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April 1992

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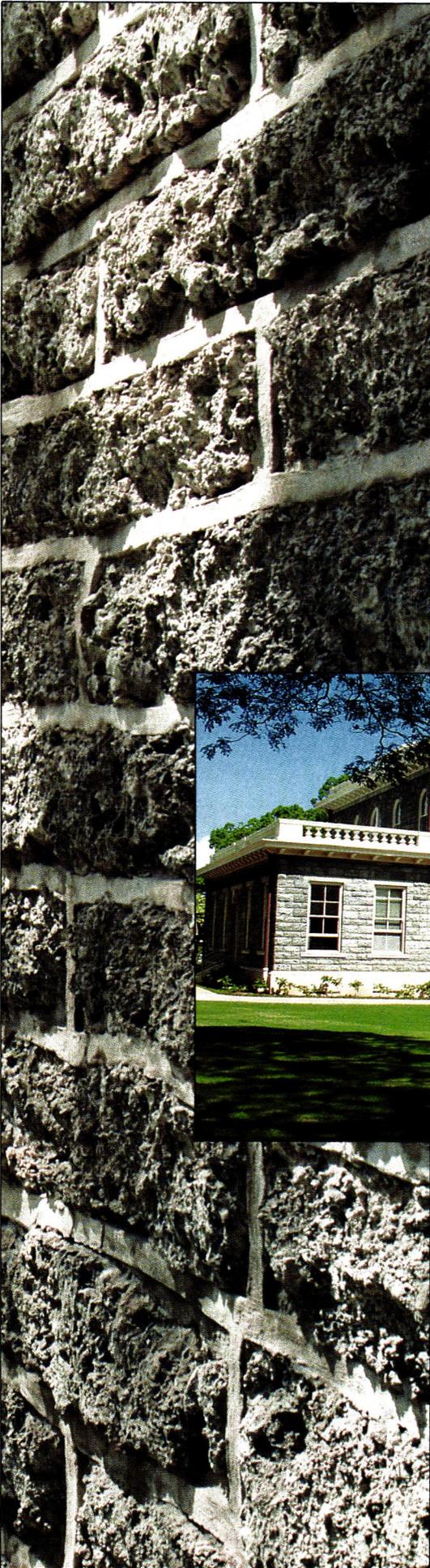


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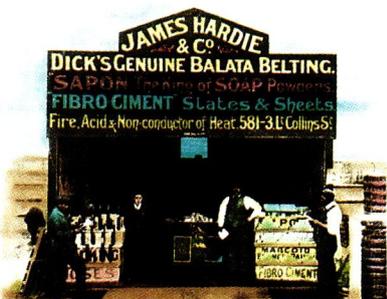
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In this issue . . .

In this issue of *Hawaii Architect*, the creative leadership and competitive strength of Hawaii's architects are highlighted. This



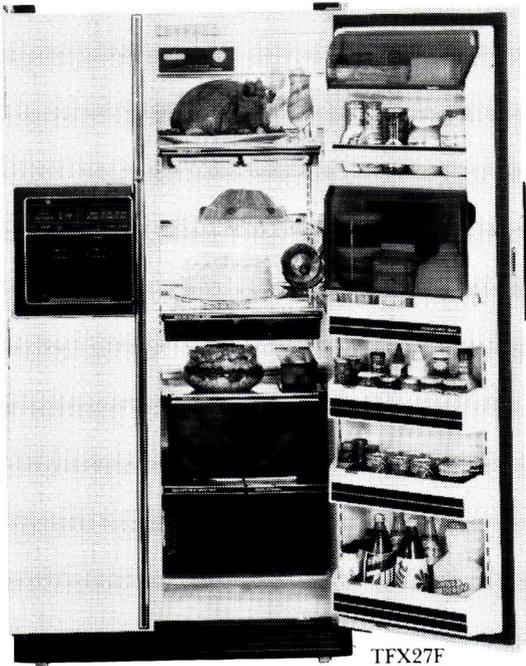
month's cover, photographed by Dana Edmunds, features the AIA award-winning Sea Ranch Cottages at Hana, Maui designed by Media Five Ltd. This project is also displayed in the center spread. The Hyatt Regency — Kauai by Wimberly Allison Tong & Goo is also profiled. These two resorts exemplify the approach of Hawaii's resort architecture firms. They demonstrate why Hawaii-based companies successfully sell their services across the Pacific Rim and the world.

Hawaii's economy is the beneficiary. In an island state with few export industries, architecture is a real success story. Honolulu-based Media Five Ltd. has had success in penetrating the Japanese market. While other American industries have only bad news to tell, American architecture appears to be an eagerly sought-after commodity.

Waikiki, the most notable destination resort in Hawaii, has been studied extensively by five internationally renowned consulting teams as part of the Vision for Waikiki 2020 master planning process. The first of a five-part series will begin in this issue, explaining the need for a master plan for Waikiki and the process which Vision 2020 adopted.

Also in this issue, Don Goo, FAIA of Wimberly Allison Tong & Goo, offers his unique view of trends in Hawaii's resorts and hotels. One of the deans of resort architecture, Goo offers timely advice.

THE BIG CHILL.



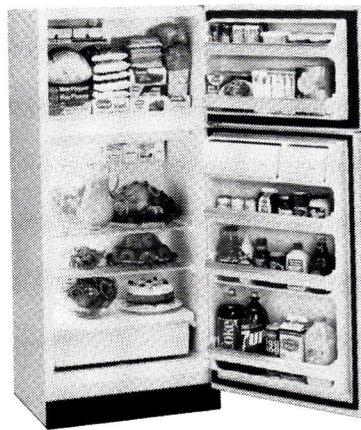
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Leadership Message

Big Island Section Reaching Goals

by Terrance J. Cisco, AIA
President, Hawaii Island Section

Have fun and be sure not to call!

With those words and a grin on his face, Clem Lam, outgoing president of the Hawaii Island Section, passed the gavel to me. The phone has been ringing off the hook ever since!

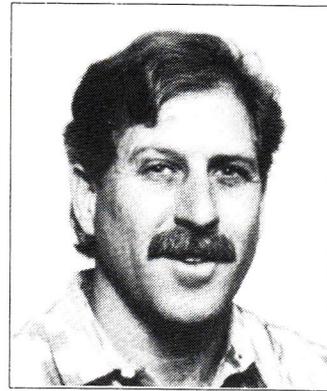
After taking the time to buy a special calendar for AIA information, I found the members of the Big Island group way out ahead of me in reaching their 1992 goals.

The Professional Conduct & Stamping Committee has been putting in long hours formulating a process to educate both our own members as well as the community at large about our concerns for public safety. Virginia Macdonald, chair of the committee, expressed her views in the February issue of *Hawaii Architect*.

The Government Affairs Committee has been in touch with our County Council, suggesting the adoption of the 1991 U.B.C. in its entirety and to clean up some county enforcement issues that have been overlooked in the past. We are grateful for the help of our new associate members as well as all members who have been putting in time with chairperson Blaise Caldeira.

Our public outreach goals include contacting the mayor and making members available for involvement in community input needs. As Rob Hale noted in the February issue, "Reach out into your community and get involved."

Our Waimea group has been involved with reviewing the Waimea 2020 plan and reporting to our membership. I, as the chair of the Kailua Village Design



Terrance J. Cisco, AIA

Commission, was recently asked to be on the mayor's Kailua Village Design Task Force.

A last-minute attempt to fund a trip to Grassroots '92 was dropped but we are planning to build up funds, as well as continue to seek funding for this Section to send our next president-elect before the end of the year.

Continuing Education goals will be started with an Accessibility Seminar at the Mauna Lani Hotel on Feb. 22 with Bruce Clark, facilities access coordinator with the state Commission on Persons with Disabilities and Wayne Protheroe, president, Accessibility Planning and Consulting, Inc. Other planned seminar subjects will include the proposed energy code presented by Jim Russell, a Big Island mechanical engineer and lecturer who has reviewed the code in depth and a Code & Professional Conduct workshop which is a subject high on the priority list of our membership.

As much as Clem Lam does not want to be called, he will be "president-edict" and selected once again to be our master of ceremonies and the bullhorn at the sand castle building contest slated for this summer. **HA**



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Sliding doors and large windows in the Seaview Lounge frame views of nearby Keonelo Bay. As in the resort's other public spaces, a variety of native crafts showcases the island culture.

Reflecting Hawaii's Rich Heritage

by John Radulski

The goal was to create a 50-acre, \$220-million resort that would respect the extraordinary natural beauty of Kauai, while attracting a market of sophisticated international travelers. To achieve this, architects Wimberly Allison Tong & Goo (Honolulu and Newport Beach, California) worked closely with Hyatt Regency Kauai's owners, developers and operators, with the interior design firm Hirsch/Bedner Associates (Santa Monica, California), and with residents of the island itself. Together, the team masterminded the development of a luxurious but environmentally sensitive facility that reflects the rich cultural heritage of Hawaii.

The resort is housed in a series of attached buildings that radiate from a central pavilion. Clad in stucco over masonry, and topped by green tiled double-pitched roofs with wide overhangs, the buildings are limited to four stories by local code. They reflect the pre-eminent Hawaiian architectural style of the pre-war years, one that evolved as an adaptation to the climate and lifestyle of the islands. WAT&G principal Kevin Chun, who designed the resort, says that the classic Hawaiian structure "bespeaks solidity and confidence, and even in monumental versions speaks with reserve and respect for nature."

The central pavilion of the compound encloses a landscaped courtyard giving access to the entrance lobby, reception area, library lounge and an additional lounge. Large sliding doors,

reaching from the floor almost to the ceiling, are usually kept open for unobstructed views from the porte-cochere all the way to the ocean.

The interior design program, directed by Hirsch/Bedner partner

The architectural detailing and interior design of these rooms are consistent with the resort's other public spaces ...

Terry Henriksen, maintains the sophisticated tropical feeling of the architecture. In the lobby, cream-colored marble flooring with black marble insets complements a mix of elegant materials and furnishings. Floral and striped fabrics in pale colorways cover comfortable seating set in intimate groups atop brightly patterned carpets. The reception and bell captain's desks display intricate patterns of inlaid native koa wood. A trussed wood ceiling soars 30 feet overhead.

The adjacent 188-seat Seaview Lounge affords sweeping views of Keoneloa Bay. Wood furniture and limestone flooring create a relaxed mood under the trussed ceiling. Fanciful, custom-designed patinated bronze torchieres are in the form of abstracted sugar cane plants, a nod to a neighboring sugar cane plantation which is the largest in the state. The sugar cane motif also appears in metal railings

and grillwork beside the doors.

Ilima Terrace, a three-meal-a-day restaurant near the Seaview Lounge, seats 248. Wicker chairs with cushions sporting either solid green or multicolored floral print fabric bring the lush landscape indoors. The coffered ceiling with deep green trim references the tropical gardens beyond the restaurant's terrace.

By contrast, Dondero's restaurant, with its highbacked chairs upholstered in richly toned floral tapestry fabric, suggests the ambience of dining at an Italian estate. Portions of the walls are decorated with trompe l'oeil vines of trailing ivy, while a mural depicting the entrance to a fruit orchard — complete with stone urns, columns, birdbath, and classical busts — creates a focal point in the 146-seat room.

Henriksen notes that some 4,000 cast metal scallop shells like the ones found on local beaches are used throughout the room. They are attached to many of the wall tiles and to the chandeliers. The coffers of the ceiling also carry imprints of this shell.

Stevenson's Library offers a subdued interplay of dark koa wood millwork and brightly upholstered lounge seating. Game and billiard tables, newspapers from around the world, and an extensive collection of books make this a welcome spot for relaxation. High energy evening entertainment and dancing are offered in Kuhio's, a nightclub with art nouveau-inspired design.

See *Island*, Page 38

The Future of Resorts and Hotels in Hawaii

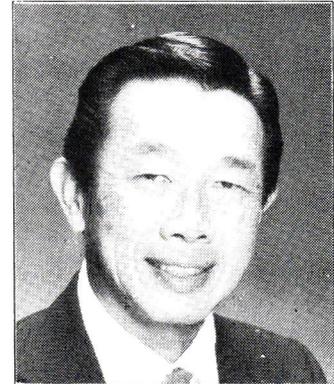
by Donald W.Y. Goo, FAIA

What made Hawaii a desirable destination in the past is what continues to distinguish it today: the good weather, the natural beauty and the aloha spirit. Obviously, we are no longer a sleepy tropical community like the one seen immortalized in old photos. Visitors no longer arrive with their steamer trunks for long stays after an ocean voyage.

facilities, multiple dining options and retail experiences are among the ways that integrated resorts hold their guests.

Recreation Focuses

The increased focus on health and well-being has been translated into designs for complete spa and recreational facilities in hotels and resorts. Pampering by means of massages, herbal wraps and



Donald W. Y. Goo, FAIA

resorts are repositioning themselves to incorporate golf courses, where possible.

Because of the oversupply and because of environmental crackdowns, the task of getting hotels built is one with a great many hurdles.

The visitors are still coming, but there are close to 7 million of them per year now, arriving on one of 576 flights a week. They hail from all parts of the world and from a wide range of economic levels. As the profile and preferences of visitors change, so do the resorts and hotels that house them. They are arriving to a variety of accommodation options ranging from highrises in Waikiki, to integrated resorts, intimate hotels and spacious condominiums.

Although demand for hotel rooms of all types grew at healthy rates throughout the 1980s, the increased profitability which should have resulted was lost to an unprecedented expansion in supply. That is why hoteliers are now focused on *profitability* rather than growth for its own sake.

For those resorts that have the space and capability, profitability can be achieved by encouraging guests to spend most of their time (and therefore most of their money) on the property during their visit. Comprehensive recreational

mineral baths, once the province of women, are popular with men, too, and designs for facilities are responsive to this trend.

Tennis, scuba, golf, sailing and aerobics are popular recreational offerings. Even urban hotels are providing opportunities for guests to be taken off site to go scuba diving, sailing, etc. The Hilton Hawaiian Village is adding eight tennis courts as well as miniature golf, computerized golf and a health club on-site.

With its growing popularity, golf has become a critical element in the design of integrated resorts. Golf is obviously a key recreational amenity, but it's more than that. When golf is designed as an integral part of the resort experience, it can add tremendous value, both aesthetically and economically. A lot with a view of a golf course automatically increases its real estate value and, as a landscape element, a golf course enhances the aesthetics of a resort property. To satisfy the public's hunger for golf, even older

Renovating

The current slowdown offers the opportunity to improve the inventory that the good times created. In a number of situations, far less cash is required to bring existing properties up to standard than to build new ones. The operating belief is that hotels worth keeping will be worth upgrading. The recession is seen as a time to upgrade the property, add services or reposition the hotel to appeal to a different segment of the market.

Factors that spark the decision by owners to renovate can include: the changing needs of guests, revised safety codes, increased property values, underutilized buildings, a need for greater energy efficiency, new marketing strategies and competition from other hotels.

Aging hotels in prime locations are likely candidates for renovation. The lower-end hotels are also capitalizing on the increase in value-driven travelers by upgrading or renovating guest rooms and public spaces.

Because of the oversupply and because of environmental crackdowns, the task of getting hotels designed and built is one with a great many hurdles. Those that do get built are certain to have an environmental focus.

"Eco-tourism" has spurred the development of environmentally responsible resorts: these energy efficient properties attempt to blend with their natural surroundings, minimize their environmental impact and respect their local cultures and heritages.

A principal market focus for larger hotels and resorts is the convention and incentive travel business. Meeting rooms and convention facilities help to sustain occupancy rates even in traditionally off-season periods. Designers and owners have found that business education in a resort environment is a winning combination. While once the province of urban centers, conference hotels are now being developed in rural areas.

Given the recent slowdown in visitor statistics, all those involved in the tourism industry in Hawaii are trying to broaden the base of tourists who are attracted to our state. Some of the changes in Hawaii's tourism market are due to increased competition for visitors from other resort destinations abroad, which will influence Hawaii's rebuilding and development of new resorts.

To attract new visitors, we will need to sustain those qualities that have always attracted people to Hawaii. We will also need to develop accommodations to suit specific preferences of visitors.

Smaller hotels will be designed as more residential in scale. Larger hotels, which will be designed as small towns, will attempt, through architecture and landscaping, to create a sense of the place being visited. **HA**

Donald W. Y. Goo, FAIA is a principal at Wimberly Allison Tong & Goo.

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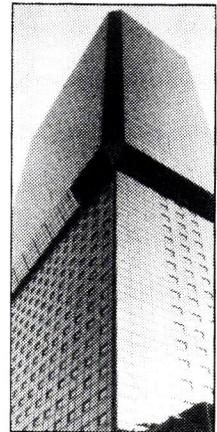
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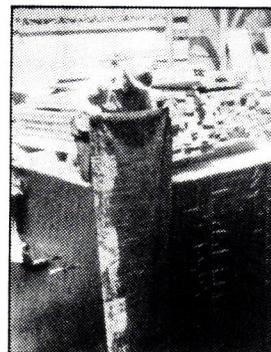
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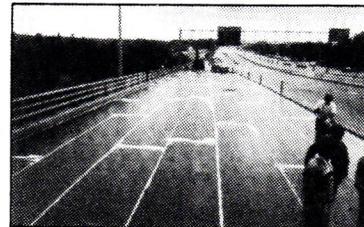
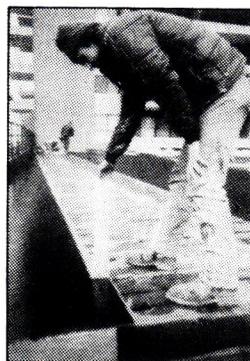
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Vision For Waikiki Looks 30 Years Ahead With 2020 Eyesight

Waikiki attracts some 76,000 tourists per day from around the world. Annual visitor expenditures are estimated to be \$4 billion. In addition, tourism in Waikiki generates nearly \$280 million in tax revenue, making it the most profitable 618 acres in the state.

Editor's Note: This is the first in a five-part series of articles explaining the Vision for Waikiki 2020 master planning program.

by Joni Ketter

When people dream of vacationing in a tropical paradise, they often envision themselves on the pristine beaches of Waikiki. In the past several decades, Waikiki has become a prime destination for tourists and tourism dollars have made it a premier industry in the state.

However, Waikiki, like many other popular resort destinations, is reaching its stage of maturity, and unless some corrective action is taken, it may well be headed toward the stage of decline.

Forty Hawaii residents, all from various walks of life, decided Waikiki was too important to the state to let it fall by the wayside. This group, headed by Franklin Sunn, a civil engineer with extensive knowledge of Waikiki development, became the executive committee of Vision for Waikiki 2020.

"Waikiki is the number-one economic force in the state," Sunn said. "Tourism is the number-one industry outside of the military. If we do not plan for 30-40 years out, it will no longer be the number-one destination resort in the world."

Sunn acknowledges that various other groups have done studies which resulted in master plans for Waikiki. "Nothing had been focused for lack of implementation," Sunn says. He

believes that the Vision 2020 report is unique in that it recommends strategies for implementation.

Sunn also noted that Vision 2020's plans are not competing with the city's plan or any other plan, but are meant to complement them.

The primary purpose of Vision for Waikiki 2020 was to provide professional-caliber research and recommendations to the city and state to assist in the preparation and implementation of the best long-range plan for Waikiki — home to 27,000 residents, 30,000 workers and a resort which currently attracts some 76,000 visitors per day who spend about \$4 billion annually.

Last January, Waikiki 2020 presented a comprehensive report to the city which included five plans, all of which are "do-able" with

suggested implementation strategies.

The process which resulted in this report was unique. Contact was made with 35 highly regarded consultants on the mainland and around the world. Eight consulting teams were brought to Hawaii for pre-screening and in June 1991, five were chosen. "Five was a manageable number," Sunn said with a slight chuckle. It was part of the process from the start that no "winning plan" would be chosen; instead, five master plans, generated independently and collaboratively, would be produced, Sunn added.

During their June visit, the teams were updated extensively about Waikiki, its rules and regulations pertaining to planning and its needs. They were briefed on tourism trends, community resources and demographics, pros and cons of rail transit in Waikiki and issues regarding a proposed convention center. "The rest was up to them," Sunn said.

Each group was paid a \$25,000 stipend and expenses. The funds came from over 120 private sponsors, the largest of which was the Queen Emma Foundation. "The Queen Emma Foundation has been involved from the beginning," said Barry Okuda, executive vice

president for the Foundation. "The Foundation's role has been as close to altruistic as possible. Vision 2020 was designed to create answers for Waikiki. Tim Yee, the Foundation's president, believes strongly in this

process. He believes this is a very important thing for Hawaii."

Consequently, the planning teams did not have many restrictions on their plans. They

See Vision, Page 37



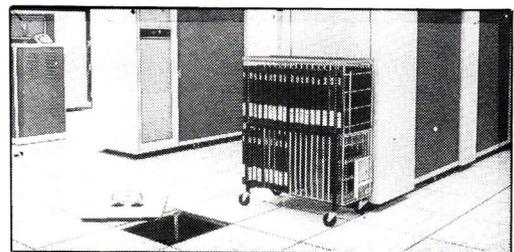
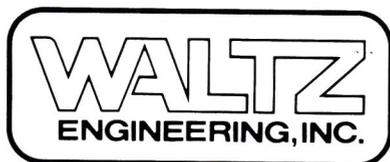
DEAN ONTAI PHOTO

Members of the Vision for Waikiki 2020 executive committee include, seated, left to right, Chuck Gee, dean, School of Travel Industry Management at the University of Hawaii and Arlene Ellis, president, League of Woman Voters. Standing, left to right, are Arnold Morgado, City Council chair, executive director Franklin Sunn and K. Tim Yee, president, The Queen Emma Foundation. Not pictured is Dieter Huckestein, senior vice president, Hilton Hotels Corp.

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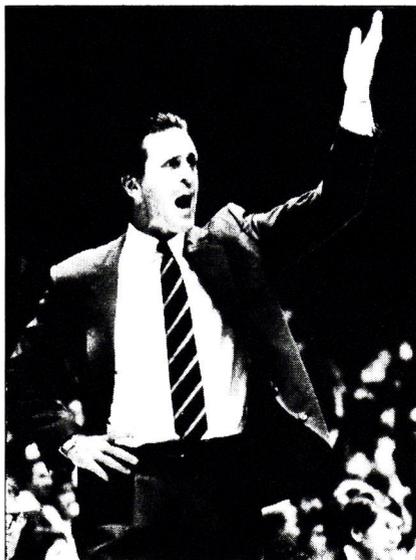


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Crossing Frontiers: The Art of Exporting Design

by Michael James Leineweber, AIA

By its nature, design is an extremely powerful tool. Whether it's implemented through the planning and programming process or through architecture, interiors or graphic design, it is meant to create credibility and distinctiveness. Design is the signature that distinguishes a project from its competitors. It can be the difference between a project's success or failure in a highly competitive market environment.

For 20 years, Media Five, Limited has been providing award-winning planning, programming, architecture, interior and graphic design services to clients throughout the Pacific, including Japan, certainly

one of the most competitive market economies in the world.

In fact, a large percentage of Media Five's revenue is generated by projects in Japan. Over the years, the firm's senior executives have created a remarkably successful international consultancy in a country that has

Lifestyle and leisure-time activities continue to be focal points of growth in Japanese development ...

been more notable in the press for its willingness to export products than to import services.

The ongoing challenge for Hawaii-based design firms like Media Five, and other American companies, is to achieve and maintain a creative edge in critical areas that Japanese firms have not yet cultivated, such as planning and design. Success in the Japanese market depends on the ability to provide value-added services that appeal to major financial institutions, governments, developers, landowners and construction firms.

Although these groups are major players in the field of Japanese land development, even

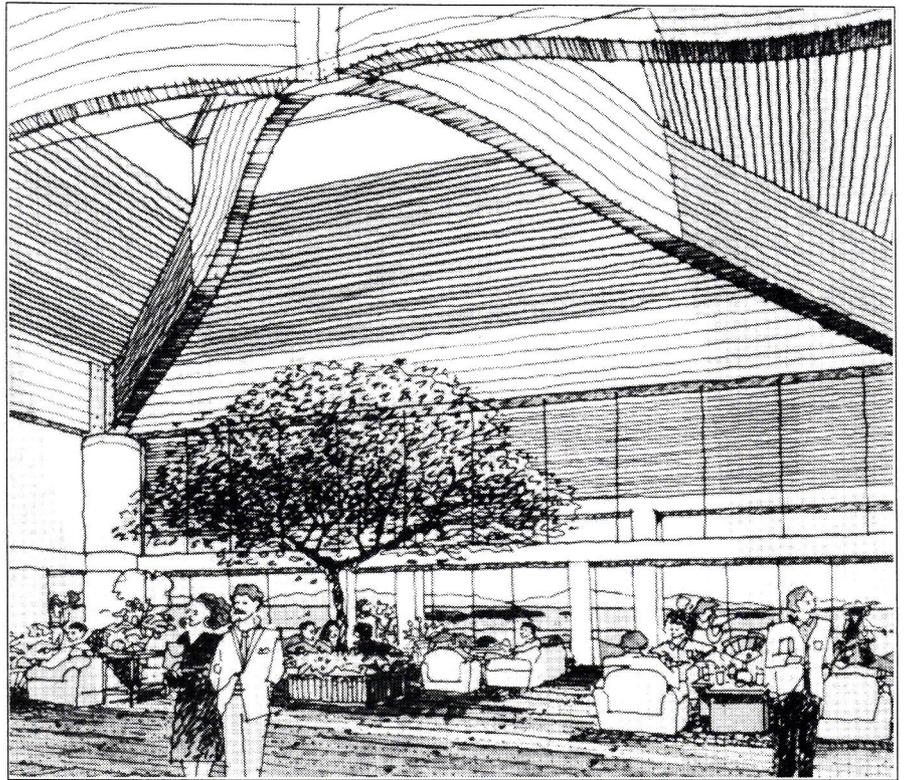


Cottages at an island resort nestle along the shoreline of one of Japan's national parks, providing guests with a relaxing "village" atmosphere on an ecologically sensitive site.

they must eventually bow to the growing power of the independent consumer. American firms must be able to show clients how creative planning and design solutions will help them to better serve their customers.

In Japan, trends in investment and financing are shifting away from asset-based loans, or loans linked to property values, toward performance-based loans. Investors are looking closely at business plans and proposed use of resources. What they are looking for are specific indications of profitability. Thorough planning for optimal use of land and allocation of resources, concepts once considered to be the haven of a well-executed project, are fast becoming essential to the process of securing financing.

This emerging requirement for well-planned, well-designed development projects will offer



The exclusive golf clubhouse at the Takehara Resort in Hiroshima Prefecture, Japan, successfully blends with the environment and offers guests premier views of the spectacular scenery.

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investors a maximum rate of return over the long term.

Lifestyle and leisure-time activities continue to be focal points of growth in Japanese development, providing a healthy market for housing, hotels, restaurants, resorts and recreation facilities. But in order to achieve and maintain real success, each new project will have to be rationally planned and distinctively designed to maximize perceived value in Japan's increasingly market-driven economy.

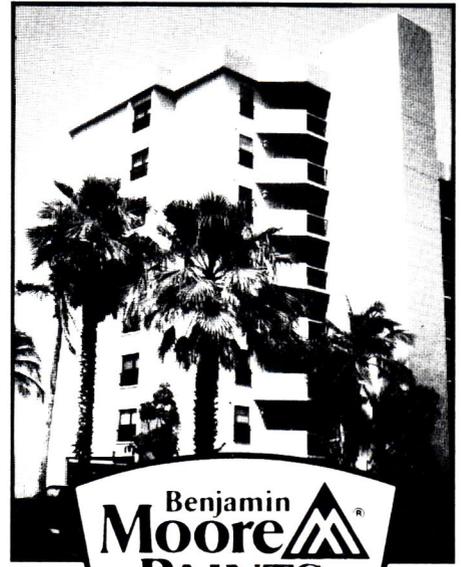
Media Five currently is working on the conceptual design for a Japanese ski resort. The 1,250-acre project includes a 150-room hotel, 100-unit serviced condominium hotel, 300 villa units, and a health and tennis club. The challenge? To create a design that will complement a relatively pristine location without compromising quality in any part of the development.

A contemporary international theme was chosen for the resort. And, in order to project a residential "village" atmosphere, the basic structural mass will be broken down, horizontally and vertically, into smaller units nestled into the landscape. Most public areas around the complex, including the spas and restaurants, have been designed with curved exteriors and large picture windows to provide panoramic views of the surrounding area.

Extensive use of glass in various design features will give the hotel a unique indoor/outdoor feeling. A skylight above the porte cochere and spacious greenhouse adjacent to the main dining room help bring natural landscape beauty into the hotel. The end result is an upscale luxury resort that maintains a feeling of warmth and friendliness.

Thanks to careful planning, the sprawling complex will blend unobtrusively into the natural environment. This ski resort is a

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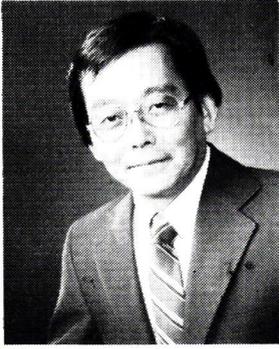
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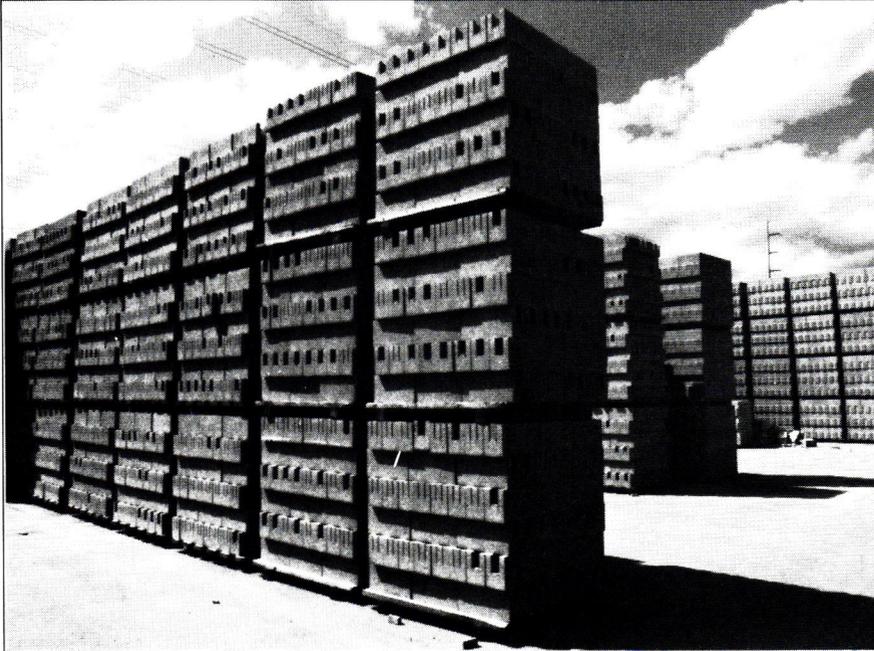


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prime example of the potential for creating a financially successful resort development without destroying the natural beauty of its setting.

The utilitarian aesthetic that has dominated the modern Japanese man-made environment is rapidly being replaced by a new "user-friendly" standard in architecture. This new concept is warm and humanistic, focusing on the creation of comfortable living and work spaces.

As this trend continues, projects are being conceived on a smaller scale and moving away from impersonal and larger multi-purpose projects toward smaller specialized developments. This transition has helped to place Japan on the cutting edge of a new era in design.

One example of this is the Takehara Resort, located near Hiroshima, on the Seto Inland Sea. Media Five is providing a conceptual design for a 100-room hotel and golf course clubhouse. When completed, the resort will command spectacular views of the surrounding area, as well as occupy a prominent location on the shore of the inland sea, so it was particularly important that the hotel and clubhouse be designed to blend with the environment.

Stone, wood and other natural materials will be used to create harmony between the hotel and its dramatic environment. A stream flows through the clubhouse property creating a visual link between man-made structures and landscape. The water feature cascades from the upper levels of the resort down to putting greens in the lower area.

At the same time, traditional Japanese accents, including pitched roof forms and window panes patterned to resemble Japanese screens, have been selected to reflect the existing architectural "vernacular" of the area. They maintain a sense of authenticity and continuity with

the history of the area and its people.

The balance of natural and man-made structures is so effective that, from the entrance, the building's facade appears to float on a pond and is only accessible by a short bridge. The 40,000-square-foot clubhouse is divided into a series of pavilions with varied roof levels, substantially softening the visual impact. The pavilion design also allows for maximum access to garden and sea views.

One of Media Five's most challenging projects is a classic small luxury resort to be built completely within the confines of one of Japan's national parks.

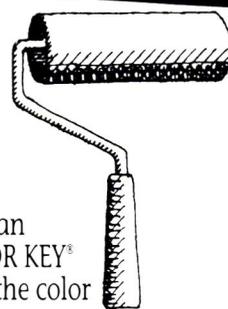
"Shizen to no chowa," or "harmony with nature," became the central theme of the world-class resort. Drawing from the scenic, cultural and historic ambience of its island location, Media Five designed a resort that offers a strong sense of place in an impeccable five-star setting.

Structures were designed to avoid competition with nature. Natural earth tones and indigenous materials were used to complement the island's natural beauty while providing an optimal guest experience. In the protected park setting, land and plants were strongest features of the resort concept. At every turn, Media Five integrated gardens and views with structures housing guest accommodations and public spaces. More than an obstacle to be worked around, the landscape was integrated into the master plan as a central part of the design theme.

With design creativity and a good sense of market strategy, Media Five has had great success in exporting multidisciplinary services to Japan. The firm has played a part in creating some of the most memorable destination resorts in the Pacific. **HA**

Michael James Leineweber, AIA, is vice-chairman at Media Five, Limited.

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Media Five, Ltd. Sea Ranch Cottages at Hana

Media Five Limited, a Honolulu-based design corporation, received an Award of Merit from the Honolulu Chapter, American Institute of Architects for its design of the Sea Ranch Cottages at the Hotel Hana-Maui in Hana.

The Sea Ranch Cottages are at the fringe of the hotel compound and overlook Maui's Hana Bay. Part of Rosewood Hotels, Inc.'s 40-acre development of the 4,500-acre Hana Ranch, the cottages offer guests seclusion and privacy.

In the 1880s, many Hana residents lived in simple tin-roofed structures supplied by the sugar plantations.

"The Sea Ranch Cottages occupy the site of one of the plantation's early housing camps," explains project director Peter Caderas. "Media Five created a design which emulates this Hawaiian plantation lifestyle."

The three types of cottages, ranging from 920 square feet to 1,634 square feet, are post and beam structures with cedar siding. Stained "plantation green" to adhere to the historical perspective, the cottages are capped with aluminum roofs to resemble the corrugated tin ones used at the turn of the century. From the cottages' large verandas, guests may appreciate one of the most dramatic

coastal views in Hawaii — from the shoreline to the foothills of Haleakala Crater.

The interiors reflect the luxurious plantation feeling of the Hotel Hana-Maui. High ceilings with exposed fir trusses and glass-fitted dormers give the cottages a sense of spaciousness. Wooden louvers in the bath open to a private courtyard, while an optional living room adds to the residential qualities of the larger units. Wide, heavily framed wooden sliding doors lead to the generous verandas, some featuring hot tubs.



NAKASHIMA TSCHOEGL PHOTO

Located on a bluff overlooking Hana Bay, the Sea Ranch Cottages at the Hotel Hana-Maui offer guests the ultimate in seclusion and privacy.

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"The siting is fantastic."

"Good proof you can use simple materials and do something nice."

"The architect has picked the design cues and articulated materials very well."

"Very successful architecturally."



AUGIE SALBOSA PHOTO

The interiors of the Sea Ranch Cottages reflect the luxurious plantation feeling of the Hotel Hana-Maui. Most of the furnishings, including fir cabinets and lighting fixtures, are custom-made.

Natural Stone Success Depends on Teamwork

by Charles Brown

The use of granite and other thin veneer natural stones in exterior walls has become popular in recent years. This trend has surfaced in Hawaii on several projects including the Waikiki landmark, Pan Pacific Plaza and the 1100 Alakea Office Building.

Natural stone veneers offer a quality of richness and texture that cannot be provided by traditional glass and metal spandrel panels. They also present their own peculiar set of design obstacles which must be overcome to produce a high performance wall system that will endure the life of the structure.

Relative success or failure in clearing these obstacles is usually determined by three critical

decisions which should be made as early as possible in the design development phase of the project:

- Who are the individuals or firms that will participate in the design development and preferably in the construction of the project?
- What types of natural stone should be used on the project?
- How will the stone elements be attached to the structure and integrated with other wall system components such as glass, metal panels and concrete?

The Team

The right people working as a functional team can be successful on even the toughest project. To the same extent, the wrong people

with no teamwork can make a seemingly simple project into a nightmare. As such, the decision of who to involve in your project is perhaps the most critical of all. Assuming that the architectural and construction management team has already been chosen by the project owner, there are several other entities which should be retained.

Many architectural firms choose to retain exterior wall system consultants which can be very beneficial to all parties involved, including the curtainwall contractor.

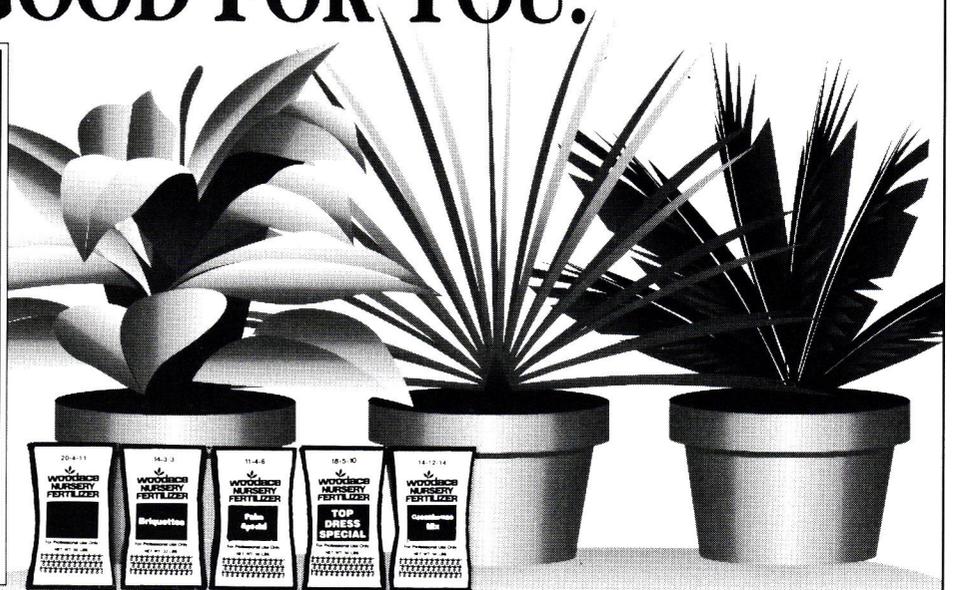
The team should also include responsible contracting professionals that can represent both the general contractor and

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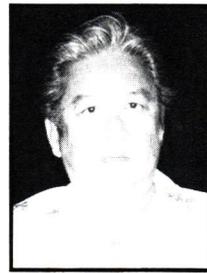
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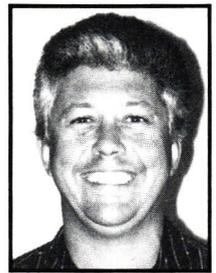
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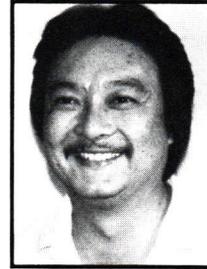


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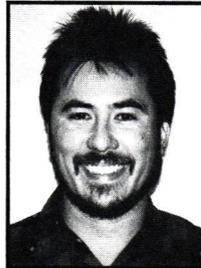
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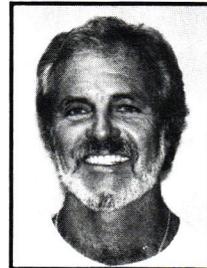
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subcontractor's point of view. These individuals have specific knowledge of market conditions that will affect the cost and implementation of the design. Their experience and input can result in significant savings in time, money and headaches as the project develops.

Choosing the Right Stone

The first step is to decide on the general color and texture desired

for the project. The contractor can be very helpful in providing representative samples and mock-ups that will lead to a specific stone type. Several issues should be considered as each individual stone type is evaluated. Some suggestions are listed below:

- Is there more than one financially stable supplier for the stone?
- How consistent is the color and

texture of the stone? Wide color variations are unavoidable with some types of stone.

- Will the appearance of the stone change with exposure to the elements? Many types of granite have been known to fade under extended UV exposure.

- Is it reasonable to expect that the stone will meet the structural requirements of the project?

- Is the stone dense enough to withstand water and air infiltration?

- Is the stone available in the quantities and quarry block sizes necessary to meet the project requirements in a timely manner?

As these questions are answered, variations in the cost of the stone can also be evaluated. If the specified stone is produced outside of the United States, currency exchange rates can also be a factor.

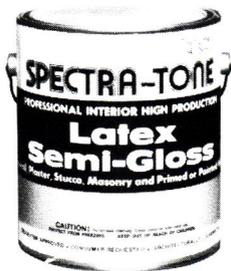
Choosing the Right System

There are literally scores of systems available for the attachment of the stone to the structure. This is where the team gets deeply involved in true value engineering. The goal is to produce a design that will allow the stone to be furnished and installed in the most cost-effective manner without sacrificing quality, performance or aesthetics.

The most popular method for high-rise applications has been to panelize or unitize the wall systems. With this method, the stone and other elements, such as glass are installed into pre-fabricated and assembled frames. This assembly process is typically completed in a factory environment. Quality assurance is much more easily controlled.

The proper use of stone in exterior wall systems requires a great deal of thought and consideration. However, the results of putting the right team together with the right stone in the best system can be well worth the effort.

Charles Brown is the area manager for Christian Glass in Hawaii.



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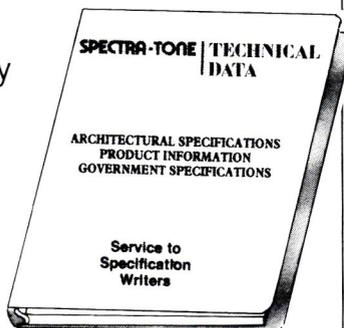
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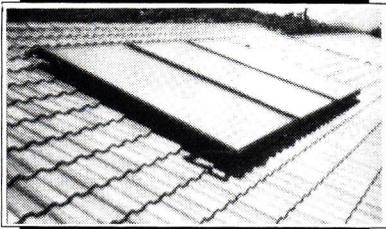
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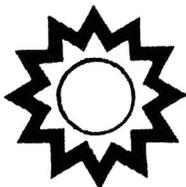
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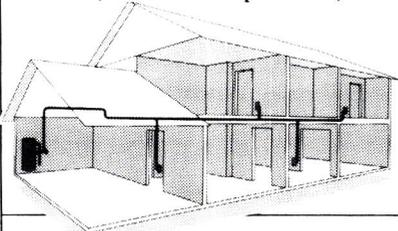


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Building Exteriors

Maintaining Exterior Masonry

by Detlev Wolske

Moisture is the main factor contributing to the decay of all masonry, including granite, marble, limestone and sandstone. This article will outline two effective ways to keep moisture out of all masonry and show how to properly maintain it without causing damage over time.

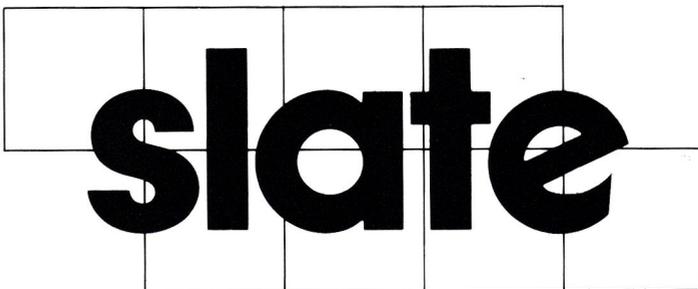
Water and Moisture — Keep it Out

Moisture reacts with the masonry's natural components, and contains soluble salts from polluted rain water or chemically treated tap water, ice melters, and adjacent masonry materials. Once the moisture evaporates, these

salts recrystallize (expand), causing spalling and blistering. Efflorescence is a direct result from moisture presence. In addition, moisture, when sealed in by surface dirt or sealer, migrates deep into the substrate, carrying with it the threat of a multitude of moisture-related decay processes such as cyclical wetting/drying, freeze/thaw, etc.

In addition to the moisture problem, we encounter a reaction of wet, dirty surfaces with atmospheric gases such as nitrogen and carbon/sulfur dioxide. These formed corrosive liquids (nitric/carbonic/sulfuric acids), reacting with the masonry will result in a thin, oily, hard,

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dirt-collecting film that is virtually insoluble in water.

Impregnators (often wrongly called "penetrating sealers" in the industry) and sealers chemically solve most problems related to moisture and water infiltration. In addition, dirt can no longer penetrate deep into the masonry, causing stains and deterioration.

Impregnators penetrate the masonry, closing the pores slightly below the surface. There is absolutely nothing remaining on the surface to affect the natural appearance and beauty of the stone.

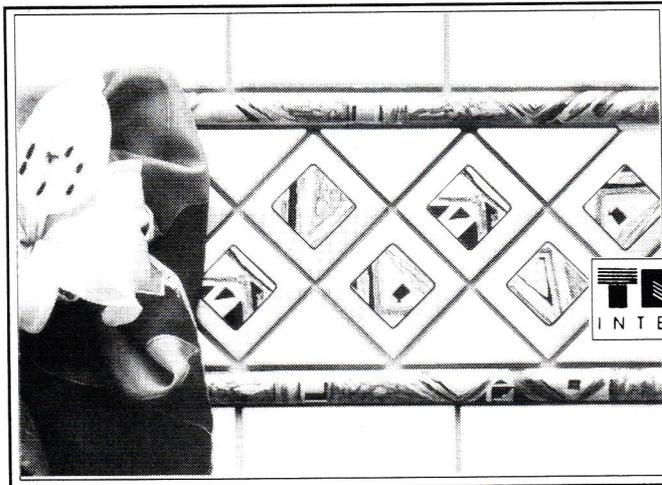
Sealers partly penetrate the masonry and partly build up a coating that closes the pores right at the surface. Stone sealers are mostly modified acrylics blended in special solvents and available in matte, satin, and high-gloss finishes. They offer the highest level of protection against water and stains.

As a rule of thumb, sealers (surface coats) should not be used in wet or humid areas, on vertical surfaces, or in areas directly exposed to rain. The moisture might get under or behind the masonry surface and push up the sealer coat causing air pockets, which will create a milky appearance.

Impregnator/sealers may be applied with an airless spray applicator and special sealing brushes. Their longevity will depend on the quality of the protective ingredient, on the quantity of the protective ingredient absorbed by the stone, and on the depth of penetration. Important requirements for impregnator/sealers for masonry are:

1. Solvent base versus water base — Solvents will dissolve the silicone or acrylic to a degree where it more effectively penetrates the natural stone surface. In addition, water base silicones have a very high (corrosive) pH of 12-13 that is

Continued



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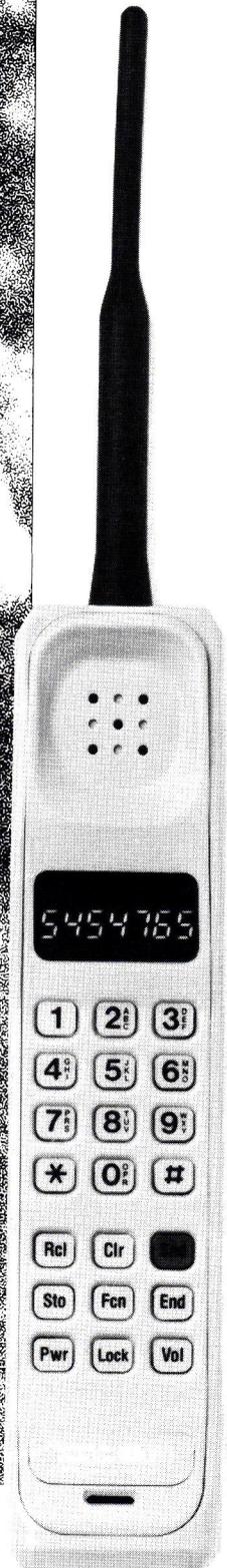
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damaging to natural stone.

2. UV resistance —

Impregnators/sealers should not turn yellow or "discolor" the natural stone when exposed to natural or artificial light.

3. Permeability or moisture vapor transmission (MVT) —

Impregnators should be about 95–100 percent permeable in order not to harm the natural stone, sealers about 85 percent. Beware of other "breathable" coatings that only maintain 42–78 percent of the substrate's natural vapor permeability.

4. Weather resistance —

Resistance to acid rain, freezing temperature, fungus, ice melters, etc. is important.

5. Slip and scuff resistance —

Impregnator/sealers should be UL approved (Underwriters Laboratories) for slip resistance.

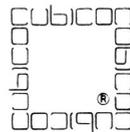
6. Improvement of resistance to foot abrasion.

Vertical and horizontal surfaces may be pressure washed periodically. Make sure you employ only light to medium pressure equipment to avoid damage. Mild, pH 7-8 chemical cleaning agents are often added in an effort to cut down on labor requirements and to enhance overall cleaning results. Pressure washing, however, is not to be mistaken as a total replacement for hand labor. Brush application of cleaning compounds often provides the necessary agitation for controlled cleaning.

The mild agitation created by brush rather than spray application of the cleaning compound improves the overall cleaning results while enabling rinsing pressure to be kept to a minimum. Other, more complicated cleaning methods are no longer needed since all dirt and debris remains at the surface and can be easily removed — thanks to the impregnator or sealer. **HA**

Detlev Wolske is president of HMK Stone Care Products.

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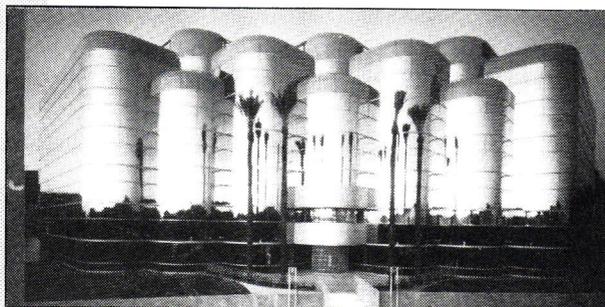
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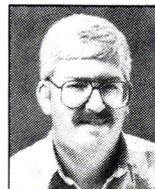
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Charles H. Brown

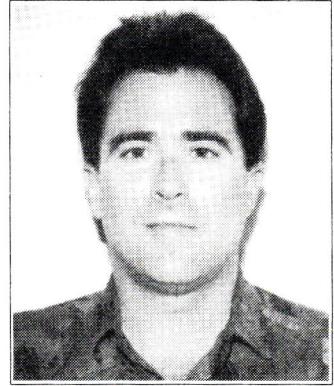
Newcomers to Honolulu Chapter

The following are new members of the Honolulu Chapter/AIA:

Terry K. Dunlap is employed by Maryle Development. He attended Pennsylvania State University, is married and enjoys traveling, fish-

ing and photography.

Roy S. Oshiro attended the University of Hawaii and The Frank Lloyd Wright School of Architecture. He works with Oshiro/Nakano Associates and is the father of three. He likes collecting



Gregory Thomas Rapp, AIA

stamps, coins and Hawaiiana and also enjoys golfing, fishing and traveling. He is a member of the Waioli Lion's Club and his neighborhood board.

Gregory Thomas Rapp is employed by Stringer Tusher & Associates, Ltd. A 1978 graduate of the University of Kansas, Rapp worked with WZMH Group for 10 years in Dallas and Philadelphia before moving to Hawaii last year.

Associate members

Beatrice Ku attended Oxford Polytechnic before receiving her bachelor of architecture from the University of Hawaii. Hobbies include watercolor painting, sketching and making jewelry.

Dennis Yamauchi graduated from the University of Hawaii School of Architecture in 1991 and is employed by Paul Louie & Associates, Inc.

Professional affiliates

Monty A. Hart, employed by Krochina Engineering, received a bachelor of science in civil engineering from the University of Santa Clara. He and wife, Carmen, have a 2-year-old child, Alora. Hart enjoys sport fishing.

Michael J. Krochina is the owner of Krochina Engineering. He received his bachelor of science in engineering from Cornell University. He and his wife, Mary Patricia, have four children: Brian, 12, Kristen, 10, Katherine, 7 and Kasandra, 3.

CONCRETE IDEAS



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Yanoviak Serves as ICBO Panelist

Andrew Charles Yanoviak, AIA, CSI, immediate past chairperson of the HC/AIA Codes and Government Regulations Committee and national AIA/Building Performance and Regulations Steering Committee member, served as a panelist at the annual conference of the International Conference of Building Officials (ICBO) in Spokane, Washington.

The November-December 1991 issue of the ICBO journal summarizes the "well attended (approximately 500) general assembly presentations developed by The American Institute of Architects," and compiles the results of the AIA questionnaires.

For more information, see Yanoviak's article, "Working Toward a National Building Code" in the May 1991 issue of *Hawaii Architect*. HA



Andrew Yanoviak, AIA, CSI, seated far left, was a panelist at the International Conference of Building Officials in Spokane, Washington.

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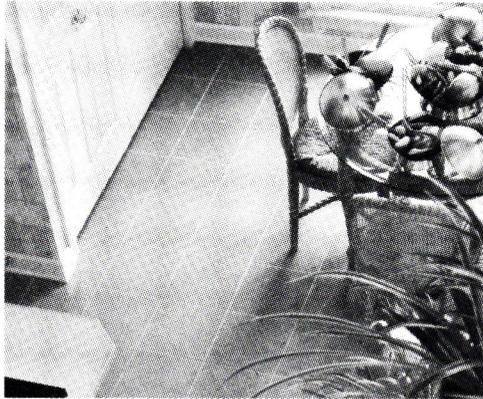
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IFRAA Announces Design Competition

The Interfaith Forum on Religion, Art and Architecture (IFRAA), an organization affiliated with the AIA, is encouraging design excellence by bringing together architects from around the world through annual design competitions.

This unique international program judges religious and other sacred projects on their design, liturgical sensitivity, programmatic solutions, budget and site constraints, and community impact.

To be eligible for entry, a built structure must be designed by a registered architect and must be a work of architecture, a renovation, a restoration or an interior design project completed after 1987 that serves as, or supports a religious facility. Competition is open to built projects from all the world's various religious faiths.

In 1991, 165 projects were entered and 14 awards were given to outstanding projects.

For information on the 1992 awards, write to: IFRAA National Headquarters, Doris Justis Executive Secretary, 1777 Church St., N.W., Washington, D.C., 20036. Entry forms are due by July 1 and submissions are due Aug. 3. **HA**

Correction

The caption under a photo of the U.S.S. Arizona Hall in the March issue of *Hawaii Architect* incorrectly identified TRB Hawaii as the ventilation consultant for the project. The consultant was The CJS Group Architects, Ltd. Will Beaton, AIA, then with CJS Group, performed the ventilation study. He later became a principal of TRB. The information was taken from the book "Hawaiian Design," which was prepared for the energy office of DBEDT by TRB Hawaii. The same error appeared in the book as well but will be corrected in the next edition.

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Renaissance Informational Meeting Set

An informational breakfast meeting for all entrants and prospective entrants in the Building Industry Association of Hawaii (BIA) Renaissance remodeling design competition will be held Thursday, April 30, 8 a.m. at the Honolulu Country Club. BIA staff and Renaissance committee members will provide information on entry procedures and samples of completed entry binders from previous years.

The annual statewide competition, sponsored by the BIA, *Honolulu* magazine and Honfed Bank, and now in its seventh year, recognizes excellence in design and construction of residential and commercial remodeling projects.

Architects, builders, contractors, developers, interior designers, planners, suppliers and other construction industry professionals may enter projects completed after January, 1991.

Entry categories include Residential Remodeling (single- and multi-family under \$250,000), Major Residential Remodeling (single- and multifamily over \$250,000), Kitchen Remodeling, Bath Remodeling, Commercial Remodeling and/or Adaptive Reuse, Hotel and Restaurant Remodeling, Historic Restoration, Landscaping - Commercial Indoor/Outdoor Areas and Details. The Details category, new this year, covers small sections of remodeling projects, such as stairways, entries, cabinetry or trim.

The deadline for submitting entry applications, available now from the BIA, is June 1. On receipt of the completed application and entry fee, the BIA will forward project binders, which must be submitted with the required materials, including before and after photos, color slides, and plans, by June 30. "Early Bird" entries, or those with binders turned in by June 1, will be included in an exhibit at the Honfed Better Home Show in June on a space available basis.

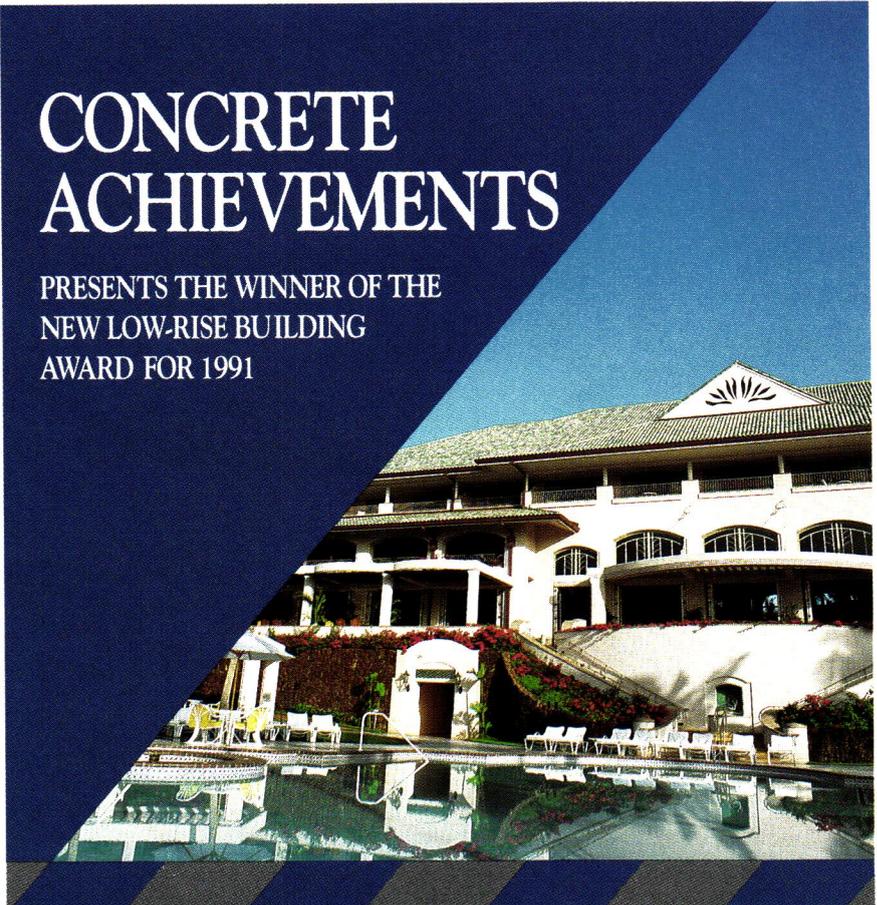
Winners will be featured in the September issue of *Honolulu* magazine. In five of the past six years, local award-winning projects were also honored in the national competition sponsored by *Remodeling Magazine* and the National Association of Home Builders' Remodelors

Council.

The BIA will host one person per company at the informational breakfast; additional persons may attend at a cost of \$10. To make reservations, which are required, contact Kim Mitsunaga at the BIA, 847-4666, by April 24. **HA**

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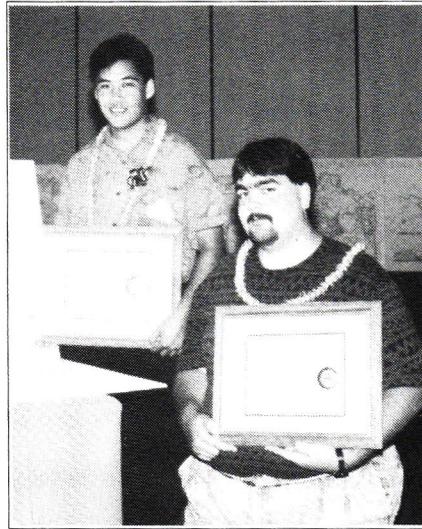
UH Students Honored by Honolulu Chapter

Students from the University of Hawaii School of Architecture were the guests of honor at the February General Membership Meeting of the Honolulu Chapter/AIA. Annual student awards were presented to the following students and their projects:

100 Level Studio First: "Art Museum" Ross Yamasaki; Second: "Klub Kuwait" Reuben Chock

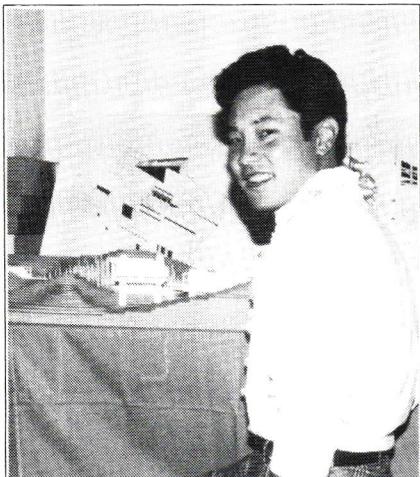
200 Level Studio First: "A Toy Train Store" Michael Mortara; Second: "Waahila Ridge Educational Center" Lyle Asaoka

300 Level Studio "Contempo-



JONI KETTER PHOTOS

Above, Brad Wakahiro and Jeff Bender pose with their "Waterfront Festival Marketplace." Below, Kyle Hamada and his "Kihachi Country Club" project.

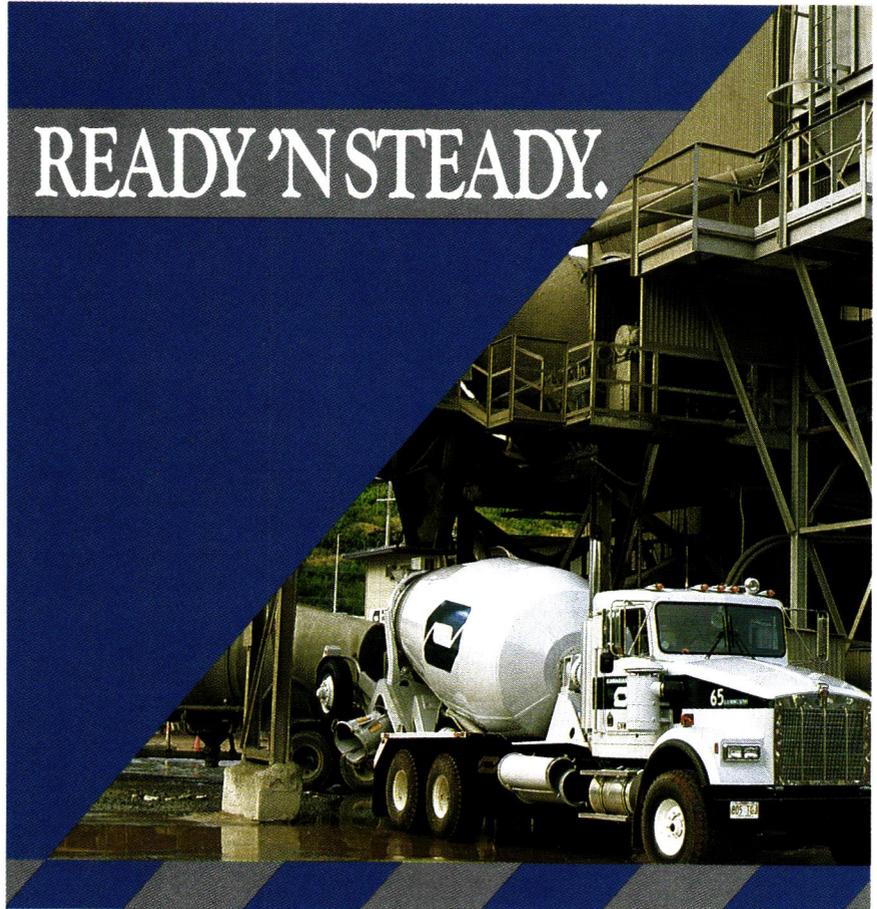


rary Art Museum" Charles Kaneshiro and Alison Nakatami
360 Level Studio First: "Waterfront Festival Marketplace" Jeff Bender and Brad Wakahiro; Second: "Waterfront Festival Marketplace" Charles Kaneshiro and Garrett Muraoka

400 Level Studio Tie for first: "Center for Asian Studies" Gary Lee; "Oceanographic Museum" Tim Oshima

460 Level Studio "Kihachi Country Club" Kyle Hamada

700 Level Studio "Center for Chinese Studies" Xizohaong Wu



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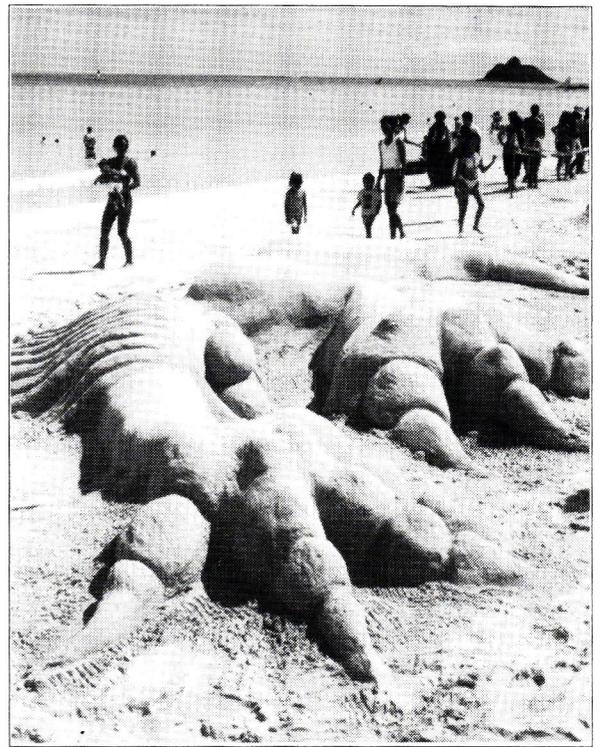
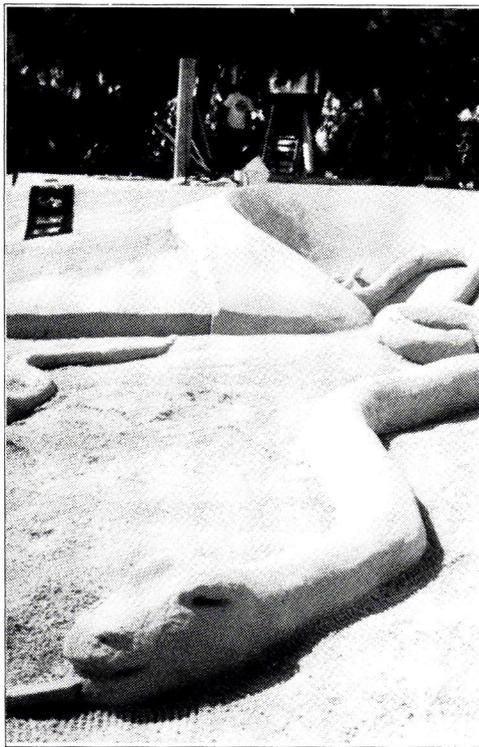
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MONIQUE COLE PHOTOS

The 15th Annual Great Hawaiian Sandcastle event, sponsored by the University of Hawaii School of Architecture, was held at Kailua Beach Park in February. The theme for the event was "Dangerous." Lorrin Matsunaga, left, of Urban Works, shows off his first-place trophy for "Snake Pit," center. Right, "Mermaid Monster" by Gima Yoshimori Miyabara Deguchi Architects, Inc. took third place.

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Vision for Waikiki 2020 Process Unique

Continued from Page 13

were asked only to comply with the following:

- the vision should be bold, yet achievable
- the vision should provide guiding philosophy and standards
- the vision should integrate the people and place of Waikiki
- the vision should benefit the residents, visitors and the rest of Hawaii's people.

The planning teams held a peer review session with a group of 10 development and planning experts in San Francisco before presenting their preliminary plans at a series of public presentations in Waikiki in September. "They worked independently as well as collectively," Okuda said of the planning teams. "They shared so much information. They were a most exciting group of people. They stimulated each other and learned from their peers. They were all different, creative, thoughtful people who played off each other very well." Their concern for Waikiki became evident in the quality of planning that was accomplished, Okuda added.

Modified plans were presented at a second set of public presentations in November. About 1,400 people attended the two sets of sessions, Okuda said. "Planners were amazed and pleased at the turnout," he added.

Okuda also said that the planners received hundreds of pieces of written communication from interested people in Hawaii. Planners studied the oral and written suggestions and modified plans accordingly.

What resulted were five plans which shared many common conclusions with a few variations. The plans were published and distributed to government, business and community leaders in January.

The city Department of General Planning is currently finalizing its

own master plan for Waikiki. Sunn and others are hopeful it will include many of the concepts presented in the Vision 2020 report. "If the city embraces many of these ideas, then much of the work is done," Sunn says.

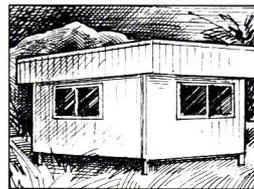
Then there are only two things to be concerned about: the implementation of the proposed

plan and the maintenance of Waikiki.

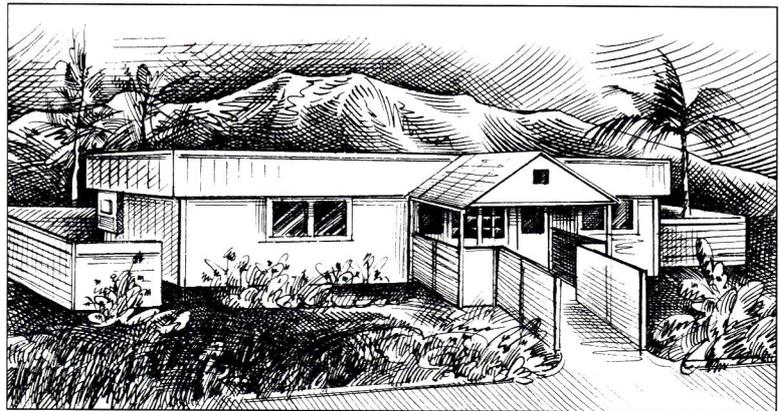
"Waikiki is a very special place," Sunn said. "It is an environment that makes a lot of people from around the world very happy." HA

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Island Roots

Continued from Page 9

Three foodservice areas are set amid a five-acre saltwater lagoon: Tidepools, seating 227 for dinner in a series of thatch-roofed huts; the 144-seat Dock, serving breakfast and lunch; and Captains, designed for 58, offering light snacks and cocktails. The lagoon and two swimming pools were built to provide recreational spots apart from the 500-yard-long beach that fronts the resort property. In addition, there is a 25,000-square-foot health and fitness spa.

Conference facilities are housed in a separate wing set off the main pavilion. The 19 meeting and banquet rooms include the 14,500-square-foot Grand Ballroom, the 6,500-square-foot Kauai Ballroom, and five breakout rooms. The architectural detailing and interior design of these rooms are consistent with the resort's other public spaces: bold millwork inspired by classic Hawaiian styles, native artwork, and expansive windows overlooking the lush grounds. In addition to these spaces, more than 30,000 square feet of outdoor areas have been designed especially for theme parties.

The resort's 600 guestrooms, including two top-of-the-line Presidential Suites and 39 other suites, are set in three wings that zigzag from the central pavilion. Each features plantation-style furnishings and pastel earth-toned walls and carpet accented with bright solid and floral fabrics for upholstery, bedding and draperies. Seventy percent of the resort's guestrooms have ocean views, with the remaining rooms overlooking the gardens, lagoon, mountains or golf course. **HA**

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DIMONDEK[®] METAL ROOFING



Profile: Dimondek 600



Roll formed in Hawaii for immediate delivery

- Floating, concealed anchors eliminate fasteners through panel and allow for expansion and contraction
- Long lengths eliminate end laps in most cases
- Preformed seams lock together without special seaming tool
- Available in prepainted steel, aluminum, stainless steel & copper



JORGENSEN STEEL & ALUMINUM