

Hawaii Pacific Architecture



- Shopping Centers
- Cladding

ALAN H NEMIROFF
 1465 MOKUNA PLACE
 HONOLULU HI 96816-2715
 *****5-DIGIT 96816

PMP Company, Ltd., Publishers
 1034 Kilani Ave., Ste. 108
 Wahiawa, HI 96786

BULK RATE
 U.S. POSTAGE
 PAID
 Permit No. 1023
 Honolulu, Hawaii

Market Place



Advanced Roofing Technology, Inc.

Hawaii's Representatives of
Quality Roofing/Waterproofing
and Related Construction
Materials

With Advanced Roofing Technology...
"Your building can wear a roof that fits!"

Ph. 235-5542 • Fx 235-5543

46-431 D Kahuhipa St.
Kaneohe, Hawaii 96744



KAHALA CONSTRUCTION

Lic. BC16706

Remodeling Quality Neighborhoods
Since 1981
545-7717



Merit Award Winner
National Remodeling Council

Our 20th year

Known for Quality since 1976



Lic. #B 8458

**Commercial & Residential
New & Remodel**

630 Laumaka Street • Honolulu 96819
Phone 841-5888 • Fax 842-5941



The Blue Print Company

Complete Reprographic Services

Printing • Copying • Color Copying • Plotting Bureau • Supplies
CAD Plotters Sales & Service • Plan File Storage and Retrieval

Pick-up and Delivery Available
"Making plans for Hawaii since 1914"

820 S. Beretania St., Suite 200 Honolulu, HI 96813
Ph. (808) 536-6148 Fax (808) 536-6151
E-MAIL: bluprnt@aloha.net

HI. Hearth & Leisure



STOVES • CHIMNEY • ACCESSORIES • BBQ'S
ULTIMATE GRILLS • FIREPLACES

GARY R. MOORE
President

3640 BALDWIN AVE. P.O. BOX 329
MAKAWAO, MAUI, HI 96768
OAHU 531-4569 • MAUI 572-4569
FAX 572-2445

NATURALS • TEXTILES • METALS • VINYL

WALL COVERINGS

The Preferred Source of Architects and Designers.

ARCHITECTURAL SURFACES INC.

Gentry Pacific Center, Suite 217E, 560 N Nimitz Hwy., Hon., HI 96817

523-7866 • 1-800-523-7886 • Fax 523-8199



**Large Local Stock
of Tiles & Slabs**

Marble Granite Limestone
Travertine Slate Sandstone

Fabrication & Installation Available

SHOWROOM:
Gentry Pacific Design Center
560 N. Nimitz Hwy., Ste. 109
Ph: 808•528•5533

WAREHOUSE/SHOP
120 Mokauea Street
Ph: 808•848•6615
Fax: 808•528•5503

CONTENTS

SHOPPING CENTERS

- 4 **The Retail Explosion on Guam**
Design and merchandising play key roles
by Ron Smith, AIA
- 10 **The Retailing Development Team**
Working together helps assure success
by Marlene DeCosta
- 13 **Maximum Work, Minimum Noise**
The Ala Moana Center expansion
by Bob O'Brien
- 14 **Much More Than Stores**
Shopping center design and development
by Kurt Mitchell, AIA
- 18 **A Secure Shopping Environment**
Security systems are a necessary component
of design
by John Tsukayama



4 The Retail Explosion on Guam

CLADDING

- 22 **Metal Cladding in Commercial Construction**
by Paul Rasmussen

DEPARTMENTS

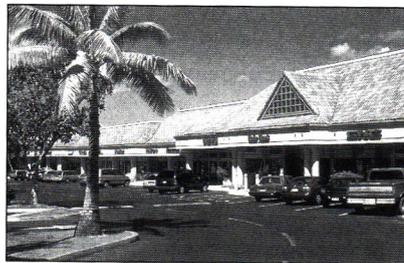
- 9 **News Briefs**
- 20 **AIA Award of Merit**
AM Partners

IN THIS ISSUE ...

Gone are the days of limited shopping options in Hawaii and the Pacific. Numerous major retailers now have a strong presence in Hawaii and on Guam, offering shoppers more choices and competitive prices. Architects benefit by being offered new opportunities for creative and responsible shopping center design.

COVER: The dramatic superstructure of Kaahumanu Center in Kahului, Maui, was designed by Altoon & Porter Architects to reflect the tall ships that first brought trade and commerce to Hawaii. The center was the 1996 recipient of the International Design and Development Award for the Renovation or Expansion of an Existing Project from the International Council of Shopping Centers.

Photo courtesy of Pacific Rim Marketing Group



14 Much More Than Stores



A Council of the American Institute of Architects

1996-97 Officers

- President:** Glenn E. Mason, AIA
- Vice President, President-elect:** Paul H.W. Louie, AIA
- Secretary/Treasurer:** Allen Kajioka, AIA
- Executive Director:** Beverly H. McKeague, Hon. AIA
- Directors:**
 - N. Robert Hale, AIA;
 - Steven H. Heller, AIA;
 - Marie E. Kimmey, AIA;
 - Eugene E. Leucht, AIA;
 - Douglas P. Luna, AIA;
 - Kurt H. Mitchell, AIA;
 - Darrell G. Welch, Jr., AIA

AIA Hawaii State Council and AIA Honolulu

1128 Nuuanu Avenue, Honolulu, Hawaii 96817 (808) 545-4242

AIA Hawaii Island

P.O. Box 491, Hilo, Hawaii 96721 (808) 961-0374

AIA Maui

P.O. Box 929, Wailuku, Hawaii 96793 (808) 244-9574

HPA Editorial Board

- Sandi Quildon, AIA, chair;
- Jim Freeman, AIA;
- Henry Grimball, AIA;
- Glenn Mason, AIA;
- Lorrin Matsunaga, AIA;
- Brian Shimomura, AIA;
- A. Kimbal Thompson, AIA;
- Gordon Tyau, AIA;
- Andrew Yanoviak, AIA

Guest Editor

Kurt Mitchell, AIA

PMP Company, Ltd.

Publishers

Publisher/Executive Editor

Peggi Marshall Murchison

Editor/Associate Publisher

Jamie Kemp

Art & Production Director

Laurie Whitfield

Sales Manager

Miki Riker

Account Executive

Stan Harris

Production

Cheryl Ruddach

Copyright©1997 PMP Company, Ltd.,
1034 Kilani Avenue, Wahiawa, Hawaii 96786.
Phone 621-8200. Fax 622-3025. E-mail:
pmpco1@aol.com All rights reserved. Reproduction of
the whole or any part of the contents of *Hawaii
Pacific Architecture* without written permission is
prohibited. Postmaster: Send change of addresses to
Hawaii Pacific Architecture (ISSN 1089-4470), 1034
Kilani Ave., Wahiawa, Hawaii 96786.

Hawaii Pacific Architecture is the monthly journal of the AIA Hawaii State Council. Subscriptions are \$36 per year. Opinions expressed by authors do not necessarily reflect those of either the AIA Hawaii State Council or the publisher. The appearance of advertisements or new products and service information does not constitute an endorsement of the items featured.

Design and merchandising play key roles

The Retail Explosion on Guam

By Ron Smith, AIA



An escalator from the sidewalk level beckons shoppers to the stylish second floor of the Liberty House department store in Tumon, Guam. The Tumon location is geared mainly to Guam's growing visitor market.

Photo by Philip Noble



Local residents and visitors alike enjoy shopping at Crazy Shirts in Acanta Mall. The mall's outdoor arcade attracts motorists along San Vitores Road.

Photo by Philip Noble

The escalator almost reaches out the front door and grabs you off the sidewalk as you approach the entrance to Guam's newest Liberty House on San Vitores Road along Tumon Bay. It's an example of the kind of presence shops along this street are taking on in order to appeal to potential customers. The store is positioned across the street from Duty Free Shoppers Galleria, a powerful shopping mecca for tourists that now includes Planet Hollywood.

From ABC Stores to Crazy Shirts, shopping is easier on Guam today – not to mention more pleasant. The tourist profile has changed from middle-aged Japanese tourists in package tours to single independents and families with young children. No longer limited to tour bus destinations, they are just as likely to pull into the parking lot in a Mustang convertible.

Retailers are gearing up for more pedestrian traffic with good design and visual merchandising. Building owners are providing sidewalk cafes and food courts to attract customers. And local shoppers are benefiting with access to more stores and a wider range of selection.

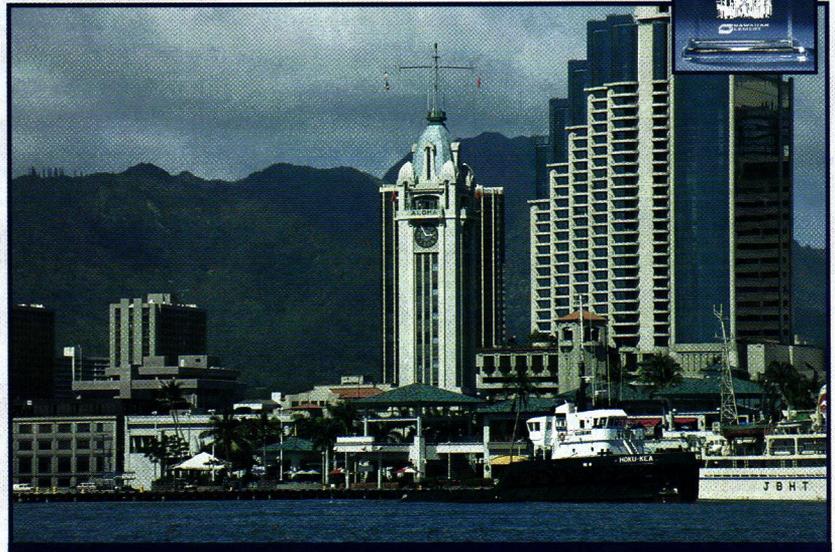
Shopping Trends on Guam

Guam's tourist numbers continue to increase. Approximately 1.34 million tourists visited last year and an 8 percent increase is expected this year. The business community is responding by providing increasingly sophisticated shopping options. In

CONCRETE ACHIEVEMENTS

Presents

Aloha Tower



1996 Recipient of the CONCRETE STRUCTURE BUILT BEFORE 1940 AND STILL IN USE AWARD

Aloha Tower dominated the Honolulu skyline when it was completed in 1926 and remains an important architectural element 70 years later. Recently, a continuous concrete footing was added around the perimeter and concrete masonry units were installed to make the tower a freestanding building as it was originally intended.

Owner: State of Hawaii
Department of Transportation
Harbors Division

Architect: Arthur Reynolds

General Contractor: National Construction Company



HAWAIIAN CEMENT

1100 Alakea Street, Suite 2300
Honolulu, Hawaii 96813-2833 (808) 532-3400

mid-1996 prime retail space along San Vitores Road numbered 500,000 square feet. By the end of this year that figure will have doubled.

The current retail building cycle started in 1995 with the opening of Guam's first Kmart near Tumon. The store cut deeply into the established local market and spawned a series of competitive moves and some closures. When tourists started flocking to Kmart other retailers took notice of their broadening tastes.

Duty Free Shoppers picked up on this trend with development of a local market section followed by a major expansion of its Galleria. The north end of Tumon Bay is now lined with major gallerias, plazas and arcades, creating the beginnings of an urban sense of place that offers an exciting counterpoint to the natural island environment.

The Design Response

The architectural response to this trend is to work with each

client to tailor his project to its specific context and target market. To be successful, retail design must be based on a careful analysis of the particular program and goals of each client.

The Liberty House Tumon store occupies the prime street facade of a new retail plaza. Large display windows along the sidewalk level and at the second floor attract pedestrians and motorists, competing head-to-head with the windows of Duty Free Shoppers across the street. The store opened in March with a merchandising mix and decor directed to the tourist market.

The escalator draws you from the obligatory "entry via the cosmetics department" up to clothing and accessories on the second level. There, a covered ceiling over the main aisles becomes a strong river of light that pulls customers through the circulation path that loops around the central atrium.

Just down the road, the Tumon

Sands Plaza will open its newest wing in July with 10,000 square feet of new boutiques including Bally, Celine, Iceberg, Borbonese, Gianfranco, Ferre and Cacharel. The new shops are organized axially around an arcade, rotunda and porte cochere.

These classical architectural elements are given contemporary packaging as marketing tools to appeal to high-end shoppers. Light boxes at the exterior wall emphasize the retail function with the shops' advertising displays. The building will be clad in burnished silver limestone to maintain the European image this complex has capitalized on over the last several years.

The interiors will present a clean palette of light, neutral colors featuring white birch paneling to provide a contemporary context to the European shops. The central gallery will be bathed in natural light from the clerestory windows and anchored by a 25-foot high domed rotunda, evoking images of the great arcades of Europe.

Nearer to the center of Tumon, the Acanta Mall draws heavily on tourists and residents alike. Its colorful, barrel-vaulted outdoor arcade, with shops such as Crazy Shirts and a popular coffee house, is a focal point along the busy road. Crazy Shirts takes advantage of its position at the leading edge of one of the curved facades, filling its windows with views of its "wall of shirts."

When in Micronesia ...

Away from the mainstream of Tumon Bay, but still frequented by tourists, is Micronesia Mall. The mall will double its net area by 1999, adding a cinema wing, food court, two two-level wings of retail spaces and its first parking structure. The design concept opens up the mall interior with generous skylights to create an outdoor ambience reinforcing the tropical island context.

"We want people to know they're on a tropical island when they are in

CLASSIC ELEGANCE

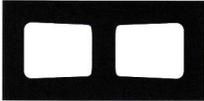
KEYSTONE Retaining Wall Systems



Keystone wall at Castle & Cooke's Pacific Heritage model complex.

KEYSTONE OFFERS IRRESISTIBLE BEAUTY. Rich colors. Heavy textures. Deep shadows. The KEYSTONE system combines all these features to enhance your design. A KEYSTONE wall complements and harmonizes with any building or landscaping site. **Great looks without compromising strength or integrity.**

Exclusive Manufacturer & Licensee of Keystone Products in Hawaii



TILECO
91-209 Hanua Street
Kapolei, Hawaii 96707
Phone 682-5737

this space," said project architect Patty Powers. Construction will begin in June and planning work is already underway for tenant spaces.

Mall shops draw a cross-section of tourists and local customers. The Timberland store is at the end of an existing single-story concourse. Its visual appeal is its open facade, with the space flowing gracefully in from the concourse to its rich, warm interior. The store concept is about bringing the outdoors in, appealing to a target market of active lifestyle shoppers.

Earth, water and wind are represented by Timberland's palette of materials and finishes. Raw timber and natural stone create an earthy sense while bright white clouds of white ceiling floated within the timber structure provide a sense of sky. Water is literally introduced at the Waterwalls which showcases waterproof footwear. And finally, sails of wind taking off into any open ceiling can be found at the High Performance sports corner. All

these features portray the outdoor environment which creates an appropriate setting for the products.

Crazy Shirts at Micronesia Mall takes a different approach. Located at the light, airy center court, the store's facade and interior are designed to work together as a package. The facade catches the attention of customers with its playful twisted columns. The store lighting balances the high light levels in the center court and provides an even glow from within. The interior detailing is subtle, letting the colorful products provide the decor.

The Logistical Challenge

As any architect who practices on a Pacific island knows, getting the right components of a project to the site at the right time tests our patience on a regular basis. An experienced contractor with sensitivity to the clients' time-driven demands can make the process easier. As our retail market has grown, so

has the number of such builders and we now have a good pool of companies with which to work, such as Johnson & Worthington, L&L, Fletcher Pacific Guam's Special Projects Division and Mitch Kayser.

Retail design presents special challenges and opportunities to architects. Through creative management of the visual elements of a project, we become a partner in the clients' development of their marketing strategies. In a highly competitive market like Guam, a well-conceived design can give a store just the edge it needs to succeed. And after all, in the retail world, the bottom line is what it's all about.

• Ron Smith, AIA is a principal of TRS+A/Taniguchi-Ruth-Smith +Associates, a 30-person architecture, planning and interior design firm in Agana, Guam. The firm served as architect for the Tumon Liberty House, Tumon Sands Plaza Expansion, Acanta Mall, Micronesia Mall, Crazy Shirts and Timberland.

ACOUSTICAL CEILING PRODUCTS

- ARMSTRONG
- CAPAUL
- TECTUM
- CHICAGO METALLIC CORP.
- ACCESSORIES

SPECIALTY PRODUCTS

- KEMLITE
- SIKA CORP.
- SONNEBORN

INSULATION PRODUCTS

- CELOTEX
- OWENS CORNING
- SCHULLER (MANVILLE)

EXTERIOR INSULATION FINISH SYSTEMS

- STO
- DRYWALL & PLASTERING PRODUCTS
- GEORGIA PACIFIC

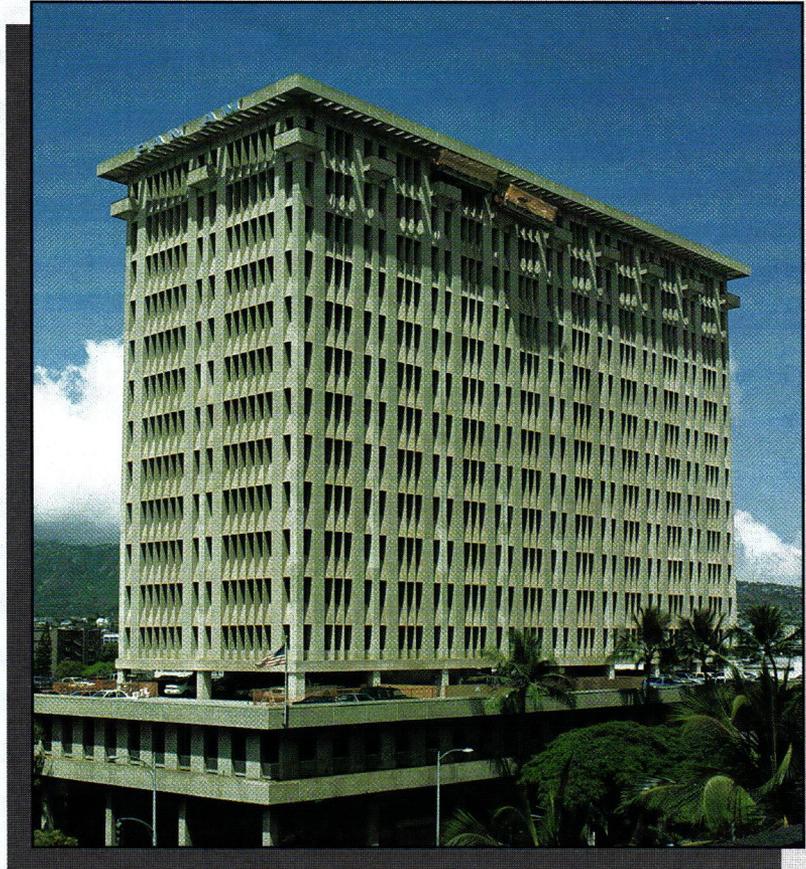
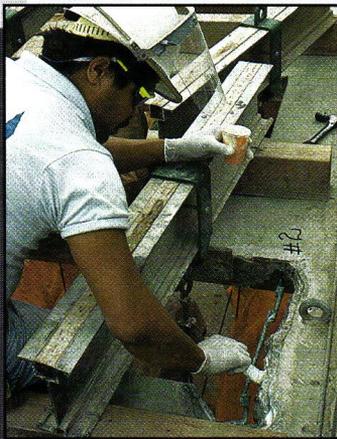


ACOUSTICAL MATERIAL SERVICES

Call (808) 842-9477

2312 Kamehameha Highway, Bldg. G • Honolulu, Hawaii 96819
Fax: (808) 841-4857 • Toll-Free (800) 842-0171

The Concrete Restoration Specialists



RCM Construction Corporation

You'll find RCM's Restoration Specialists making repairs on all types of buildings in all kinds of places. On the rooftops of commercial high-rise offices, in parking garages below sea level and every place in-between, RCM has established a successful track record with leading design professionals and building managers.

Proven Repair Systems. Quality Workmanship.

Put RCM Construction's extensive experience to work for you. Call us to schedule a survey of your building's needs and references on our past projects.

Phone: 545-2177

Fax: 538-1914

RCM
CONSTRUCTION
CORPORATION

866 Iwilei Rd., Bay 219
Honolulu, HI 96817
Lic.No. ABC 13668



Hawaii Pacific Architecture Receives Design Award

Hawaii Pacific Architecture has been recognized by the Hawaii Publishers Association with a coveted Pa'i Award. The magazine won third place in the graphic design category for the cover design of the April 1996 Art in Public Places issue.

The Pa'i Awards recognize Hawaii's finest work in newspaper and magazine writing, design and photography. The competition entries are judged by an independent panel of mainland judges.

AIA Northwest/Pacific Region Conference Scheduled

"The Challenge of Excellence" is the theme of the 1997 AIA/Northwest and Pacific Region Conference, to take place Aug. 7-9 at the Sunriver Lodge and Resort in Sunriver, Ore.

Program highlights include several presentations on delivering quality projects and new computer-based technology in architectural practice. A film on the work of Portland architect Pietro

Belluschi, a golf tournament and receptions are among other scheduled activities.

Registration deadline is June 21. AIA member fee is \$225, guest \$175, and student, \$150. Registration includes all conference activities, receptions and meals. For reservations, call 800-547-3922. For more information, call 541-485-2278.

Sanders Trading Company Changes Owners

Sanders Trading Company, Honolulu, a distributor of hardwood flooring products, has been sold to Higgins Lumber and Golden State Flooring, headquartered in California. After a three-month transition period, owner Bill Sanders will retire and current Operations Manager Matt Thorn will assume duties as branch manager. The current staff will remain with the company.

A new staff addition will be Allison Nishioka, former president of Aloha State Sales, who will help run the specifications department. The company has supplied fine wood products to many commercial and residential projects in the last two decades. "The new ownership will further increase the range of products and improve delivery of wood products to Hawaii," Sanders said.

Ka Iwi Update

A follow-up has occurred related to an article in the April 1997 issue of *Hawaii Pacific Architecture* on preservation of the Ka Iwi shoreline, written by City Councilmember John Henry Felix.

An attempt to remove \$9 million from the City's 1997-98 budget earmarked for preservation of the shoreline was defeated and the City has agreed to continue funding preserva-

tion efforts. The City's commitment now stands at \$10.1 million. The Ka Iwi shoreline encompasses the land in eastern Oahu between Kalama Valley and Sandy Beach commonly referred to as Golf Courses 5 and 6.

On the State side, the Legislature has allocated \$14 million for the acquisition of Queen's Beach. An application has been made for matching Federal Intermodal Surface Transportation Efficiency Act (ISTEA) funds which are monies reserved for federal highway projects. Under the ISTEA program, the Queen's Beach area would remain virtually unchanged and Golf Courses 5 and 6 could be used for city parks and recreation purposes.

Reach over 5,000

building industry

professionals

with an ad in

**Hawaii
Pacific
Architecture**

Call

621-8200

Miki Riker, Ext. 223 or

Stan Harris, Ext. 227

**PMP
Publishing
Company, Ltd.**

1034 Kilani Ave., Ste. 108,
Wahiawa, HI 96786

Working together helps assure success

The Retailing Development Team

by Marlene DeCosta

Retailing stands out as one of Hawaii's leading economic engines, much of which is concentrated in the shopping experience of neighborhood malls, regional and power centers. The creation of these shopping centers involves a development team: the developer and/or owner, lender, architect, general contractor and retail leasing agents. In some cases, the team includes the property management consultant responsible for the center's operation. This team creates an environment for the retailer which stimulates customer participation in the shopping experience.

While many Hawaii shopping centers are developed with this formula, some fare better than others. Less obvious are the development team's considerations that can assure the facility's success.

- For the developer and lender, a successful retail development is designed, leased and built within budget.

- For the construction contractor, it features cost-efficient construction methods and is designed with prudent practices and materials to avoid "call back" expenses.
- For the retail leasing agent, the total environment must be a marketable accommodation to prospective tenants.
- For the retail tenant, the development should be designed with a supportive understanding of his marketing needs.
- For the property manager, a successful facility should be designed to allow maximum flexibility for maintenance with a corresponding minimum concern for durability and cost containment.
- And finally for the customer, the facility should be convenient and encourage an enjoyable shopping experience.

It becomes apparent that architectural services are a pivotal part of the success of any retail facility. Arriving at a profitable develop-

Outlet stores and "big box" retailers have proliferated in Hawaii.





When shopping centers and strip malls need renovations, the architect should work as a team with the developer, tenant and property manager. Successful results are evident in Kober/Hanssen/Mitchell Architects' renovation of the Eleele Shopping Center on Kauai.

ment involves thoughtful design that takes into consideration project costs, construction methods, marketing, operating expenses and customer comforts. The design team that is sensitive to the retail tenants' marketing needs, addresses the life cycle costs of managing the property and pampers the shopping customer makes a successful retail facility a great one.

Marketing Considerations

Visibility: Is the center visible from passing traffic? Is it located on the side of the street which is heavily trafficked? If not, is there a design allowance for easy access? Are the buildings parallel to the road? Does the selected color scheme catch the attention of prospective customers?

Parking: Is there adequate parking? Does it allow for flexibility in creating a solid retail mix? Are there accommodations for employee parking? Does customer parking front the shopping center?

Layout and Design: Does the layout of the center allow for pedestrian mobility? Is the retail space on one level? What are the bay widths and space size? Can the cash register carousel be located where the entire store can be viewed?

Does the shopping center have design character? Is there a Hawaiian sense of place? Do design details carry through the Hawaiian design?

Signage: Is there adequate planning for cross-mall, monument and directional signs? Will there be a need to apply for a variance?

Landscaping: Do the trees offer

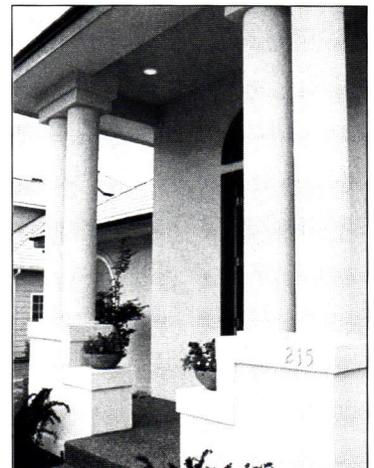


A Great Cover-Up Uni-Tex®

Protect and beautify your home or business with the most effective and versatile stucco-look finish available

- *New Construction*
- *Commercial*
- *Remodels*

- *Offers a wide variety of finish textures and colors*
- *Protects from wind-driven rain, snow and strong ultraviolet light*
- *Versatile application systems for EIFS, concrete, masonry, direct to wood.*
- *Factory certified applicators*



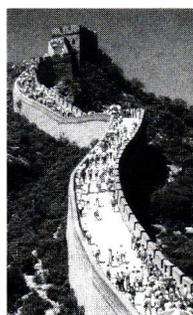
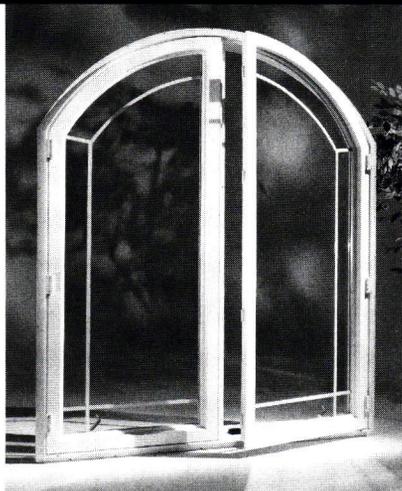
A product of

UNITED COATINGS
LONGEVITY BY DESIGN

99-890 Iwaena Street
Aiea, HI 96701
487-3043
Fax 486-1920



Great Escape



Great Wall

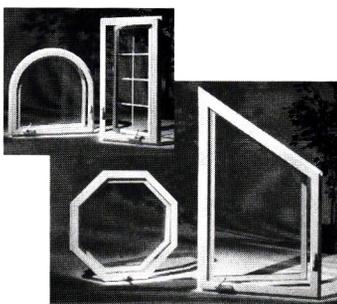
Great Window!

Introducing the New 700 Series... Designed With Great Ideas In Mind

Homeowners scan the globe for windows with great quality and unique characteristics, now they can find both in Insulate Window's new line of vinyl casements and awnings. These bigger, stronger windows are now available in a variety of architectural styles and an increased range of sizes that can make all your projects eye-catching.

The 700 Series by Insulate Windows is constructed to the highest quality standards, with the guaranteed energy efficiency, durability and easy maintenance of all Insulate Window's products. Choose a high-quality window with great possibilities - call **1-800-227-3699** to request a catalog of our full line of vinyl windows and doors and learn more about the new 700 Series vinyl casements and awnings.

*Window Designs Only
Possible In Wood Are
Now Available In The
New, Vinyl 700 Series
By Insulate Windows*



Insulate
Windows
Insulate Industries

*Helping To
Preserve Our Valuable
Natural Resources*

The Leader In Vinyl Window & Door Technology

Synergistics

shade? Do they add to the Hawaiian sense of place? At maturity will they block the retailers' signs and windows?

Common Area Maintenance

Expenses: What are the operating expenses? Which expenses are controllable? Will tenants be paying water, air conditioning and electricity consumed by other tenants? Are there high-maintenance design elements?

Lighting: Is lighting energy efficient? Are fixtures easily accessible? Are they controlled by photocells? Can natural light be utilized?

Other maintenance elements: Is the landscaping colorful but easy to maintain? Are sidewalks exposed to downspout runoff? Can the air conditioning system be designed to deliver air to individual tenants?

Customer Comfort

Is the parking area properly lit? Are there niches that create potential hiding places? Are there design elements that discourage skateboarders and skaters?

Is there good directional signage? Are parking lots generously marked? Is the ingress and egress clearly marked?

Is there an ability to secure the site, incorporating the method into the design? Does the design discourage loitering? Do the surfaces discourage vandalism?

Delivery Access

Is there adequate back door delivery access and area, and refuse disposal path out the back door?

These design considerations are critical. However, even the most perfect design cannot overcome a small site in an unfavorable location. The main ingredient in any successful retail formula remains location, location, location ... the essence of retailing.

♦ Marlene DeCosta is executive vice president and chief operating officer of Chaney Brooks & Company, which manages 14 shopping centers statewide.

The Ala Moana Center expansion

Maximum Work, Minimum Noise

by Bob O'Brien

When D/E Hawaii Joint Venture and General Growth Management of Hawaii in conjunction with John Graham Associates completed redevelopment planning for Ala Moana Center, they knew that a lot of piling would need to be driven in order to construct the additional makai parking decks and the new Neiman Marcus store. They also knew this operation could create significant noise which could adversely impact the business operations of mall tenants as well as surrounding businesses and condominium complexes.

Several possible solutions were considered by the project team and acoustical consultant Darby Associates, including sound attenuation blankets draped from the existing parking structure, a shroud around the hammer on the pile driver, moveable sound attenuation panels and a newer hydraulic hammer. During the driving of test piles by Hawaiian Dredging, Darby & Associates recorded sound levels while Dames & Moore, soils and piling consultant, recorded seismic readings to establish base readings and validate the proposed methods.

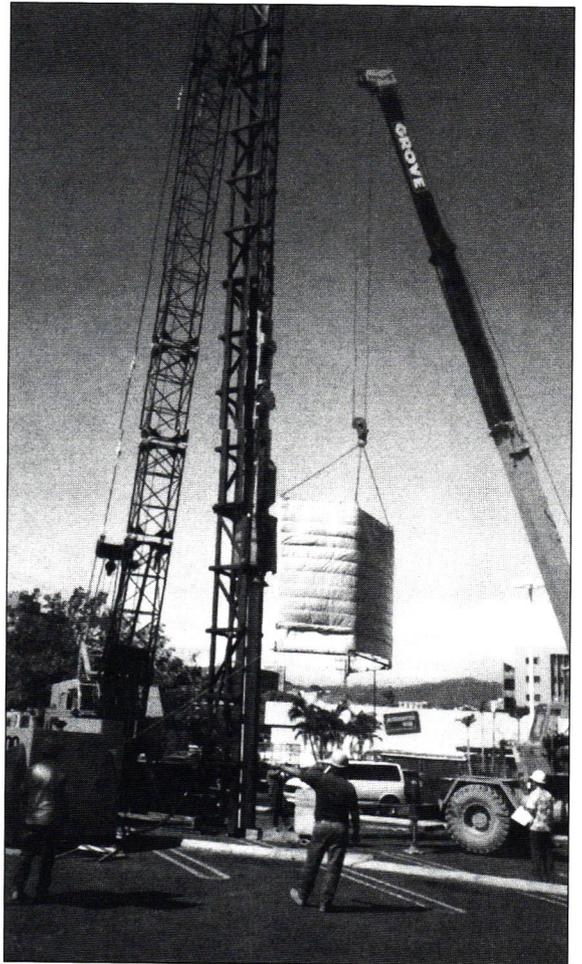
The Solution

The project team's decision was to utilize a hydraulic hammer with an acoustical shroud and to monitor the sound readings from various locations during construction, including

readings within mall shops and at adjacent condominiums. Additional measures such as sound attenuation panels and pre-drilling of piles would be used when pile driving would occur close to mall shops or if certain pre-established thresholds were exceeded.

However, the management team did not believe its job was done after solving just the technical issues. Ululani Kalaniopuu, a local consulting firm, and Anbe Aruga & Ishizu, a local architectural firm, assisted the team in briefing local neighborhood and condominium boards on plans and schedules while General Growth conducted in-depth meetings with mall tenants. Close contact was maintained during the process to ensure the various parties had the latest information and schedules.

Upon completion of pile driving in March, Hawaiian Dredging had driven over 900 piles for the makai parking decks and Fletcher Pacific Construction had driven over 400 piles for the Neiman Marcus store, some as close as 8 feet from tenant



A crane lowers an acoustical shroud to muffle pile driving during expansion of the Ala Moana Center.

stores, with nary a complaint. Ala Moana Center management is proud of this accomplishment and appreciates both the efforts of the project team and the patience of mall tenants and neighborhood residents.

♦ Bob O'Brien is vice president of construction with General Growth Management of Hawaii.

Shopping center design and development

Much More Than Stores

by Kurt Mitchell, AIA

Malls, malls, everywhere you look MALLS. The Ala Moana Center expansion, new stores in Waikiki and Kapolei, strong retail growth on Maui, Waialeale outlets and plans for a new regional mall in Honolulu are all part of this phenomenon. And although there has been tremendous growth, it's not nearly what's being discussed for the future.

It used to be that customers would flock to any new shopping center built in Hawaii. And to renovate an existing shopping center, all one needed to do was repaint it, add a few planters, update the graphics and presto – a newly renovated shopping center. Today it's not that simple.

The development of suburbs, housing developments and general urban sprawl has

caused the demise of neighborhood identities. The burden of a "town center" has fallen on the shopping center of that area. Even today, with the resurgence of communities being developed with town centers, there is still a need for the shopping center to identify with the community.

As architects and planners we must take into consideration the needs of each community the shopping center will serve. For example, the Kapolei Shopping Center serves important needs of the growing "Second City" area. Before the center was built, some Ewa and Makakilo residents had to drive as far as Waipahu to do even their basic grocery shopping.

Shopping center design has also changed. Twenty years ago, it was very non-distinct. The center was a building or series of build-



Ewa and Makakilo residents breathed a collective sigh of relief when the Kapolei Shopping Center was constructed. The shopping center was built to accommodate the needs of the fast-growing "Second City" area.

Photo by Errol Christian



A statue of Queen Kaahumanu graces the center court of the award-winning Kaahumanu Center in Kahului, Maui, adding to the Hawaiian sense of place. The fiberglass structure covering the mall provides an image of sailing while allowing the mall to be open to gentle trade winds.

Photo courtesy of Pacific Rim Marketing Group

ings held together by a common element that provided for a variety of large and small stores.

Then food courts, storefront popouts, mall seating and landscaping became the rage. Suddenly the shopping center became part of our social fabric. Today, families may plan their weekend activities around what is happening at the mall. Ward Warehouse and Kahala Mall are two examples of centers that regularly offer activities to attract families. No longer can shopping center architects and developers ignore these trends. Instead, they must be responsible in their design to satisfy a multitude of issues.

Careful Research Required

Before pencil is put to paper (or mouse to computer), the type of shopping center to be developed must be determined based on market studies and area demographics. There are many types of shopping centers besides the traditional neighborhood, community or regional centers, which were strictly based on size and demographics.

First, will the new center be focused toward

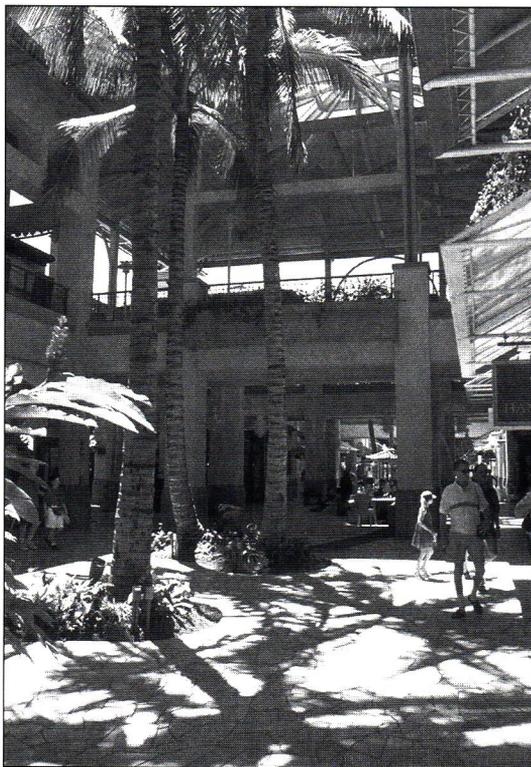
the local, visitor or both markets? Is it a traditional center, value center, an outlet center, resort or entertainment center? These issues will determine the physical layout and amenities that will be designed into the complex.

Strategies are also developed on potential tenants of the center. Certain retailers are concerned with particular issues in design and layout. For example, a service tenant such as a supermarket or drugstore is especially concerned with parking design, traffic flow and shopping center entry.

Adapting to Change

We constantly see changes in how a center will market itself. A few years ago, the “big box” retail center was simply an assemblage of large category killers. Today, big box and outlet centers, which were formerly not community-focused, are dipping into the community arena. It’s not uncommon to see a food court, assembly area and other “people” spaces in the big box centers.

Amenities, character and lifestyle also become part of the design issues. If it is a center targeted to a large audience, theaters, video game and amusement stores can be planned into the center to attract people. Other amenities such as landscaping, mall seating, staging



The Aloha Tower Marketplace is beautifully designed and appeals to residents and visitors alike. However, the center’s tenants would like to see more customer traffic.

Photo by Errol Christian

areas and water fountains all play an integral part in design to attract the target market. The architect who participates in that research can offer valuable input into what amenities may work.

The architect also performs an important role in the design character of the center. When Kaahumanu Center on Maui considered renovations, the architect developed a distinctive character that departed from the original design intent. Obviously,

the right choices were made. The center is operationally successful and the design was acknowledged with a national-level design award from the International Council of Shopping Centers.

A Creative Outlet

Retailers are also doing their part to influence the style and design of shopping centers. Note what the Warner Brothers and Disney stores have done in terms of store design

meets shopping center design. Restaurants, movie theaters and candy stores can feature designs that are entertaining and interactive and make the shopping center a fun place to be. Stores such as Kay-Bee Toy and Hobby Shop, which allow children to interact with the toys, draw many a family to the mall. (A hint to architects: Put plenty of seating near toy and amusement stores for parents who end up waiting for their children who are in the store.)

The architect and all others involved in the center's development also need to understand the various customer bases and continuing changes in trends. Aloha Tower Marketplace, for instance, is a wonderfully designed center. The developers knew their target group, obtained the right tenant mix and have excellent marketing. So why is the performance less than spectacular?

There are probably a number of reasons partially attributed to the overall master plan not being implemented. For the visiting shopper the problem may be its location, since it's not very close to the prime visitor market. For the local market it may be a lack of sufficient, easy-access parking. In this case a contingency plan needs to be developed. This is an example of a good shopping center that needs to rethink its overall position in the retail marketplace. It's not just design or location or tenants ... it's all of those plus more.

A successful shopping center starts with the partnering of all the different entities involved that will participate in its research, planning, design and operation. The architect must be involved at the beginning for the center to feature a great design that plays an important part in its success. Above all, shopping center design allows an architect to be creative and have fun. If well designed, shoppers will enjoy visiting the center again and again.

♦♦ Kurt Mitchell is chairman and chief executive officer of Kober / Hanssen / Mitchell Architects, Honolulu.

Maryl Nails Down The Details.

10 Years Strong.

The Maryl Group are experts who care ...and it shows. Throughout our **contract construction, development, planning, landscaping and realty.** We've committed ourselves to developing quality products with exceptional value and guaranteed customer satisfaction. From our **general construction and construction management** to our **commercial sales, leasing and property management.**



Team Players.

At Maryl, we believe the end result is strengthened through teamwork. Owners, architects, planners, engineers, builders, designers working together to deliver a superior product. From pre-construction conferences to final walk-through, Maryl coordinates the key elements of the building process.



Quality Assurance.

Maryl products stand up to the toughest scrutiny because our high-reaching standards are designed to exceed expectations. Talent and experience, that's the Maryl edge. Maryl does it right the first time, every time.



Hilo to Hanalei.

As a full service company, the Maryl Group develops projects throughout Hawaii. While our company has grown, our commitment to personalized service remains our trademark.

On Time, On Budget.

Our performance record is flawless. The Maryl Group builds carefully, keeping in mind the client's needs and objectives. Maryl delivers. Our success lies in our attention to detail, from zoning and permits to landscape and interior design.



Toll-Free 1-888-MARYL-HI (627-9544)

Oahu: Grosvenor Center Mauka Tower
737 Bishop St. #1560, Honolulu, HI 96813
(808) 533-0522 Fax: (808) 538-6175

Big Island: 78-6831 Alii Dr. #K-15, Kailua-Kona, HI 96740
(808) 322-7890 Fax: (808) 322-7778

Commercial • Industrial • Retail • Residential • Multi-Family • Affordable Housing

A New Generation of Leaders.

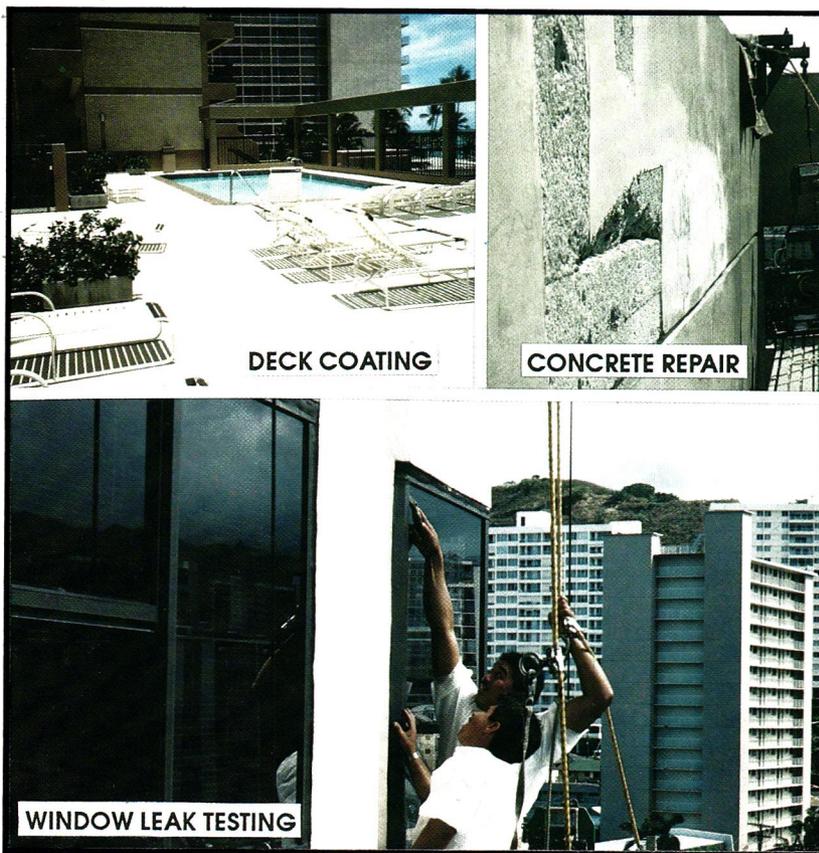


Heading a team of over 40 technicians are left to right:
Alvin Nishikawa, Ken Matusumura, John Kobayashi,
Al Gardner, Steve Kramer, and Jim Hiramatsu

Meet Alvin Nishikawa.



Alvin is Vice President of The American Coating Company. He is in charge of all field and estimating operations. Previously, Alvin was employed with an engineering firm in Chicago and Honolulu where he focused primarily on restoration and water infiltration problems. Alvin holds a M.S. and B.S. in Engineering from Purdue University.



DECK COATING

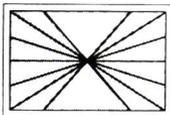
CONCRETE REPAIR

WINDOW LEAK TESTING

Rehabilitation of buildings:

- Lanais
- Water Tests
- Exterior Walls
- Waterproofing
- Specialty Flooring
- Window Leak Repair
- Concrete Repair & Restoration
- Parking & Recreation Decks
- Environmental Coatings
- Industrial Coatings
- Epoxy/Urethane
- Epoxy Injection
- Elastomerics
- Below Grade
- Roofs

ASK US ABOUT
OUR RECYCLED
PLASTIC PRODUCTS.



LIC. No. ABC 12167

THE
**AMERICAN
COATING** COMPANY

850 MOOWAA HONOLULU, HI 96817

OAHU (808) 521-7461
FAX 526-3459

BIG ISLAND (808) 935-8863
FAX 968-8656

Security systems are a necessary component of design

A Secure Shopping Environment

by John Tsukayama

As shopping center expansion and improvements go forward in Hawaii, serious thought should be given to designing into them security systems that will prevent trouble and, should trouble occur, prove sufficient enough to survive litigation.

In today's litigious society, the more facility owners and managers can show they were reasonable in their strategy to protect the public from harm, the greater their chances

viewed these days as fair game for punishment.

So how does one create the optimal security system in today's shopping centers? First, we must get beyond design considerations that begin and end with "What's the best hardware?" or "What's the most cost-efficient hardware?" or even "What hardware will be easiest to use and maintain?" Security today is a much more dynamic function.

All the components of security should be integrated with and based upon real-life considerations including the shopping center's history, its community appeal and the nature of the surrounding neighborhood. Hardware is only one component necessitating security scrutiny – along with lighting, pedestrian and vehicular traffic flow, placement of bathrooms, smoking areas, landscaping (which while visually appealing may also prevent natural surveillance), hallways, doors, locks and barriers. Crime prevention through design must be a consideration.



Closed-circuit TV systems are only as good as the security staff operating them.

of being found not negligent, should a crime occur on their premises that results in death or bodily injury.

If you are inclined to disdainfully regard this as "defensive design," be aware that just as ADA has moved from "guideline" to "mandate," taking inadequate security precautions in public facilities can and has resulted in seven-figure jury awards. Furthermore, even architects and engineers are judiciously

Do the Homework

As a prelude to the actual design, an intense investigation should be made of the existing property in terms of incident history, existing security features (and failures), area crime trends and anticipated security staffing. Effort should also be made to define and document the "standard of care" of other similar properties. Such an assessment should document the high and low ends of se-

curity measures already being utilized, and ideally it should be planned and undertaken by an outside entity – someone with no vested interest in the property.

Today, we who consult on security issues view all commercial centers as potential arenas for crime. In consulting to architects and owners, we not only walk the property, critically examining all physical elements, but also observe the facility's people patterns over time, including what's happening in the more isolated areas.

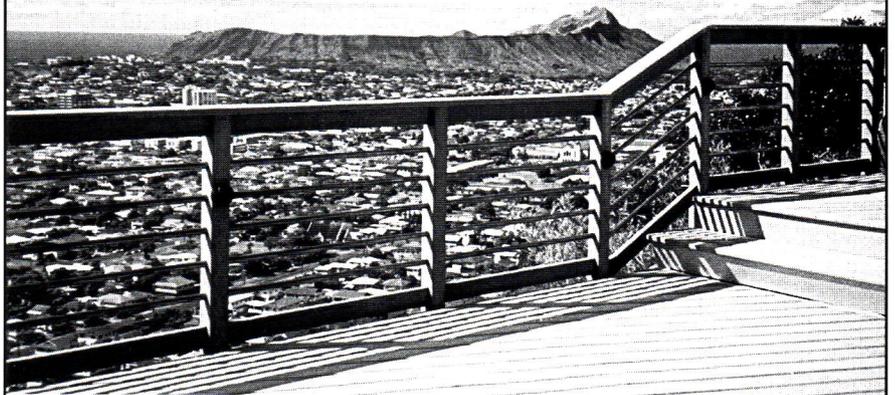
We are equally careful when it comes to recommending hardware. Quite often the latest equipment on the market may not be the ideal. Having little or no track record, the equipment may not be accountable in a court of law should a crime occur.

Closed-circuit TV (CCTV) system components are widely used today, but they can be less than adequate if they are not properly placed and utilized by security staff. All CCTV elements must be properly integrated within the shopping center's overall program of crime prevention – and emergency response. Furthermore, the integrity (and warranties) of security vendors should be verified and, if possible, a proposal for turn-key installation and periodic maintenance solicited.

Our firm has consulted on numerous existing properties, provided security services to landlords and served many times as an expert security witness in court. Therefore, we can honestly say that when it comes to protecting the public, facility owners, operators and consultants cannot be too cautious. Besides our natural concern for human well-being, there is the issue of providing a public protection program that encompasses procedures, policies and rapid response. Fail on any count in court, and your regret may be very costly.

♦ John Tsukayama is vice president of Safeguard Services Inc., Honolulu.

Finally, A Deck That Practically Takes Care Of Itself.



Presenting Trex® Wood-Polymer Lumber

- Virtually maintenance-free
- Won't rot, split or crack
- No splinters
- No sealing or staining required
- Resists UV, moisture and insects
- Made from reclaimed materials
- Backed by Mobil's limited warranty



Authorized Distributor
Scott Fleming
Phone/Fax
(808) 737-8242

Trex
Wood-Polymer Lumber



A product of
Mobil

THE FASTEST, COST EFFECTIVE FLOOR TOPPING SYSTEM

NEW Level-Right[®] BY DESIGN

Cementitious Floor Topping

Specializing
in
Gyp-Crete
•
Gyp-Crete 2000
•
Dura Cap
•
Level Right

GYP-CRETE
FLOOR PROFESSIONALS



YPSUM FLOORS OF HAWAII, INC.

The Floor Specialist

484-1649 ■ Fax 484-1947

Award of Merit

Multi-Family Residential

AM Partners

Lani Huli Elderly Housing



Jury's Comments:

"It is well integrated into the fabric of the Kailua business district. It appears to successfully meet the needs of affordable senior housing, providing a sense of privacy for the residents while bringing residential use in touch with the downtown commercial amenities."

Credits

Owner/Client

City & County of Honolulu Department of Housing and Community Development

Architect

AM Partners

Contractor

Teval Corp.

Consultants

Civil: Hida Okamoto & Associates Inc.

Structural: Richard M. Libbey Inc.

Mechanical: Mechanical Engineers of Hawaii

Electrical: Leung & Pang Associates Inc.

Landscape: Brownlie & Lee

A view from the pedestrian mall shows the basement parking access.



The Lani Huli Elderly Housing project in Kailua comprises 81 residential units near shops, restaurants and medical services.

This project is a result of cooperation among the community, the City & County of Honolulu and the design team. The former on-grade parking lot was razed to provide housing for elderly citizens in a location that enables them to maintain an active role within the community. The project is a close-knit community where residents can find shops, restaurants and medical services all within convenient walking distance.

The podium levels consist of a lobby, meal facility, mechanical rooms and parking stalls. A second floor landscaped terrace provides seating areas to view the Ko'olau mountains. Three floors of residential units are formed around the terrace deck and central corridor system to enhance the complex's appearance without sacrificing privacy or views.

The ground level pedestrian mall system responds to surrounding commercial functions and existing access patterns. Tropical landscaping and passive seating areas are combined to form community mall spaces adjacent to existing small businesses surrounding the project.



Isle CELLCRETE

LIGHTWEIGHT CELLULAR CONCRETE TECHNOLOGY






Manufactured in Hawaii by:
Island Ready-Mix Concrete, Inc.
 91-469 Komohana Street Kapolei, Hawaii 96707

**Strength.
 Durability.
 Termite Resistant.
 Low Maintenance.**

**All the Advantages
 Of Normal Concrete
 And More.**

- Lower Construction Costs
- Economical Foundation and Structural Requirements
- Faster Placement
- Easier Finishing
- Greater Moisture Resistance
- Greater Sound Control
- Improved Insulation Values

Contact Tom Ahsing for more information about CellCrete's performance advantages and complete product specifications.

Phone: (808) 682-1305
 Fax: (808) 682-4478

Metal Cladding in Commercial Construction

by Paul Rasmussen

Design and building professionals are experiencing a greater use of architectural metals in commercial construction today. Metal denotes permanence and strength which helps define corporate identity in projects such as banks or high-end department stores.

The designer also has more options to choose from today than 10 years ago. The primary architectural metals are aluminum, stainless steel, copper alloys and low carbon steel.

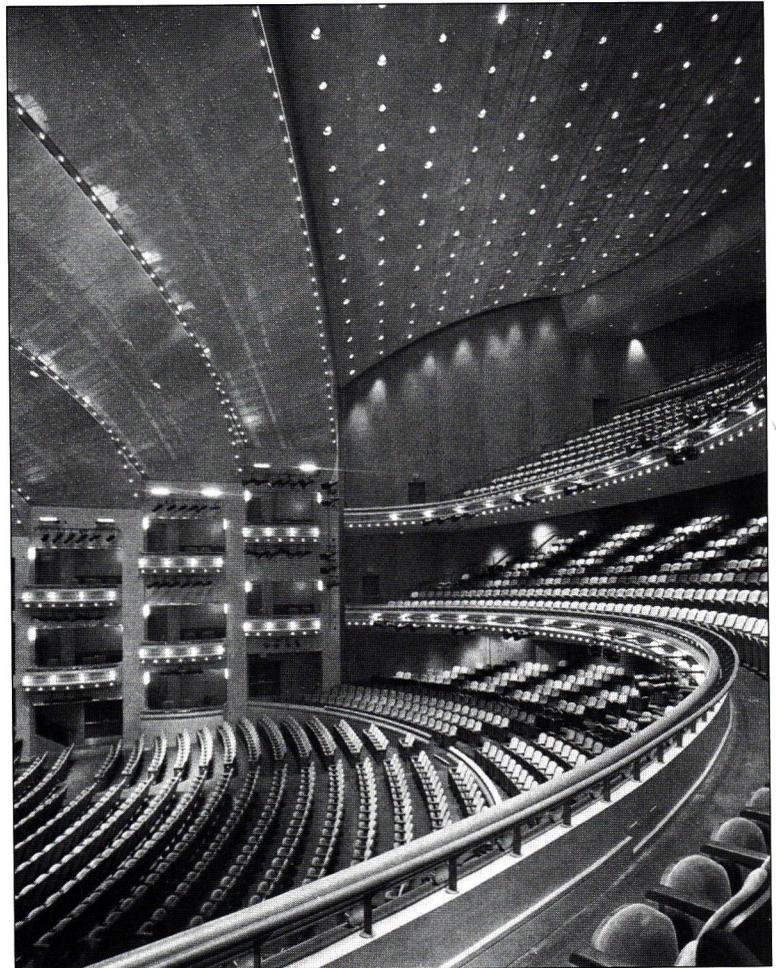
By far, aluminum accounts for the most used metal in commercial structures. Aluminum can be formed in many ways and welded and a variety of long-lasting finishes is available.

For durability in high-traffic areas such as airports and bus stations, stainless steel is usually the metal of choice. Type 304 Alloy accounts for over 90 percent of the architectural applications of stainless steel.

Copper alloys are usually used for decorative purposes such as entrance door cladding or entry column covers. While aesthetically pleasing, copper's main disadvantage, besides material cost, is maintenance. Usually a cop-

per alloy is protected with a clear lacquer coating which periodically must be stripped and replaced.

Low carbon sheet steel is used for interior applications where high strength and durability are required, such as column covers and wall panels for schools and universities.



Architects have discovered new uses of metals as cladding material. At the Proctor & Gamble Theater at Aronoff Center for the Arts, Cincinnati, Ohio, Cesar Pelli & Associates Architects used aluminum panels for a dramatic effect.

Photo by Ed Leland, courtesy of Baker Metal Products.

Numerous Finishes

More finishes are available today for architectural metals. The most popular for aluminum are painted or coated finishes. This is where some confusion begins. We hear claims from the construction world that Kynar finishes are "out," powder-coated finishes are "in" and air-dried finishes are just as good as baked paints. However, the facts are that 70 percent Kynar 500 or Hylar 5000 resins are still the only exterior finishes that will hold up to atmospheric elements for a substantial portion of a building's life span. For that reason, a five-year warranty on the finish is provided by certified Kynar applicators.

Major paint manufacturers are currently working toward a Kynar powdercoat system equal to the durability and appearance of sprayed or coil coat Kynar finishes but as yet there has not been a breakthrough. This research will continue because of environmental concerns involving the solvent carriers of 70 percent resins. Fifty percent resin Kynar or Hylar paints are not as effective as 70 percent solutions, but hold up much better in exterior applications than modified polyesters or acrylic paints.

The paint industry has developed several exterior Kynar applications that have the metallic look of anodized finishes with the uniformity of paint coatings. Unless coil coated anodized material can be utilized without severe bending or welding to aluminum, post-anodizing should not be used for sheet aluminum. Color inconsistency and fading have always been a problem.

Along with advances in finishes and methods of decorating metal, there also has been substantial progress in the development of cleaners and systems to keep the finish looking like new for years to come.

♦ Paul Rasmussen is president of Architectural Surfaces Inc., Honolulu.

ATTENTION to DETAIL

Commercial Contracting

Cabinet & Millwork

Custom Residential Interiors

Call us at 524-2903

Since 1974

DB Darcey Builders, Inc.
Interior Contractors

ARCHITECTURALLY SOUND

Harley-Davidson FAT BOY*

We can put the wind in your hair and the freedom back into your spirit with Harley-Davidson, Kawasaki, Buell and Moto Guzzi motorcycles, parts, accessories and professional service. We speak the lingo to bikers and welcome new riders to our sense of space. Black leather jacket not required.

FUEL THE PASSION

CYCLE CITY LTD

2965 N. Nimitz Highway
(Near JN Chevrolet and the Airport)
Open daily

Phone: 831-2600

When plans call for contemporary grandeur to blend with kamaaina past

Allied Builders System can execute a community dream.

Case in point is the transformation of the Alice Cooke Spalding House, built in Makiki heights in 1925, into the beautiful new Contemporary Art Museum. The assignment called for a creative approach by CJS Group Architects Ltd. and sensitive craftsmanship by Allied Builders – to preserve the estate's historic spirit and charm.

Construction challenges included creating a Grand Gallery via basement-to-ceiling reconfiguration, bisected by a bridge suspended from two smaller galleries; rebuilding the roof to conform to its original missionary style; matching detailed wood flooring, ceilings and wall panels; and carefully eradicating termite damage.

Now a treasury of public appreciation, the museum showcases world class contemporary art in an environment that remains residential in character.



ALLIED BUILDERS SYSTEM

Teamwork. Our motto. Our method.

Contractor License BC-5068

1717 Akahi Street
Honolulu, Hawaii 96819
Telephone (808) 847-3763