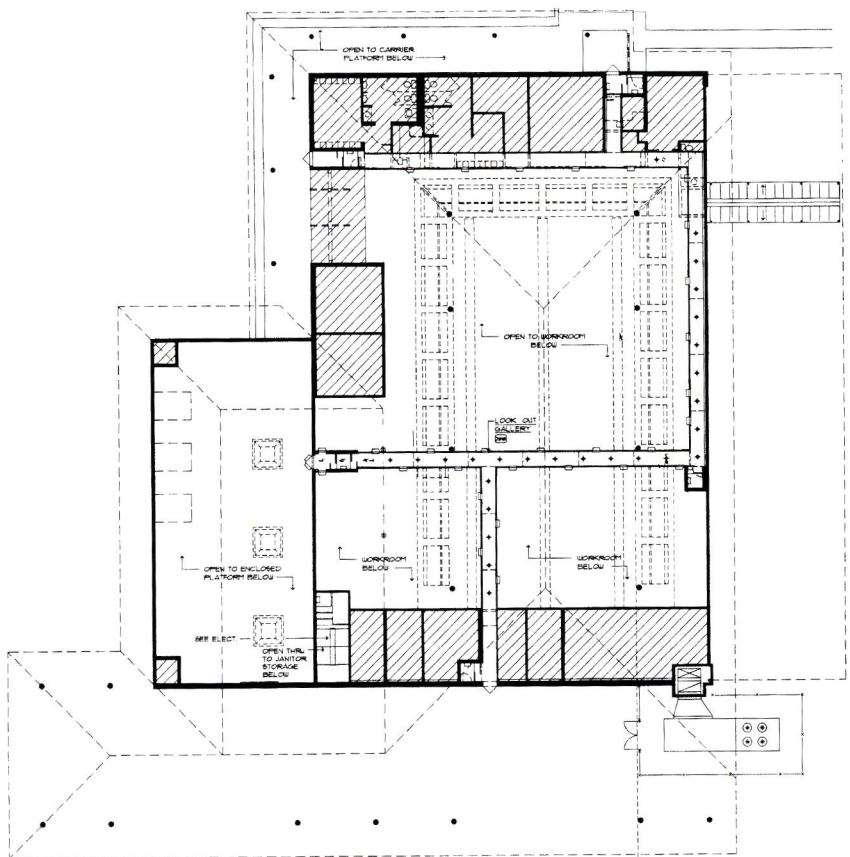
Other Consultants: James K.C.
Chang & Associates (acoustical);
Construction Services, Inc. (cost).

The Kauai main post office annex, completed in late July 1992, survived Hurricane Iniki intact and operational. The new facility replaced the old main post office in downtown Lihue, however, customer services currently remain at the old building.

Rigid steel framing was used for the building which is located on a 5-acre site immediately adjacent to Lihue Airport.

Designing a state-of-the-art mail processing facility, with provision for the future addition of a customer service area was a challenge to architect Kimbal Thompson.

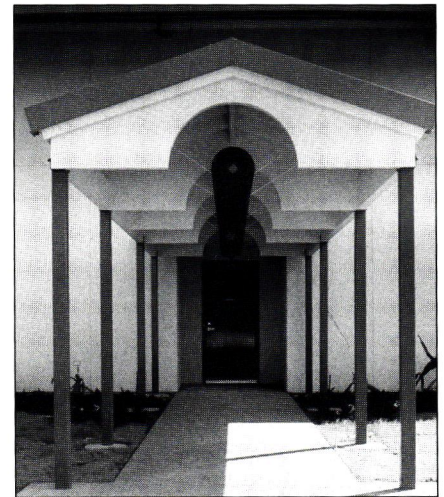
The plan required design for controlled access directly from secured portions of the airport to permit direct delivery of bulk mail to and from the aircraft apron. The



Kauai main post office floor plan.

facility also needed to be located mid site to maximize security yet allow for direct secured airport access.

Aligning building geometry with the only right angle corner of the property permitted both maximum efficient site utilization and retention of surrounding grassed and planted areas. This siting also afford-



Detail photo of interim covered walkway from employee's parking area into the new Kauai main post office.

ed more interesting oblique views of the structure from the highway and future public access from the new airport road.

Maximum efficient daylighting was provided using northeast to northwest orientation of skylight slits and good ventilation of exterior or covered work areas.

The tent-like roof afforded economic space enclosure and a shape quite compatible with the Kauai environment. The roof shape also somewhat reduced potential building bulk and was designed to provide an integrated shape for the future customer service facility addition.

Inside, the skylight shape and supporting structure format the contextual work room environment while adhering to strict postal standards. Insulation in skylights and Tectum panels integrated into the ceiling design permit exceptional acoustic performance.

Offices, computer room, training and break rooms, restrooms, locker rooms and storage rooms encircle the workroom on three sides permitting a temporary barrier on the fourth side which can be removed to facilitate the future addition of the customer service area to the north-east. The lookout gallery location was placed to accommodate this potential future expansion.

The exterior forms, colors and materials are traditionally appropriate to Kauai.



Integrated into the ceiling design, skylights provide natural lighting in the work room of Kauai's new main post office.

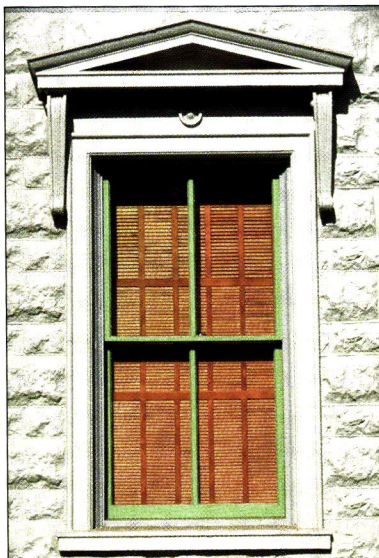


The new main post office, adjacent to Lihue airport, completed in July 1992 just prior to Hurricane Iniki, survived the storm intact. The facing wall elevation indicates the area of a future customer service lobby.

Award of Merit

Historic Preservation/Adaptive Reuse

Spencer Mason Architects



The focus of Spencer Mason Architects' renovation of the Former Maui Circuit Courthouse was to use the building to tell the story of its 86-year history while making it function as a completely modern office space for the prosecuting attorney.

Refined analysis of competing interests resulted in Spencer Mason's decision to make a priority of the restoration of the exterior of the building and interior entry lobbies. Doors, windows, "Florentine" glass, door and window hardware, wood wainscots, the original staircase, and the triple-track shutters were all restored or replicated.

In every case possible, original materials were restored

rather than replaced. Although the first floor in the 1907 section was completely replaced due to termite damage, the new concrete and steel floor was overlaid with wood flooring to match the original. The walls above it were shored until the new floor would take their weight. Original doors were

patched, wainscots, windows and casings were stripped of paint and refinished. Original hardware was refurbished and where new hardware was needed in the restored areas, it was cast to duplicate the originals.

New elements were differentiated from the originals to enhance the storytelling aspect of the building. New baseboards were identical to the originals in height but differed in one small change to the ogee molding at the



Listed on the National Register of Historic Places, renovations were made to accommodate the Maui County Prosecuting Attorney's office and to tell the story of the building's history.

top. New walls were composed of gypsum board on steel studs and the restored walls were plaster on wood studs.

The first floor displays were also created to tell the story of the architectural design and construction of the building. The display included a model of the original building, before renovations in the 1920s and 1930s and the addition in 1962. The model was built with a cut-away roof to allow viewing of the original configuration inside the courtroom complete with authentic furniture replicas based on old photographs.

The architects were challenged with supplying future tenants of the building, attorneys and counselors of the Maui County Prosecutor's office, with the maximum number of private offices within its 11,000 square feet. Restoration of historic spaces, including the large open courtrooms and entry lobbies, was also desired.

Though Wailuku was not yet served by an electric power plant at the time the building originally opened some 86 years ago, today finished renovations of the Former Maui Circuit Courthouse include modern amenities of central air conditioning, handicap accessibility, and security control.

Credits

Owner/client: County of Maui

Architect: Spencer Mason Architects

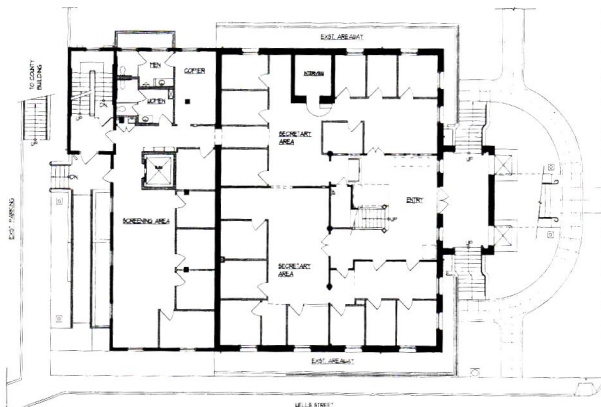
Mechanical Engineer: Mechanical Engineers of Hawaii

Structural Engineer: Richard Sato & Associates

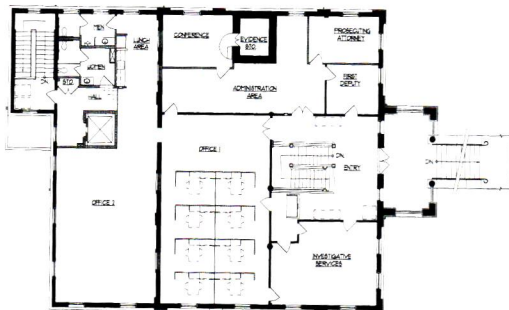
Electrical Engineer: Bennett, Drane & Karamatsu

Landscape Architect: PBR Hawaii

Contractor: G.W. Murphy Construction Co.



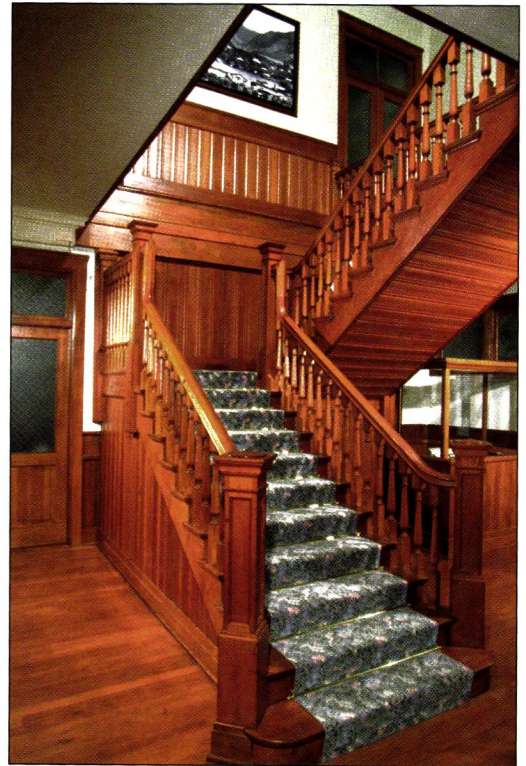
Lower Floor Plan - After



Upper Floor Plan - After

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After



Before

Stunning restoration of the courthouse's original staircase reflects the research done on the history of the building and the judiciary on Maui.



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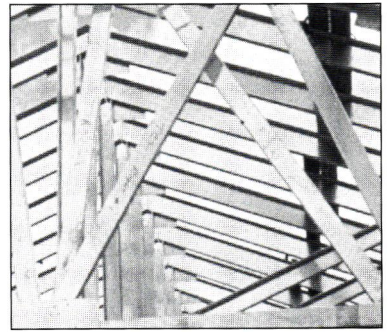
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Environmental benefits claimed by both

Steel vs. Wood Framing

by Paul Sanders



With lumber prices unstable and the quality of available framing lumber declining, there has been a flurry of interest in steel framing for new houses. Advocates of both steel framing and wood are using environmental claims to promote the use of their products.

A common claim in favor of steel framing is its recycled component. Advocates contend steel is recycled at a rate of 66 percent nationally. But a closer look at industry statistics reveals the materials used in residential steel framing actually contain an average of 24 percent reclaimed steel, according to *Environmental Building News*, a trade newsletter which highlights environmentally sustainable design and construction.

The rival wood industry maintains it takes less energy to produce framing lumber than steel. Recent Canadian research, comparing the energy input per pound, shows steel five to six times as energy intensive as lumber, although the research does not reflect that it takes more wood than steel to frame a home. Therefore, in a more accurate per-house comparison, steel may be closer to 25 to 40 percent

more energy intensive than wood.

To advance the use of wood, it is also argued that wood is naturally renewable. But opponents rebut the resources renewability depends largely on forest management and harvesting practices, which vary widely from region to region.

Arguments and apprehension aside, many professionals agree steel-framed housing has a future in Hawaii's building industry. Abe Lee, of Abe Lee Development Inc., said demand for steel-framed housing has increased over the past few years, perhaps confirming there is a positive outlook for this new industry in Hawaii.

Lee, however, will be the first to admit the local industry is still hampered by lack of experience and some engineering problems. "The industry is still in its infancy," Lee acknowledged, "and the lack of working knowledge is slowing down full acceptance."

He reported that several residential projects which were slated for steel framing reverted to using lumber because "it took too much time to build due to inexperience." Engineering problems, Lee explained, become apparent, especially during the construction of trusses. "Simple gable roofs are easy to do," he said. "It's another matter when designs call for dutch-hip roofs or hips and valleys. This is where the process breaks down."

According to Lee, Australia is years ahead of Hawaii in steel-frame design technology. "They have erected thousands of steel-framed houses in Australia and New Zealand, now they are exporting the technology," he said.

The latest information about the metal building systems market is available from the Metal Building Manufacturers Association (MBMA). Their review tracks the industry's growth since 1988.

Design Partners Inc. was the architectural expertise behind the residential steel-framed subdivision in Mililani Mauka.



Evidence shows developers, environment and consumers may benefit

Termite Resistance Popularizes Steel

by Sam Galante

Hawaii's wood-munching termites don't have a chance to make a snack out of homes made of galvanized steel studs and joists or metal trusses. Using these materials instead of wood may be the latest building trend. In fact, for some 1,250 homes, either under construction or completed, where non-wood materials are used, termites are out of luck.

On Oahu, residential projects already utilizing the "anti-termite" metal stud framing include a 500-unit multi-family Schuler Homes project in Makakilo; a 328-unit Castle and Cooke single-and multi-family project at the Cottages in Mililani Mauka; and a 305-unit single-family project now under construction in Ewa, SummerHill by Gentry Homes. On Maui, C. Brewer Homes 116-unit single-family project in Waiolani also features this new approach to building.

The technology to produce light gauge steel-framed homes has been around for some time, but in Hawaii the use of steel has only recently become popular. In the past, metal studs

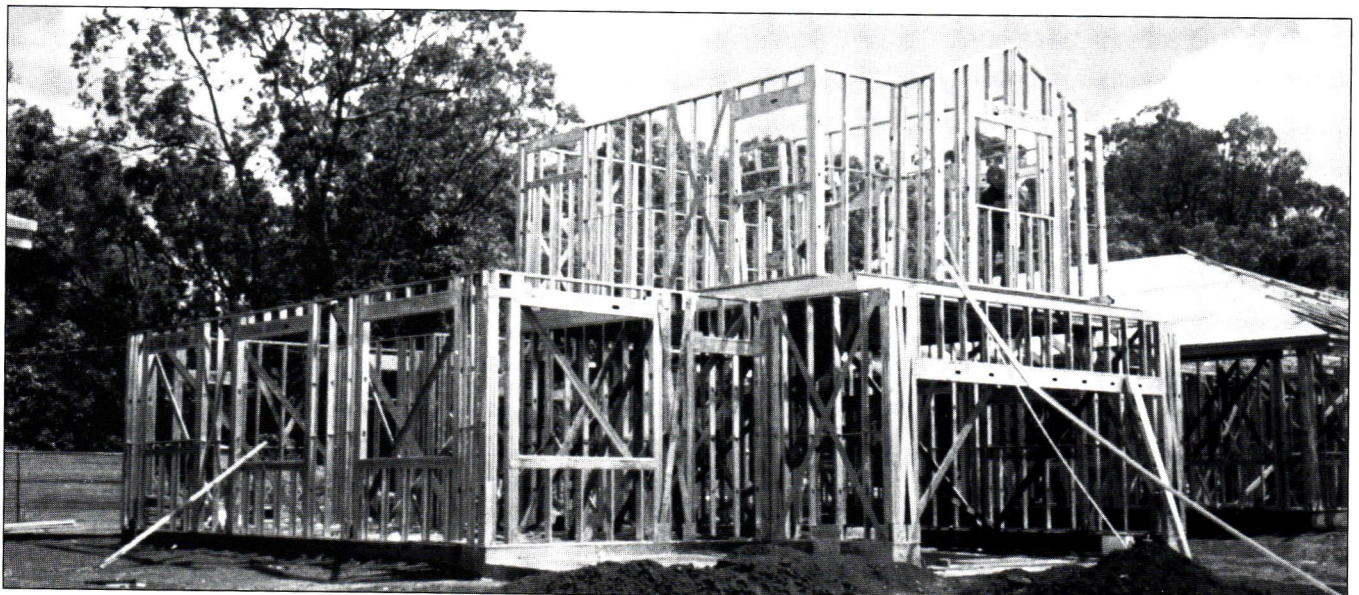
were more expensive than wood studs, but all that changed when wood prices skyrocketed.

Metal prices, on the other hand, have remained quite stable. The ability to mass-produce metal studs can offer home-owners a 25 percent cost advantage over wood. Homes with steel construction can theoretically be built faster since components are already cut to exact lengths. The speedier construction could also save developers' money on financing.

The increasingly limited supply of lumber led to finding alternate, more "abundant" resources. Perhaps environmental benefits will be even greater as this new trend becomes more common. As long as metal framing offers builders a cost advantage over wood, you can expect metal stud framing to gain a large percentage of the market.

♦ Sam Galante is the sales and marketing manager for Studco, a local metal stud manufacturer.

Entire subdivisions like this one at Mililani Mauka are also currently under construction in Makakilo, Ewa and Maui using steel-frame technology.



STEEL STYLES

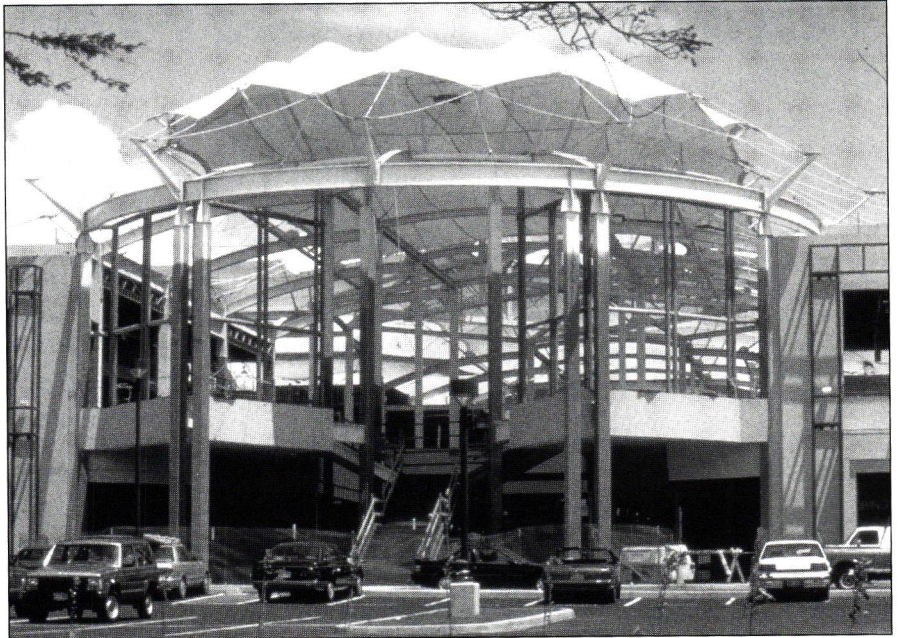
Project Profile: KAAHUMANU CENTER

The original Kaahumanu Center was completed in 1972 and comprised of 129,355 s.f. of existing shops, a Sears and Liberty House all on one level. The building was constructed of pipe columns, open web joists and glu-lam beams.

The new renovation and expansion of the center, which will be completed in November of 1994, adds 108,000 s.f. of new shops, a food court, an 6-screen cinema, a JCPenney and two parking structures.

Maui Land & Pineapple's goal was to create "a covered, not enclosed" shopping experience, which is more conducive to the Maui environment. They also wanted a center which would be designed for one used primarily by local residents, but would create a shopping environment which would also appeal to visitors to Maui as well.

The metaphor chosen to fulfill this vision, was that of the tall sailing ships which brought commerce to the islands. This image is con-



A steel structure was chosen to support the fabric roof as well as the new floors due to the rapid erection of the 108,000 expansion of the Kaahumanu Center.

veyed by using the sail-like forms of the Birdair Teflon Coated Fiberglass Roofing and the steel pipe and cable rigging.

A steel structure was chosen to support the fabric roof as well as the new floors due to its rapid erection time. The columns which support the new second floor and roof often times fell within existing tenant space. This necessitated inserting the columns through the existing roof, which remained in place, and a connection to the new footing which had been dug and poured at night. This had to be accomplished while keeping the existing tenants in business.

By doing work at night and well coordinated erection sequences, we were able to maintain the original completion date despite a 3 month delay in starting construction.

The steel, which is exposed to the trade winds off Kahului Harbor is protected by a special coating provided by Tnemec company, Inc.. This coating consists of a shop applied zinc primer and an acrylic polyurathane enamel finish coat which is field applied.

The Primary engineering challenge of the project was to create a structural system to support the prestressed fabric roof and new second floor which could be integrated into the existing mall structure.

Phase one of the project called for a new fabric roof structure between the existing one story mall buildings. The original mall roof structure was removed between buildings, and a new structural steel frame was constructed which supports the original building roofs on either side, as well as the new

fabric structure.

Phase two of the project included the construction of a new two story wing built over the existing mall building. The existing roof structure remained essentially intact, while the new steel framed floor structure was constructed overhead. New steel columns were located adjacent to existing lease lines to avoid interference with current tenants as much as possible. Where existing building columns has to be removed, a unique saddle-hanger system was devised to hang the existing mall roof beams

from the new floor above.

The pre stressed fabric roof structure above the new building imposes lateral loads on the order of 1,200 pounds per foot. In order to resist the severe loads created by the fabric, while still using a conventional uptopped steel deck diaphragm, a system of radiused structural steel compression struts were constructed across the new mall. The bracing system is supplemented by steel moment-resisting frames, which also act as the primary lateral load resisting system for the new building.



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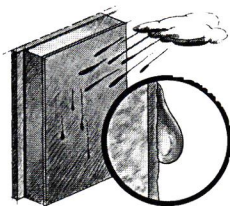
The primary engineering challenge of the Kaahumanu center project was to create a structural system to support the prestressed fabric roof to be integrated into the existing mall structure.

The high-tech superiority of StoSilco® silicone coatings.

WATER REPELLENT

The micropores in StoSilco®'s structure (see left) are too small for water to pass through. And because silicone is extremely hydrophobic, StoSilco® repels any water that touches it—its surface dries quickly, because water beads up and rolls off.

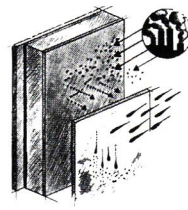
Compared to ordinary coatings, there's far less water penetration, and the surface stays drier—which means less dirt pickup, mold and mildew growth, and discoloration.



StoSilco on an EIFS system

NON-THERMOPLASTIC

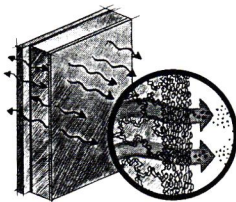
Ordinary thermoplastic coatings soften and become tacky in the heat. But StoSilco® is non-thermoplastic, so dirt, mold, mildew, and airborne pollutants aren't likely to stick to it. They might rest on the surface—but rain washes them away. This combination of non-thermoplasticity and water repellency makes StoSilco® coatings virtually self cleaning, and drastically reduces the presence of mold and mildew.



StoSilco washes clean in the rain

VAPOR PERMEABLE

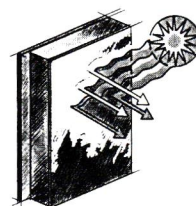
To prevent damage from built-up hydrostatic pressure, a building must "breathe", and allow water vapor to pass through. With its multitude of densely packed micropores, StoSilco® is much more vapor permeable than ordinary acrylics. It prevents hydrostatic pressure buildup and reduces the likelihood of blistering, cracking, and peeling—all while successfully repelling water!



Vapor molecules pass through and StoSilco's micropore structure

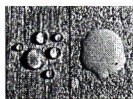
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As proven in accelerated weathering tests—and verified on hundreds of buildings across the country—StoSilco® coatings fade far less than ordinary coatings. StoSilco®'s color pigments are virtually non-reactive with ultra-violet light. So when StoSilco® is specified, there is no need to second-guess how a color will weather: StoSilco® colors stay bright and true.



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Water spreads out and stays on ordinary acrylic coatings; but on StoSilco®, it beads up and rolls off—taking loose dirt, particles with it. StoSilco® coatings stay both cleaner and drier—which reduces surface degradation and the need for constant maintenance.



water on StoSilco® Water on ordinary acrylic

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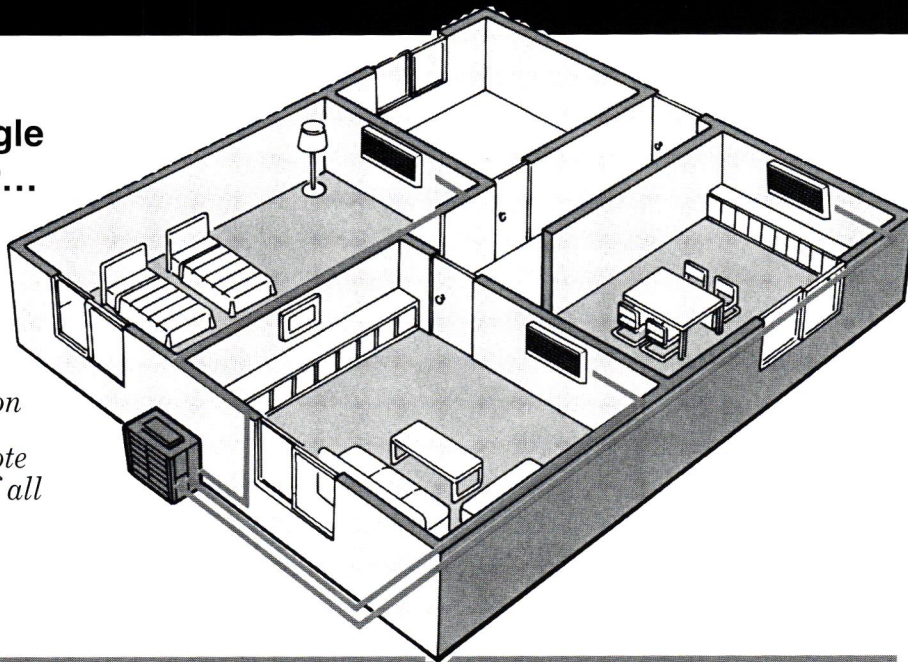
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Controversy over 'goofy' architecture

Signature Architects

by Tracy L. Sakamoto, Associate AIA



Hotel Cheyenne at Euro Disney Resort was designed by Robert Stern, AIA.

Frank Lloyd Wright once said, "Architecture is the scientific art of making structure express ideas." Creating is the foundation of the Walt Disney Co. In 1984, Michael Eisner, chairperson and CEO of the Walt Disney Corp., formed the Disney Development Co. (DDC). This group's primary task was to develop the land around Magic Kingdom theme parks. DDC's concept gave way to Walt Disney Signature Architects.

This title has been given to an elite group of world-famous designers including Michael Graves, Robert Stern, Arata Isozaki, Antoine Predock and Frank Gehry, who have been commissioned to design resort hotels, business centers and entertainment complexes that embody the same focus and sense of place found within the theme park.

However, these projects, coined "Entertainment Architecture," have been the subject of controversy within the architectural community. Some feel Disney exceeded its limits by using art and exploration as a design tool. Opposing views however, feel Disney's designs

fail to challenge our culture or our time.

Each of Disney's projects captures a unique and highly animated design flavor. Their kingdoms are built upon two fundamental theories:

1. Disney has developed a specialized design process that truly exists in its own realm. Clearly the trinity of form, commodity and delight are approached from a different angle.

2. Disney embraced the hopes and dreams of common people as the driving force behind this process. Unlike a traditional practice where architects build relationships with private clients or organizations, Disney builds relationships directly with the public.

People looking for entertainment are Disney's clients. Disney provides this by creating a dream world where people can experience an environment completely different from their everyday lives. They take an idea and express it in a way that will captivate minds and allow people to believe for the moment they are in a fantasy world. This is entertainment architecture.

Each project expresses a very strong idea.

Whether it is a prominent corporate identity or a wild western town, theme development is used to establish a distinct and identifiable sense of place. Criticism aside, it cannot be denied that the Walt Disney Co. has successfully provided cultures around the world with years of excitement and enjoyment. They have created a style of design that is uniquely the Disney touch.

♦ Tracy L. Sakamoto, Associate AIA, was the recipient of an Architectural Research Scholarship sponsored by the University of Hawaii School of Architecture.

**Walt Disney
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Headquarters at
the Walt Disney
Studio lot in
Burbank,
California was
designed by
Michael Graves,
AIA.**



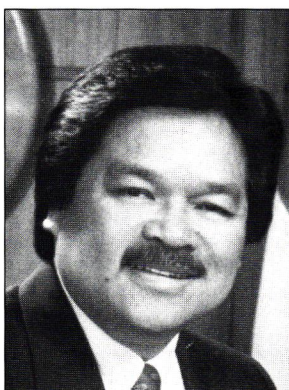
New era in state government

Candidates Speak on Industry Issues



"Merit selection of architects and members of the design professions is an essential part of insuring excellence in state government projects."

Patricia Saiki



"As part of my package to improve the business climate, I will be proposing elimination of the 4 percent excise tax on the export of services."

Ben Cayetano

Whoever wins the election for Hawaii's next governor may trigger the start of a new political era at the state capitol — with candidates all calling for changes in the way the state does business with private industry.

Hawaii Pacific Architecture has requested and received written responses from four major candidates concerning their views on issues affecting architecture and the building industry.

The following questions and responses are meant to help give AIA members more insight into four of the gubernatorial candidates: Ben

Cayetano, Frank Fasi, Jack Lewin and Patricia Saiki.

Q: What are your views regarding the basis and procedures for selection of architects for state funded building projects?

Cayetano: As your members may be aware, the Legislature passed a new procurement code in 1993 to address concerns with favoritism in the award of non-bid government contracts. The new Hawaii Public Procurement Code, which went into effect on July 1, is intended to make the procurement process much more open and to promote competition among vendors.

During legislative deliberations on the new code,

concerns were expressed by architects and other design professionals that selection of professional service providers should not be based solely on the lowest fees. Notwithstanding these concerns, the Legislature included provisions in the new code which places emphasis on the competitive sealed proposal process but allows for certain exceptions.

The competitive sealed proposals process involves a public solicitation of proposals, and an evaluation of respondents' proposals based on the factors and factor weights specified in the proposal solicitation document. Factors for evaluation include technical capability and approach for meeting performance requirements, competitiveness and reasonableness of price, managerial capabilities, etc.

There are two exceptions from the competitive sealed proposals process. The first is if the Chief Procurement Officer (CPO) authorizes an agency to use the pre-qualified professional services pool process. This process establishes a number of steps to protect against favoritism. Those steps include an agency screening committee to review providers' statements of qualifications, a ranking—in order of preference—of the three most qualified providers with whom the State will negotiate, and a public notice for projects with services worth \$10,000 or more. The second exception to the competitive sealed proposals process is if an agency head determines in writing that the pool process must be used because of urgency. This process outlines circumstances that the CPO must consider before providing authorization.

The selection of professional service providers can be quite involved. It is too early to tell at this time how well the new selection process will work. However, until enough experience has been gained with the process,

we are going to have to work within its parameters in the spirit of the procurement reforms.

Fasi: I wholeheartedly support the non-bid process for selection of professional and consulting services for state jobs. This process has been utilized successfully by the federal government for a number of years. Architects should be selected based on qualifications and experience for the project under consideration with price negotiated later. I am confident that our middle management civil servants have the knowledge and negotiation skills to get a fair price for both the professional and the tax payers.

Incidentally, I also support a restriction on soliciting campaign contributions from any recipient for a non-bid contract.

Lewin: Our state procurement law does not require that the state select its professional services based solely on the lowest bid. It requires us to weigh professional qualifications and competence, using considerations such as technical qualifications, experience with similar projects, current workload, reputation, and special knowledge, if required, in rating the various proposals received in the bid process. Special points are also awarded to locally-based firms. Then, if two or more comparable proposals are received, an award will be made, based on price.

This law is fair and fiscally responsible. I would adhere to it for the selection of architects for state-funded building projects, as well as for the purchase of other professional services.

Saiki: Merit selection of architects and members of the design professions is an essential part of insuring excellence in state government projects. The choice should be made in consideration of experience with similar projects, familiarity with local conditions, technical expertise, and professional reputation—never on the basis of lowest bid.

The public's mistrust of our

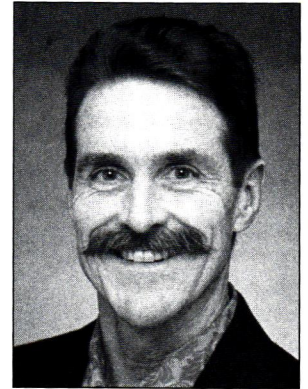
system of non-bid contracts can be repaired if all steps in the selection process are open and fair, and I look forward to sitting with the AIA and other professional leaders to draft such a system.

In the case of a major project, a design competition would not only result in selection of a top design team, but would interest and involve the public from the inception of the project.

Q: How would you implement the "streamlining" of state regulations regarding land planning and zoning?

Cayetano: Economic and social conditions have changed dramatically since the land use regulation system was first established during the early sixties. A major overhaul of the system appears warranted to address problem areas and to better meet present conditions. The primary aspect that has to be straightened out is defining appropriate roles for the state and county governments in the land use regulation process. From my perspective, state government needs to focus on overall land use policies and strategic, long-range planning to ensure that broad, statewide policy objectives and goals are met. County governments, in turn, need to be delegated authority over land use planning and decision-making within the scope of the state's overall policies and strategic plan. The state should not be making decisions about individual projects, rather it should be establishing overall planning policy and direction. County government planning capabilities are much more sophisticated now than when the land use planning process was first established, and they should be left to determine the course and pace of development within their own counties.

Another aspect that has to be improved is coordination of state and county planning efforts. Right now planning coordination is done largely on an ad hoc basis. The process has to be much more organized and delib-



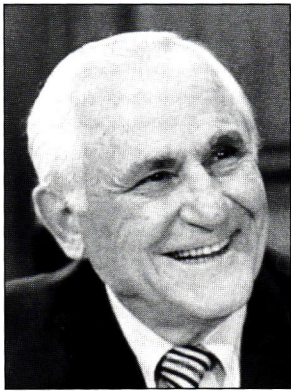
"I would absolutely support the revision of Hawaii's lien law to include the work of design professionals and surveyors, as subject to a mechanic's lien to assist in the recovery of debts owed to them..."

Jack Lewin

erate in order to ensure that state and county governments are not working at cross-purposes, and to maximize the use of scarce state and county government resources for infrastructure and public facilities. One way to do this would be through the establishment of an executive planning council comprised of the governor and the four mayors, and advised by the private sector and expertise from the University of Hawaii.

A third aspect that needs attention is an articulation of well-defined and consistent land use policies and procedures. The policies should address preservation of prime agricultural lands, protection of natural resources, and needs for economic development and housing. The procedures should provide for administrative reviews and public involvement in the decision-making process within reasonable time frames.

Fasi: One of the first things that I would do after becoming governor is to do everything in my power to eliminate the state Land Use Commission. This commission has out-lived its usefulness, and is an



"One of the first things that I would do after becoming governor is to do everything in my power to eliminate the state Land Use Commission."

Frank Fasi

unnecessary and time-consuming part of the land use planning process. The counties are perfectly able to responsibly plan and manage the lands within their respective areas.

I believe there should be strong restrictions on land uses within our conservation districts and I would maintain a policy which restricts development in these areas. The other areas of the counties should be the responsibility of the county legislative bodies. Thus, much of the streamlining must be done at the county level. I believe that on the whole, we are over-regulated, at both levels of government.

Lewin: We need to get the red tape and excess regulation out of businesses' face. Hawaii presumes

business will break the law, so we place endless hurdles in front of all projects. Why not consider the reality that 99 percent of business does obey state laws and issue permits by rule. In other words, let businesses proceed faster and enforce the law on those few who risk breaking it.

Planning documents should be reviewed for clarity and edited, if necessary, to reflect clear goals and implementation guidelines. (Input from your organization and others in the community would be welcome here.) I will work to see that government becomes more responsive to business needs and expedites that response. I concur with your observation that government needs to be in a position to accommodate opportunities. Working together, we can see that state of readiness becomes a reality.

Saiki: I am committed to the restructure of the planning, zoning and permit process to provide more efficient and responsive service. Where state and county agencies deal with the same project, or the same subject matter, time and cost savings will result if their hearings are combined and streamlined. We cannot afford the present expensive redundancies.

A separate office of the environment which consolidates the responsibilities scattered throughout state agencies will shorten and simplify environmental clearance of projects without jeopardizing environmental well being.

To reduce the fragmentation of government, I will propose the consolidation or elimination of as many overlapping or underperforming units as possible.

Q: What measures could you install to help Hawaii's architects compete for foreign projects, against non-Hawaii firms who have no tax burden like our 4 percent general excise tax?

Cayetano: One of the areas that has potential for growth in Hawaii is the "soft goods," or knowledge, industry, of which architectural services are a part. Hawaii does not face conventional obstacles of transportation costs and distance when it come to competing in the knowledge industry. Further, quality-of-life factors are important in the location of knowledge-based companies, and that is to our advantage. But to encourage growth of the "soft goods" industry here, a better climate needs to be created for business, especially small businesses.

As part of my package to improve the business climate, I will be proposing elimination of the 4 percent excise tax on the export of services, just as presently exists for the export of tangible goods produced in Hawaii. Currently, there are excise tax exemptions for exported technical computer services and for scientific contracts with U.S. agencies. Eliminating the excise tax on all exported services would greatly increase the competitiveness of Hawaii-based firms in the growing global, soft goods market.

Fasi: I appreciate your concerns regarding paying the 4 percent gross income tax for work performed outside of Hawaii for a foreign client. However, if we were to exempt architects from this tax we would also have to exempt all other business activities by local firms in foreign countries. I am inclined to follow the federal laws and would need to study further how other states handle the issue. Basically, I am open to discussion.

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Lewin: Many Hawaii-based businesses are faced with this concern, if they are competing for foreign contracts. Quite frankly, I would need to see hard figures on this issue, before I could responsibly take a stand.

I would like to know how other states, many with an excise tax in excess of 4 percent, handle this problem. And, if the numbers show that the potential loss in revenue from exempting foreign work for foreign clients in truly off-set by new income generated from the income and purchases of individuals employed in Hawaii working on these projects, I would certainly entertain the active pursuit of such an exemption.

One other fairness issue in taxation should also be considered for offshore (foreign) companies: The "unified income tax." Hawaii has a "shoreline tax" policy, meaning we tax foreign companies only for the in-residence Hawaii income. This means they pay no taxes since they transfer income out of state and have their support bases elsewhere. The unified tax collects income tax on the percent of total international business incomes that comes from Hawaii. Other states do this and collect significant corporate income taxes.

Saiki: I support firmly a change in Hawaii's tax laws so that exported services will be exempt from the GET just as exported goods are exempt. If we are serious about diversifying and expanding our economy we must remove the tax impediments that prevent our professionals from competing in world markets.

Removing the GET from exported services will have a number of beneficial consequences: improvement of our present anti-business image, retention of professional firms tempted to move offshore because of present competitive disadvantage, improving the potential for importing jobs and capital to Hawaii, implementation of the economic diversification so many agree we need. Most importantly, it will permit Hawaii

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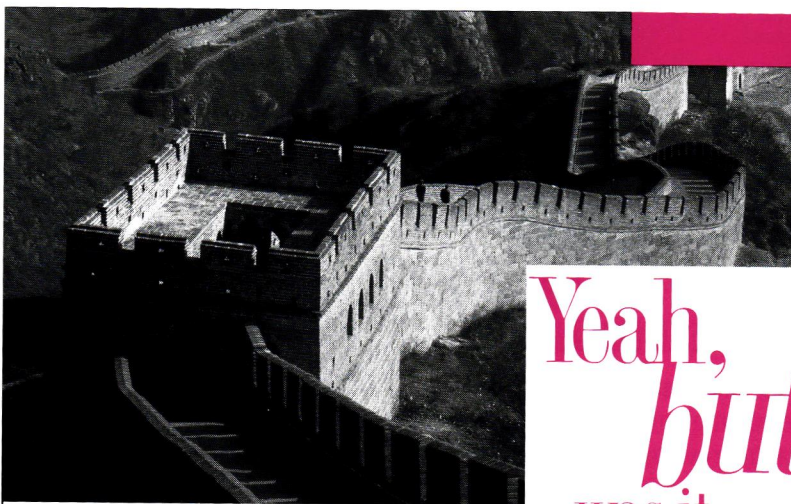
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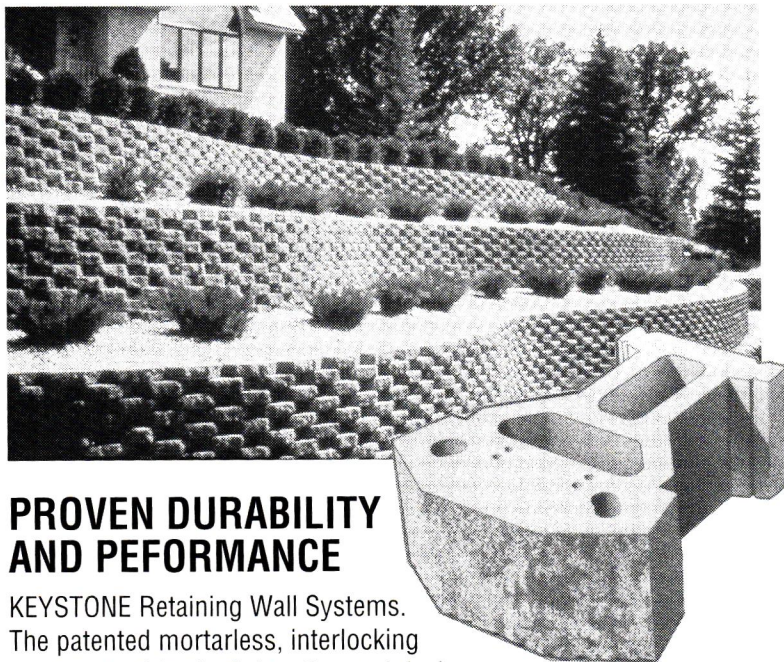
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The AIA's position for exemption of foreign services from imposition of the GET is supported by the report of the last Tax Review Commission, and by the Arthur Little study of the general excise tax, which reported that the present tax "makes competition in out-of-state markets difficult where competitors do not have to contend with such an impost."

Q: How would you assist architects to gain fair and equal treatment under Hawaii's lien laws, which at present do not allow us the privileges given to building contractors and suppliers?

Cayetano: The present mechanic's and materialman's lien statutes do not address architectural and other design professionals services. The problems with payment for design professional services should be reviewed by the Legislature, and if warranted, consideration should be given to establishing an "architect's lien" as has been enacted by other states.

Fasi: I am pleased that you brought the issue of the lien laws to my attention. I was not aware that the current law states that in order for a lien to attach, a visible commencement of improvements must have been made to the property. Any work done by an architect that would lead to the creation of an improvement should be treated in the same fashion as the improvement itself. Thus, I would support change to the Hawaii revised statutes that would permit architects to recover the costs of any such work.

Lewin: I would absolutely support the revision of Hawaii's lien law, HRS Section 507-41, to include the work of design professionals and surveyors, as subject to a mechanic's lien to assist in the recovery of debts owed to them for their work in improving real property. I agree that the current law is unfair and needs to be changed.

Saiki: After many years of legisla-

tive debate, the dilemma of extending the mechanic's lien law to cover architects remains unresolved.

Under current law a lien cannot be attached until "visible" improvements have been made. To protect architects the law would have to be changed so that liens could attach on

the basis of work designing and drafting plans.

Because, this would disturb the present priority of eligibility among those attempting to collect debts owed to them for work on a project, there has been consistent opposition to making any change. I believe a

compromise could be worked out which would assist the architects without jeopardizing the position of others working on a project, and I will sit down with all the affected interests to develop a proposal to be presented to the next session of the Legislature.



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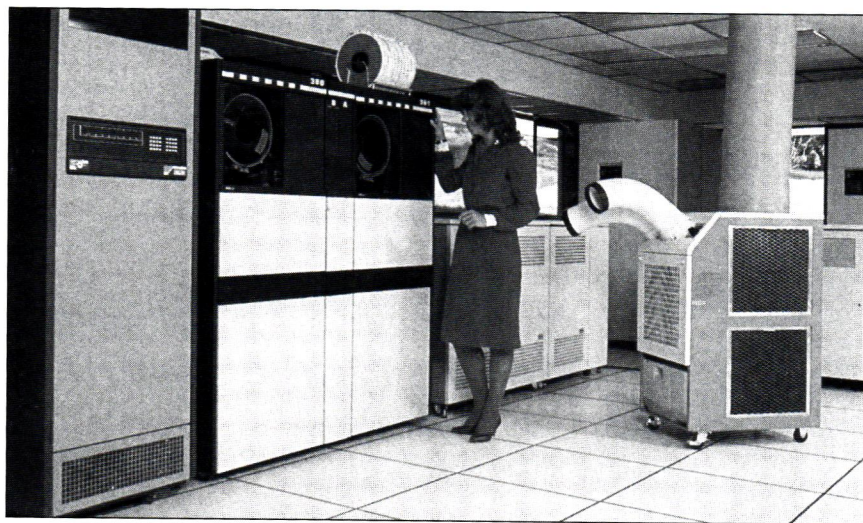
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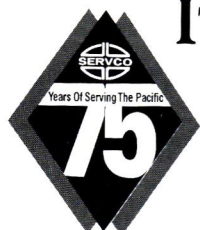
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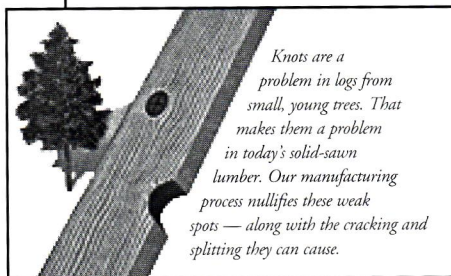
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Letter to the Editor

Dear Editor:

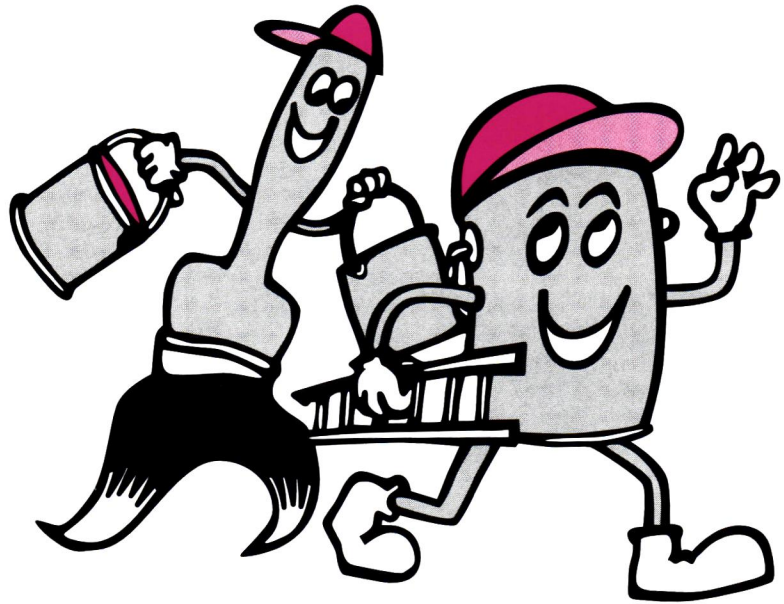
Many thanks to you and to distinguished Hawaii architects Vladimir 'Val' Ossipoff, FAIA, 'Pete' Wimberley, FAIA, and Charles Sutton, FAIA, as well as noted structural engineer Alfred Yee, P.E. and Maui's Dr. 'Pundy' Yokouchi for the splendid commemorative centerpiece on Dr. Alfred Preis, FAIA, in the June issue of Hawaii Architect. As a true friend and major contributor to the betterment of our community and our Hawaiian sense of place, he will be sorely missed.

At the Arizona Memorial service, while his longtime professional colleague and personal friend 'Val' was speaking, the sun's rays highlighted one of his often discussed favorite design details combining horizontal, vertical and diagonal architectural and structural elements. The magnificent beauty emanating from this sparkling nodal gem incorporated not only some of his brilliant philosophy and technological talents, but also his ability to integrate art, sculpture, music, poetry and drama within this world renowned creative architectural masterpiece.

At some very special moments during the enrapturing eulogy offered by Dr. 'Pundy' Yokouchi at the First United Methodist Church, a beam of sunlight shone directly on his portrait in Rembrandt fashion. At the end of this memorial service, there was a halo (an artistic 'nimbus') surrounding his head. Both of these remarkable happenings were captured on film; however, these fleeting space-time, art and architecture—even astronomical...and yet earthly cultural events occurred without computer-aided design. Is it any wonder that Frank Lloyd Wright defined 'Architecture' as 'A Great Spirit'? Not when you have a chance to visit such masterful works in the presence of the 'master architect.' Mahalo nui loa to all of those in Hawaii nei who came and shared.

Andrew Charles Yanoviak, AIA,
CSI

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We're excited about our convenient new 24,000 square foot location, new showroom, more parking, and easy access. In addition to the full line of Ameritone and Devoe Paints, we're introducing a magnificent selection of designer wallcoverings for the home or office. Come visit us at our new address.



Member of Grow Group, Inc.

Ameritone Paint

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(Dillingham Blvd.)

841-3693

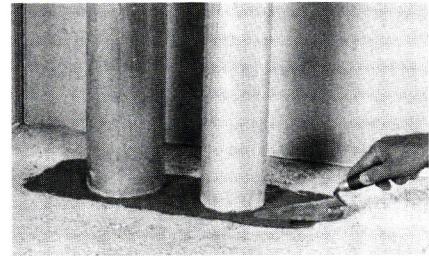
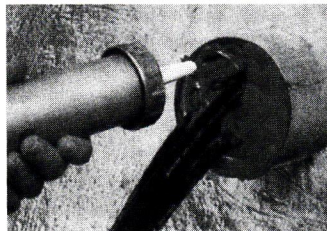
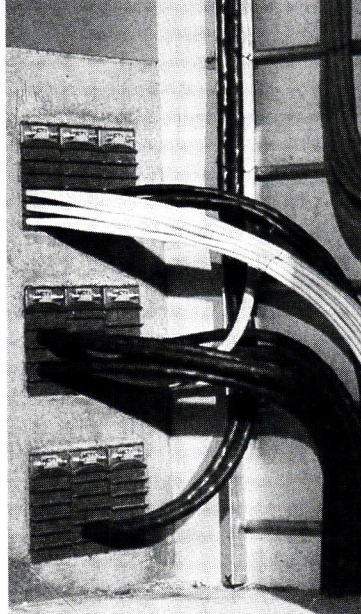


Kapaa Paint Supply
Kapaa 822-1788
Ameritone Maui
Kahului 871-7734

Ameritone Maui
Lahaina 667-2614
Ameritone Maui South
Kihei 875-1133

Ameritone/Devoe Paints
Hilo 935-2011
Ameritone/Devoe Paints
Kona 329-2766

CHOKE HAZARDOUS FIRE, SMOKE, GAS AND WATER WITH NELSON FIRESTOP.



RELY ON NELSON'S QUICK AND EASY FIRESTOP PRODUCTS FOR INNOVATIVE AND EFFECTIVE FIRESTOP SOLUTIONS.

Nelson Firestop Products restore the integrity of fire-rated walls and floors where penetrations are made for the passage of cables, cable trays, bus ducts, electrical receptacles, pipes, conduits or ductwork. Nelson offers a wide array of products, one to fit your requirements exactly. All Nelson Firestop Products are easily installed and meet or exceed rating requirements like Underwriters Laboratories, U.S. Navy, Coast Guard and Factory Mutual.

Nelson MCT, MPS and EMCT assemblies are ideal for cable management systems. Each frame contains an arrangement of

intumescent Tecron™ elastomer modules grooved to fit snugly around cables, pipes or conduits passing through the frame.

Nelson FSP Firestop Putty, a one-part intumescent product, can be hand pressed into place, forming an immediate fire seal.

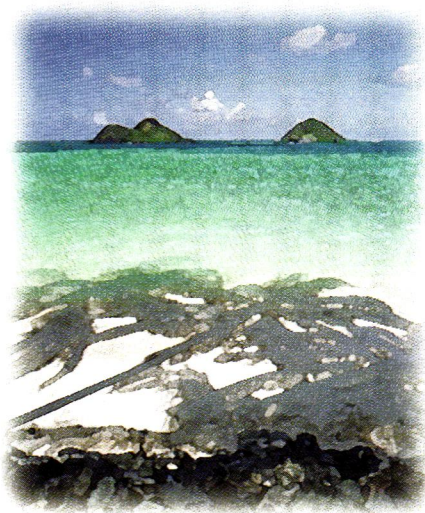
Nelson also offers firestop coatings, sealants, pipe choke systems, composite sheet and more. You can rely on Nelson to provide a secure and safe solution to your firestop needs.



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World Class Builders Deserve World Class Refrigeration

Sub-Zero Distributors would like to give recognition and appreciation to the World Class Builders who feature Sub-Zero World Class Built-in Refrigeration in their 1994 Parade of Homes entries.



Halekai at Keawakapu, Maui

KINDSEY
BUILDING & CO.

Maui



Castle & Cooke
Homes Hawaii

Royal Kunia
Central Oahu

(shown in five models)



Manoa Hillside Corp.

Oahu



Castle & Cooke
Homes Hawaii

The Crown at Wailuna

Aiea, Hawaii

(shown in two models)



Armstrong Builders Ltd.

Oahu



Castle & Cooke
Homes Hawaii

Woodcrest

Mililani, Mauka

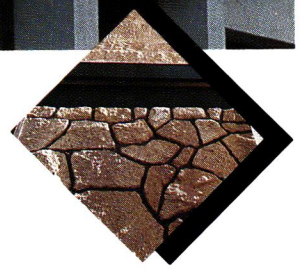
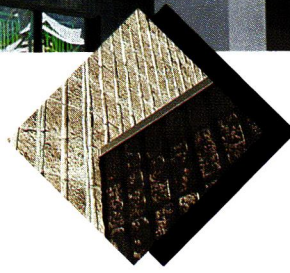
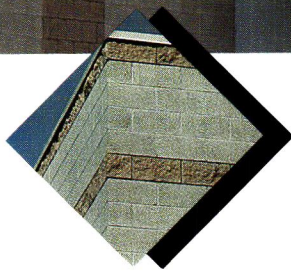
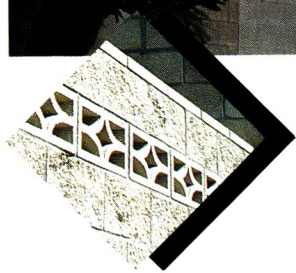
(shown in four models)



Sub-Zero Distributors, Inc.

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