

## 6<sup>th</sup> Floor Recreation Deck Repair & Replace Estimated Project Schedule

Feb. 2023

### Scheduling Influencers:

- **Progress Timeline for DPP Consultation & Permitting**
  - o 10/23/2020 Rec Dec Schematic design agreement signed by WB
  - o 3/2/2021 Schematic Package Submitted
  - o 6/15/2021 CD to Construction Design Agreement signed
  - o 5/5/2022 Submit plans to DPP for permit review
  - o 8/8/2022 Notice of ROH 22-8
  - o 8/18/2022 DPP Permit Application accepted; Application Number issued
  - o 9/16/2022 DPP first comments; BWS commends; WSDD Permit Application required.
  - o 9/19/2022 Waiting for CDS response regarding WSDD requirement
  - o 10/5/2022 CDS endeavoring to schedule the preliminary WSDD review to determine if an SDD Permit and application is required or if the project is exempt. CDS is preparing Project outline required for the preliminary meeting.
    - DPP comments: Verify Pool autofill - confirmed in DeBiasi Permit docs
    - Wi-Fi WAPs at deck cost was inadvertently omitted in most recent budget, the scope remains in the project with focus on the new elevator lobby lounges.
    - Walkway physical samples are required, Court to include Pickle ball Markings
  - o 10/17/2022 Rec Deck permit review pending meeting at DPP Zoning w/CDS DPP looking for clarification on pool tile colors
  - o 11/23/2022 Follow up meeting with Zoning Dept scheduled for Dec 8. Presentation documents complete, pending final color selections. Selections by AOA are not conforming to WSDD Guidelines. Designers are trying to get color samples for review and approval.
  - o 1/16/2023 Zoning Dept verbally affirmed that this project would be exempt from a Waikiki Special Design District permit and processing of the Building Permit review can resume, subject to stipulated colors for the walkways and tennis/pool surrounds. BWS review comments regarding the missing cross-connection (no records of RPBPs at the site) have been addressed and confirmed.
- **General Contractor Contract Award** (*Preparing for April-May 2023 estimated timeframe*)
  - o Contract documentation will include the phasing options listed below, discussions with perspective GC's prior to award, that might shift or alter schedules based on construction needs & cost.
- **Supply Chain & Deliveries Dates**
  - o Our Architectural firm, consultant and Rec. deck committee are doing their best to limit our exposure to this situation, but there could be unforeseen project delays due ongoing supply chain and labor/staffing issues.
- **Potential Pandemic Events**
  - o Barring any new variants, outbreaks, restrictions, etc.; hoping for minimal impact on the estimated project schedule moving forward.

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### Project Schedule consists of a 3-Phased Approach

#### **Phase 1: (Projected 4<sup>th</sup> Quarter 2023 – 2<sup>nd</sup> Quarter 2024)**

##### **Spalling & Structural Beam Repair**

Phase 1 work will concentrate on spalling & beam repair work within the parking ramp structure including the repair of structural columns, beams, ceiling slabs, etc. from the 5<sup>th</sup> floor parking garage ceiling down to lower-level parking ramp as defined in the Design & Development architectural drawings.

##### **Expectations:**

Parts of parking ramp would be inaccessible while work is being performed, timelines and schedules would be created and published in advance, after project is bid and awarded, similar to the previous 2021 spalling project.

#### **Phase 2: (Projected at 2<sup>nd</sup> Quarter 2024 – 3<sup>rd</sup> Quarter 2024)**

##### **6<sup>th</sup> Floor Rec. Deck (1<sup>st</sup> half of Rec Deck)**

Start at Mauka Tower 2 and progress toward Kuhio Avenue. Phase 2 will begin with Tower 2 main stair modifications to accommodate the new construction of the ADA walkway/ramp with concurrent demolition & removal of existing 6<sup>th</sup> floor condo stair access & landings (up to lanai curbing) for Condo's 608, 610, 612 & 614.

Phasing of work moving towards Kuhio Avenue with the demo/removal of BBQ Grills, Tennis/Basketball Court, Children's playground and outdoor seating areas. The ending boundary of phase 2 would be and include the Children's playground area, leaving walkway access to the Swimming Pool & Hot Tub area which are excluded in Phase 2.

##### **Expectations:**

The above amenities will be off-line until these areas are updated and the renovated BBQ Grills, Tennis/Basketball/Pickleball court, Children's playground areas are back on-line for use.

*Note: Option - The BOD's will need to discuss the usage of temporary BBQ grills (we already own these) while the new BBQ area is being renovated.*

#### **Phase 3: (Projected 3<sup>rd</sup> Quarter 2024 – 1<sup>st</sup> Quarter 2025) (updated ending quarter)**

##### **6<sup>th</sup> Floor Rec. Deck (2<sup>nd</sup> half of Rec Deck)**

The last phase would include the Swimming pool, hot tub areas, outdoor lounge areas and punch items. Removal of existing pool fence, signage, pool loungers, pool liner demolition, removal of mobile & built-in planters, hot tubs & structural slab demolitions followed by the repair, restoration & replacement of each of the existing amenities back to its original state. Punch list items will be included in this phase.

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***Expectations:***

This phase is the greatest concern and impact on our owners, tenants, and guests. We will work with the awarded GC to accommodate the pool & hot tub closure and minimize the downtime of these important amenities. We are trying to target the shutdown of the swimming pool & hot tubs in the Fall 2024 timeframe for demo & construction and hoping to have these back in service for the spring months of 2025; however, these timeframes are subject to change due to the scheduling influencers.

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