

Waikiki Banyan Update – 01/26/21

DVW Line Project – Tower 1 Update:

Well, we're getting close to wrapping up the D/VW Line work in Tower one. All the hallway work (except for painting) should be completed in the next few days, and the in-unit closing work should be completed by the end of this week.

We will continue to remove the plastic floor guard as the corridors are finished, and then clean the carpets, including shampooing. All the Tower 1 related work, except painting, is scheduled to be completed by the end of this week.

Tower 1 Hallway Painting Update:

Tower 1 hallway/door/elevator painting is tentatively scheduled to start on 1 Feb. The paint will be a special non-toxic water-based paint so fumes will be minimal. We hope to complete 2 floors per day, working Monday – Saturday.

Painting will start on the 6th floor and work its way up to the 37th floor. If able, we may also start on the 37th floor and work our way down to help expedite completion. **As we are also painting the doors and door jambs, you will be asked to allow the painters access, by opening the doors for painting and then leaving the doors open for at least 4 hours to allow the paint to dry.** Notices will be placed on each door the day before scheduled painting as a reminder.

We expect all work in Tower 1 (except baseboards that are pending review/order) to be completed by 20 February or so. We will try to provide a more accurate schedule by next Monday morning.

DVW Line Project – Tower 2 Update:

We are moving along nicely in Tower 2. We got slightly ahead of the schedule for floors 6 and 7 as the underlying webbing work in the lower floors went well. However, we plan on staying on schedule for the remaining floors. Our in-house maintenance team are working hard opening the hallway walls for plumber access and are now up to the 19th floor doing about 1.5 floors per day.

Since the layout of Tower 2 is a bit different than Tower 1, we had to access vent lines thru the 03/05 or 01/07 units early on. This allows the plumbers to complete the hallway piping from the floor below. This will be necessary as we work our way up Tower 2 and we appreciate the patience and cooperation of these owners/occupants for this extra access.

We have started the in-unit work on the 8th & 9th floors today (except for those identified special units that will be scheduled once we have input from the plumbing contractors).

We will begin closing the hallway openings, starting with the 6th floor as soon as the plumbing contractors release the floor and we've completed the final inspection.

Spalling Project Update:

The spalling (cement repair) project in the garage area and outside walls is progressing on schedule and the results are now visible. The Kuhio side of the building is looking good, as is the Ohua frontage. They are progressing down the Diamond Head side of the building, with spalling working extending at least 3-feet into the parking area on all floors. This project is scheduled for completion by the end of April 2021.

Rec Deck Update:

We continue to work on the review and planning for the Rec Deck renovation project. The Board has commissioned a structural engineer and building contractor to study the entire rec deck structure, surface, and features and provide status, recommendations and confirm estimated costs for this 3rd major project. We are reviewing draft rec deck designs and layouts with basic agreement on the features. There are structural issues that will need to be addressed before we can start the actual top-level renovation work. We expect to get a detailed proposal / plan by mid-February.

In the meantime, we are working to clean-up the existing rec deck area and prepare it for more owners/guests' use to include the BBQ area (once tripping hazards are mitigated), and the playground when the spalling work moves past that area of the garage wall. A temporary jogging track and expanded sun-bathing area are also planned (pending board approval and subject to COVID-19 limitations).

We hope to improve on our owner communications and keep all updated on project progress, setbacks, and scheduling changes. As with most large projects, we can (and do) experience unexpected issues that have to be worked out in real time and may change some of the above information. Your continued patience and understanding are much appreciated.

Bob Ivanoff
General Manager

