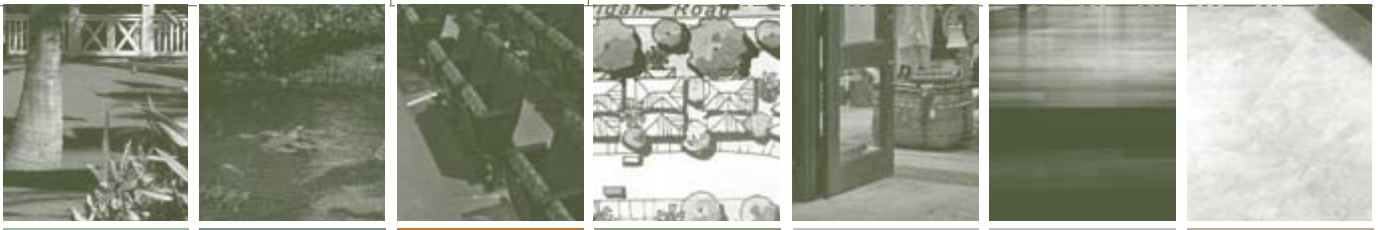




**Design Partners** Incorporated



architecture | planning | interiors | since 1979





## **Company Profile**

Since its establishment in 1979, **Design Partners Incorporated** (DPI) has been successfully providing planning and design services in Hawaii and the Pacific Basin, including Guam and Japan.

The firm is strengthened by its ability to deliver a wide range of in-house services to our clients during the design process. These include planning, concept design, construction documentation, and project and construction administration. In addition to offering traditional architectural services, the firm offers programming, feasibility and land use studies, and interior architectural design services.

Design Partners is committed to providing quality professional services while providing innovative and inspiring designs reflecting the cultural and regional uniqueness of each locale while exceeding our client's project goals.

## **President**

Vernon Inoshita, AIA

## **Principals**

Michael Goshi, AIA  
Michael Muromoto, AIA  
Duane Hamada, AIA  
Kendall Ellingwood III, AIA



## Our Markets

### Planning

A leader in master planning for 25 years, Design Partners incorporated has been involved in a wide spectrum of commissions ranging from resort, hospitality, residential to military housing. Our understanding of the development process, financial, economic and market constraints, civil and site considerations along with our experience working with the public has resulted in the completion of many successful communities throughout the Pacific.

### Federal / Military

The firm's familiarity with the military RFP and FACD process over the years has resulted in an intimate understanding of military standards, preferences, and tropical criteria. This has led to the design and completion of numerous mission-critical facilities throughout Hawaii, Japan, Guam and the Pacific region.

### State / City

Design Partners Incorporated supports the City and County and State of Hawaii with high-value design within the fiscal budgetary restraints and requirements for public operational access.

### Residential

Design Partners Incorporated has designed and completed over 25,000 residential homes in all market niches in the Pacific region. Our market-driven approach integrating elements of the development process from site and architectural design, cost engineering, and merchandising through construction administration has resulted in award-winning design while achieving financial success for private sector, governmental and military clientele.

## **Our Markets**

### **Resort Residential**

The firm has won numerous awards for design in the resort market with its interpretations of various Pacific styles and tropical features. The basis of DPI's philosophy lies in understanding and creating refined designs that respect the local aesthetic, cultural and environmental uniqueness of each area.

### **Hospitality / Timeshare**

The firm has been involved with several successful high-end timeshare projects in Hawaii, including The Westin Ka'anapali Ocean Resort, which was named the American Resort Developer's Association 2005 Project of the Year. Design Partners Incorporated design work has extended to developing several boutique resort projects in Micronesia.

### **Retail Commercial**

Design Partners Incorporated brings extensive experience in commercial and retail design to its projects. From boutique retail environments, prototype facilities for national franchises, or master planning for commercial and shopping complexes, DPI has the background and expertise to create award-winning commercial and retail environments for its clientele.

### **Institutional / Educational / Community Buildings**

The firm is a leader in the design of unique specialty buildings for the University of Hawaii system. Recent accomplishments include the Windward Community College Humanities & Performing Arts Center and the Maui Community College Culinary Arts Building.

### **Industrial**

Design Partners Incorporated has successfully designed many advanced facilities utilizing the design-build format in collaboration with private, city, state and federal clientele. The company's diverse experience allows it to optimize these projects into attractive and functional structures as a design agent or as part of a 'turn-key' team in providing various delivery options to its clients.

## Projects



### Planning

Hali'imaile Village Center Master Planning, Maui  
Pu'ukolii Town Center Development Study, Maui  
Koa Ridge Development Study, Oahu  
Waiawa Ridge Development Study, Oahu  
Pacific Center on the Park, Oahu  
Kona Kai Ola – Honokohau Harbor, Hawaii  
West Hawaii Veterans Cemetery, Hawaii  
Palau ODC Development Planning Study, Palau  
Villages of Kapolei, Oahu  
Makena Resort, Maui  
Mililani Mauka Community, Oahu  
Pier 38 Commercial Fishing Village, Oahu  
Hale Moku Naval Housing, Oahu



### Industrial

Armstrong Produce Warehouse, Oahu  
HFM Refrigerated Warehouse, Oahu  
HPC Foods, Ltd., Oahu  
Sewage Treatment Plant Facility, Hawaii  
Sony Hawaii Service Center, Oahu  
Neal Blaisdell Center Storage & Shop Facility, Oahu  
Hawaii Bio Waste, Oahu  
Honolulu International Airport Emergency Generation Facility, Oahu



# Projects

## Military

### Hawaii

- Regional Security Operations Center
- Hawaii State Civil Defense Emergency Operation Center
- Wideband SATCOM Operation Center, NCTAMS PAC
- Pearl Harbor Fitness Center
- Moanalua Center, Honolulu, Hawaii
- Haleakala AEOS Mirror Recoating Facility
- JICPAC Building 352 / 400 Renovation, Makalapa, Hawaii
- Hickam Life Skills Clinic
- Navy Family Housing replacement on Ford Island
- PTA Consolidated Command and Range Control Facility
- Camp Stover Naval Housing
- Whole House Revitalization, Pearl City Peninsula, Hawaii
- Renovate Flag Quarters 37, Makalapa, Hawaii
- Hazardous/Flammable Storage Facility, KMCAS
- Schofield Barracks Housing
- Mendonca Park Family Housing
- Hale Moku Housing, Pearl Harbor
- Navy Privatization Forest City
- RCI Actus Army Privatization
- Makalapa Flag Quarters 36 & 37
- Clear Water Rinse Facility Hickam Air Force Base
- Munitions Storage Facility

### Guam

- Replace 55 Units at Old Apra, Phase I, Naval Base Guam
- Fitness Center / HAWC, Andersen Air Force Base
- Replace Homes at North Titalao, Phase I & II
- Main Exchange Expansion / Renovation at COMNAVMARIANAS
- National Weather Service Forecast Office Complex, Tiyan
- Lockwood Terrace Housing, Phase 3
- Lockwood Terrace Housing, Phase 4
- Alter Wing Headquarters, Andersen Air Force Base
- Hazardous Material Storage Facility, U.S. NSD
- Hazardous Waste Management Facility, Andersen Air Force Base
- Enlisted Dining Facility, NAVMAG
- Fleet Logistics & Personal Property Office
- Community Facility, Andersen Air Force Base
- Flammable / Acid Storage Facility
- Entomology Facility, Andersen Air Force Base
- Forklift Charging Facility, NAVMAG
- Ship / Spare Storage, NSRF
- Guam Typhoon Readiness Study



## Projects



### Military

#### Japan

Exchange Complex, Okinawa  
MCCS Consolidated Club, Camp Foster, Okinawa  
Conventional Maintenance Warehouse Facility, Okinawa  
Macaroni Grill Restaurant, Camp Foster, Okinawa  
Mount Fuji CP  
Power Plant PCAS, Yokosuka  
Highrise BEQ, Yokosuka  
Visitor Control Center / Traffic Check House, Okinawa  
Engine Test Cells, Yokota Air Base  
Assembly Hall, Iwakuni Air Base  
King School Renovation, Sasebo Air Base  
CP-Reconstruct Family Housing, Sagami-hara  
Close Quarter Battle Range Facility, Okinawa  
Air Freight Terminal, Misawa Air Base  
Interior Design, Wing Headquarters Bldg, Misawa Air Base  
Bachelor Enlisted Quarters (WEST), Comfleact Yokosuka  
Bachelor Enlisted Quarters (EAST), Tategami Sasebo  
Exchange Complex, Camp Schwab, Okinawa  
Consolidated Club/Bowling Center, Okinawa  
Company Headquarters Addition, Camp Butler, Okinawa  
Switchgear Building, Yokosuka Naval Base  
UEPH Bachelor Quarters, Camp Buckner, Okinawa  
Command Assembly Center, Iwakuni Naval Base  
Drainage Study, Yokota Air Base  
Kadena Fire Protection Upgrade, Kadena Air Base  
Zukeyama Dam Relocation Projects, Kadena Air Base  
Yokohama Housing, Yokohama, Japan  
Company Headquarters Addition, Camp Butler MC Base

#### Diego Garcia

Physical Readiness Center, Diego Garcia, BIOT  
Waterfront Operations Fleet Support Facility, Diego Garcia, BIOT

## Projects



### Residential

#### Resort

The Pines at Koele, Lanai  
The Palms at Manele, Lanai  
Hokua Penthouses, Oahu  
Hali'i Kai at Waikoloa, Hawaii  
Kanani Wailea, Wailea, Maui  
Ko Olina Kai Golf Estates and Villas, Oahu  
Kukio Cottages, Hawaii  
Kukio Villas, Hawaii  
Coconut Plantation at Ko Olina Resort & Marina, Oahu  
The Summit at Ka'anapali, Maui  
Vintage at Ka'anapali, Maui  
Wailea Fairway Villas, Maui  
Ka'anapali Golf Estates, Maui

#### Custom

Minister's Residence Restoration at Pacific Heights, Oahu  
Getty Residence, Kukio Resort, Hawaii  
Takeuchi Residence, Oahu  
Manele Estate Lots 77-81, Lanai  
Kobayashi Residences, Hawaii  
Leppert Residence at Black Point, Oahu  
Koga Residence, Oahu  
Tate Residence, Hawaii  
Eng Residence, Oahu

#### Multi-Family

Nohona at Mililani Mauka, Oahu  
The Courts at Lanai, Lanai  
Lokenani Hale Elderly Apartments, Maui  
Napili Villas, Maui  
Maui Lani Retirement Community, Maui  
Kalawahine Streamside, DHHL, Oahu  
Front Street Apartments, Maui  
Lalea at Hawaii Kai, Oahu  
Vancouver Drive House, Oahu  
Ku'ulako at Mililani Mauka, Oahu  
Hampton Court at Mililani Mauka, Oahu  
Honokowai Housing, HFDC

## **Projects**

### **Residential**

#### **Single Family**

Kikaha at Wehilani, Hawaii

Kanani at Wehilani, Hawaii

Wai Kaloi, Oahu

American Classics at Mililani Mauka, Oahu

Island Classics at Mililani Mauka, Oahu

Kapolei Kai, Kapolei, Oahu

The Legacy at Mililani Mauka, Oahu

Encore at Mililani Mauka, Oahu

Destiny at Mililani Mauka, Oahu

Ho'olimalima, Kapolei, Oahu

Reflections at Mililani Mauka, Oahu

Pacific Heritage at Mililani Mauka, Oahu

Na Kuiki at Mililani Mauka, Oahu

Woodcrest at Mililani Mauka, Oahu

Pacific Traditions at Mililani Mauka, Oahu

Kumu Iki, Kapolei, Oahu

Malanai, Kapolei, Oahu

Pacific Islanders at Mililani Mauka, Oahu

Island Bungalows at Mililani Mauka, Oahu

The Cottages at Mililani Mauka, Oahu

The Colonials at Mililani Mauka, Oahu

Aeloa, Kapolei, Oahu

Makakilo Ridge, Oahu

Maluohai, Kapolei, Oahu

#### **Recreation & Parks**

Royal Kunia Recreation Center, Oahu

Kaoma'aiku Neighborhood Park, Oahu

Kunia Neighborhood Park, Oahu

Mililani Recreational Center, Oahu

## Projects



### Hospitality

The Westin Princeville Ocean Resort Villas, Kauai  
Starwood Princeville Sales Center, Kauai  
Keauhou Golf Clubhouse Renovation, Hawaii  
Outrigger Palau Resort Concept Design, Palau  
Arluis Waikiki Wedding Chapel, Oahu  
Hyatt Palau Resort Concept Design, Palau  
The Westin Ka'anapali Ocean Resort Villas, Maui  
Westin Maui Sales and Closing Offices, Maui  
Kukio Beach Club, Kona, Hawaii  
Kikaua Point Comfort Station, Hawaii  
Princeville Hotel Sales Center, Kauai  
Waikoloa Beach Club, Schematic Design, Hawaii  
Waikoloa Spa, Hawaii  
Royal Lahaina Resort Concept Design, Maui  
Lanai Eco Resort Concept Design, Lanai  
Michel's Wedding Chapel, Oahu  
Ilikai Wedding Chapel, Oahu  
Mauna Lani Resort Sales Center, Hawaii  
Mililani Sales & Information Center, Oahu  
Ala Wai Golf Clubhouse, Oahu  
Continental Surf Hotel, Entry Renovation, Oahu  
Waikiki Aquarium Improvements, Oahu  
Waikiki Shell Improvements, Oahu



## Projects



### Commercial

#### Mixed Use

Hali'imaile Village Center, Maui  
Pacific Center on the Park, Oahu  
Moanalua Center Redevelopment, Oahu  
Kukui'Ula Neighborhood Commercial Center, Kauai  
Royal Kahili Tower, Schematic Design, Oahu

#### Retail

Plaza at Milltown, Oahu  
Piilani Place Commercial Center, Maui  
Tori Richards, Hyatt Regency Waikiki, Oahu  
Tori Richards, Ala Moana Shopping Center, Oahu  
Pu'ukolii General Store, Westin Ka'anapali, Maui  
Princeville Market, Westin Princeville Ocean Resort, Kauai  
Tesoro Gas Express – Hawaii Locations: Ewa Beach, Haleiwa, Kapolei, King & Cooke Street, Pearl City, Salt Lake, Waianae, and Hilo

#### Restaurant

Nanea Restaurant & Bar, Westin Princeville, Kauai  
Wailele Bar, Westin Princeville, Kauai  
Ke Kai Bar, Westin Princeville, Kauai  
Tango Restaurant, Oahu  
University of Hawaii at Hilo Fitness Center Juice Bar, Hawaii  
Romano's Macaroni Grill, Okinawa  
Hibiscus Bar & Grille, Westin Ka'anapali, Maui  
Jack in the Box, Ewa Villages, Oahu  
Jack in the Box, King & Piikoi, Oahu  
Starbucks, Kahului Airport, Maui  
Whaler's Market, Maui  
Oahu Bar at Sheraton Waikiki, Oahu

#### Office

Black Construction Corporation New Office Headquarters Building, Harmon, Guam  
Maui Tech Park, Maui  
Kihei Commercial Medical Center, Maui  
Kobayashi Group Offices at Hokua, Oahu  
Nikken Office at Hokua, Oahu  
Centex Development Offices, Oahu  
Sony Hawaii Executive Office, Oahu  
Alewa Heights Respite Center, Oahu

## Projects



### Institution

#### Education

Clarence T.C. Ching Center at St. Louis School, Oahu  
University of Hawaii Gateway House Cafeteria Renovation, Oahu  
Baldwin High School Library, Maui  
Maui Community College Science Building, Maui  
University of Hawaii at Hilo, Student Life and Events Center, Hawaii  
Na'alehu Elementary School, Classroom Building, Hawaii  
Waianae High School, Classroom Building, Oahu  
August Ahrens Elementary School, Classroom Building, Oahu  
King School Renovation, Sasebo, Japan  
Maui Community College Culinary Academy of the Pacific, Maui  
St. Louis School, Locker Room Renovation, Oahu  
St. Louis School Snack Bar and Student Center, Oahu  
Windward Community College Hale Palanakila and Paliku Theatre, Oahu  
Kula Elementary School Classroom Building, Maui  
Waikoloa Elementary School, Library & Classroom Building, Hawaii  
Kalama Intermediate School Library, Maui  
Ewa Elementary School, Classroom Building, Oahu  
Mid Pacific Institute Covered Courts, Oahu  
Hawaii Baptist Academy Gymnasium, Oahu

#### Church

Honolulu Bible Church, Oahu  
Kaneohe Church of the Nazarene, Oahu  
Mililani Baptist Church, Oahu

## Clientele

“We see our clients as partners and work with them to find the best design solutions for their investment. We are first and foremost good problem solvers, helping our clients find effective and innovative solutions.” Selected client list:

A&B Properties, Inc.  
Avalon Development Company  
Brookfield Homes Hawaii, Inc.  
Castle & Cooke Homes Hawaii, Inc.  
Centex Destination Properties  
Japan Engineer District US Army Corps of Engineers  
Kanazawa and Associates  
Kobayashi Group  
Lanai Company, Inc.  
Landtec, Inc.  
The MacNaughton Group  
ML Pacific  
Maui Community College  
Nikken Corporation  
Pacific Division, NAVFACENCOM  
Starwood Vacation Ownership, Ltd.  
State of Hawaii, Department of Accounting and General Services  
University of Hawaii  
WB Kukio Resorts  
Windward Community College