

Waikiki Banyan Major Projects Update – 06/018/21

DVW Line Project – Tower 1 & 2

The final inspections, picture certifications, and reviews are recently completed, and this part of the project is ready for sign-off. Formal sign off and certification of completion approved, pending 45 day waiting period until 8 July, then final payment will be made officially ending the project. The 2-year warranty on workmanship started on 1 Jun.

Tower 1 & 2 Hallway, Door & Elevator Painting Update:

Project Completed and turned over to maintenance services for any touch-up and related work.

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 work is moving from the mountain side to the front (Ohua side) of the building. This project is still scheduled for completion by the end of July-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. The bicycle cage area is now complete, and bicycles can now be moved back. (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:

The Board of Directors have approved the proposal for completing the design, planning, permitting and competitive bidding process (Phase I) and awarded this work to ACL, a construction and building consulting firm. The related contracts have been reviewed by management, legal and construction team and recently signed. This phase will take 4 to 6 months to complete, producing a complete scope of work, permitting, 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. A project team has been established by the Board of Directors, along with a construction management company for technical guidance, along with operational support from the management office. Once an approved rendering of the finished project is available, it will be posted for owner review and input.

Hallway Carpeting Replacement Update:

The Board and Management team are beginning the process of vendor selection and design selections for replacing the existing corridor carpeting and board edging. This replacement is scheduled for 2022 per the Reserve Fund Plan, so we are beginning this action now. We

have had two vendor presentation to date and have two more vendors lined up. Once a vendor is selection and the type/style, brand and installation details have been decided, the Board Committee will select several styles/patters/types for owner review and comments prior to final selection. This selection process is still a couple months away.

OTHER PROJECTS / ACTIONS

Men's Sauna Repair: We have finally received the materials needed to repair the sauna (long-delays in sourcing the special wood and shipping added several months to this process). I hope to see the sauna up and running by end of this month. (OK I said this before, but more confident now 😊).

Rec Deck Autograph Tree Removals: Unfortunately, we were forced to remove and dispose of those trees that were stored on the rec deck as they we were not able to re-use and was too expensive to remove from the rec deck. These types of trees are also not included the renovation plans.

Elevator Broken LCD Displays: Unfortunately, the COVID-19 disinfectant chemicals ended up damaging the displays and caused the mountings around the elevator buttons to weaken. We are address the elevator buttons as they fail. However, due to the age of the old Displays, the lack of replacement parts (screens), and the old technology involved with operating them, I'm now looking at alternatives and getting quotes on updated systems that would be compatible. We may need to simply block-off the displays for now for aesthetic reasons until we find alternatives.

Bicycle Storage Area: Per our recent emails, postings, the 2nd floor bicycle storage area is again available. If you have a bike in the lower parking level (by the Limo parking), please move back up to the storage area. We will be setting up the bike racks as soon as the are available for the lower parking level. The longer-term plan includes establishing a larger storage area to accommodate bikes, surfboards, paddle boards and related. I hope to have the plans soon and to have completed by end of this year.

Building Maintenance Activity: Of course, maintenance is an ongoing activity, and we are now engaging in preventative maintenance and continuous improvement actions to improve the general upkeep of the facility. We are now engaged in some re-roofing work on the elevator shaft/stairwell roofs that have been mostly re-sealed and patched but not fully repaired; same for the various building water valves & regulators, back-flow preventors, etc. Additional emphasis on termite control in the lobby, elevator landing floor cleaning (strip & wax), A/C replacements in the machine rooms (some AC's are over 15 years old), door repair/replacements on the rec deck and stairwells, etc.

Fire Alarm Testing: For those on-site owners, I want to thank you for your patience when we tested the fire alarm system. We were testing the system for operational verifications. All went well. I know we have had several actual alarms over the past few months causing evacuation. 2 were caused by food left burning on the stove and 2 from washer overloads. These actions caused hallways to fill with smoke, making it difficult to determine cause and exact locations, resulting in general alarm conditions, with the Fire Department notifications. One was from someone who pulled the fire alarm device on an upper floor, which put us into general alarm, but we were able to cancel before the Fire Department was notified. The one today was caused by a smoke/chemical detector alarm on the 6th floor, but no danger was found, so all clear was announced to stop the evacuation. We take these alarm alerts seriously, so always error on the side of caution before sounding the all-clear. Your understanding is very much appreciated.

STAFFING / ADMIN

AGM: Jack Johnson, our new Assistant GM (Building Facilities Director) will be starting on Monday (21 June). We all look forward to him filling this important position. As I noted in the previous report, he has exceptional qualifications and experience and, I'm sure, will have a very positive impact on the operation going forward.

Temporary Admin Office Hours: As we mentioned at the last Board Meeting, we are short one admin staff causing us to cut-back on office hours to 8 am to 1pm daily. This allows us time to leave the office to handle outside activities, hold vendor meetings, and complete office work. However, we (Angela and I) are working, responding to calls, and making afternoon appointments as needed. If you do need to see us in the afternoon, plus call and we can arrange a time. Hopefully, this situation will be resolved soon.

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

Bob Ivanoff
General Manager

