

## Waikiki Banyan Major Projects Update – 04/20/21

### **DVW Line Project – Tower 1 Update:**

The final inspections, picture certifications, and reviews are recently completed, and this part of the project is ready for sign-off.

### **Tower 1 Hallway Painting Update:**

Tower 1 painting is now complete. There will be some general touch up work as expected which will be handled through our normal maintenance crew

### **Tower 1 Laundry Room Door Painting:**

This work is now complete.

NOTE: Installation of baseboards are pending board decisions.

### **DVW Line Project – Tower 2 Update:**

We are stayed on track to the published schedules with the Tower 2 project work. We have completed all the primary plumbing work and the water has been restored to normal for all units since last Friday. 😊

We have finished closing of all the units, including mudding, taping, and finishing work to paint ready condition, with only a couple units requiring some touch-up work.

We are on target to complete this entire project by 28 April, including go-backs and toilet settings, which a few exceptions due to owner's requests.

### **Tower 2 Hallway Painting Update:**

Tower 2 hallway, door and elevator painting is now in process and on schedule. The upfront prep work for the doors is also on schedule. The painting of the walls and doors is up to the 9<sup>th</sup> floor today and we expect to complete this work by 10 May. We are coordinating with the owners/agents/occupants to have access to the units to keep doors open while we prime and paint and allow time for the paint to dry. We very much appreciate all their cooperation and support as it is key to our completing this work on schedule and avoiding the costs of going back to finish later.

### **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 and Diamond Head sides of the building are looking good, as is the Ohua frontage. The work is moving from the Diamond head side of the building to the mountain side and those in Tower 2 may hear occasional noise for the cement cutting and chipping. This project is still scheduled for completion by the end of June-2021. We are now working on a plan to re-open the children's playground after adding some structures/fencing for safety reasons, subject to the City/County permitting requirements. We're hoping to move the bicycles back into the old bike cage on the second floor in the next week or so. (We are also working on the plan to re-work the bicycle parking areas to meet the updated City/County Building Code requirements.)

### **Rec Deck Project Update:**

We continue to work on the review and planning for the Rec Deck renovation project. The Board of Directors have approved the proposal for completing the design, planning, permitting and competitive bidding process and award this work to ACL, a construction and building consulting firm. This phase will take 6 to 8 months to complete, producing a complete scope of work and vendor selections for the implementation phases. We would then go into the vendor selection phases, depending on the final break-out phases of the overall project. I hope to be able to display a copy of the Rec Deck Concept Design/Layout soon so all owners/residents can have a view of the future rec deck look and amenities – it will be quite nice.

### **Staff Update: - No change**

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

