



1132 Bishop

Location	Honolulu, HI
Size	637,000 SF 25 stories Average Floor Size: 19,000 SF
Built	1989-91
Proposed	493 Apartments @ 622SF Average
Target Demographic	80-120% AMI
Construction Cost	\$120M
Client	Douglas Emmett
Strategy	<ul style="list-style-type: none">– DE own multiple office buildings in DT Honolulu. By removing 1132 from market they could drive up demand for remaining office stock.– Approach project as multi-year build out: Giant T.I Project– Re-use existing building mechanicals– Re-use elevators despite redundancy (could re-convert in future)– No operable vents (\$950/vent)

Phase 1

- 98 Units on levels 8,9,16 and 17
- Single Amenity Space on Level 1 (North Lobby, Retail, Leasing)

Phase 1A

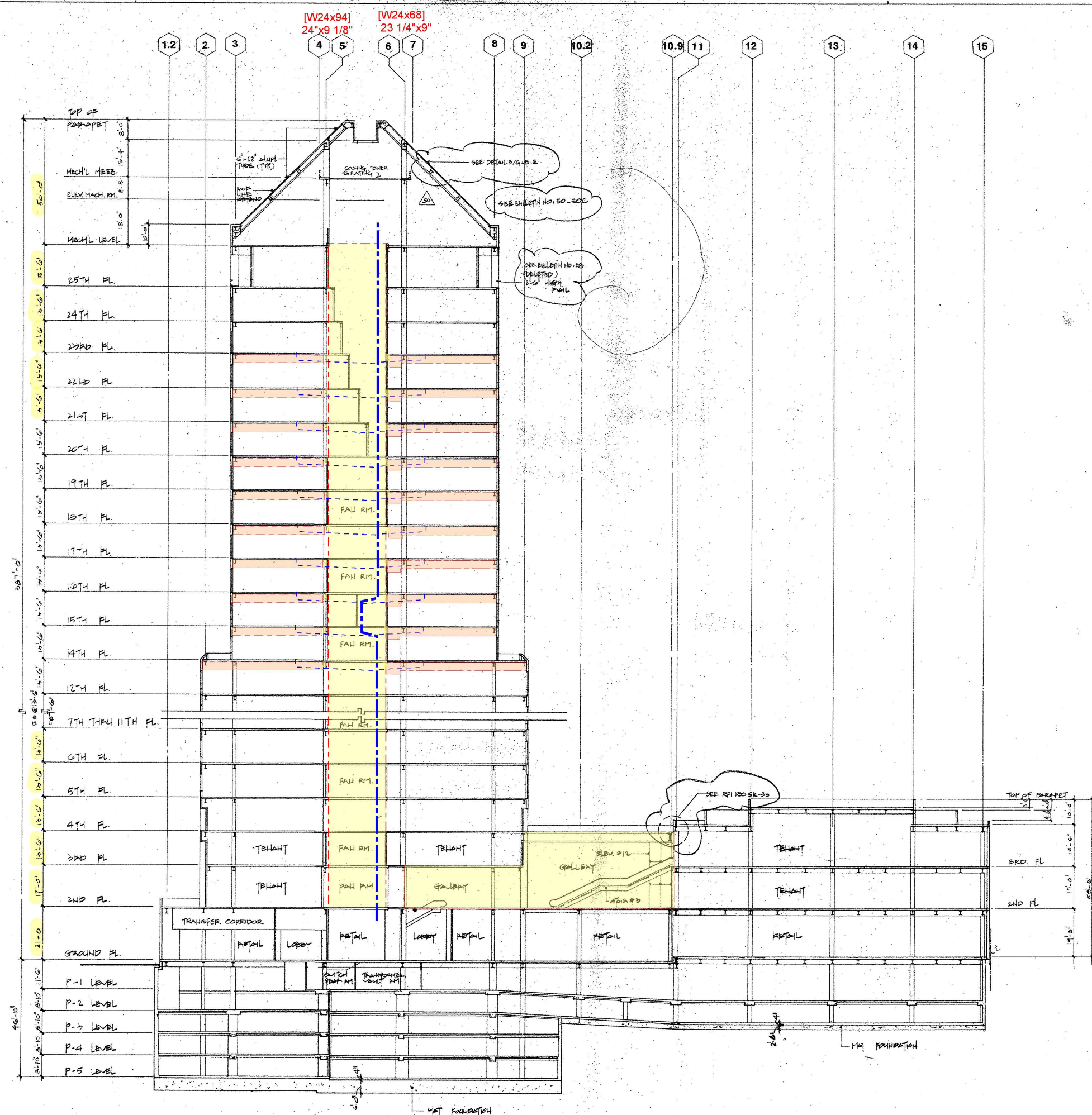
- 5 Units on level 2
- Additional Amenity on Levels 1 and 2 (South Lobby, Co-working, Fitness, Resi-only Lobby)

Phase 2

- 71 Units on levels 3, 7 and 12

Phase 3

- 391 on remaining floors
- Built out depending on buyout or end of current tenant leases



GIN WONG ASSOCIATES
 PLANNING AND ARCHITECTURE
 9346 CIVIC CENTER DRIVE, BEVERLY HILLS, CALIFORNIA 90210 (213) 550-1800
 GIN D. WONG FAIA • FELBEN E. FITZGERALD AIA • GENE L. FONG AIA

BUILDING SECTION
PAN PACIFIC PLAZA
 FOR
 BISHOP STREET ASSOCIATES
 1132 BISHOP STREET, HONOLULU, HAWAII 96813



Martin & Associates
 Consulting Structural Engineers
 (213) 483-6490
Air Conditioning Co., Inc.
 Consulting Mechanical Engineers
 (818) 244-6571
Hellman & Lober
 Consulting Plumbing Engineers
 (213) 935-3227
Cohen And Kanwar, Inc.
 Consulting Electrical Engineers
 (213) 859-7535

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION AS DEFINED IN TITLE 15, CHAPTER 82, SECTION 16-23-2 OF THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, AND SURVEYORS OF THE STATE OF HAWAII.

DRAWN BY
 M.H.
 BLDG. PERMIT
 SCALE
 AS NOTED
 DATE
 5/23/89
 JOB NUMBER
 2807.0

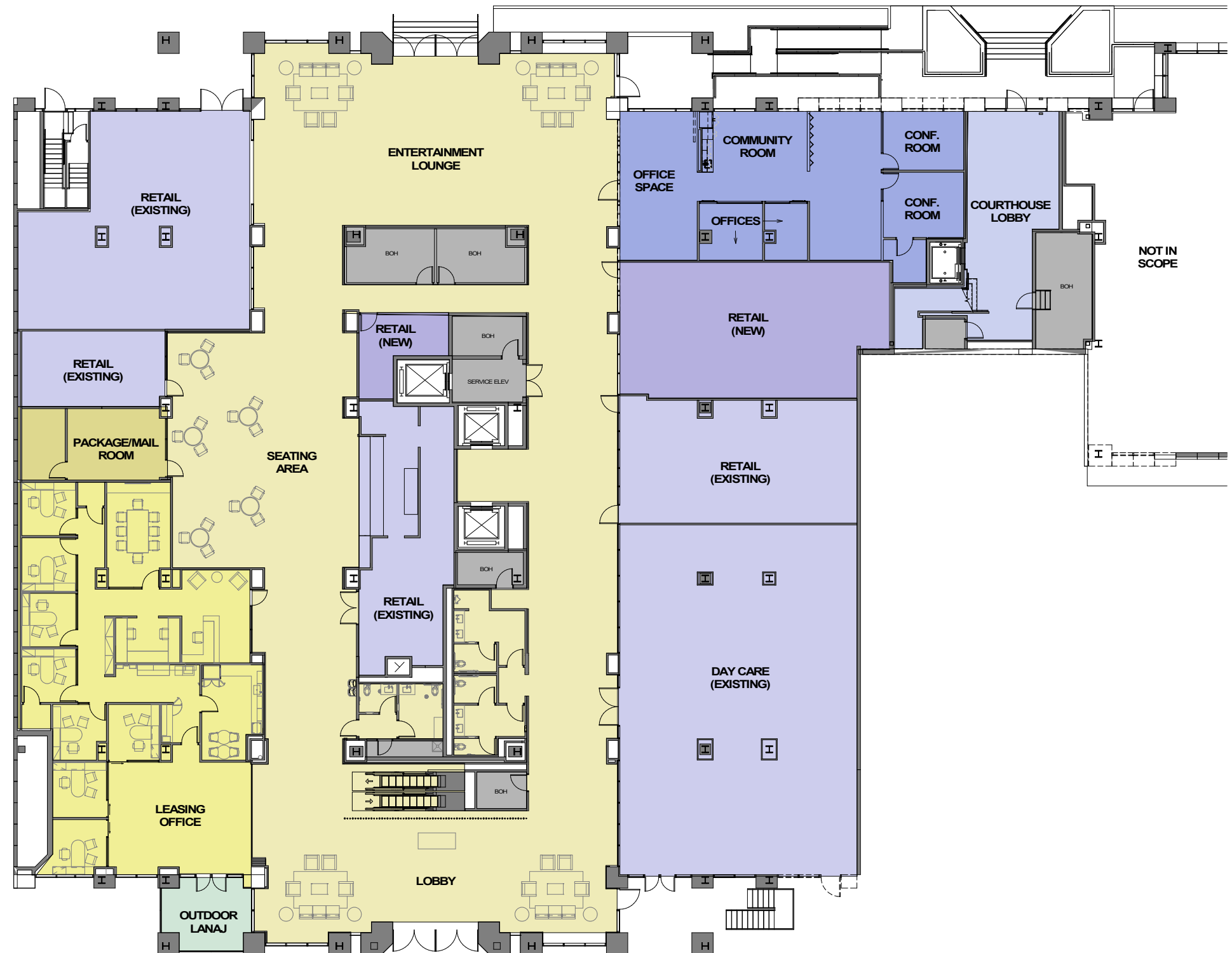
MAR 04 1994
G-5.1
 AS BUILT

CLOUDED AREAS ARE INFORMATION RECEIVED FROM THE CONTRACTOR

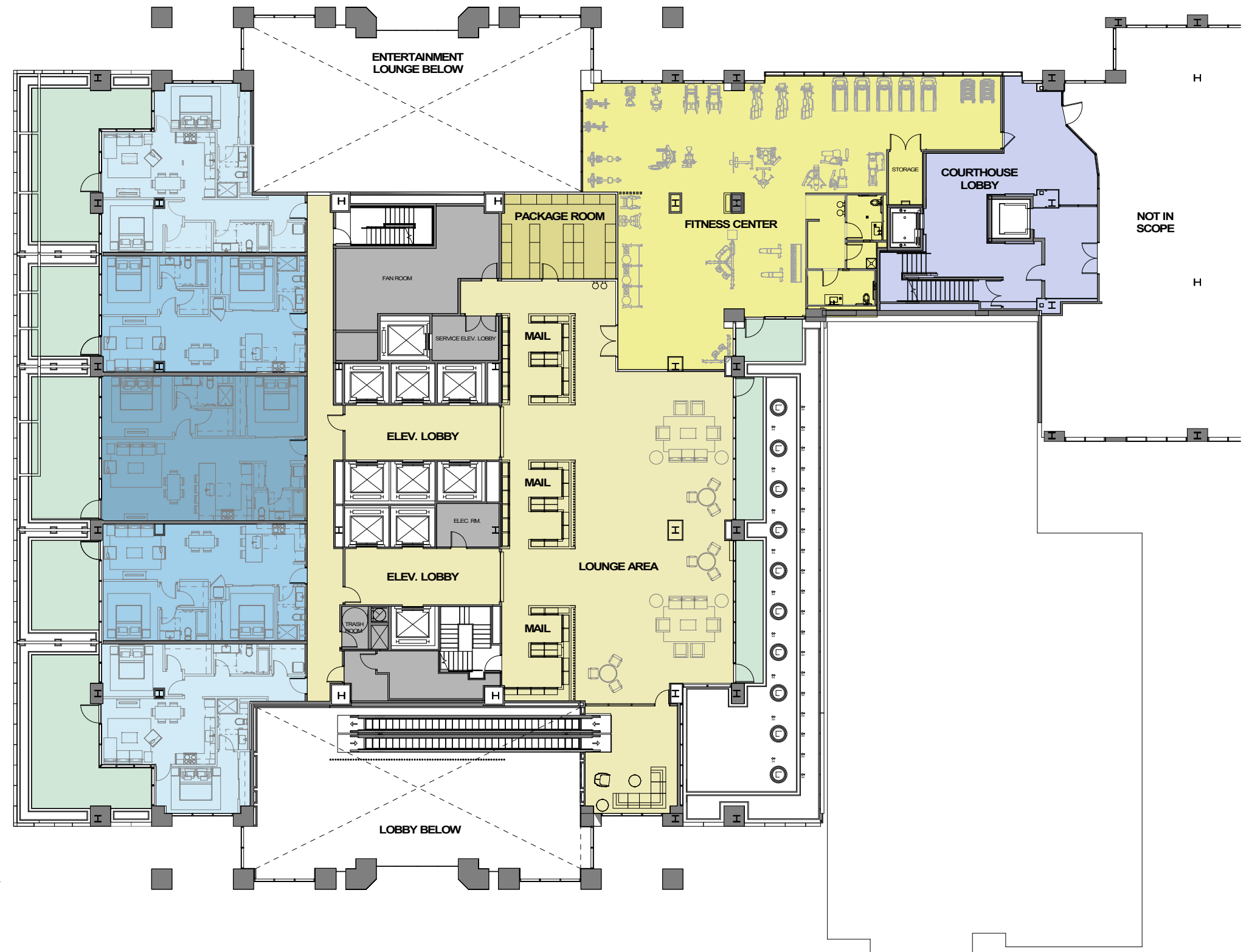
BUILDING SECTION

SCALE: 1/8"=1'-0"

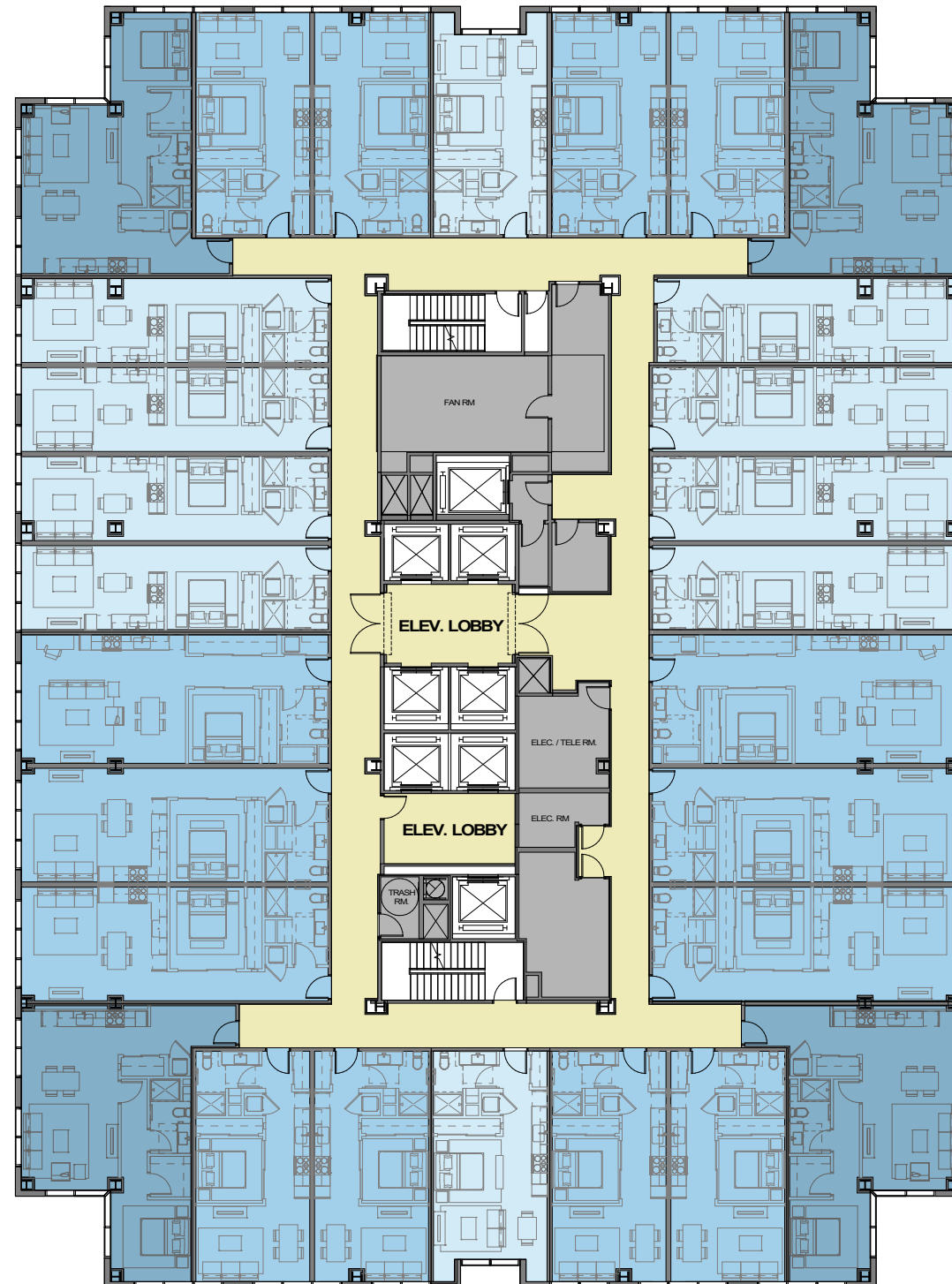




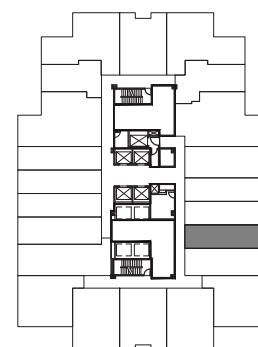
LEVEL 1



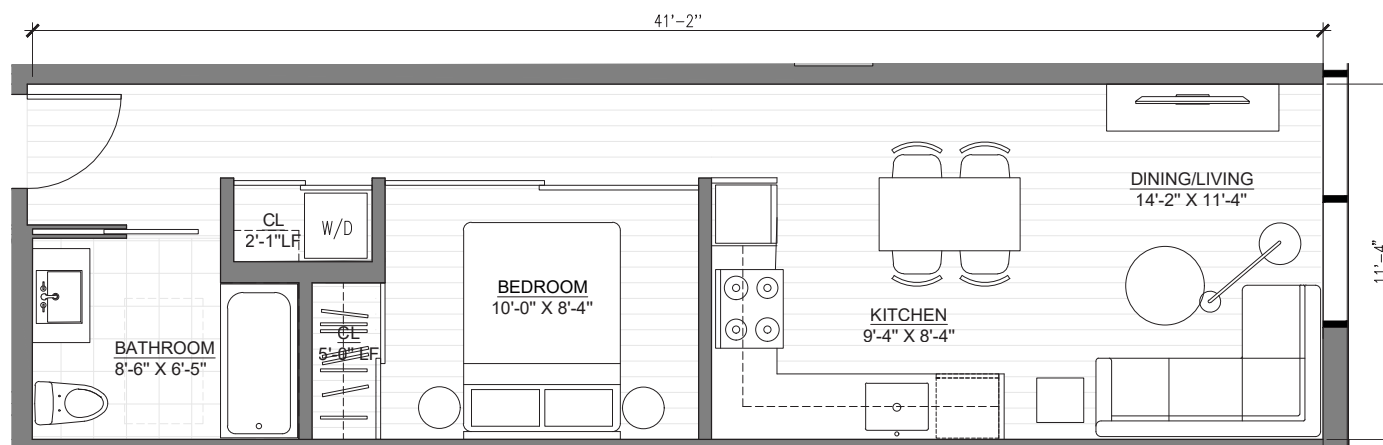
LEVEL 2

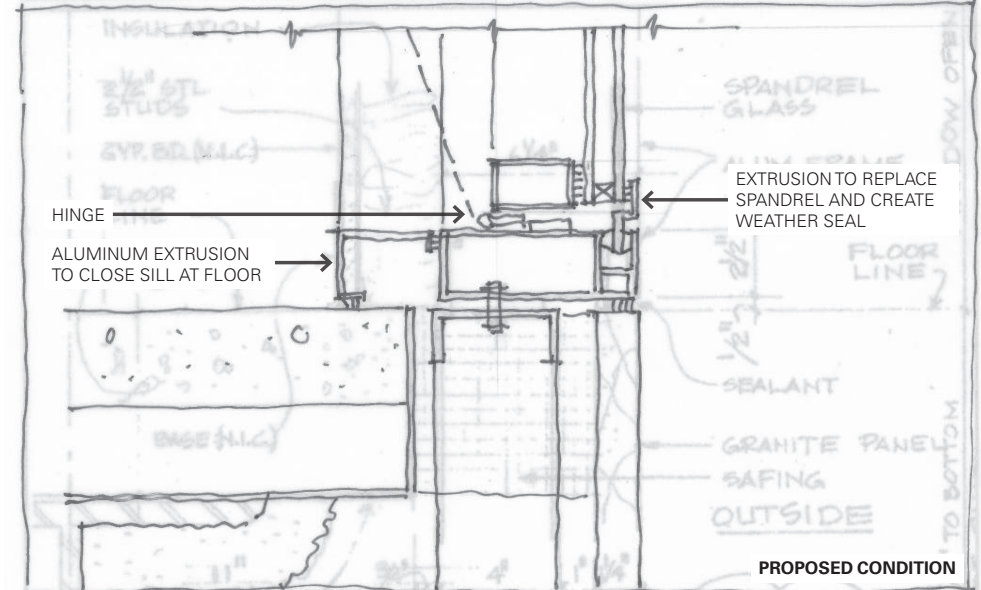
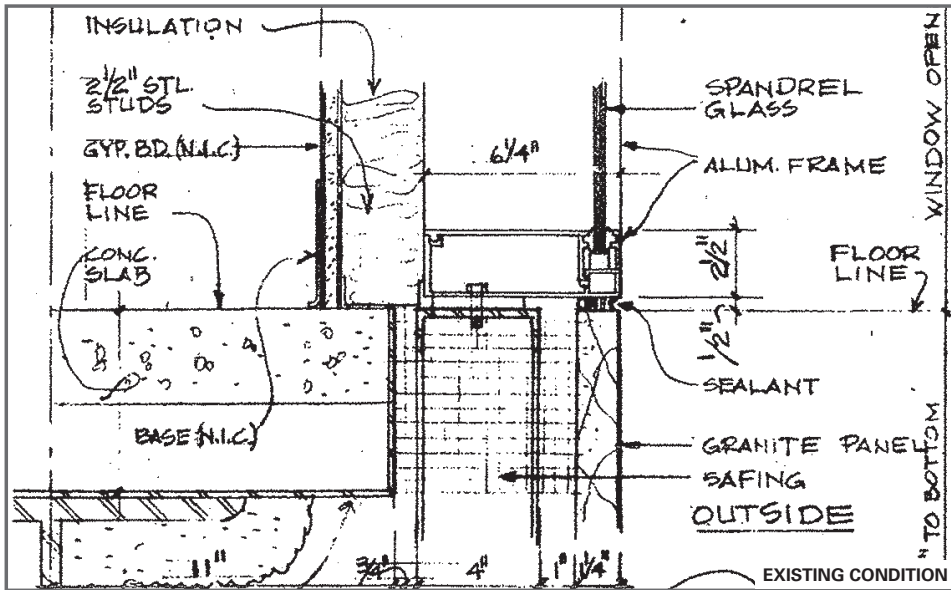
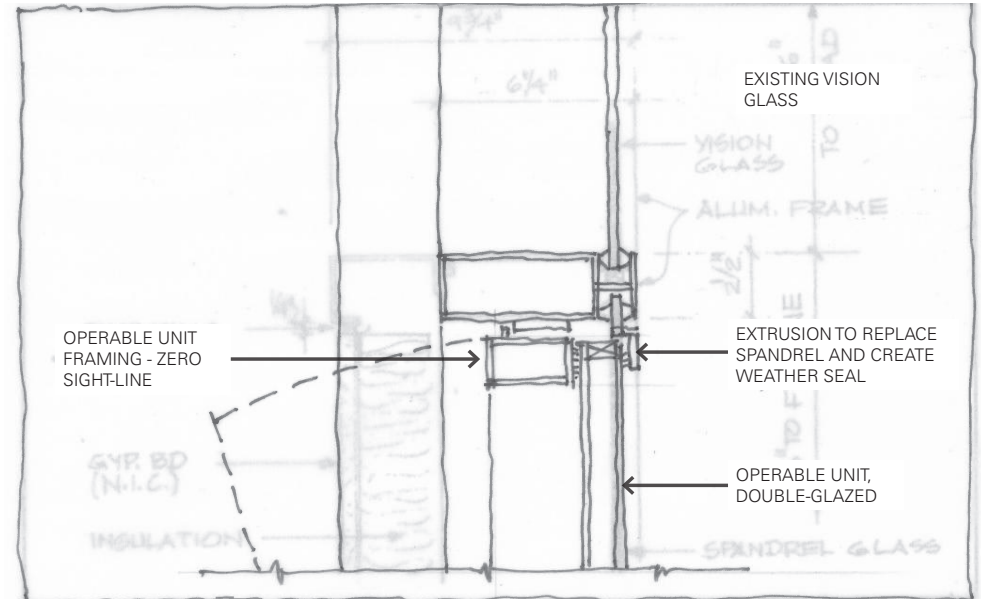
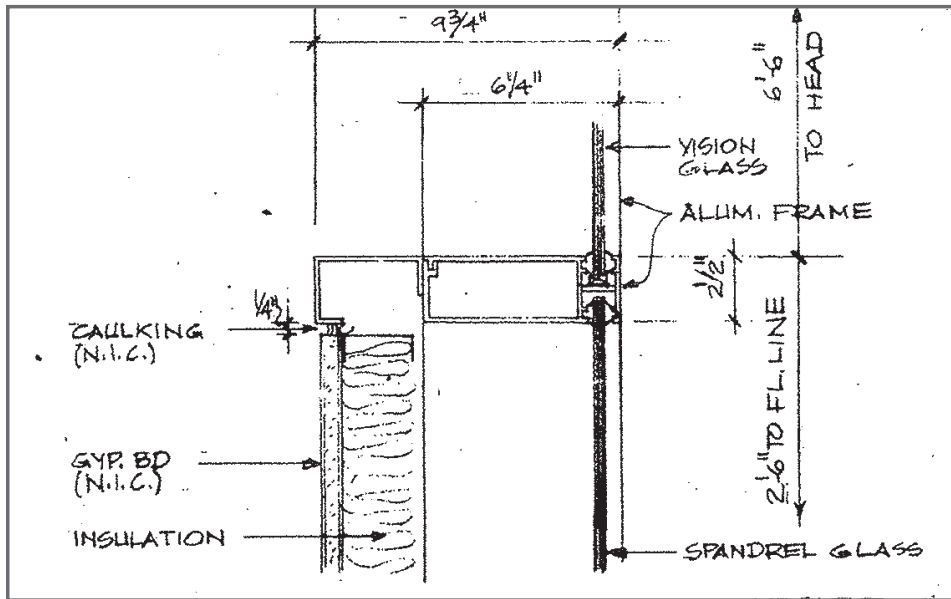


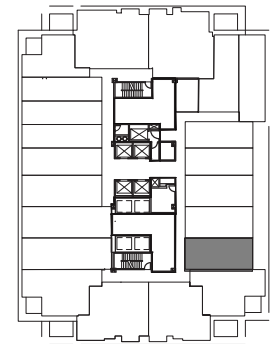
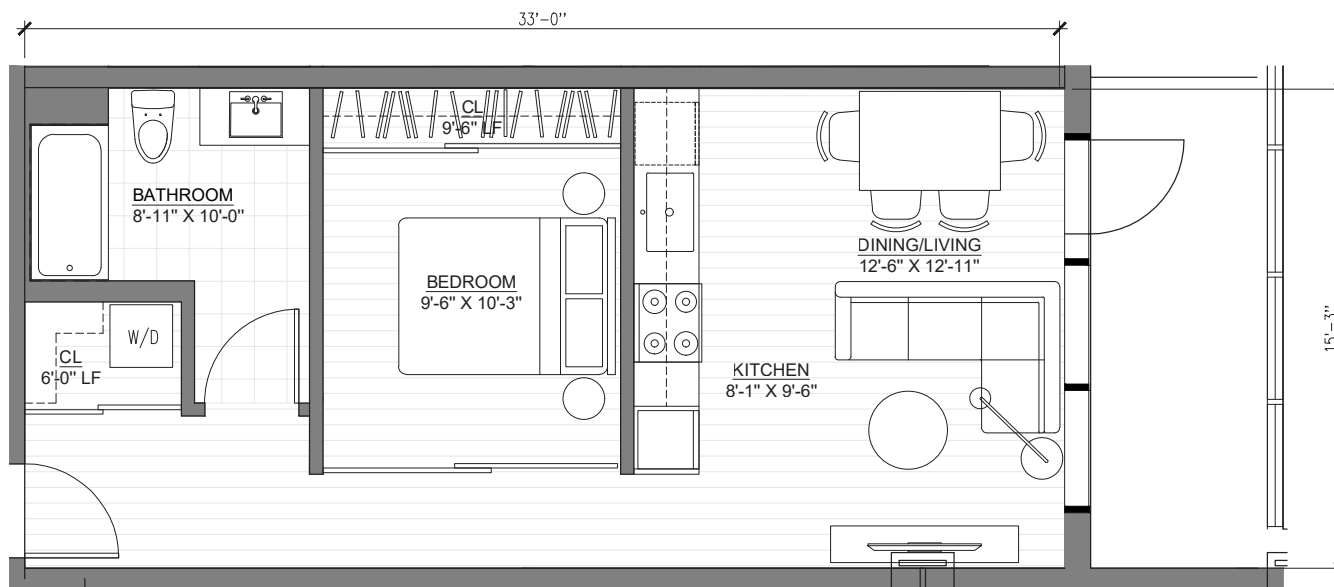
LEVEL 5



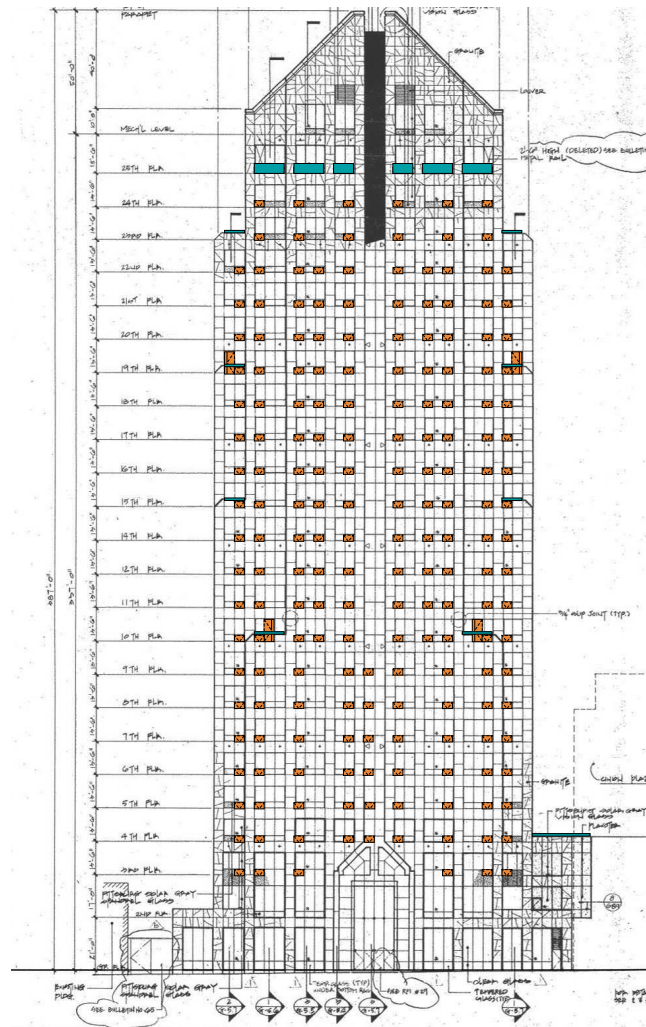
3RD FLOOR
4TH FLOOR
5TH-6TH FLOOR
7TH-9TH FLOOR
10TH-11TH FLOOR
12ND FLOOR
15TH-16TH FLOOR



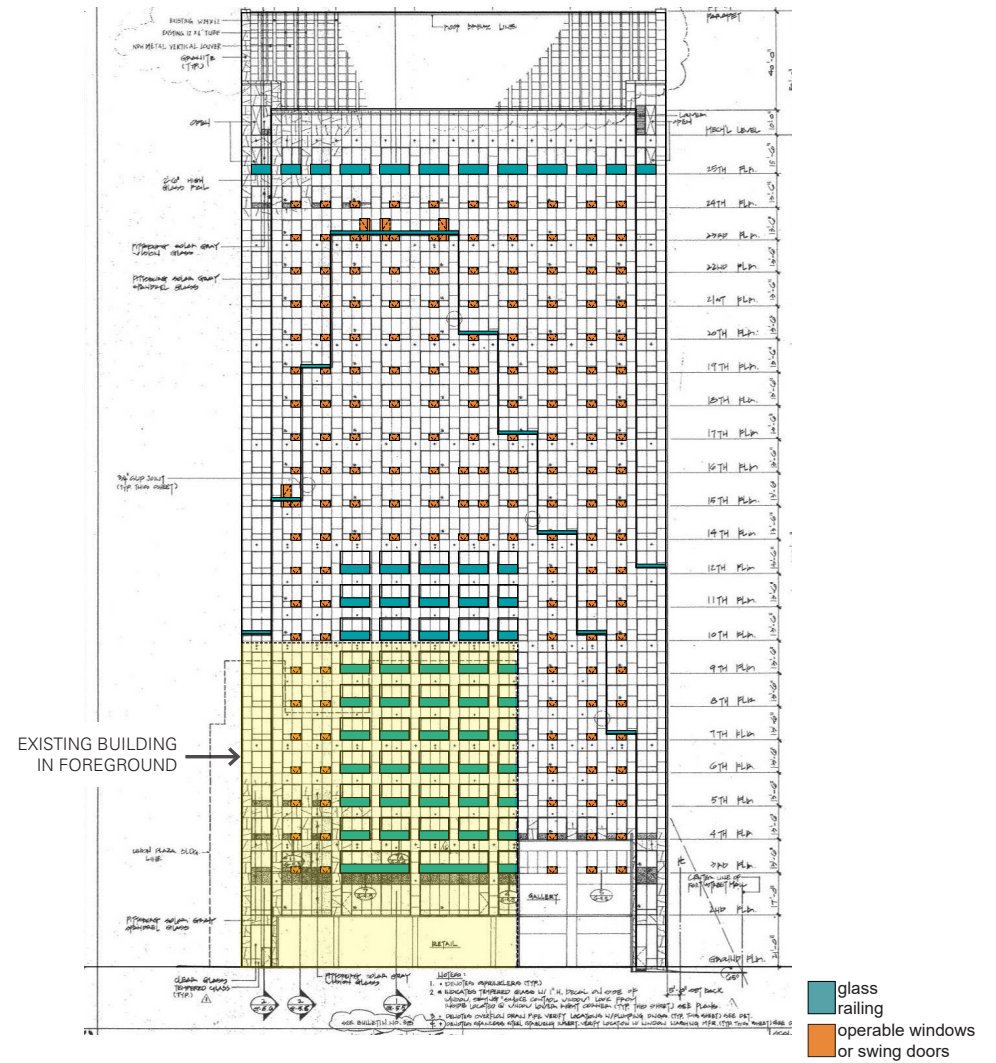




3RD FLOOR
4TH FLOOR
5TH-6TH FLOOR
7TH-9TH FLOOR
10TH-11TH FLOOR
12ND FLOOR



SOUTH ELEVATION



EAST ELEVATION





Lessons Learned

- Giant TI approach requires acceptance of inefficient core, large contingency (15%?) versus total demolition and rescan/measure.
- Unit layouts based on existing structure, accept unusual/creative planning
- Engage architect, contractor, and code consultant early on
- Mixing office and residential tenants in same elevator cab OK (feedback rec'd)
- Early study of building system capacities, condition/age, energy code implications in addition to typical due diligence



Tribune Tower Conversion

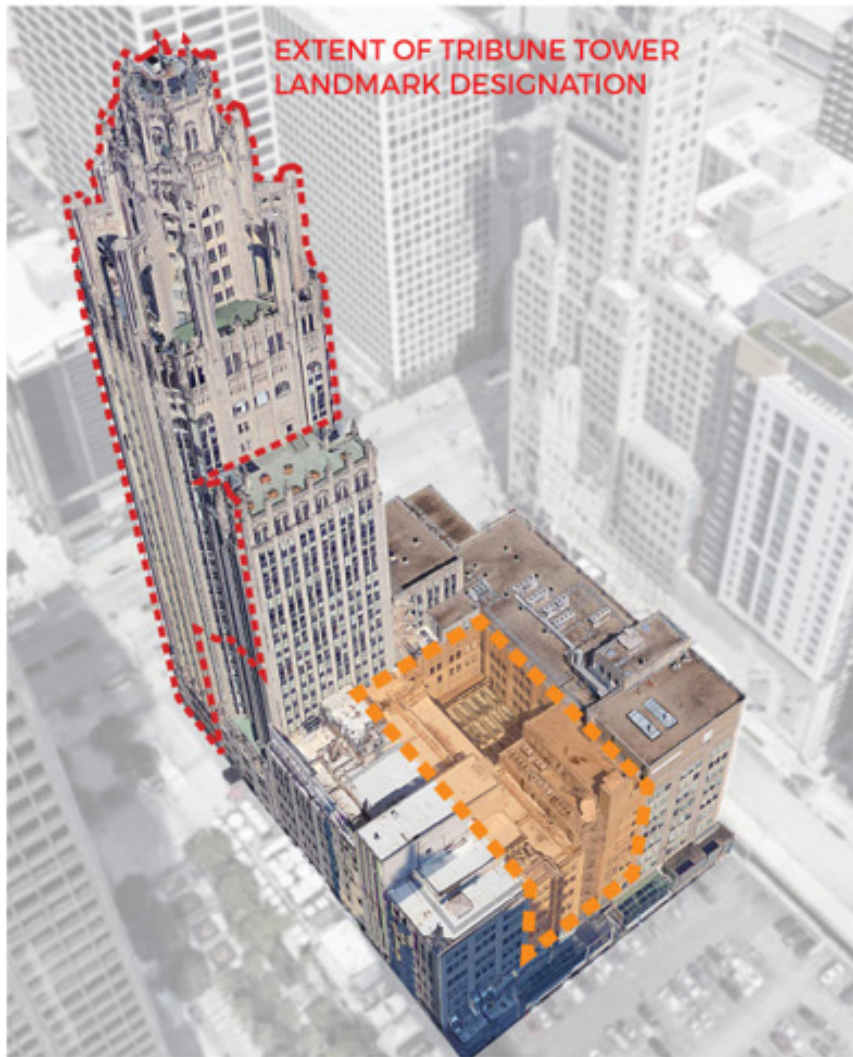
Location Chicago, IL
Size 950,000 SF
34 stories
162 condominiums
Client CIM Group / Golub & Company

56 Unit Types

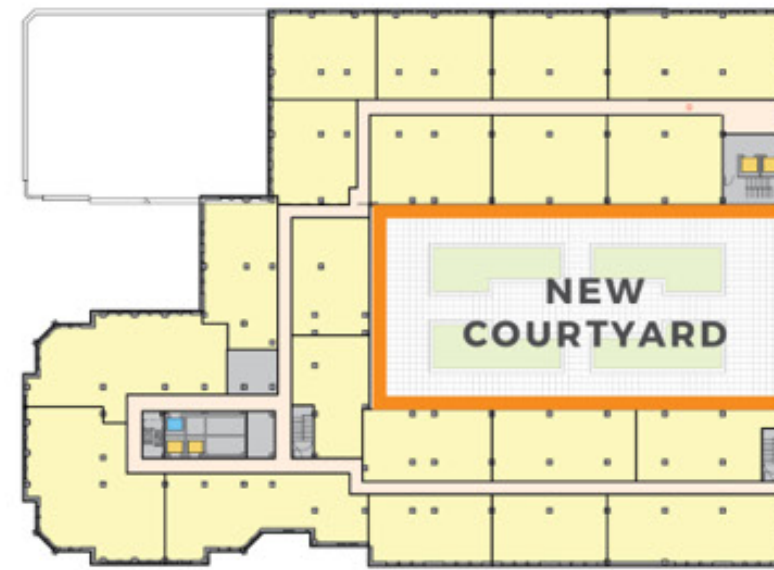
1 Bed (1100-3150 sf)
2 Bed (1600-2950 sf)
3 Bed (2650-4000 sf)
4 Bed (3900-4150 sf)

Interior Design The Gettys Group (Chicago)

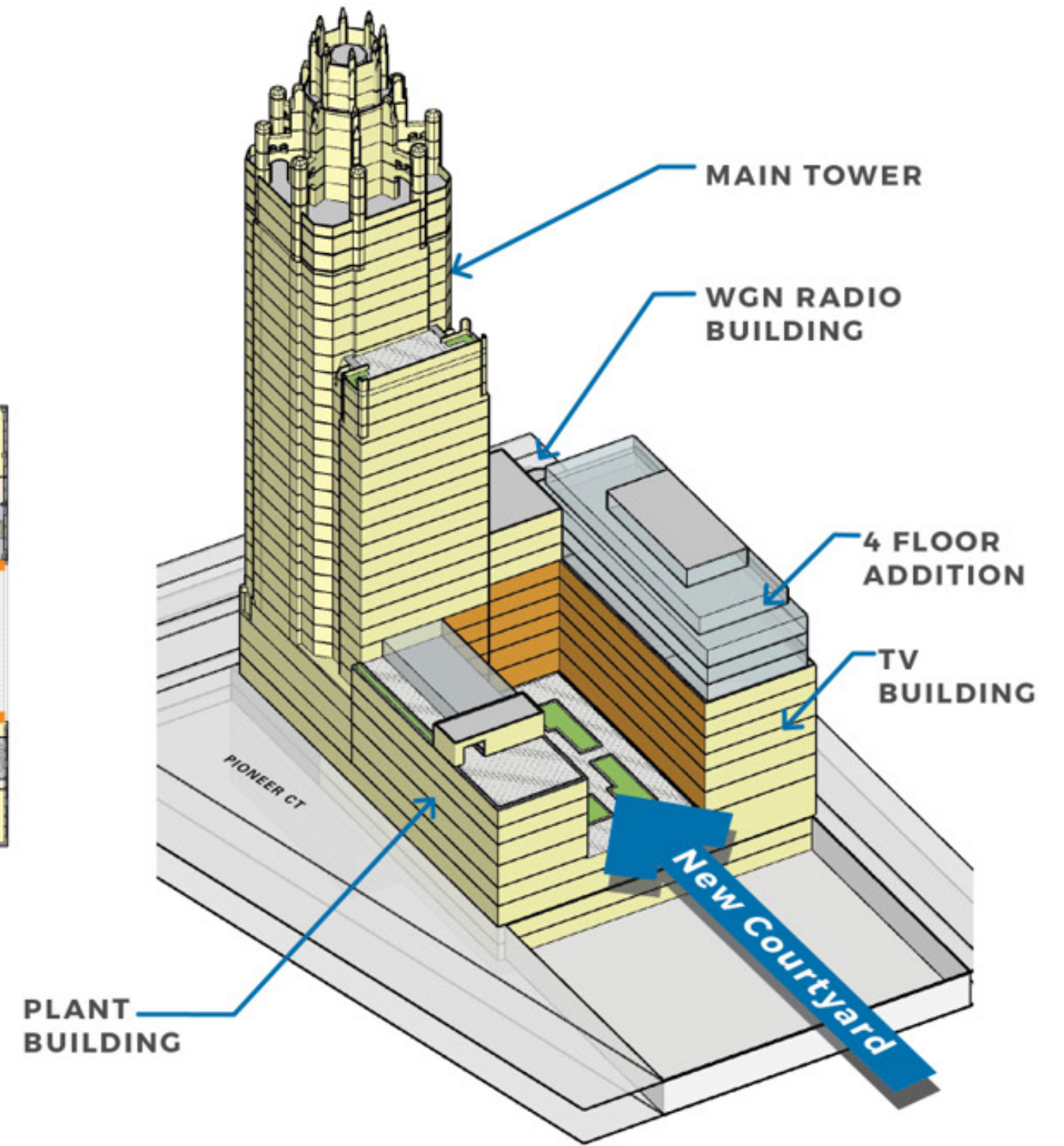
Unique Features Adaptive Reuse of Historic
Landmark Building
55,000 sf of Amenities
1/2 acre Private Courtyard
Indoor 75' Lap Pool
Outdoor Terrace Framed by
Historic Flying Buttresses
Luxury Spa



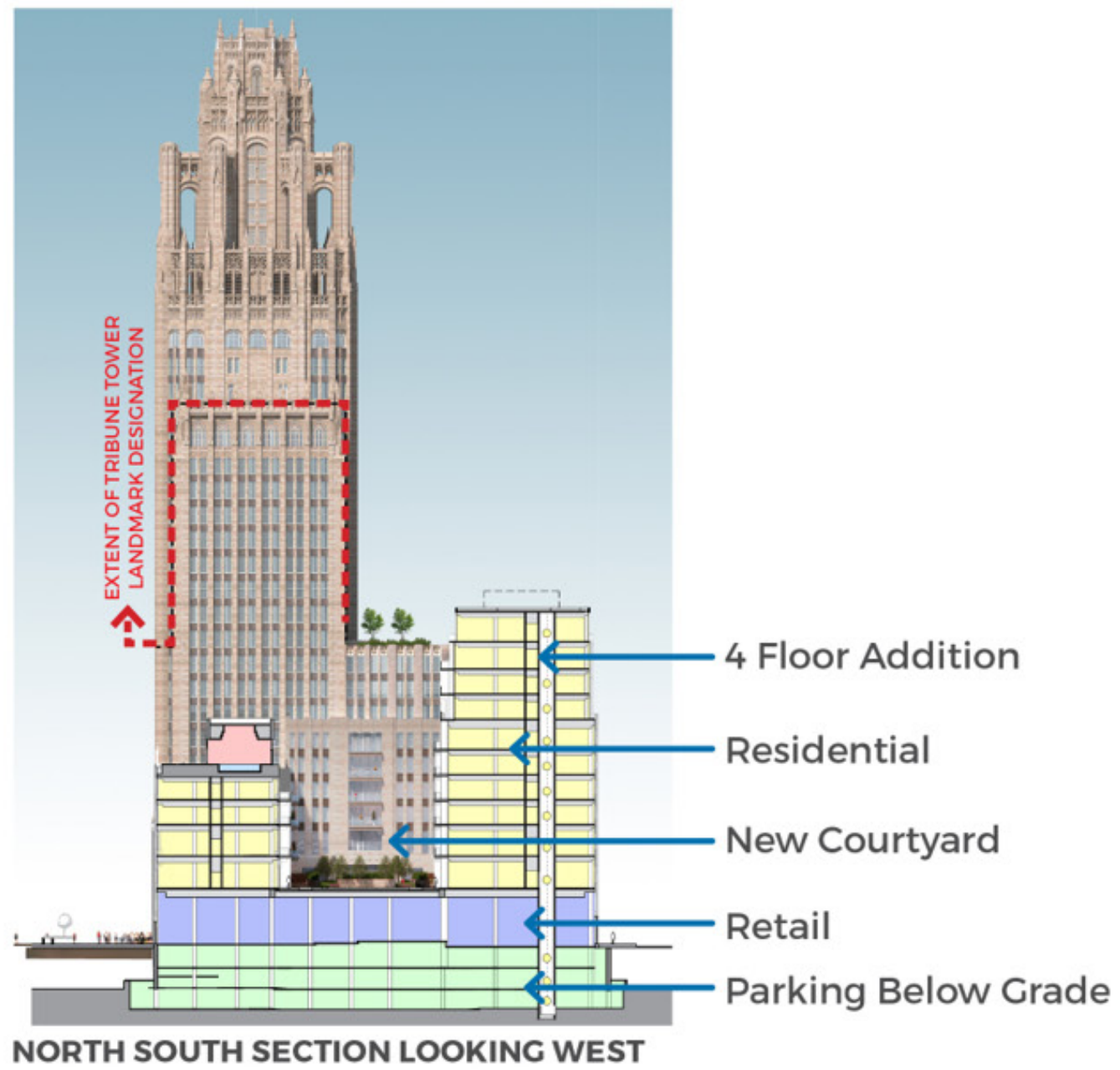
EXISTING COMPLEX SHOWING AREA OF NEW COURTYARD

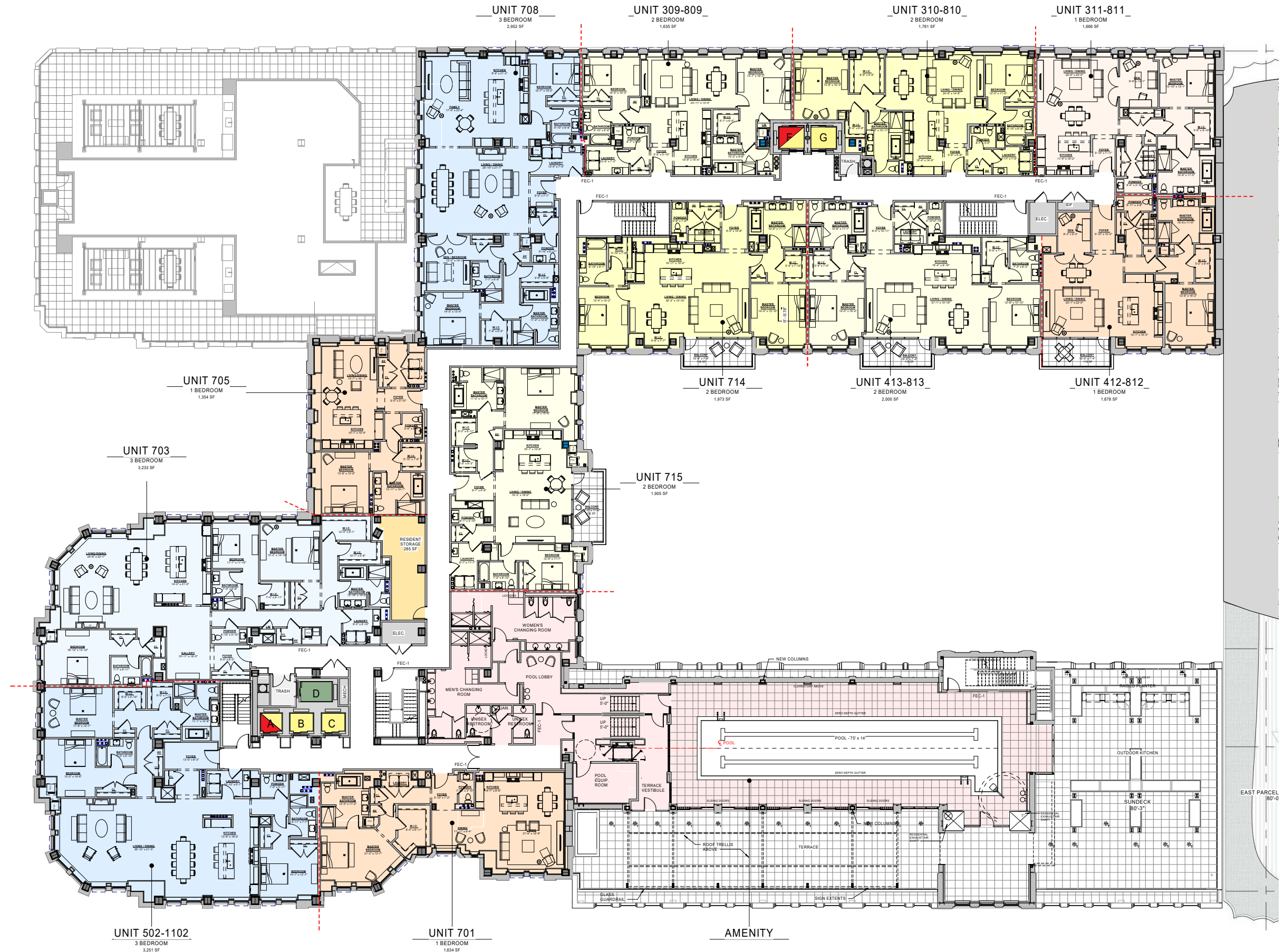


PLAN AT COURTYARD LEVELS



MASSING DIAGRAM

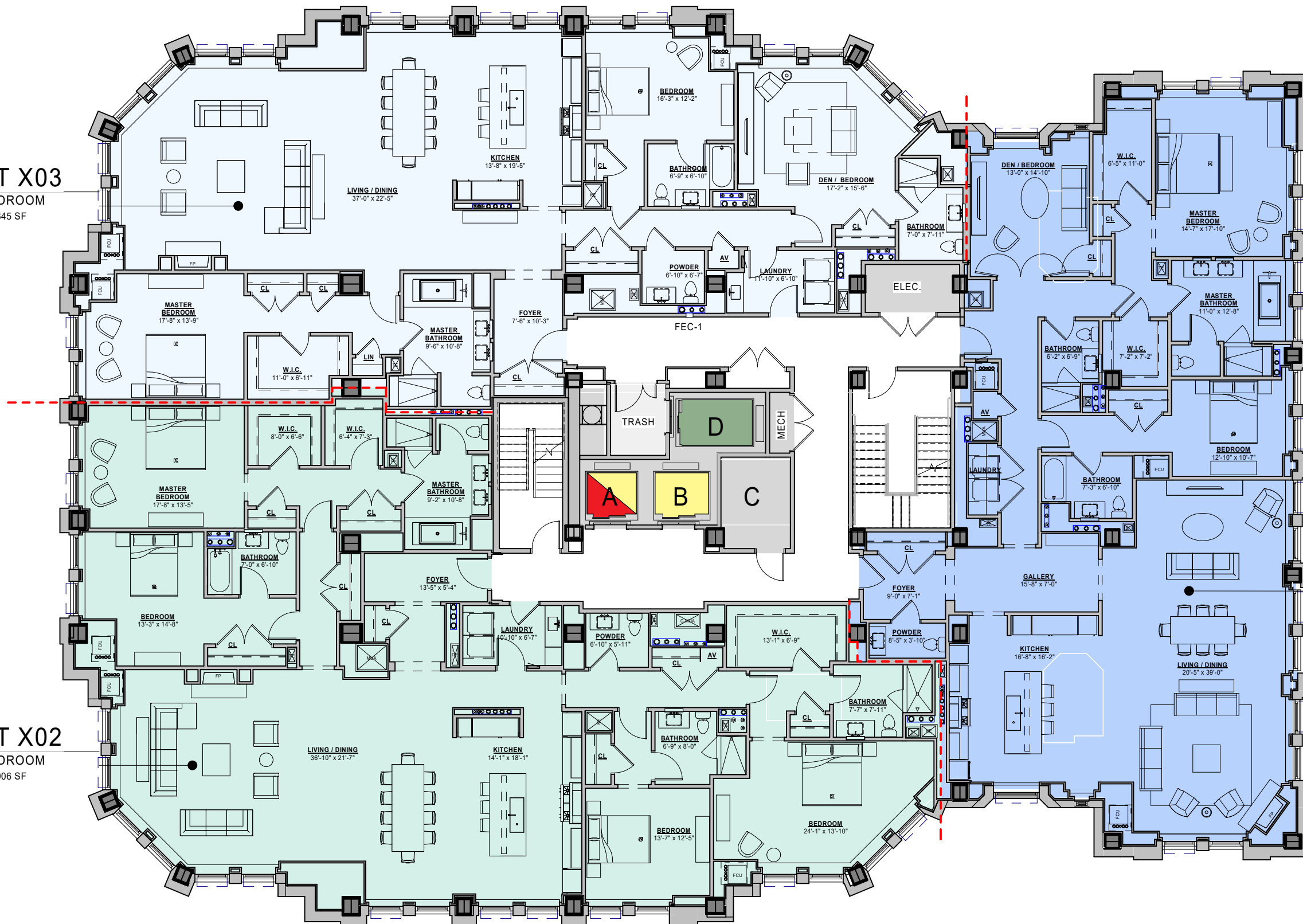






UNIT X03

3 BEDROOM
3,345 SF



UNIT X01

3 BEDROOM
3,219 SF

UNIT X02

4 BEDROOM
3,906 SF



Tribune Tower
RESIDENCES

RESIDENCES
1202-1302 &
1502-1902

4 Bedroom ♦ 4 Bath ♦ Powder Room
3,906 Square Feet

N
N. MICHIGAN AVE



E. ILLINOIS ST

