

Garnishing the Hospital Dining Room

Constructors Hawaii completes the Kobayashi & Kosasa Family Dining Room at Kapiolani Medical Center for Women & Children

BY DAVID PUTNAM

In the *makai* Diamond Head corner of the new Kobayashi & Kosasa Family Dining Room at Kapiolani Medical Center for Women & Children is an interactive video floor where *keiki*—and others—can play.

It's one of many stellar features of the project, says David Thom, executive vice president of general contractor Constructors Hawaii Inc. (CHI). "The floor monitors have optic sensors that react when stepped on, and offer a variety of interactive games and activities that families can enjoy," Thom says.



David Thom

The Kobayashi & Kosasa Family Dining Room on the hospital's second floor opened to the public in

late November. The project includes a 14,000-square-foot eating area with more than 200 seats and a 9,000-square-foot kitchen. The area also has an 1,800-square-foot *lanai* and adjacent office and conference room spaces. CHI began work on the project last January and completed the job in October.

"A new Diamond Head Tower kitchen and dining room was needed to enhance the experience of the patients, families, visitors and staff to feel relaxed in a welcoming and comfortable environment," Thom says.

The new dining space also features seven serving areas, three conference rooms, a Starbucks and cellphone charging stations.

Designed by Peter Vincent Architects, the new Dining Room is named in honor of the Kobayashi and Kosasa families who are longtime



Bert and Susan Kobayashi and Dr. Thomas Kosasa at the public opening of the new Dining Room at Kapiolani Medical Center for Women & Children.

SPOTLIGHT ON SUCCESS

benefactors of the hospital. According to the hospital, the kitchen and dining facility was funded by a gift from the two families, who also support the Campaign for Hawaii's Children that funded the construction of the Diamond Head Tower.

Family names Kobayashi and Kosasa are mounted on the dining room's wall. Bert Kobayashi is the founder and senior advisor of the Kobayashi Group, a real estate development/investment firm in Hawaii. Thomas Kosasa is an obstetrics and gynecology specialist and serves as a board member for the Kapiolani Health Foundation.

"I think the general contractor did a great job on the Kobayashi & Kosasa Family Dining Room," Kobayashi says. "It is a bigger, friendlier, more welcoming space. The Starbucks coffee station will be an appreciated addition. The new Dining Room will be good place for the staff, patients and their families."

Adds Kosasa: "It is a very special honor that the Kobayashi family and the Kosasa family have helped to create such a world-class dining facility. Just walking



The Dining Room begins to take shape at the hospital.

through the front entrance sets the stage when passing by the bamboo reliefs and then to see the stunning use of space and color as one enters the dining room really confirms Kapiolani's decision to have Peter Vincent as our architect.

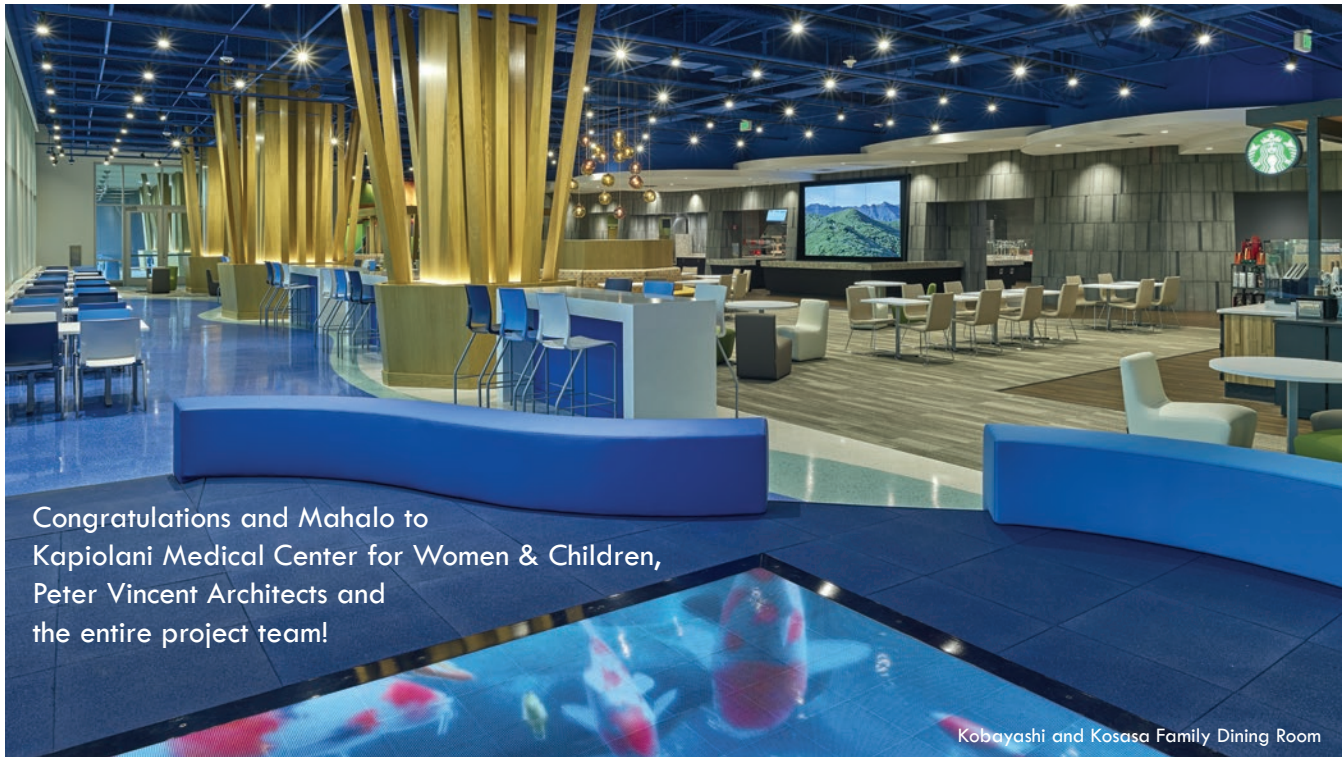
"I spent many visits following the build-out by Constructors Hawaii," Kosasa adds, "and was so impressed by their attention to detail and their commitment to use only the finest of

materials. There is no question that there is no hospital dining room as beautiful as our dining room at Kapiolani."

Thom points to the visual appeal of the area.

"To achieve the shoreline feature of the design, Peter Vincent Architects specified different colors of terrazzo to represent the sand and the ocean," he says. "Various samples were created and reviewed for the architect's selection."

BUILDING HEALING ENVIRONMENTS.



Congratulations and Mahalo to Kapiolani Medical Center for Women & Children, Peter Vincent Architects and the entire project team!

Kobayashi and Kosasa Family Dining Room

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Thank you to Dr. Tom Kosasa,
whose generosity brought a vision to life.



We're proud to have partnered with Dr. Kosasa to create the new Kobayashi & Kosasa Family Dining Room at Kapi'olani Medical Center for Women & Children.



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The kitchen area, he adds, required a special technique. “Under the kitchen is a deep depressed slab for waterproofing purposes,” Thom says. “In order to fill the depression without overloading the capacity of the structural members, structural foam was used as a filler between the existing depressed slab and the new concrete topping.”

The project’s challenges also involved “deliveries of materials that did not fit in the freight elevator, and deliveries using oversized vehicles due



Installing the walls and pillars of the Dining Room



The Dining Room includes an interactive video floor where kids can play.

where “patients, families and visitors spend time to unwind and relax, and it was important for us to create a welcoming and comfortable place of respite that did not feel like a typical hospital cafeteria.”



Martha Smith

“We’re very excited to have this new space and new menu items to enhance the dining experience for our patients, families, visitors and staff.”

Smith also notes that the Kobayashi & Kosasa Family Dining Room “is an important next step in completing our Diamond Head Tower.” The five-story 200,000-square-foot tower at Kapiolani Medical Center opened in July 2016. It houses neonatal intensive care and pediatric intensive care units, a rehabilitation services department and an emergency department.

Its new dining space, which is three times larger than the previous dining room, has new serving areas: Pizza, Grab & Go, Salad Bar, Entrée, Grill,

Deli Bar and Action Station. “Most dining rooms are utilitarian with an open area with tables and chairs, but the *mauka-to-makai* theme of this dining room is unlike any other,” Thom says. “The architect, Mike Subiaga, and his team at Peter Vincent Architects did a great job of fulfilling this design intent by creating architectural features and selecting finishes and textures to express the various elements.”

Thom also lauded the efforts of Francis Jusuf, design and construction project manager at Hawaii Pacific Health.

Additionally, Thom adds, “many subcontractors contributed to this project, with some having larger roles than others, but each one played an important role toward executing the construction.”

“CHI is grateful to the entire team from material suppliers to subcontractors to the architect and hospital staff for completing this successful project. Although it was a challenging project, the entire team came together and constructed a project that the entire community can be proud of.”

to the overhead clearance in the parking garage.

“Some oversized materials had to be put on dollies and walked up from the street level to the third-floor parking garage, and then across a pedestrian bridge that connected to the jobsite,” he says.

“In addition, getting the parking stalls cordoned off for deliveries in the garage was also a challenge due to numerous multi-day overnight vehicles. Deliveries had to get scheduled several days in advance so the parking stalls could be reserved as they became available.”

Another obstacle, Thom says, was “scheduling the crane lift to place the mechanical equipment on the roof which required immense effort to shut down the one-way Bingham Street that has apartment buildings on the Diamond Head side of the hospital. A schedule and traffic control plan had to be reviewed by the state and the hospital and communicated to the hospital staff, patients and visitors.”

The main construction tasks included demolition, waterproofing, concrete, utility rough-in, wall and ceiling framing, finishes (millwork, painting, flooring, storefront, tile, lighting) and installing kitchen equipment.

According to the hospital, “the design elements of the space reflect the sustainability of the Hawaiian land division concept of an *ahupuaa*, the wedge-shaped land sections that run from the mountains to the sea. The design features the three main elements of the *ahupuaa*—*mauka* (mountain), *kula* (plains) and *makai* (sea)—in the selection of natural materials, which transition from one zone to the next, yet harmonize in a sophisticated, yet playful manner.”

In a statement, Martha Smith, chief executive officer of Kapiolani Medical Center, notes that the Dining Room is



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