

Waikiki Banyan
6th Floor Recreation Deck “Repair & Replace” Project
Design Update

1.6.2023

Professional Business Partners:

CDS International - Architect

J. Uno & Associates – Construction Cost Consultants

ACL Group, LLC – Construction Consultant, Arne LaPrade (Architectural & FF&E)

Dezigns Interior Planning – Commercial Int. Designer, Kory Wong-Oglesby (FF&E)

Inspired Play, Children’s Playground Equipment Partner

DeBiasi Pacific, Swimming Pool & Hot Tub Partner

Waikiki Banyan 6th Floor Recreation Deck Committee Members:

Linda Sahara (Chair), Mo Schreiber, Randy & Christina Warner, Valaree Albertson, Brett Hulme, Kim McNee, Jack Johnson & Angela Taverner

City Business Partners:

Honolulu Department of Planning & Permitting – “DPP”

Waikiki Special Design District – “WSDD”

Architectural Project Scope:

Here's where we are at from an "architectural perspective" which involves CDS (Architect), Arne, DPP, and WSDD, to ensure DPP/WSDD guidelines are met for this "Repair and Replace" project, ADA and local code compliance, reduced non-conformance, etc.:

Overall Project Scope:

- Project includes the entire 6th Floor Rec. Deck, 6th Floor Restrooms, and Structural spalling & concrete work from ground floor through 6th floor of parking garage/ramp.

Overall Design Scope & Constraints:

- The rec deck is based on a "repair and replace project", which limits us on what we might want to do; all existing amenities must remain in the design for compliance purposes.
- Includes new waterproof membrane and sloping/drainage improvements for entire 6th flr. rec deck.
- The DPP & WSDD dictates how much walkway space, green space, trees & plants, faux lawn, fencing heights and finishes, and setbacks for reduced non-conformance for the entire rec deck.
- **The rec deck surface material finishes are controlled by the WSDD. The WSDD recently approved two "earth tone" finishes that we must abide with - *Caramel and Sandalwood*.**
- The finishes for the new children's playground, new cabanas, new planter pots, swimming pool and hot tub also required DPP & WSDD approval.

Note: *The majority of the \$8.5+m rec deck project cost goes towards structural repairs for the rec deck and throughout the parking ramp/garage.*

Architectural Project Scope continued:

Swimming Pool Tile Colors:

- Standard allowance tile finish choices are White, Light Blue, and Dark Blue. WSDD approved the Light Blue Tile color.

Hot Tubs:

- Utilizes the same Light Blue tile finish as the swimming pool which was approved by WSDD.

Swimming Pool FF&E:

- Cabana finishes are controlled by WSDD.

Optional Swimming Pool “Logo”:

- DeBiasi Pacific suggested Dolphins due to low-cost option and uniqueness from other pools that most commonly have Turtles and Starfish which involve added labor cost due to intricate tile cuts and related higher labor costs to fabricate and install.
- Additional animals can be entertained but can easily involve added cost. WSDD approved the animal pool logos (dolphins).

Note: Use the link below to review the Dolphin vendor's site to get a better understanding of the work to be provided.

[Tile Dolphins \(vogland.com\)](http://vogland.com)

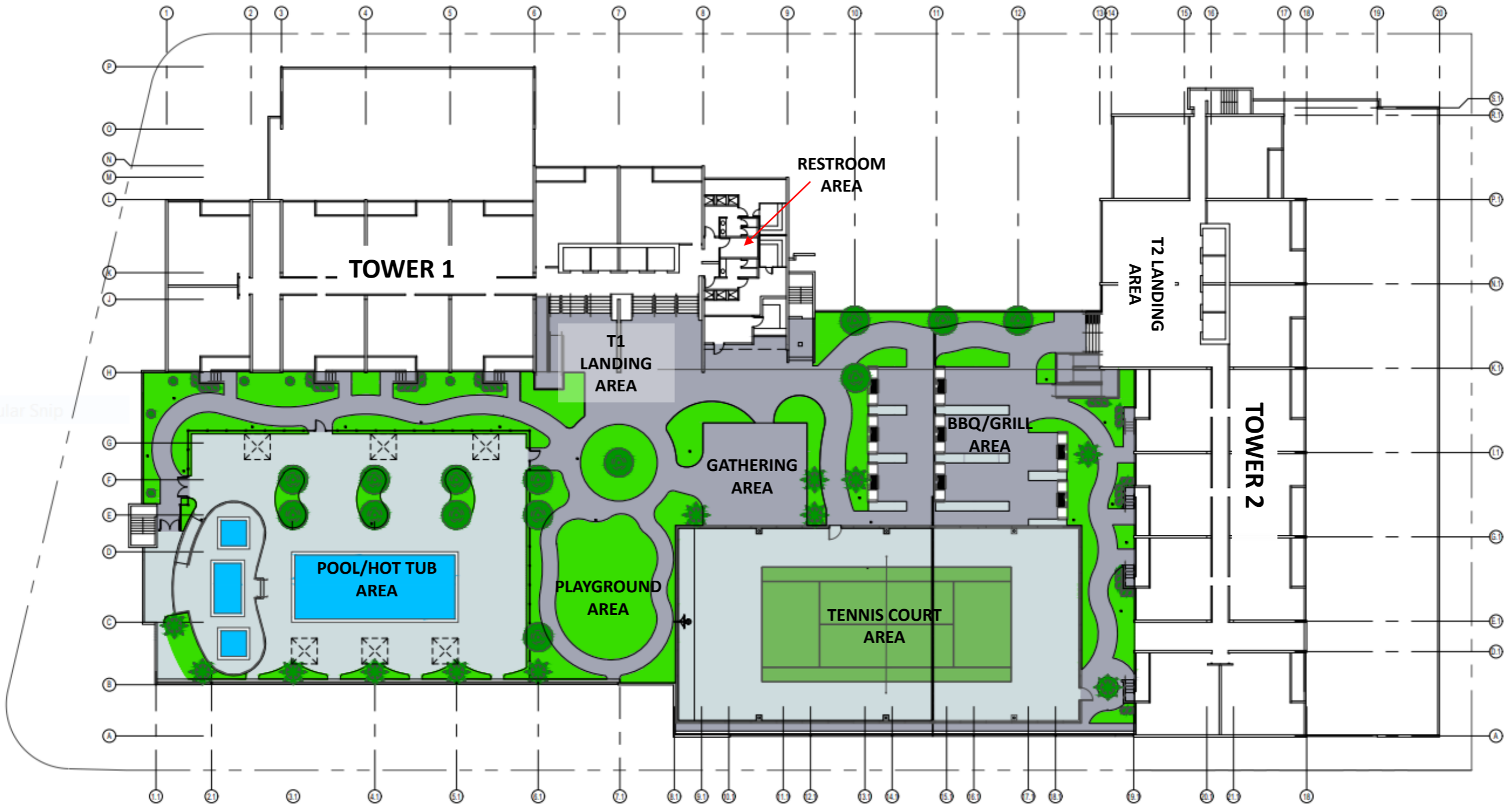
Timing and project schedule

The project schedule is primarily dependent on permit review and approval by the DPP. Given DPP's backlog, it is difficult to determine and advise of the timeframe.

Next Steps

Once DPP and WSDD sign off, the project will go out to bid and final pricing will be submitted for committee and board review and approval. At that point, an updated project schedule will be created and shared with owners and tenants.

Waikiki Banyan Architectural Elements (Plan View)



LEVEL 6 - RECREATION DECK / SITE PLAN / OVERALL PLAN

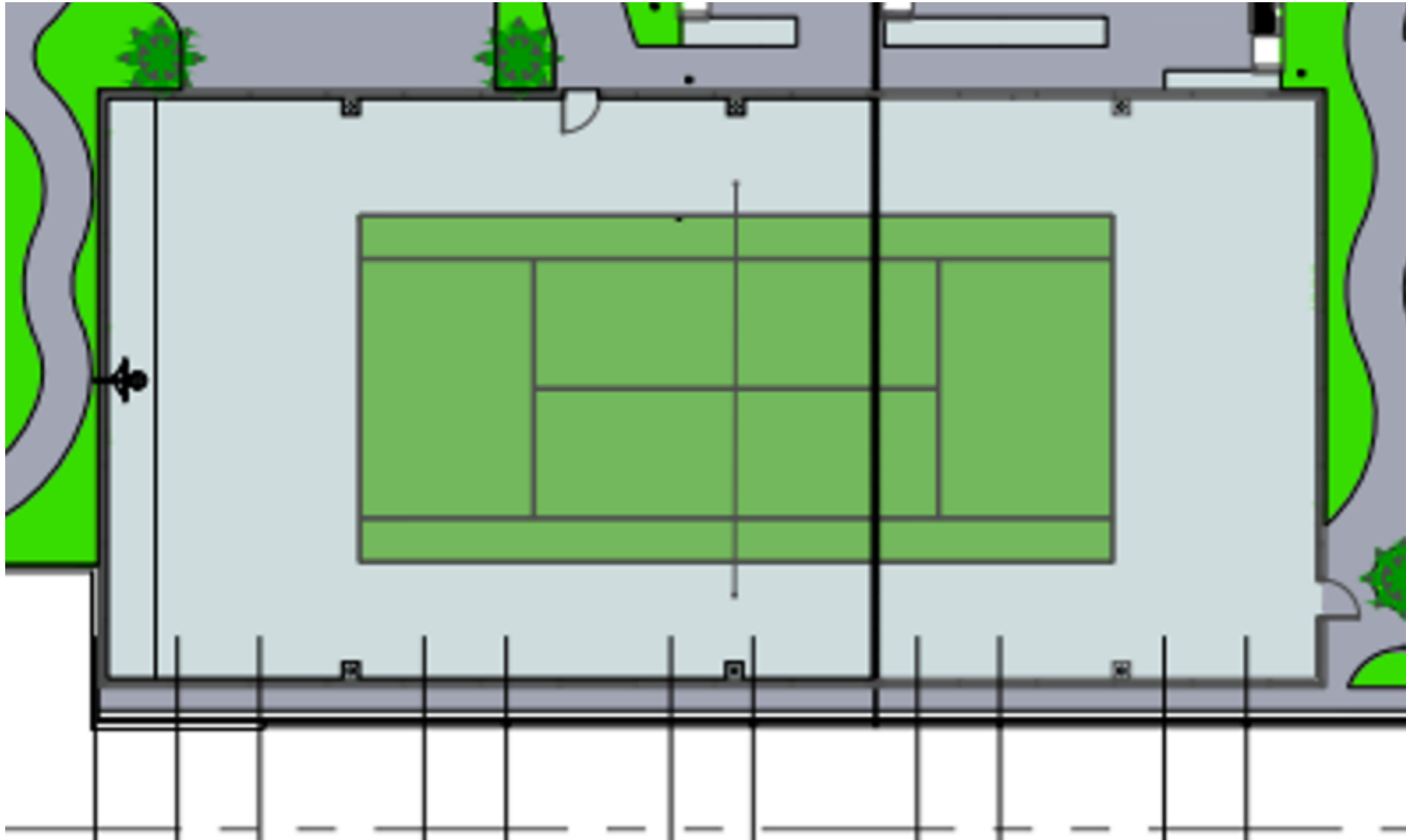
Architectural “Repair & Replace” Project Elements:

6th Floor Recreation Deck Layout -

- Tennis Courts**
- Barbeque/Grilling Area**
- Multi-Purpose Gathering Area**
- Children’s Playground Area**
- Swimming Pool & Hot Tub Area**
- Tower 1 & 2 Elevator Landing Areas**
- Walkways & Paths, Faux Grass, Trees/Plants (Green Space)**
- Mens & Womens Restroom Areas**

Waikiki Banyan Architectural Elements (Plan View)

TENNIS COURT AREA



HIGHLIGHTS/OVERVIEW:

9' FENCE

- Setback; reduced non-conformance
- Chain Link Privacy Slats

LINE STRIPES & NETTING

- Tennis
- Pickleball

BASKETBALL

- Structure/Rim

ENTRANCE/EXITS

- 2 Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

Waikiki Banyan Architectural Elements (Plan View)

BBQ/GRILL AREA



HIGHLIGHTS/OVERVIEW:

(8) ELECTRIC GRILLING STATIONS

- (5) 4-6 Person Settings
- (3) 8-10 Person Settings

BUILT-IN GRILLING STATIONS

- Open Storage
- Solid Surface Countertops
- Trex Building Material Cladding

ENTRANCE/EXITS

- Multi Path Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

Waikiki Banyan Architectural Elements (Plan View)

MULTI-PURPOSE GATHERING AREA



HIGHLIGHTS/OVERVIEW:

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

ENTRANCE/EXITS

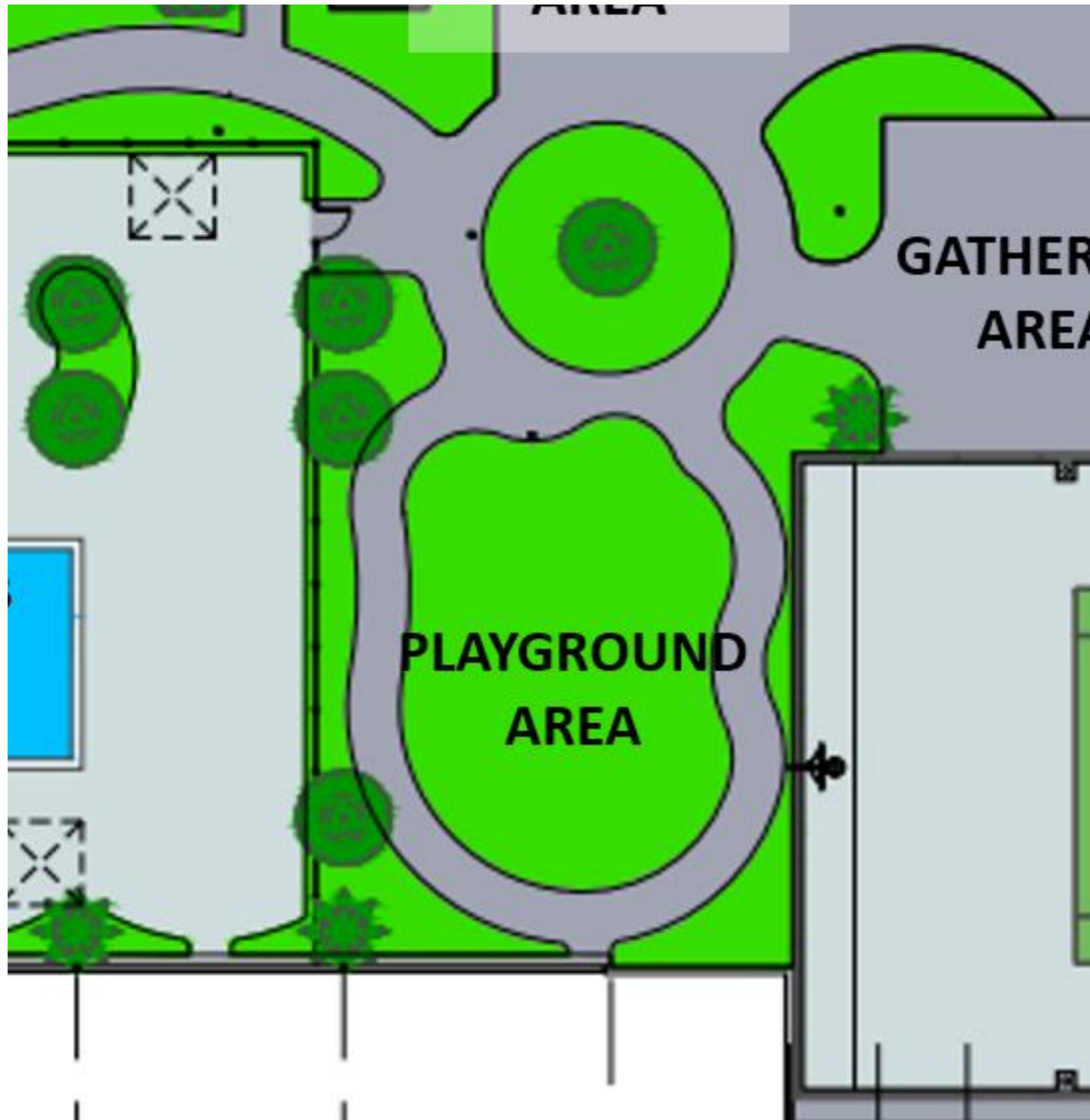
- 2 Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

Waikiki Banyan Architectural Elements (Plan View)

CHILDRENS PLAYGROUND AREA



HIGHLIGHTS/OVERVIEW:

NEW CHILDRENS PLAYGROUND EQUIPMENT

- ADA Compliance
- Meet current safety standards

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

ENTRANCE/EXITS

- 2 Locations

AREA LIGHTING

- DPP/WSDC defined based on codes

Waikiki Banyan Architectural Elements (Plan View)

CHILDRENS PLAYGROUND AREA



HIGHLIGHTS/OVERVIEW:

NEW CHILDRENS PLAYGROUND EQUIPMENT

- ADA Compliance
- Meet current safety standards

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

ENTRANCE/EXITS

- 2 Locations

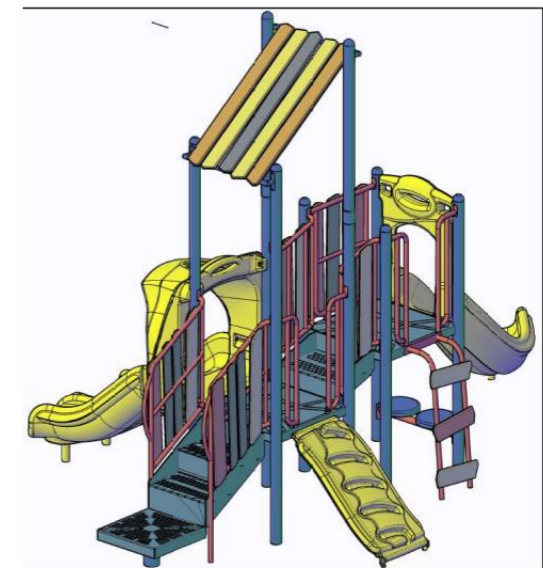
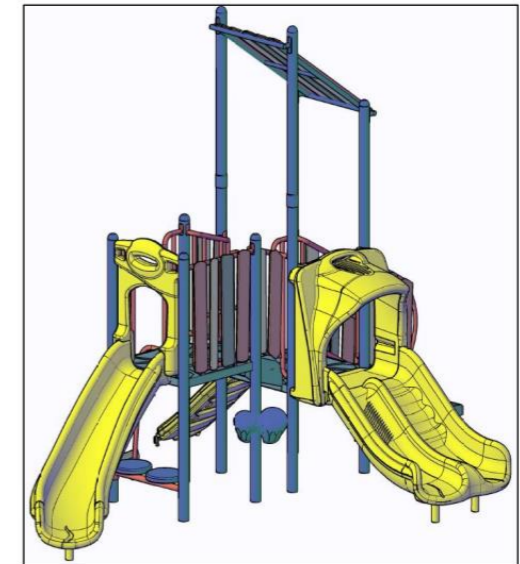
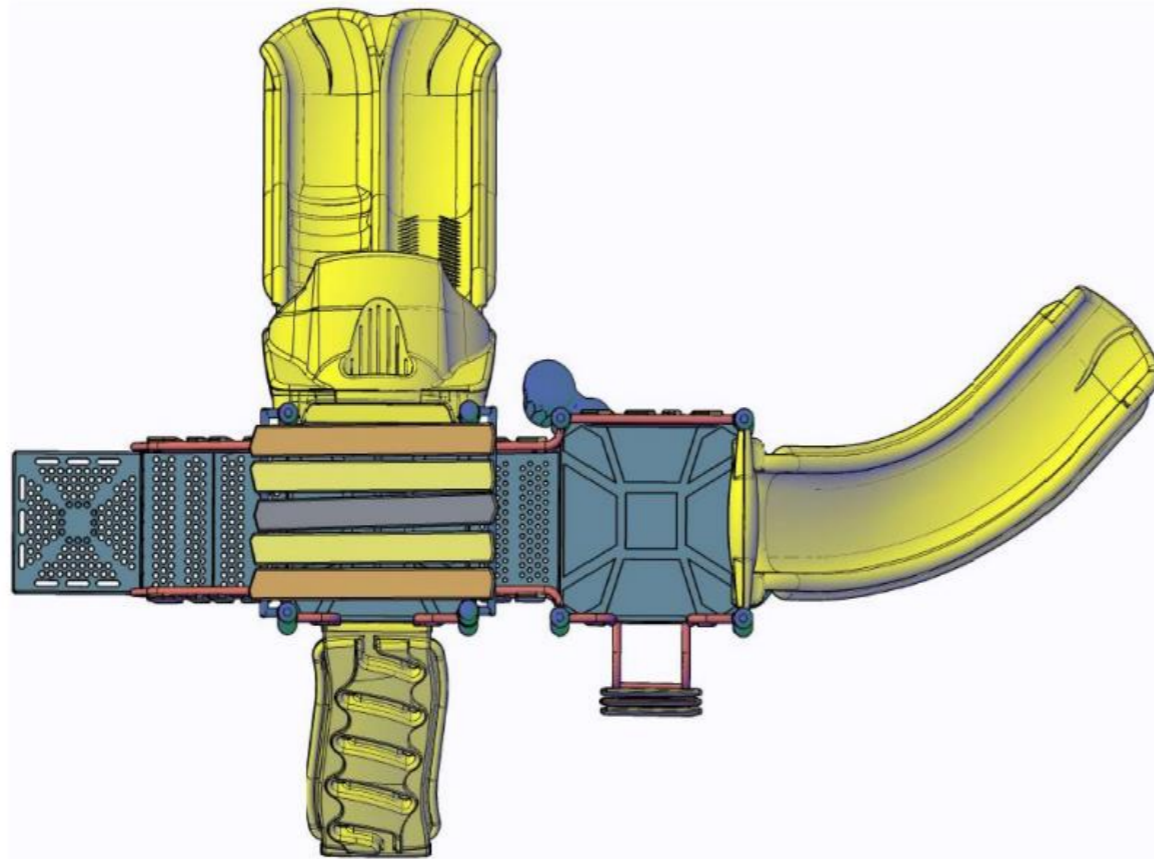
AREA LIGHTING

- DPP/WSDD defined based on codes

designs interior planning llc

CHILDRENS PLAYGROUND AREA

Overhead View



SPRING BLOOM

Uprights

Champagne

Metal

Spring Green

HDPE

Sky Blue

Roto Plastic

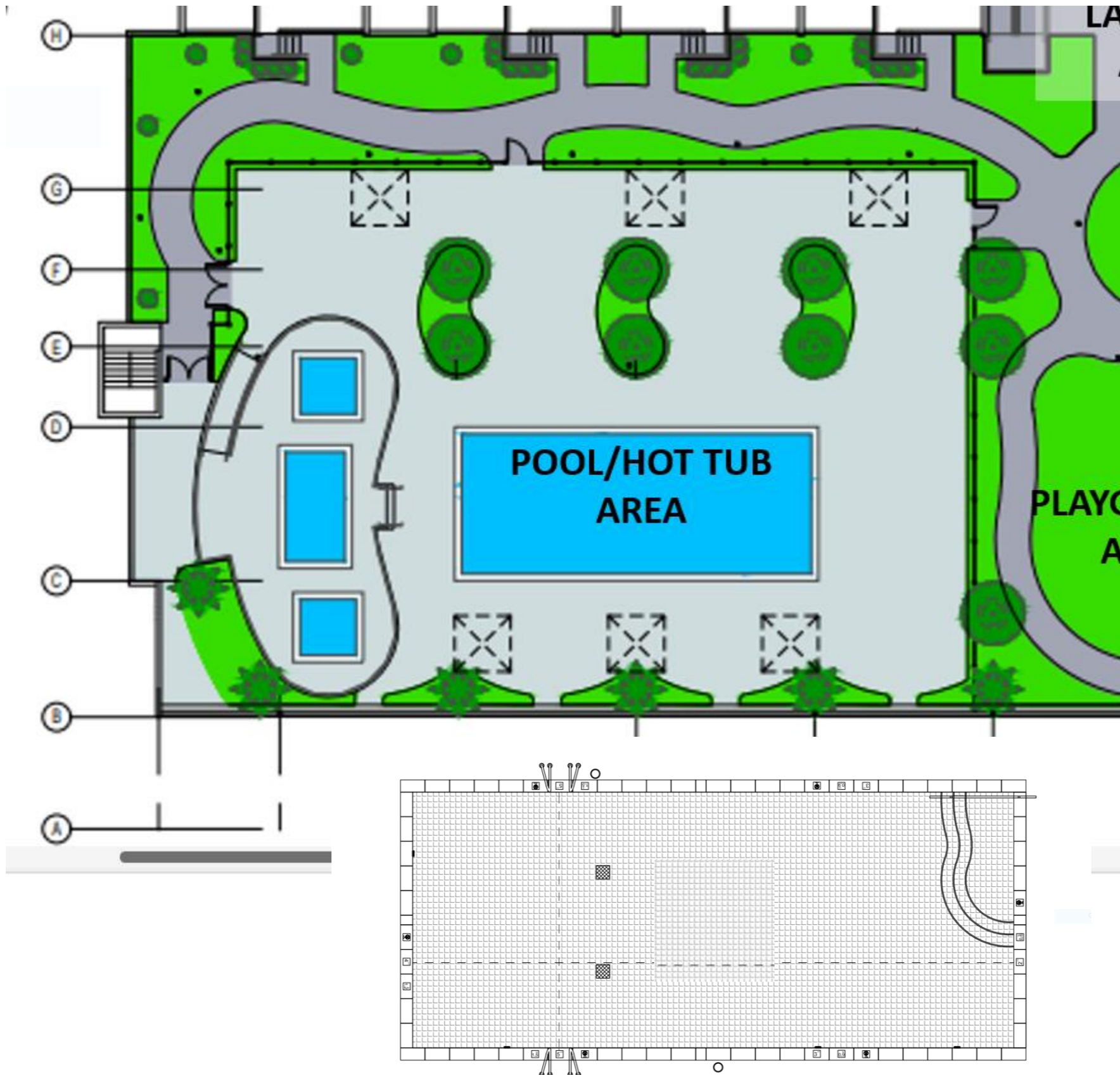
Sky Blue

Decks

Brown

Waikiki Banyan Architectural Elements (Plan View)

SWIMMING POOL/HOT TUB AREA



HIGHLIGHTS/OVERVIEW:

NEW POOL SHELL & LINER

- Increased area for ingress/egress

MOBILE ADA LIFT

- Code compliance

STANDARD TILE ALLOWANCE

FINSIHES

- Light Blue tile finish approved by DPP/WSDD for pool & hot tubs

AREA LIGHTING

- DPP/WSDD define based on codes

OPTIONAL POOL LOGO?

- Dolphins?

(3) NEW HOT TUBS

- Drop-in deck design, like swimming pool

ADA RAMP, HOT TUBS

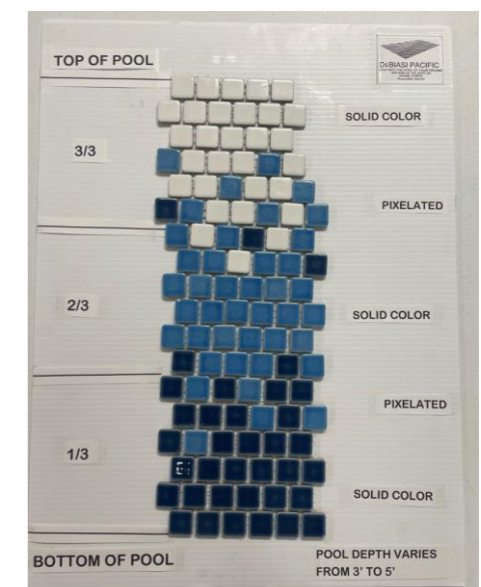
- Code compliance

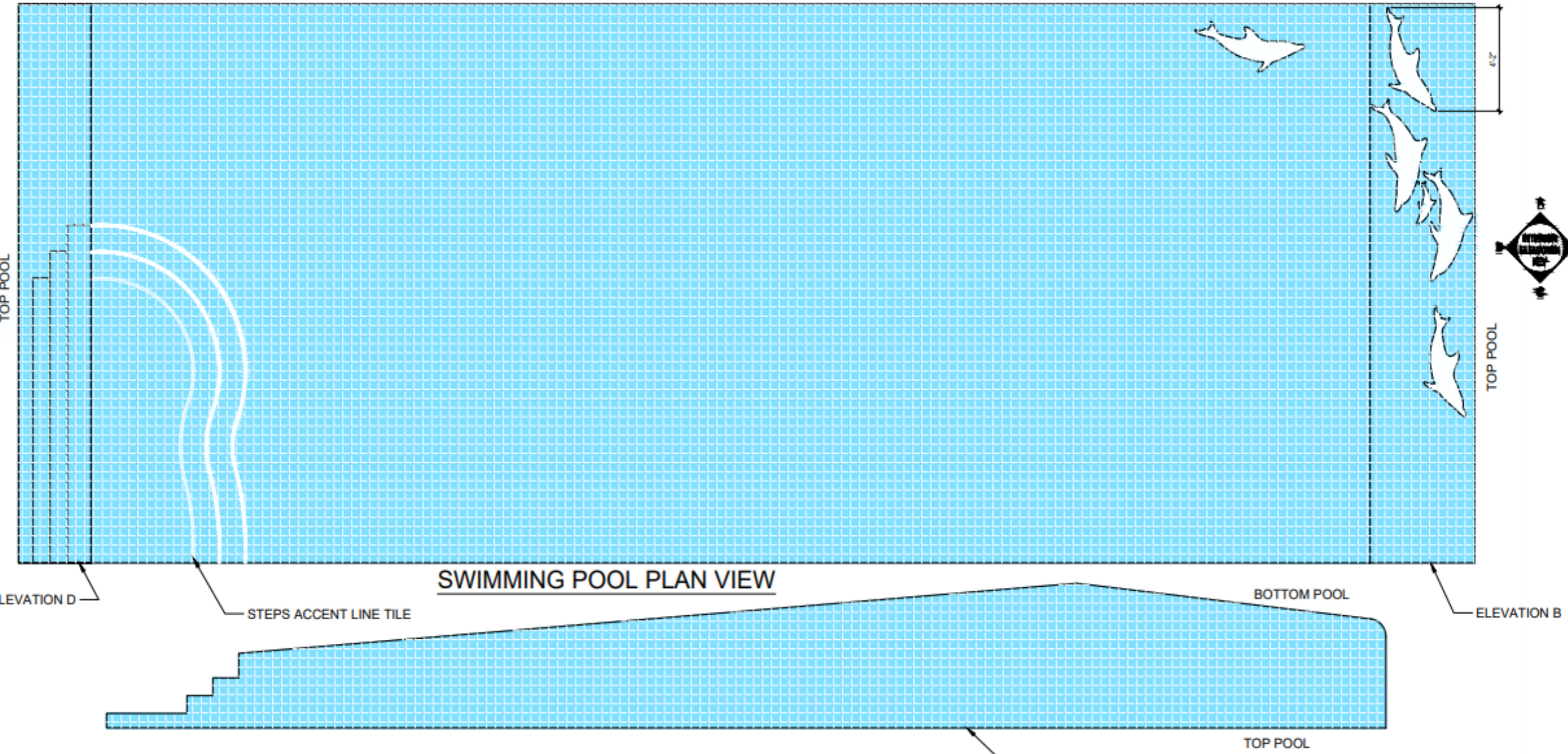
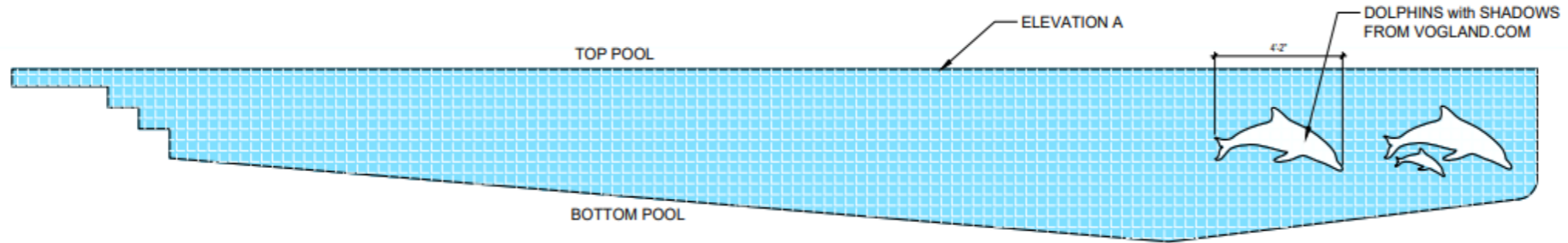
GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

TREES/PLANTS

- WSDD compliance
- Irrigation System





LAYOUT - L

DEBIASI PACIFIC
 STEP INTO THE POOL OF YOUR DREAMS
 WAIALEALE, HAWAII
 Phone: (808) 733-0181

DATE:	REVISIONS:

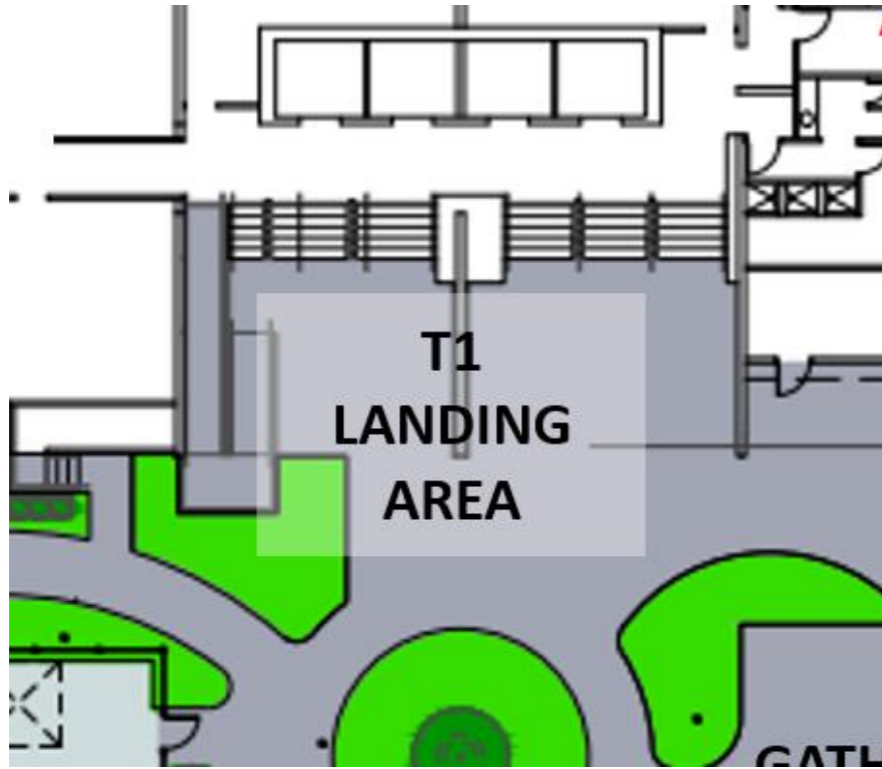
WAIKIKI BANYAN SWIMMING
 POOL # SPAS RENOVATION
 201 OHUA AVE.
 HONOLULU HI 96815
 T.M.K.: 2-6-025-005

SWIMMING POOL
 FINISH PLAN

DATE: 7/19/2022
 SHEET NO.: WF 501

Waikiki Banyan Architectural Elements (Plan View)

TOWER 1 & 2 ELEVATOR LANDING AREAS



HIGHLIGHTS/OVERVIEW:

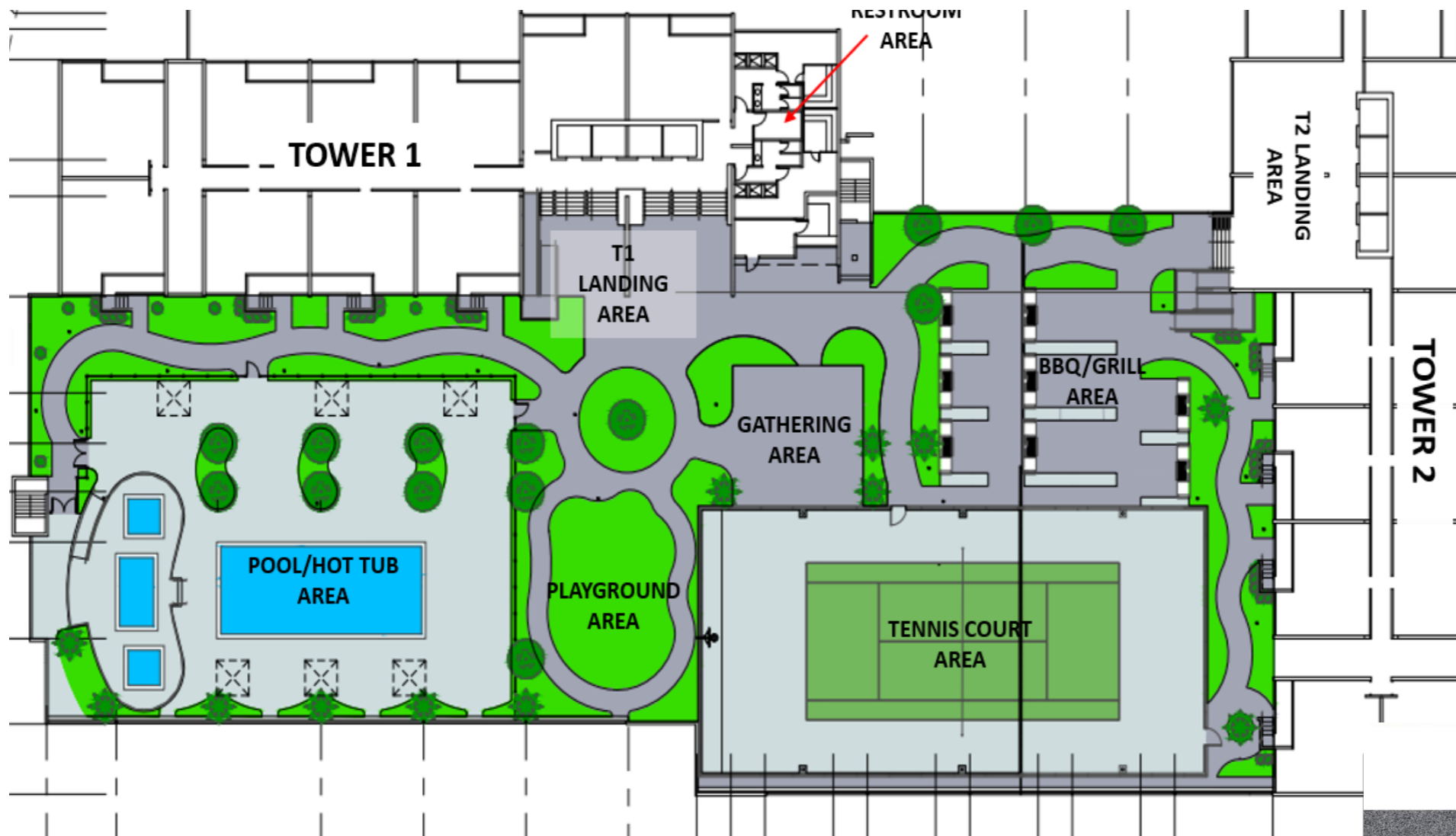
NEW ADA RAMPS, EACH TOWER

- ADA Code Compliance
- More Space Utilization



Waikiki Banyan Architectural Elements (Plan View)

WALKWAY/PATHWAY AREAS



HIGHLIGHTS/OVERVIEW:

GREEN SPACE, WALKWAYS

- WSDC compliance
- Space Delineation, Boundaries
- Caramel Finish – Primary Walkways
- Sandalwood Finish – Surrounding Pool/Hot Tub & Tennis Court areas
- Green Finish – Tennis Court

TREES/PLANTS

- WSDC compliance
- Irrigation System

AREA LIGHTING

- DPP/WSDC defined based on codes
- Walkway lighting
- Outlets for optional Plant uplighting

Permacolor Quartz Blends



Waikiki Banyan Architectural Elements *(Plan View)*

MENS & WOMENS RESTROOM AREA

WAIKIKI BANYAN CONCEPTS

OVERALL FLOOR PLAN



LOCKER ROOM



SHOWER ROOM



5/30/22

WAIKIKI BANYAN POOL RESTROOM CONCEPT

DESIGN CONCEPT

To give a fresh updated look to the pool restrooms that will be inviting and welcoming to guests & residents alike. As you enter, murals at each entry will create a welcoming sense of place. Use of clean lines throughout along with a lighter color palette are being introduced to visually open up the space.

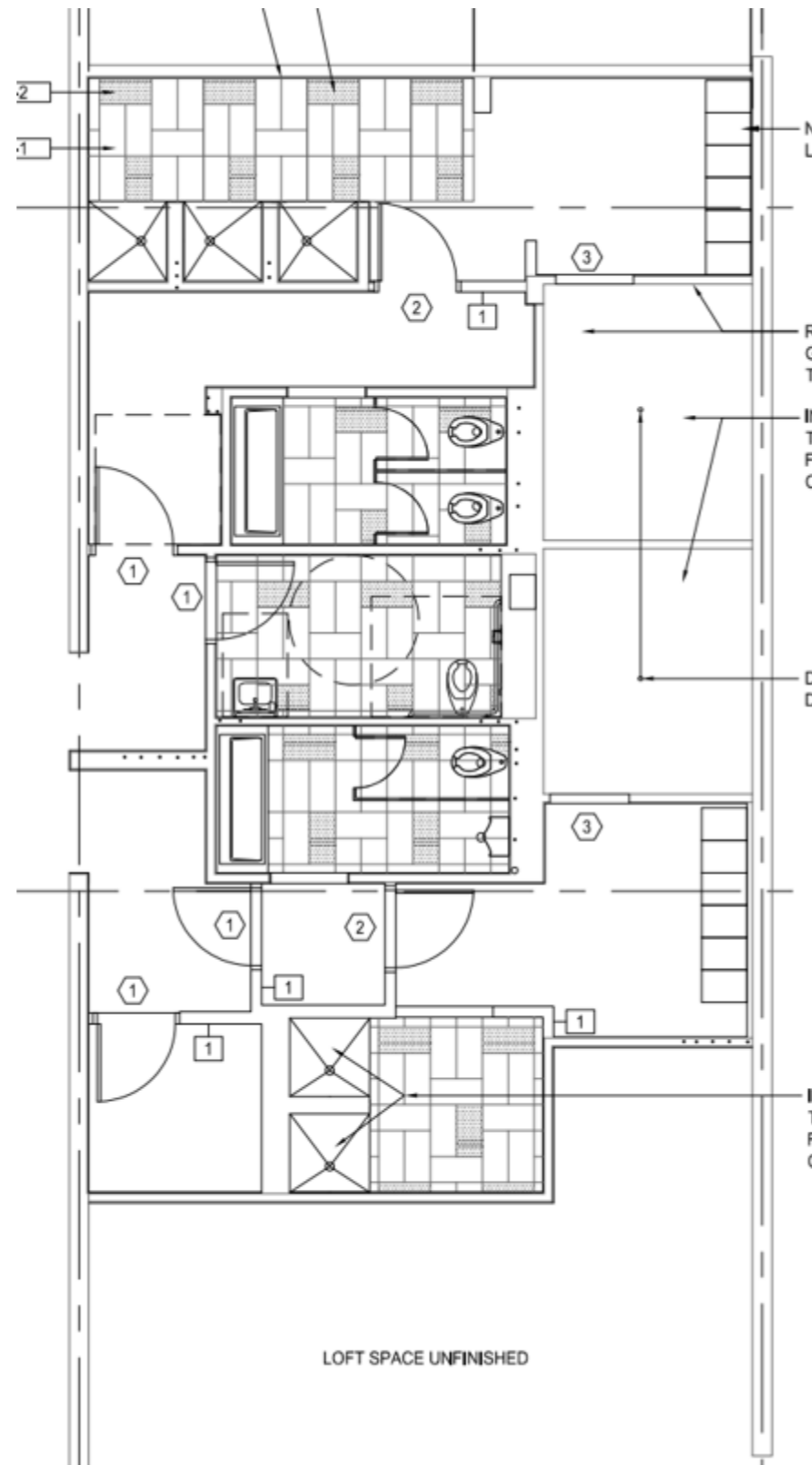
Utilization of a combination of neutral floor tiles give the space some texture and visual energy that complement the color tones being used on the walls.

Touchless faucets, towel dispensers, and flush valves are specified to ensure the health and safety of guests not only for the current environment we are in, while also looking toward the future.



Waikiki Banyan Architectural Elements (Plan View)

MENS & WOMENS RESTROOM AREA



HIGHLIGHTS/OVERVIEW:

NEW & UPDATED FIXTURES

- Refreshed aesthetics
- ADA Compliance
- Warm earth tone colors

NEW & UPDATED SHOWERS

- Refreshed aesthetics
- ADA Compliance

NEW UNI-SEX RESTROOM

- Code Compliance

UPDATED DRY SAUNAS

- Mens & Womens Restrooms

NEW WALL-MOUNT CUBBIES &

MURALS

MENS & WOMENS RESTROOMS



WOMENS – ENTRY MURAL



LOCKER /
CUBBY
OPTIONS



MEN'S ENTRY MURAL



ENTRY DOOR
STYLE



FULL LENGTH
MIRROR



WOVEN
FLOORING
COLOR OPTIONS

BENCH STYLE
OPTIONS



Waikiki Banyan – Entry /Locker Room

MENS & WOMENS RESTROOMS



WALL TILE



ACCENT WALL MOSAIC (SHOWER)



ACCENT WALL TILE



SHOWER SEAT OPTION



SHOWER CONTROL



WALL HOOKS



LINEAR SHOWER DRAIN



SHOWER ROOM FLOOR TILE



SHOWER ROOM FLOOR TILE



SHOWER ROOM FLOOR TILE



SHOWER FLOOR

Waikiki Banyan - Shower Room

MENS & WOMENS RESTROOMS



SINK/ FAUCET STYLE



PARTITION LAMINATE



PARTITION STYLE
FINISH NOT AS
SHOWN



RESTROOM
ACCESSORIES



TOILET/URINAL
STYLE



WALL TILE



FLOOR-WALL
TRANSITION



ACCENT FLOOR TILE



FLOOR TILE



FLOOR TILE

Waikiki Banyan - Restroom Concept

Waikiki Banyan

Architectural Perspective Question & Answer

Board Discussion/Voting

1.6.2023



Waikiki Banyan Pool
Deck Concepts

11/9/22

FF&E Scope (*Fixtures, Furniture & Equipment*) :

Here's where we are at from an "FF&E" perspective which involves Kory (local Interior Designer), Arne, and the Waikiki Banyan Rec Deck Committee. This is still in process, and not as time sensitive, as the main focus are the "architectural perspective" items so we can work towards permit approval.

We have some choices on the FF&E and plan to bring this to the entire Board for review and final approval.

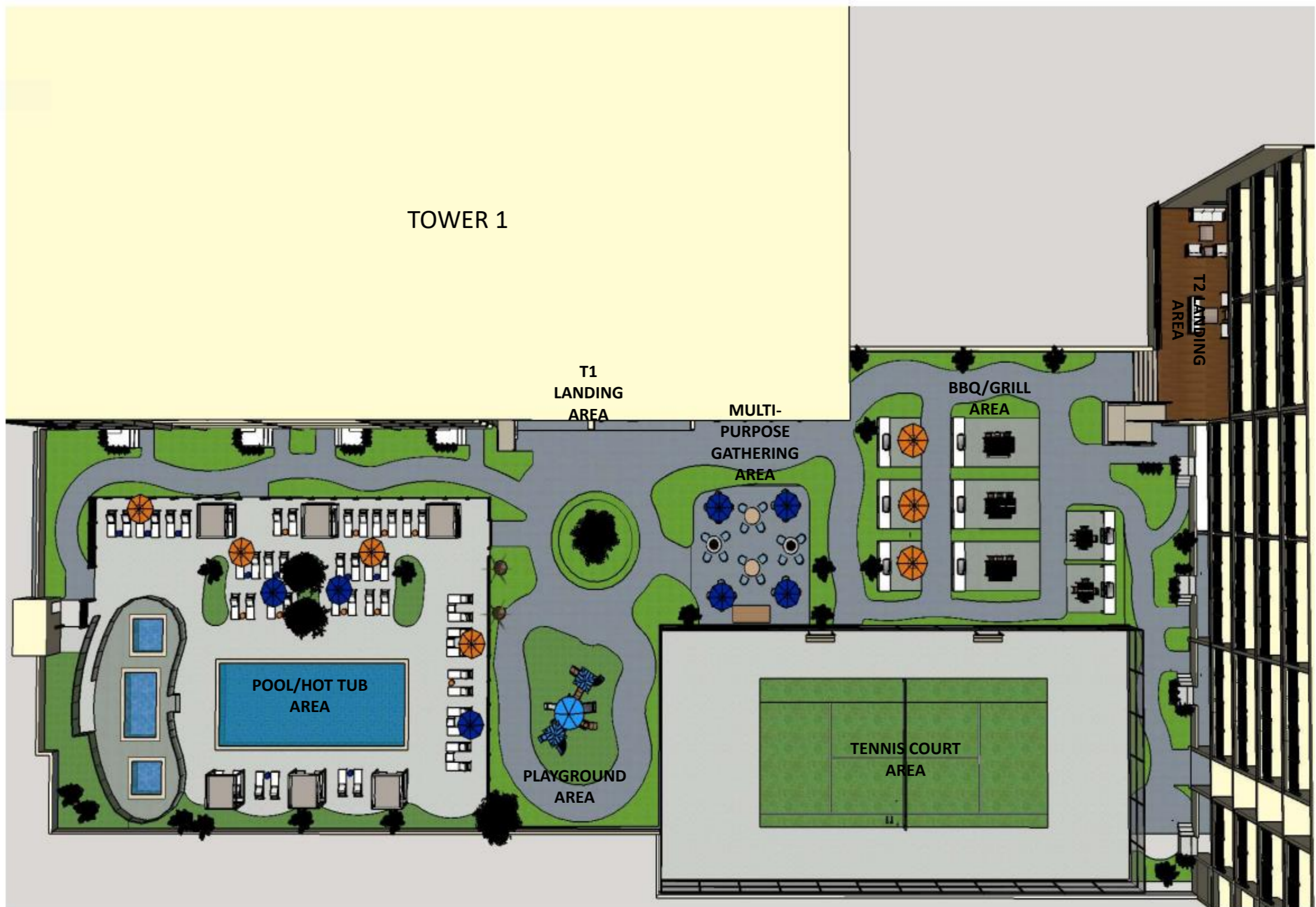
FF&E items include "loose" furniture which consist of the following: (*Still in the conceptual design phase*)

- BBQ Area: Tables, Seating, Umbrellas
- Gathering Area: Seating, Tables, Fire Pits, Umbrellas
- Elevator Lobbies: Seating, Tables, Artwork
- Swimming Pool: Lounge Chairs, End Tables, Umbrellas, Cabanas. ***Note: Cabana finishes are controlled by WSDD.***
- Rec Deck Waste & Recycle Receptacles, Planters. ***Note: Planter finishes are controlled by WSDD.***

The FF&E budget is \$ 365,000.00.

Refinements will continue to be made for the FF&E (fixtures, furniture and equipment) as we narrow down options and finish selections that best meet durability, functionality, maintenance, wind, aesthetics, and budget requirements.

TOWER 1



designs interior planning llc

- HDPE
- Metal
- Uprights
- Roto Plastic
- Deck



Children's Play equipment; color: Spring Bloom; (Inspired Play, Coghill)



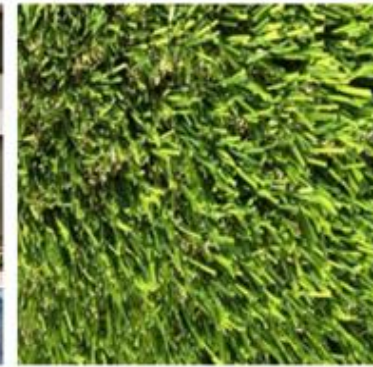
Cabanas by Academy - The Director frame color: white; canvas color: It tan



Cabanas by Academy - The Director frame color: white; canvas color: It tan



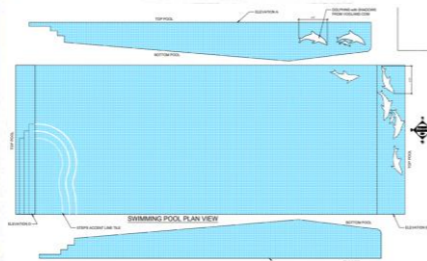
Cabanas by Academy - The Director frame color: white; canvas color: It tan



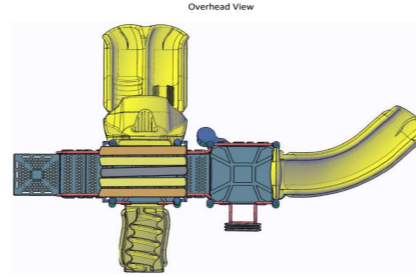
Faux lawn - NyLawn El Toro



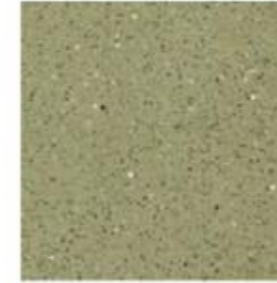
Clear glazed guardrail (segmented curves)at Spa Platform



Pool tile concept



Overhead View



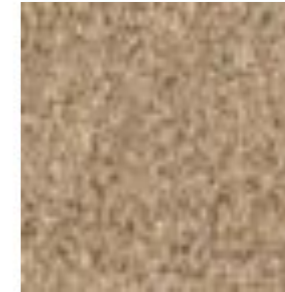
Planter pots; color: Tournesol GFRC - Celery Sandblast



Barbecue area concept



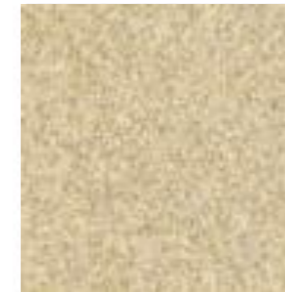
Overall deck concept



Paths; color: Sherwin Williams - Winter Sky



Pool area concept



Tennis court surround & pool deck; color: Sherwin Williams - Gray Linen



Lounge seating area concept

Waikiki Banyan

201 Ohua Street, Waikiki, Honolulu, O'ahu

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (3D View)

TENNIS COURT AREA



HIGHLIGHTS/OVERVIEW:

SEATING OPTION

9' FENCE

- Setback; reduced non-conformance
- Chain Link Privacy Slats

LINE STRIPES & NETTING

- Tennis
- Pickleball

BASKETBALL

- Structure/Rim

ENTRANCE/EXITS

- 2 Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (3D View)

BBQ/GRILL AREA



HIGHLIGHTS/OVERVIEW:

TABLES, CHAIRS, UMBRELLAS
PLANTERS, WASTE RECEPTACLES

(8) ELECTRIC GRILLING STATIONS

- (5) 4-6 Person Settings
- (3) 8-10 Person Settings

BUILT-IN GRILLING STATIONS

- Open Storage
- Solid Surface Countertops
- Trex Building Materials to be used

ENTRANCE/EXITS

- Multi Path Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

designs interior planning llc

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (3D View)

MULTI-PURPOSE GATHERING AREA



HIGHLIGHTS/OVERVIEW:

TABLES, CHAIRS,
UMBRELLAS
PLANTERS, WASTE
RECEPTACLES, FIRE PITS

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

ENTRANCE/EXITS

- 2 Locations

AREA LIGHTING

- DPP/WSDD defined based on codes

designs interior planning llc

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (3D View)

SWIMMING POOL/HOT TUB AREA



designs interior planning llc

HIGHLIGHTS/OVERVIEW:

POOL CHAISE LOUNGERS, END TABLES, UMBRELLAS CABANAS, PLANTERS

NEW POOL SHELL & LINER

- Increased area for ingress/egress

MOBILE ADA LIFT

- Code compliance

STANDARD TILE

ALLOWANCE FINISHES

- Light Blue tile finish approved by DPP/WSDD for pool & hot tubs

AREA LIGHTING

- DPP/WSDD define based on codes

OPTIONAL POOL LOGO?

- Dolphins?

(3) NEW HOT TUBS

- Drop-in deck design, like swimming pool

ADA RAMP, HOT TUBS

- Code compliance

GREEN SPACE, WALKWAYS

- Space Delineation, Boundaries

TREES/PLANTS

- WSDD compliance
- Irrigation System

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (3D View)

TOWER 1 & 2 ELEVATOR LANDING AREAS



HIGHLIGHTS/OVERVIEW:

LOUNGE CHAIRS, END TABLES, ARTWORK

NEW ADA RAMPS, EACH TOWER

- ADA Code Compliance

Tower 1



Tower 2

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (Conceptual Images)



CABANA
8' X 8'
*TO ADVISE FINISH



POOL CHAISE END TABLES
W/WEIGHTED BASE



POOL CHAISE
STACKABLE



POOL CHAISE END TABLES
W/WEIGHTED BASE



CABANA POOL CHAISE
STACKABLE



CABANA END TABLE



SUNBRELLA: TUSCAN



SUNBRELLA: ROYAL BLUE
TWEED

POOL UMBRELLAS
DBL WIND VENT
276 LB BASE
(2 COLORS)



WASTE RECEPTACLE
OTHER FINISHES
AVAILABLE

POOL DECK
CONCEPTS

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (Conceptual Images)

ELEVATOR LOBBY TOWER 1 & 2
SEATING



3 - SEATER LOVE SEAT



PLANTER STYLE
MIX OF DIFFERENT
FINISHES



WALL ART CONCEPT



LOUNGE CHAIR



END TABLE



SEAT CUSHION FABRIC
OPTIONS



WASTE RECEPTACLE
OTHER FINISHES
AVAILABLE

ELEVATOR LOBBY
CONCEPTS

Waikiki Banyan Fixtures, Furniture & Equipment (FF&E) (Conceptual Images)

GRILL AREA



6 PERSON DINING TABLE
FINISH SHOWN: ASH GREY



THROUGH THE TABLE
UMBRELLA
(GRILL AREA)

ENTERTAINMENT / MULTI PURPOSE AREA



ROPE COLOR FOR
LOW TABLE
CHAIRS



DINING CHAIR STYLE
FOR CONCEPT NOT FINISH



54" ROUND DINING TABLE
FINISH NOT AS SHOWN
OTHER FINISHES AVAILABLE



DINING BENCH (NO CUSHION)
FINISH SHOWN: ASH GREY



4 - SEATER DINING TABLE
FINISH SHOWN: ASH GREY



FIRE PIT
FINISH SHOWN: NATURAL



LOUNGE CHAIR FOR
COFFEE TABLE
FOR CONCEPT NOT FINISH



48" ROUND LOW TABLE
(22" HIGH)
OTHER FINISHES AVAILABLE



Whitewash - Aluminum



Ash Grey - Aluminum

DINING TABLE/BENCH
FINISH OPTIONS



GRILL AREA DINING CHAIR
(STACKABLE)



WASTE RECEPTACLE
OTHER FINISHES
AVAILABLE



ROPE COLOR OPTION FOR LOW TABLE
CHAIR BACKS

Waikiki Banyan

FF&E Perspective Question & Answer

Board Discussion/Voting

1.6.2023

Waikiki Banyan

“THE END”

MAHALO

1.6.2023