

Waikiki Banyan Major Projects Update – 02/23/21

DVW Line Project – Tower 1 Update:

This part of the drain and vent waste line replacement project is completed except for some final settlement items (pictures of the drains, etc.) required for project sign-off and approval of the plumbing work.

Tower 1 Hallway Painting Update:

Tower 1 hallway/door painting is now complete. There will be some general touch up work as expected and go-back work for doors on those units we could not get access to. We are now in the process of painting the elevator doors per the schedules posted. All the elevator doors should be completed by 9 March.

Tower 1 Laundry Room Door Painting:

We have decided to paint all the trim (front and back) of the laundry room doors to better match the hallway work – no more dark-green trim. This was not in the original scope of work and will be done over the next few weeks as time permits.

NOTE: Installation of baseboards are pending board decisions.

DVW Line Project – Tower 2 Update:

We are staying on track to the published schedules with the Tower 2 project work. Our in-house maintenance team has completed all the hallway and non-special (10-series) unit openings allowing our plumbing contractors access to complete drain/vent line replacement work.

As of today, the plumbing work for hallways is completed up to the 33rd floor. And the in-unit work for the 10-Series units is completed up to the 28th floor. We have already started closing the walls in these units. We will begin closing the hallway openings this Thursday (25 Feb) starting on the 7th floor and doing about 2 floors per day, then going back to do the mudding and finishing work to prepare for painting.

The in-unit work on the special units (4-series) will begin 1 March per the schedule with a targeted completion date for the plumbing work of 28 April. The final closings will happen shortly after that date.

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 work extending at least 3-feet into the parking area on all floors. This project is still scheduled for completion by the end of June-2021. Although on schedule, the large spalling repair required on the Diamond-head side, mid-way will mean that the bicycle racks and children's playground will remain closed until mid to end of March. They are currently working in the bicycle rack area and lower parking level.

Rec Deck Project 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 have recently received the preliminary proposal from the construction consultant and have setup an on-site review meeting and walk-thru for early March. Several Board members, as well as the construction technical team, GM and others will participate; then a final plan will be determined and submitted to the Board of Directors for input and action.

In the meantime, we continue, as time permits, to work 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). I still hope to have the BBQ area operational by the end of Feb and opened on a reservation basis. A temporary jogging/walking track and expanded sun-bathing area are also planned (pending board approval and subject to COVID-19 limitations).

Staff Update:

I would like to introduce our 2 newest members of the staff: Angela Taverner (Tav) and Angela White (Angie). Tav is our Resident Specialist and has been doing a great job on coordinating the Tower 1 DVW Line project completion and painting work. Angie is our Admin Specialist (Temp) and is doing an excellent job keeping up with our fast-paced administration functions. Both hit the road running and are proven assets to the team.

Finally, as with most large projects, we can (and do) experience unexpected issues that must be worked out in real time and may change some of the above information. We will certainly keep you posted on any changes. Your continued patience and understanding are much appreciated.

Bob Ivanoff
General Manager

