

Waikiki Banyan Major Projects Update – 02/04/21

DVW Line Project – Tower 1 Update:

Yea - All the hallway and in-unit work are now completed. This part of the project for Tower 1 is over except for painting (see below) and a few individual unit's follow-up work.

We will continue to remove the plastic floor guards and have the carpets cleaned/shampooed this week.

Tower 1 Hallway Painting Update:

Tower 1 hallway/door/elevator painting has started with floors 6-9 completed, with exception of doors on those units we could not get access to. The by-floor schedule (subject to change) is posted in the tower 1 Elevator Cars.

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 have security guards placed on each floor to monitor room access while unit doors are open and to ensure all doors are closed at the end of the workday.**

We expect all work in Tower 1 (except baseboards that are pending review/order) to be completed by 23 or 24 February

DVW Line Project – Tower 2 Update:

We are staying on track to the published schedule with the Tower 2 project work. As previously reported, the underlying webbing work in the lower floors went well and our in-house maintenance team are working hard opening the hallway walls for plumber access and are now up to the 28th 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 and are now up to the 16th and 18th Floors, except for those identified special units which have a separate schedule that is now finalized and will be published tomorrow, 5 Feb.

We closed the hallway openings on the 6th floor for safety reasons due to the wind-tunnel affect causing the plastic wall coverings to detach. We will begin final closing of the hallway openings, starting with the 6th floor as soon as the plumbing contractors release the floor and we've completed the final inspection. Tentatively starting around 8 Feb.

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 scheduled for completion by the end of April 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.

Rec Deck Project Update: (no change to update pending receipt of proposal later this month)

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.

We also 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 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).

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. Your continued patience and understanding are much appreciated.

Bob Ivanoff
General Manager

