Online Voting Period: Wednesday, September 19 – Wednesday, October 3, 2018

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• EVERYONE can VOTE (members and non-members)
• Vote ONE TIME for ONE ENTRANT of the 37 total listed

Here's how it works:
• View all 37 BUILT AIA Honolulu Design Awards entrants (listed in alpha order by project type)
• Pick your ONE favorite entrant and vote for it at www.aiahonolulu.org
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The winner will be announced during the AIA Honolulu Design Awards Gala on November 15 at the Bishop Museum and on our website after the event.
12 Commercial/Industrial Projects
(in alpha order)
The LEED Platinum 10,850 sq. ft. American Samoa Power Authority Operations Center was a result of the 2009 tsunami that struck American Samoa, destroying its Satala power plant facilities. The new Operations Center, merging engineering, administration, and executive depts. was constructed at its Tafuna site with resilient and sustainable design goals, to serve as an example of climate adaption building strategies. The building incorporates elements of local art and traditional motifs to inspire a sense of place.
Project Location: Yazhou Bay, Sanya, Hainan, China  
Project Completion Date: February, 2017  
Submission Type: Commercial/Industrial

Three thoughts form the design concept: a play on light, use of locally available natural materials, and a sense of flight. Traditional Chinese lanterns filter natural light into the building by day and glow at night. Locally quarried Hainan lava rock, granite and sedimentary stone provide color and texture to give the buildings a sense of belonging to the site, and the overall building design takes its form from the protected Hainan Heron as it flies over the waves. The result is a series of individual buildings that are connected by elements and references to the Chinese culture producing a unique, creative, and contemporary design.
This palace-inspired design is sensitive to the soul of the site and harmonious to the environment while acknowledging the aesthetics of Tibetan culture. Dramatic views of the majestic mountains and the enchanting Brahmaputra River were taken into enhance the design. The structures are in harmony with the environment and the hotel stretches across the landscape with a palace-like expansiveness but segmented into intimate courtyards. Inspiration was drawn from the rich cultural history of Tibetan palaces.
Historical Preservation of Building 112

Building 112 at Palm Circle is listed on the National Register of Historic Places and a National Historic Landmark. It’s one of the first buildings constructed in Hawaii by the U.S. Army Headquarters at Fort Shafter. The project involved a major rehabilitation of the 110-year-old, wood-frame building, enhancing its historic integrity and integrating modern technology and sustainability. Every part of the building was addressed to strengthen the structural system and repair/replace components to make it suitable for administrative uses. The project has received LEED Silver Certification.
The project is named after Princess Victoria Kamamalu, characterized as mid-century with articulated wall and window systems, and highly varied finishes that could be considered the vernacular for “tropical modern”. The design incorporated sustainable practices through the reuse of existing materials while modernizing the structure to meet current program and sustainability goals. Because the building is notable and serves as an iconic marker of Hawaii’s Architectural history, the intent was to retain the original design with minimal modifications limited to functional and safety requirements. The project has received LEED Silver Certification.
Keauhou Lane received impressive local recognition including First LEED Platinum Multifamily Midrise, First Affordable Housing Recipient of the National Precast Concrete Institute Award, and First TOD Mixed Use Affordable Housing Project. Sharing engineering and entitlement costs with the adjacent 43-story condominium tower reaped design efficiencies. Stacking 25% of its buildable volume to create a taller building not only yielded a generous amenity deck at the podium level but enabled the project to offer the community a ground-level pedestrian concourse lined with retail and restaurants.
The ‘Primitive Hut’, design concept of the Kohanaiki Golf Clubhouse is a simple, open indoor/outdoor building where air flows and views open to the horizon. The architecture is clean, balanced and unadorned, framing the rugged beauty of the Kona coast. A cluster of ‘huts’ form a village with each building having its own roof form, arranged as intimate structures within a landscape. The site is unique as it sits on a plinth comparative to the massive stone plinth, Pu’ukoholoa Heiu located near Kawaihae. An assemblage of these timeless Hawaiian elements, Hut and Stone Plinth together with Fire and Water gives it meaning and a sense of belonging.
The extensive renovation of the 36 year old project sought to clean up the layout and open the restaurant to the view. The new entry opens the building with double doors and veranda space, playing off the structure of the original building. The dining spaces were raised to the same elevation with a wrap around lanai opening it to the ocean view. The character of the original building of a “tropical mountain house on the beach,” finished in Mahogany and Koa was maintained. The idea was to pay homage to the existing structure, physical character of the restaurant and tie the story back to the land.
The Nobu brand aesthetic and culinary excellence shaped the design approach for an elegant and welcoming interior, and blending tradition and modernity. An expansive curtain wall extends the entire length of the 11,000 sq. ft. restaurant to provide guests an engaging experience that blurs the boundaries between indoors and outdoors. Guests are invited to follow from the welcoming lanai and outdoor bar through the dining room and sushi bar, and Nobu’s signature open kitchen. The materials and details marry a modern Japanese aesthetic with local Hawaiian accents. Walls are clad in traditional Japanese shou sugi ban or charred wood that evokes sculptural Hawaiian lava flows.
Paradise City is the first and largest Korean style “art-tainment” resort complex of its kind in Northeast Asia, combining multi-purpose hospitality and entertainment facilities. The main concept for the overall design was to create the feeling of a City, its “Past, Present, Fantasy” with a nod to “Nostalgia” – a contemporary interpretation of the past, and “Illusion” – a dreamlike future with imagination and light. The city is layered with the past, grows over time, and looks into the future. Main structures of the Hotel and Casino are designed with a classic influence to reflect a sense of permanence and timelessness.
The light emerged to breathe new life in the 25-year old Prince Waikiki, and was embraced by all who loved and worked at the hotel. The renovation included 350+ rooms, lobby, pool deck, event spaces, restaurants, retail, and entry. To bring an honored place of abundance forth, 850 copper Hinana fish were hand-hammered by someone who shared aloha for the hotel, creating a connection for the employees and community. The challenging location of the hotel, situated along a harbor, inspired the creation of an oasis within the new pool deck sitting 5 stories above the marina. The terrace was transformed into a curved infinity pool blending seamlessly into the ocean waters.
A public space for community gatherings, Italian heritage, custom European cars were the drivers behind the desire for a piazza in this urban showroom. Envisioned as a space for art, fashion, jewelry, and music events, the piazza's old world courtyard blends with the building's high-tech contemporary design. Floating ceiling panels give the illusion of clouds, drawing the eye to intricately angled views that provide provocative peeks into individual displays and showrooms. The innovative third-story glass floor displays up to eight vehicles directly on the glass, letting car aficionados see the beauty of the expertly designed and handcrafted work from all angles.
9 Institutional Projects (in alpha order)
There are two significant historic and cultural features on campus; the Malae, a central open space for the campus and the “Fale Samoa”, an open-air pavilion where the chief and elders hold formal meetings and ceremonies. PA&SC consist of two separate structures connected by a large, open-air lanai. The lanai is centered on axis with the Fale and the Malae and integrates these two cultural elements as part the new facility. Abundant use of natural daylight, perimeter clerestory windows in combination with inverted steel trusses provide an illusion of “floating the roof”. Gently curved walls with high ceiling spaces bathed in natural daylight and illuminated clerestory panels create a dramatic space for the Performing Arts Center. Construction in American Samoa is challenging. It rains 250 days with 130 inches of rainfall annually. Modern construction tools and equipment were not available. Construction started in mid-2014 and completed in January 2018.
The new athletic field and Athletic Locker/ Shower (ALS) building is the first of nine phases of Farrington High School’s Master Plan Development to bring their facilities up to 21st century education standards. Flexibility and adaptability were key since the campus is half the size of today’s high school campus. Fitting all the program requirements, parking, and how it will assimilate with future campus renovations required hard decisions. This included a 2,500 seat home bleacher, 500 seat visitor bleacher, boys’ and girls’ toilet/ shower/ locker facilities, Coach’s offices, trainer’s room, concession space, public restrooms, and laundry and equipment rooms. In addition, visitor toilets, two ticket booths, an equipment storage building, and field lights were included.
Ka 'Imi 'Ike, a new education and innovation instructional facility accommodates the growth of the teacher education component of the social science division for Leeward Community College, University of Hawaii system. It is a strong example of a building informed by its environment and surrounding conditions. Elongated on an East-West axis, Ka ‘Imi ‘Ike’s long linear plan provides optimal daylight and natural ventilation while minimizing solar exposure to its facades. During the planning of the project, an emphasis was put on sustainable design. Ka ‘Imi ‘Ike achieved LEED Gold Status in 2018.
This new athletic building supports student and community use of the Nae‘ole Pool and the Athletic Stadium on the Kamehameha Schools Hawai‘i campus. The locker rooms flank a central covered lanai which provides direct access to the swimming pool complex and breezes and view to the north. Its low-sloped shed roof provides deep overhangs for sun and rain protection. The building design is shaped to provide a climate responsive and uplifting social environment for its inhabitants. Natural ventilation and daylight enhancing elements make this building distinct from others on campus. Light and air openings are carefully placed and detailed to support this strategy.
This project was part of a larger scope that included creating more columbaria within the Punchbowl Crater for U.S. veterans and their families. NMCP, as the final resting place and memorial for veterans of U.S. wars in the 20th and 21st centuries, is an important, almost sacred, place for many Americans. The goal was to create a sustainable and visually pleasing building that complemented the surrounding residential neighborhood, but also symbolized the importance of the cemetery. Natural materials such as stone and wood were incorporated into the finish palette to tie back to Hawaii's sense of place. The building achieved LEED Silver certification.
As both an exhibition/gathering space and an architectural exhibit, Nomadic_Pneumatic is an interactive and functional demonstration of design technology and the potentials of pneumatic structures. Behind its outward simplicity are layers of parametric design and engineering that become increasingly apparent as time is spent in and around it. Designed to inhabit a wide variety of indoor and outdoor spaces, its fluid materiality merges with its immediate physical surroundings, while simultaneously reflecting and revealing broader environmental conditions. Since its completion, Nomadic_Pneumatic has had thousands of visitors and has been exhibited in numerous public locations around Honolulu.
The concept for the site was to create a “kipuka”, the area left untouched by a lava flow leaving a little oasis in the field of stone. Four Hawaiian plants were selected for their meaning and formed into a brise soleil to shade the windows and block undesirable views. The kalo (taro) represents truth and strength; ipu (gourd) representing communication and entertainment; kukui (candlenut tree) represents education and enlightenment; and ulu represents sustainability as every single part of the tree is used by Hawaiians for a purpose.
The University of Hawaii Culinary Institute of the Pacific at Diamond Head (CIP) Phase I is the primary educational facility where the highest and most current standards of food industry practice will be imparted to its students. Expansive windows provide natural lighting to the labs, and the students are able to look out as well as have the community view in, creating transparency to how chefs are taught and how our food is prepared. The buildings have been sited to make use of existing terraces and to work with the hilly terrain, blending into the landscape.
This is the final piece of the Manoa Heritage Center master plan. One of the major project goals was to create a Visitor Education Hale with a net zero carbon footprint and provide an educational curriculum for the school children & adult visitors. It will serve as a flexible classroom for thousands of visitors who come to MHC to experience the ancient Hawaiian temple, Kuka'ō'o heiau, and the endemic and indigenous collection of Hawaiian plans. It also provides for the MHC administration as well as public restrooms. This project includes a strong emphasis on sustainable design & practices.
3 Interior Architecture
(in alpha order)
As a California transplant with Hawaii Island roots, capturing Kings Hawaiian’s local heritage and cultural roots were a primary goal for the design team. The designers commissioned all-local Hawaii artisans for custom millwork, while a majority of artwork was sourced from Hawaii artists. Island-inspired finishes were used throughout the space including: basalt, capturing the essence of lava; custom-designed tapa-inspired tropical wood screen; a variety of other tropical hardwoods. The energetic office design incorporates collaborative and flexible spaces to serve a variety of usages for its multi-generational staff.
Maui Brewing Company Restaurant

The owners wanted to bring their love of the craft brewery lifestyle to their Kihei home through local food and a design that represented their story. The dining space is in a large warehouse connected to the brewery. One side opens to the outside through garage doors and the opposite side has large windows that peer into the brewery itself. Through these windows, visitors can see the vats and tanks of the brewery process. They divide the space with a half-height concrete wall with built-in-bench on the dining side, and counter-height tables on the bar side. There is also rows of sculptural elements referring to wheat or barley, the main ingredients in beer. The dining area have floor-to-ceiling keg racks, holding old and new kegs, bringing the brewery and canning facility into the restaurant.
Whole Foods Market Queen is the new flagship store for the state. Unique in its design, the attention to detail, efficiency, and sustainability throughout the 72,000-square foot, 2-level space maintains the Whole Foods Market brand and standards, while paying homage to the island’s community, culture and beauty. The design concept is based around the moment that exists between Inside and Outside and the confluence of nature (Water, Earth, Sky) and man (modern design, local culture). The design story is told through form and texture with unexpected scale transitions. Playful use of volume, rhythm, and translucency provides varying senses of light and shade at different moments. Screens and pattern are used to convey a dynamic sense of energy.
13 Residential Projects
(in alpha order)
Combining history, context, and culture, Anaha is an extraordinary example of contemporary architectural place-making. The tower begins the implementation of Ward Village, which is the largest LEED Platinum Certified for Neighborhood Development (LEED-ND) master plan in the country. Anaha means “reflection of light” in Hawaiian. The tower’s undulating form is inspired by the island’s artistic tradition of abstracting waves.
The challenge was how to articulate the owners farm house vision on a small site in an urban setting that incorporated sustainability and family-friendly design on a modest budget. The design maximizes use of the small site and capitalizes on the property’s corner location by breaking the building’s mass into separate structures that creates a 3-sided courtyard, which incorporates the adjacent street into the sense of space. The forms and natural materials reflect Scandinavian and Shaker influence in their simplicity and provide a calm respite from the exuberant environment nearby.
This is a contemporary custom home inspired by the principles of Hawaiian Modern master Vladimir Ossipoff, FAIA. The house elegantly merged with its land, climate and functions creating a seamless indoor-outdoor living. This simple yet carefully crafted home is a quiet fusion of a distinctive architectural legacy, contemporary lifestyle, and nature. To find the front door, one must walk on a footbridge over a tranquil tropical garden. Upon entering the front door, a light-filled and spacious living room reveals a stunning picture of lush greenery, teal ocean and the blue Hawaiian sky.
Hale Kalea, or ‘House of Joy’ is a perfect blend of work area, family enjoyment, outdoor living and relaxation opening up to a zero edge pool and outdoor lounge area. The indoor-outdoor living spaces take advantage of natural trade-winds, daylighting, and landscape to create a true sense and tranquility. This design creates a synergy of its space in modern tropical pavilions oriented around the pool. Sustainability wrapping family function in appropriate weather resistant finishes, created an elegant style, giving the house a distinctive and expansive character.
This 14-story high rise project serves as a gateway to the UH at Manoa campus, providing 599 much-needed beds for the students and staff. The ground floor sponsors 20,000 square feet of student-oriented retail and an integrated 3-level parking garage. Amenities such as a roof deck, fitness center, and study rooms support and enhance student life. A 10,000 square foot pedestrian plaza creates a unique and welcome open space along South King, inviting the community to take respite in the shade of a large monkeypod tree.
Hale Manini`owali, located within an exclusive resort community, has expansive views over the raw lava coastline and Pacific Ocean. This residence was commissioned by a retired couple who envisioned living in a charming beach home that embodied the plantation architecture of the early 1900s in Hawaii and the Caribbean. Light and airy, the residence’s major design elements comprise of Classic “Dickey” double-hipped roof lines, large lanais, and expansive openings. The layout allowed for the pavilions to be closed off from one another tailoring to the amount of privacy the residents and guests desire.
Hale Nukumoi

Hale Nukumoi is the quintessential Hawaiian beach house: open, casual and unfussy. Modest in scale, the contemporary two-story residence was designed to seamlessly integrate into both the region’s landscape and architecture. The home’s material palette seems to spring from the land itself: coral-colored concrete, peeled ohia logs, and dark tile recalls nearby lava flows. The entry courtyard offers discrete outdoor living space with a fountain and striking copper mesh rain curtain that provides privacy on the park facing side of the home while managing rainwater run-off and masking roadway noise.
A major renovation to bring in more natural daylight and create an open connection between the living spaces and the garden area. They switched the location of the kitchen with the living room and removed the enclosing wall of the entry way to make the space feel bigger and inviting. Large sliding doors with transom windows were added and the living area now extends out to the lush landscape and allows natural daylight to flow. Bright colors and materials were chosen with a few accent elements such as the kitchen counter and the new custom open-shelf wall element with a built-in pune‘e.
Designed to perch atop a bluff, this Lanikai home epitomizes the modern Hawaiian aesthetic. Thoughtful design makes the most of the site’s ocean vistas while the spacious deck amplifies the dramatic southwestern view of the Ko‘olau skyline beyond. The home is substantial enough for entertaining and extended family retreats and intimate enough for the owners to enjoy between gatherings. The owners’ refined, yet casual, demeanor and lifestyle drove the style of the residence. A Hawaiian contemporary aesthetic emerged — maintaining clean lines while also incorporating local materials.
This is the latest addition to a 14-acre coastal property, overlooking the Pacific Ocean and mountains. The multi-purpose pavilion was envisioned to be a flexible gathering space to host both private gatherings to community events for up to 400 people. The design takes full advantage of ocean breezes due to expansive sliding doors in the main living areas, while a lanai provides access to the elements while remaining sheltered from the sun. An enduring material palette of hardwoods and limestone in natural finishes and earthy tones was selected to withstand exposure to tropical rains, wind and sun.
Park Lane Ala Moana

Enjoying a prime location with unparalleled views, this is a 1.5 million-square-foot, 217-unit condominium development. The eight-story, eight-building elopement is conceived as a low-rise community of single family homes that capture the spirit of traditional Hawaiian living by focusing on the indoor/outdoor lifestyle; each residence organized around an ocean-facing lanai. The building is organized around the courtyards, and are connected by the lush, art-filled “Park Lane.” The project radiates from a central open-air lobby which faces a terraced, landscaped vista; its edge is carefully designed to blend with the park.
For this 19-acre site with a 1000-foot-long white coral beach, the approach to site planning was both structured and fluid. The aim was to create architecture that disappears seamlessly into the coastline, adapted to the warp of the land. The plan expresses a strong arrival progression. A village of separate pavilions were created for arrival, gathering, socializing, playing and sleeping. Palapas are supported by native Mato Palo tree trunk columns and massive limestone piers at the gathering room’s corners into the adjacent swimming pool.
Introducing, a new level of luxury in Hawaii, Waiea represents the pinnacle of high-end living. With its unparalleled glass façade and spacious view-oriented interiors, this 36-floor tower showcases an unprecedented degree of architectural sophistication in Hawaii. Coming home feels like arriving at an urban resort. Native landscaping around an airy entry plaza buffers residents from the street activity and a central water feature harkens to the fishponds of Kaka‘ako. The tower is comprised of 164 residences including 12 penthouses, 2 grand penthouses and townhouses with private pools.
How To Submit Your Vote:

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