

Waikiki Banyan Major Projects Update – 11/29/21

Rec Deck Project Update:

The Board of Directors approved the proposal for Phase I and the related contracts have been reviewed by management, legal and construction teams 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. Currently, The Rec Deck Committee is working with our consultant to approve the conceptual drawing of the BBQ area. Additionally, the week of 22 November the Request for Proposal (RFI) for the build and design of the pool / Jacuzzi was put out for BID. The last BID walk was conducted 23 November. All design Build Proposals due date January 4th. Next REC-Deck Committee meeting to be held **Monday 29 November**

Hallway Carpet Replacement Update:

Carpet has been ordered carpet style/color has been decided. Our new ship date is assigned as 12/6. it takes approx. 3 weeks to ship from the mill in GA to HNL. That puts the carpet on island around December 23rd. I know this is not the best news, the mill has been working through many challenges and is trying to finish this up as quick as they can and to get it shipped. The AOA management team has started working the installation schedule and we are hoping to get this project kicked off no later than January 10th 2022. we will start in Tower one. The initial goal is two floors per day. However, with any big project we will see and adjust as necessary.

Re-Roofing Project:

We are now engaged in required re-roofing work on the elevator shaft/stairwell roofs that have been mostly re-sealed and patched but never fully repaired. The project engineering and design/drawings for DDP permit approvals are completed. The vendor has been selected (Commercial Roofing). The contract has been signed and we are waiting on construction schedule. Once the schedule is firmed up, I will send out the notice and schedule to all owners.

OTHER PROJECTS / ACTIONS

Elevator Broken LCD Displays: We received pricing for new monitors. Due to the high price of the new system, we have decided to defer the replacement to a later date to be determined by the Board of Directors. In the meantime, we have placed covers over the current system with pertinent information of the Waikiki Banyan, which will be updated regularly.

Bicycle Storage Area: Management Office has received all the permits and approvals from the City and County, and we have started to build the new bike, moped, and surfboard storage area. Chris, our Building Engineer, will start manufacturing the bike racks starting the week of 29 November. Hopefully, by the week of December 6th, we can start moving into the new area.

Electric Vehicle Station: Installation completed. We have started to cover all electrical outlets in the parking garage. The charging fee will allow us to recover some of the costs for the used electricity, facilities, and parking space on a break-even basis.

Maintenance Tasks/Projects:

Tower 1, Elevator 3 Motor Repair – Repair complete. The door operator motor for that car failed and was rebuilt.

Bike Disposal Action - Complete, all unclaimed bikes removed. Unclaimed bikes were donated to charity.

Lobby Furniture Refinishing – Maintenance has been refinishing the furniture and I have to say they look great. We have a couple more bigger pieces to be finished. I expect to be completed by 6 December 2021.

Sprinkler Pipe Cleaning and Dry- Stand Pipe inspections and inventorying – is still ongoing. Life safety is my number one priority. Our maintenance and cleaning teams have been working to clean and repair the sprinkler pipes as well as inspect all the dry-stand pipes and inventory each section throughout the property to add to the preventative maintenance management system.

Alarm Speaker Opening Repair – Started this project, currently 50 percent complete with all reported holes that require patching. This will be an on-going project until all repairs are completed.

Annual Elevator Safety Inspection – Scheduled 1-7 December 2021 / notices are being drafted and sent out

Tower 2 25th Floor Transformer – Due to age requires replacement, seeking proposals from vendors.

Tower 2 Floor 21 Transformer – Due to age requires replacement seeking proposals from vendors.

Generator Operating Panel OOC – During our QTRLY Maintenance it was discovered that the LCD Panel is unreadable / Generator vendor has ordered the part, **as soon as it comes in, they will get us on schedule to install.**

Compactor Room 2 – Compactor Machine, that moves the compactors in and out of Compactor room is out of commission (OOC) / **it was discovered the electronic board requires replacement parts on order.**

Perimeter Doors / HECO Vault – Require replacement due to corrosion / proposals received / Board approved. Scheduling install with vendor.

Lanai Spalding – Currently, we have 8 units requiring repair. Board has directed that that the management team schedule inspections with each unit. this task is in progress. Please reach out to the management office to schedule your inspection if you haven't already.

Jack Johnson & Team
General Manager