



## WAIKIKI BANYAN

Manager's Update:

October 08, 2020

### Building:

- Drain, Waste and Vent project update –
  - Contract has been awarded to Commercial Plumbing Inc. Work is scheduled to last until May 2021.
  - Work on 5<sup>th</sup> floor and below Webbing and Main Drains commenced on September 28. First 10 stack replacement began on October 2 (complete schedules have been sent and updated every three weeks or as needed.)
  - Floor 6 – 8 pipe replacement has been completed (closing of hallways has begun on 5<sup>th</sup> floor and below)
  - Various stack isolation valves have been identified to not hold (close). These valves are original and essential to conducting routine and emergency repairs to the building's plumbing system. A valve cost schedule has been provided to the board by CPI to assist in tracking replacement expenses. VE (value engineered) savings have already occurred to offset unforeseen additional repairs such as leaking valves and unit flex line replacement.
  
- Bathrooms –
  - Lobby Men's and Women's bathrooms will be available for use during the remaining portion of the pipe project starting on Monday, October 12.
  - T1 – second floor bathroom sink and countertop (removed to access pipes) has been replaced. Bathroom is back in operation for residents to use as of October 12.
  - T2 – second floor bathroom is available for resident use.
  - 6<sup>th</sup> floor rec deck bathrooms will be available for use as of October 12.
  - Portable toilets are available in the Porte Cochere area during the initial 2-week webbing portion of the pipe project. These toilets will be removed on October 13.
  - During **T2** webbing portion of the project, portable toilets will not be required due to the availability of all common bathrooms (6<sup>th</sup> floor, 2<sup>nd</sup> floor and lobby).
  
- The men's sauna will be unavailable until the completion of the pipe project unless a third-party contractor is hired to reinstall. Inhouse staff do not have the resources until the pipe project is completed.
  
- The men & women's bathroom shower will be available as soon as the new shower diverters arrive – shower valves are on back order.
  
- Both saunas will be closed until further notice or when new COVID 19 guidelines are presented - no ventilation within the confined space
  
- Phase II Garage Spall Project Update –
  - CDI (Color Dynamics Inc.) is currently on drops 9 – 12 (Paoakalani side).
  
- Recreation Deck Planter Box Update –

- CDC has submitted proposals for schematic design and engineering drawings for BOD review.
- T2 (Mauka Tower) DSP (Dry Standpipe) Re-route Update –
  - DSP #7 failed its annual inspection due to an underground leak. The fix calls for an above ground re-route through the back of the garage, mauka side. Three bids have been obtained for BOD review with an average cost of \$25K. This is a fire code mandated repair.
- T1 (Makai Tower) Backflow Preventor has been replaced as well as 6" stem gate isolation valve due to the BFP failing its annual inspection. This is a Board of Water mandated repair. Total cost is approximately \$12.5K

**Grounds & Landscaping:**

- We are currently \$10,000 under budget for the year due mainly to propagating and transplanting existing plants to save on purchasing of new material.

# WB DW&V /Spall Projects & Building Maintenance

42-year of solidified sewage blocking ¾ of pipe interior

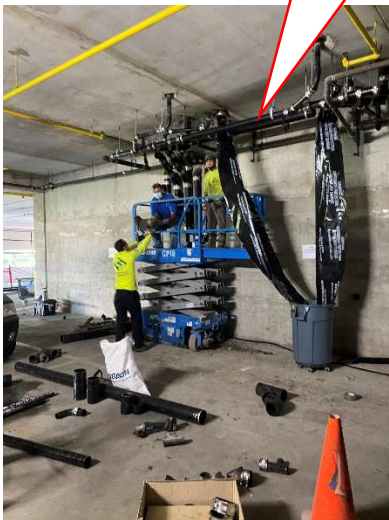


Pipe walls corroded and filled with debris

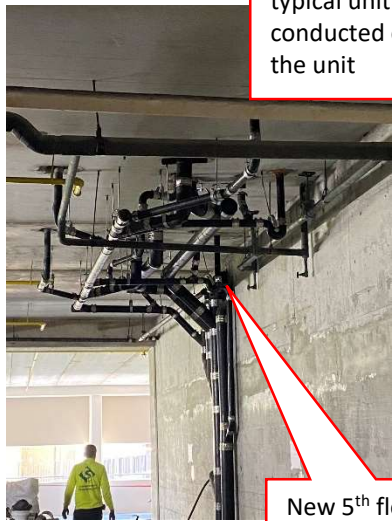


Extensive network of lateral drain lines in 6th floor men's sauna and shower area ceiling. Sauna will require rebuild

5th floor garage webbing work



Typical Hallway Unit Work. 95% of the typical unit work is conducted outside the unit



New 5th floor garage webbing work

Lateral drain lines that had active leaks were found on every floor



Original lateral drain and vent lines



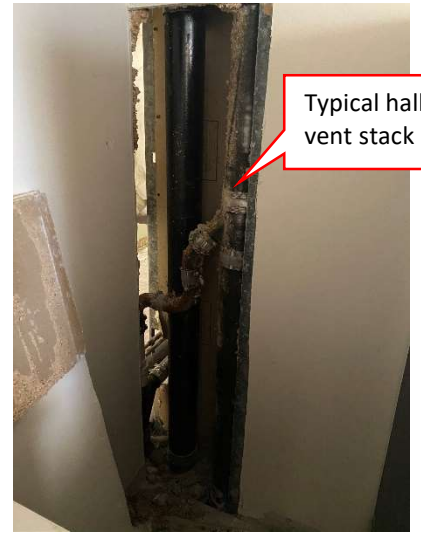
Typical back-to-back hallway unit



Typical opening to one of the 3 - back-to-back hallway unit on each floor to access the vent stack



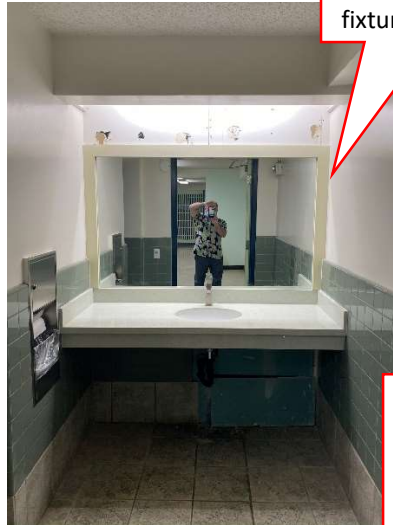
Typical hallway vent stack line



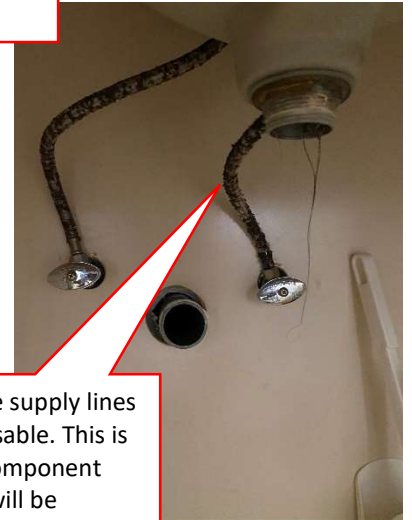
2<sup>nd</sup> floor bathroom. Counter and fixtures had to be removed to access the drain lines



2<sup>nd</sup> floor bathroom with new countertop and fixture & mirror



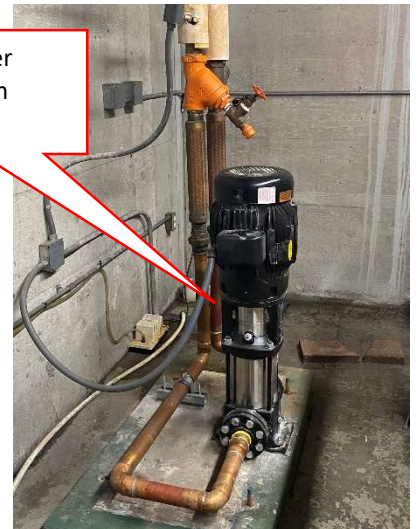
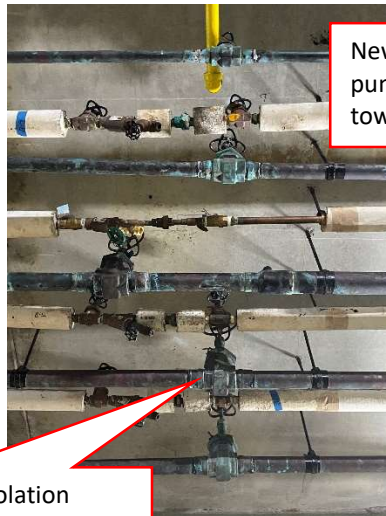
Unit fixture supply lines found unusable. This is a critical component item that will be replaced



Typical toilet flange to be replaced



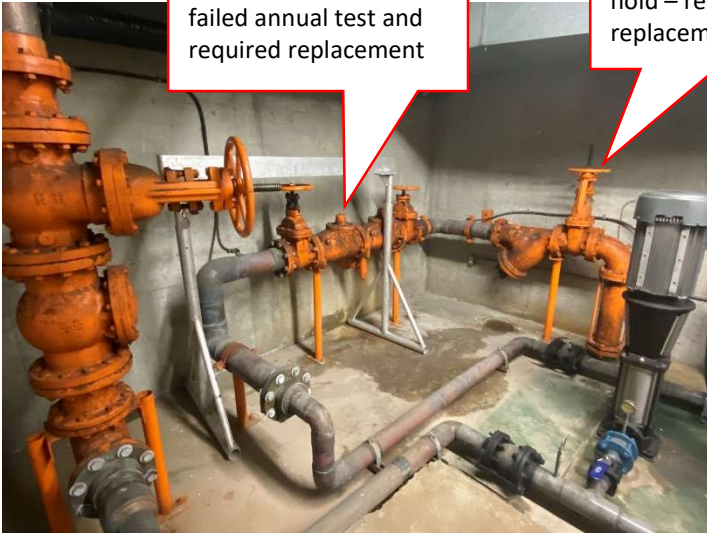
New hot water pumps in both towers



There are 70 plus original isolation valves per tower. Most have been found to leak by. Credits found in other areas of the Drain/Vent contract to offset the cost of replacement



Back flow preventor failed annual test and required replacement



Main water supply isolation valve did not hold – required replacement



New 6" Main supply cut off

New Wilkins Back flow preventor

Paoakalani Spall work - extensive



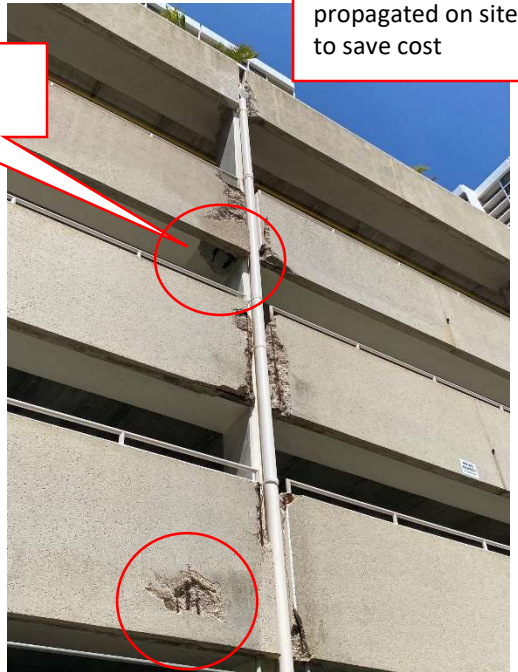
Paoakalani Spall work in progress



Plant material propagated on site to save cost



Structural Beam Spall





Use of existing plant material along Ohua Ave, makai of garage exit to save on cost



New plant material along Ohua Ave. Landscape renovation conducted inhouse. Currently \$10K under budget

Completed spall and painting of garage drop 1 - 7



Benches refurbished inhouse



New planting at corner of Ohua and Kuhio

New lobby planting