

Waikiki Banyan Major Projects Update – 05/05/21

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, Door & Elevator Painting Update:

Tower 1 painting is now complete.

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:

This work is now complete

Tower 2 Hallway, Door & Elevator Painting Update:

Tower 2 hallway, door and elevator painting is now in process and on schedule. The upfront prep work for the doors is completed. The painting of the walls and doors is up to the 30th floor today and we expect to complete this work by 11 May. We very much appreciate all the cooperation and support from the owners/agents/occupants as it is key to our completing this work on schedule and avoiding the costs of going back to finish later. The carpet-style baseboards will be re-installed as time permits.

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 frequent daytime noise (until about 2pm) from the cement cutting and chipping. This project is still scheduled for completion by the end of July-2021 (please excuse my typo in last report where I noted end of June) 😞.

PLAYGROUND Re-opening: Now that the Spalling project has moved pass this area, we are working on a plan to re-open the children's playground pending the addition of some structures/fencing for safety reasons (this is subject to the City/Counting permitting requirements).

Bicycle Cage: They bicycle cage area is now complete as well, and we are working a plan to move bikes back into on the send floor cage over the next week or so. A separate notice will be sent out on this. (We are also working on the plan to re-work the bicycle parking areas to meet the updated City/County Building Code requirements. This will happen over the next 3 to 6 months.)

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 awarded this work to ACL, a construction and building consulting firm. The related contracts are now being reviewed and signed. This phase will take 6 to 8 months to complete, producing a complete scope of work, permit process, and scope of work definitions 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

DVW Line Project Wind Down:

Finally, as we wind down the Drain/Waste Line Replacement project, I'd like to note that this has been the most intrusive and intense project we could ever undertake. It was a tremendous effort on the part of the Waikiki Banyan Staff with hats off to the Maintenance Team lead by Pili Kalai, the Resident Services Manager, Angela Taverner, and administration support by Blaine Ditirro. We must recognize our previous AGM, Kristin Tani, for her support as well. We certainly need to acknowledge the support and guidance from our Board of Directors, the Hawaiiana Management Office, and of course our prime vendors - Commercial Plumbing Inc. lead by Wade Kamimura and Calvin Waiolama; and HWH Construction lead by Rosina Ho. The added work and support from our housekeeping and Security staff was also very important to our getting this job done. **Most importantly we must thank our owners, guests, and agents for their support, understanding, consideration and patience throughout this ordeal.** We can now look back and say “whew”, we got through this and the Waikiki Banyan is a much better place as a result. Well done to you all on this critical project.

Finally, let me note that this project was completed on schedule and under budget. 😊

Of course, we still have the spalling project and rec deck projects to be completed, and 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.

Mahalo,
Bob Ivanoff
General Manager

