



# Drain Replacement Project Overview

**SageWater** is the contractor that is replacing the drain / waste/ vent piping system in your stack. **Allana Buick & Bers** (ABB), the architect / engineer for the project, will be providing construction management and oversight for the project. The schedule for the work in your unit is detailed below. Each unit will be substantially complete within 9 – 14 business days. For technical reasons, the work in your unit must be coordinated with work in adjacent units. As such, you can expect that our teams will be working within your unit and the units above and below yours at different times of the day. This system of working is necessary for the scope of work at 1350 and will enable us to finish the work more effectively.

This notice includes a color-coded floor plan that indicates where the work will be performed in your unit and how you should prepare for the renovation process. A subsequent notice will be distributed three days before work begins, and your “Work In Progress Report”, designed to keep you informed throughout the process, will be hung on your door while work is ongoing.

We will be contacting you shortly to schedule your pre-construction walkthrough, during which we will review the work that will be performed and resident obligations. If you have a tenant, we request that they also be present so that they are informed about the work. This meeting will typically take about an hour.

## Conceptual Work Areas:

- The bathroom that includes your laundry area
- The laundry area
- The wall on the backside of the laundry area
- The kitchen

While work may occur in other areas, these areas will see the majority of the work. Please see the Work Impact Maps at the end of this document for further detail.

This is a complex project. Please take the time to review this notice completely and carefully, as well as all other correspondence to insure prompt and neat completion of the work. There is a signature and acknowledgment page at the end of the document – please sign and return to the General Manager’s office at your earliest convenience.

***We thank you for your cooperation with this important repair work, and invite you to contact us with any questions that you may have.***

Richard Furst, Project Manager  
Phone: (808) 218-6115  
Email: rfurst@abbae.com

Brendan Trail, Senior Project Manager  
Phone: (808) 291-7809  
Email: btrail@sagewater.com





# What You Can Expect

- **Work will be conducted weekdays between the hours of 8:00am to 6:00pm.** For technical reasons, the work in your unit must be coordinated with work in adjacent units. As such, you can expect that our teams will be working within your unit at different times of the day. This work flow is most conducive to efficient production, so please expect our team to be in and out of your unit at various times throughout your scheduled work days. Should you wish to not remain in your unit during the work, the third floor party room will be open all day. Minors should not be left in the apartment alone during work. Please note that an OA will be posted on the affected floors during work hours.
  - **Due to the nature of this project, resident cooperation with the project schedule is imperative.** Rescheduling the work in any unit affects the timeline of the entire project and increases the cost. It would also mean that your neighbors immediately above and below you will be inconvenienced in order to allow us to connect the pipes in a delayed unit to the “drain stacks” that serves your entire tier of neighbors. For this reason, no requests will be accepted to reschedule work in any unit.
  - **You May Not Use Any Part of the Plumbing System in Your Unit While the Improvements are Being Performed in Your Tier or the Neighboring Tier.** Please refer to the notices posted in elevators and bulletin boards, as well as on Channel 57, for updates to the Water-Off schedule. The water will be turned off at 8:30am during the Water-Off days, and the water will be turned back on by 6:00pm each day. Do not flush your toilets or turn on your water during the Water-Off hours. We recommend that you keep extra bottled water suitable for cooking, cleaning, and drinking to use during the plumbing work. The restrooms on the 3<sup>rd</sup> floor will be available for use by those residents who are affected by the water shut-offs.
  - **You must inform us in advance of any resident medical conditions.** If any residents or guests in your apartment suffer from medical conditions that may be aggravated by dust or paint fumes, or if any residents or guests have limited mobility (such as use of crutches or a walker), please let us know in writing at your earliest convenience. Failure to notify us may result in delay of the Work in your Unit, and a delay fee may accrue.
  - **You have two options to provide access to your apartment in order to allow SageWater to perform this important project:**
    - **Option 1:** You or your agent/resident must be present in your unit to allow our workers entry at all times, from the first day of scheduled work in your unit, until the work is fully complete; entry must be available and provided multiple times each day, from 8:00am until 6:00pm.
    - **Option 2:** You may provide one of our project managers with authorization to use a key held by building management (and any security alarm pass code), or provide a key directly if management does not have one, to your unit at least one business day prior to scheduled commencement of work in your unit. If you elect to give SageWater a key to your unit, we will provide you with a written “authorization and receipt” on SageWater letterhead — please retain this receipt! We will knock loudly before entering, and once the front door is open, we will loudly announce our presence in the unit. Kindly note that the 1350 AOA shall not be responsible for any claims related to SageWater’s possession of your key.
- NOTE:** *It is your responsibility to afford SageWater staff access to your unit at all times necessary to perform the work of this project. If you fail to do so, you will be liable for the delay fees listed below for work delayed due to unit access.*
- **Various finish materials in your unit may be affected by the project.** Drywall that’s cut to access plumbing will be repaired and painted to match the surrounding wall surface. We can match custom paint





colors only -- wallpaper and/or custom finishes (e.g. faux finish, plaster, etc.) will not be repaired or replaced at this time. In some cases, the back of the interior of a cabinet will be cut to install the new piping or valves—we will repair the back of the cabinet with melamine sheeting.

- **Pre-existing damages to interior finish surfaces, including drywall holes and/or stains, will not be repaired as part of the repipe project.** However, we will repair any incidental damages that are caused by our work in your unit.
- **Code enforcement officials require that any toilet removed during work must be replaced with a water-efficient toilet.** The configuration of the plumbing in the chase requires that one toilet is removed in order to access the piping. The toilet removed must be replaced with a water conserving, low-flush fixture. Should you already have such a toilet installed, it will be reset with no charge. Sagewater will have a selection of three low-flush fixtures available for each owner to select for installation in their unit. This work will be contracted directly to the unit owner. Alternately, if you prefer to purchase your own toilet and materials, Sagewater will install it for a nominal labor charge.
- **Certain components in the plumbing repair scope are unit-owned, and the cost for these repairs will be charged to unit owners.** These include the washer box, low-flush toilet, lateral waste piping serving only your unit, and other items. The AOA Board will charge these costs directly back to the unit owners. Details will be provided through the AOA and property management company.
- **The project includes repair of certain electrical defects and other fire hazards.** Costs for repair of observed defects, whether caused by the current or prior unit owners, will be charged to the current unit owner. If electrical defects are located within the plumbing project “critical path” work areas, the unit owner will be given 48 hours to correct the deficiency, or Sagewater will perform the required corrective work, and the unit owner charged for any associated costs. When such deficiencies extend outside the plumbing project work areas, or “non-critical path” areas, these defects will be documented, the unit owner and AOA will be notified, and the unit owner shall be responsible for correction and furnishing proof to the AOA. The unit owner must make the required repairs within 30 days of notice or the AOA will make the repairs and charge back to the owner.
- **Should you wish to opt-out of resetting of bathroom or kitchen cabinetry or fixtures, please let us know.** If you are planning on renovating your bathroom or kitchen following the repipe project and you wish to have the existing cabinetry or fixtures NOT be reset, please let us know. This is the only optional service that Sagewater has been authorized to offer by the AOA Board.

## Delay Fees:

As stated above, the entire project relies upon the cooperation of each and every owner and resident. In the event of delay, cancellation, postponement of, or interference with, the work in your apartment by the unit owner, the owner’s agent or tenants, or any resident of your apartment, SageWater shall charge the AOA the below applicable delay fee(s), and the AOA will in turn look to you for reimbursement. The fees are as follows:

- Delayed/interfered access on Day 1 or Day 2, up to 2 hrs: \$480/hour
- Delayed/interfered access on Day 1 or Day 2, over 2 hrs. per day: \$3,840/day
- Delayed / interfered access on all other days of work within a unit: \$240/hour
- Cancel / postpone work in a unit, if more than one business day’s written notice to SageWater prior to scheduled commencement of work in the unit: \$3,000
- Re-enter neighboring units above and/or below the delayed unit to perform required reconnection work to those units (when applicable and in addition to the above applicable delay fees): \$1,560

Richard Furst, Project Manager  
Phone: (808) 218-6115

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Phone: (808) 291-7809



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# Unit Work Schedule

During the week before repair work, we will conduct a pre-construction inspection in your unit and identify any special issues to be addressed. We will need to meet with the unit owner or authorized agent prior to the scheduled start of work in your unit so that we may review the work that will be performed and resident obligations. If you have a tenant, we request that they also be present so that they are informed about the work. However, whether or not you or your agent attends the pre-construction meeting, the work must proceed as scheduled.

**Day 1:** Our team will perform the work to access the plumbing systems through the walls in your unit, including required asbestos abatement work. An expert environmental remediation subcontractor will remove several sections of wallboard in the work areas. Due to the hazardous nature of this work, no one is allowed in your apartment while this work occurs and until a third party industrial hygienist confirms that the work area is fit to re-enter. Although we anticipate that the work area in your apartment will be “cleared” for occupancy by 6:00PM on Day 1, in a worst-case scenario, where it takes longer to obtain air clearance, residents should be prepared to spend the night away — therefore, residents should take a change of clothing, medicines, and any other personal items that they may need the next day “just in case.”

**Day 2:** Our plumbing team will commence work in your unit. This will begin the Water-Off portion of the work in your unit, though you may be affected before and/or after by water shut-offs in your tier or the neighboring tier. While the water in your unit will be turned off during working hours, water service will be restored by 6pm each day.

**Day 4:** Our plumbing team will complete the plumbing portion of the work.

**Day 5 & 6:** Repairs to the fire-rated plumbing chases will be commenced. This includes repair work to seal holes in the drywall assembly created during original construction or by prior or current owners.

**Day 7 & 8:** Our drywall team will commence the wall restoration and all other repairs. For technical reasons, the work in your unit must be coordinated with work in adjacent units. As such, you can expect that our teams will be working within your unit and the unit adjacent to yours at different times of the day. This system of working is necessary for the scope of work at 1350 and will enable us to finish our work more effectively.

**Day 9:** We will have Substantially Completed the work in your unit as of today. Although we perform cleaning on each day, the final cleaning of your unit will be performed at this time. To facilitate full and final completion of the work in your unit, we ask that you or your agent meet with us on the last day to create a “punch list” (a list of all items requiring further improvement or repair that, when complete, will constitute full and final completion of the work in your apartment). We will schedule the punch list meeting with one day’s notice by indicating it on your Work in Progress Report.

Should any additional work be required, we will meet with you within the next few days at a mutually agreeable time to perform the final completion inspection. For owners who are off-island at the time of the punch list meeting, you will have an additional opportunity to inspect the work if you notify us of any concerns within one week of your return to Honolulu.

**Please see the Schedule Update at the end of the document for dates of work in your unit.**

***We thank you for your cooperation with the repair work, and invite you to contact us with any questions that you may have.***

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# Resident Requirements

Please remove all personal belongings, valuables, electronics, fragile items, and antique furniture from the affected areas, as indicated on the following Work Impact Maps. In general, the following areas are affected:

## Kitchen:

- Remove all personal items from countertops, cabinet tops and on top of the refrigerator.
- Remove all personal items from all base cabinets under the sink and at the “lazy susan” corner cabinet.

## Bathrooms:

- Remove all personal items from the bathroom.
  - Remove all personal belongings from under the sink vanity.
  - Remove all personal items from countertops.
  - Remove all personal items from the tops of toilets, and in and around the tub and shower.
  - Remove area rugs and towels.

## Laundry Room:

- Remove all personal items from the laundry room.
  - Remove personal items from countertops, shelves.
  - Remove clothing from the washing machine and dryer.
  - Remove all items from under and around the utility sink.

## Animals:

- If you have service animals, please contact the General Manager’s office for additional instructions.

## Other:

- Residents may not occupy the apartment until “air clearance” has been obtained by the environmental subcontractor who will be performing work on Day 1 within your unit. The air clearance test will be performed late in the afternoon on Day 1.
- Please remove personal items as indicated on the color-coded Work Impact Maps.
- For your convenience, SageWater will move non-fragile, non-antique furniture weighing less than 100 pounds, once you have removed the personal items from the furniture, and we will reset it after completion.

***We thank you for your cooperation with the repair work, and invite you to contact us with any questions that you may have.***





# Impact Map Color Key

The following floor plans will assist you in determining where in your unit work will occur. Please note the color-coded regions indicated on the plans, and their corresponding meaning, as indicated below:

**Red Zone:** These zones are considered our “work areas”. **All exposed personal items must be removed from these areas without exception.** SageWater shall move non-fragile furniture weighing less than 100 pounds if you have removed the personal items from the furniture. In short, we move the furniture, and you move the furnishings—over the course of performing more than 68,000 repipes, we have found that this is the best approach. *Note: SageWater does not move antique and fragile furniture—please discuss any such special items with us at your pre-construction meeting.*

**Yellow Zone:** These are the “traffic areas”. These areas are the areas the workers will be entering or passing through to get to the Red Zones. A minimal amount of work will take place in these yellow areas. **Please remove your personal property from this area to avoid accidental damage as the workers are working or walking past.**

**Green Zone:\*** These are the “safe areas”. There will be no work conducted in these areas. **This is a safe place to store your personal property that has been removed from the Red and Yellow zones.**

Personal belongings that you are responsible for moving may be accidentally damaged or lost if you do not move them as indicated, and not moving such items will be considered to be a delay. In some cases, we may opt to move the unmoved items to remain on schedule, but we are not liable for damage or loss whether or not we move them. In all cases, the Unit owner or tenant is responsible for resetting such personal belongings after work is complete. If you need assistance with moving your personal items, the General Manager’s office has a list of pre-screened moving companies to assist you. See the form in the back of this notice for details.

If residents or guests in your apartment suffer from medical conditions that may be aggravated by dust or paint fumes, or if they have limited mobility (such as use of crutches or a walker), please let the SageWater know, in writing, at your earliest convenience.

*\*Residents may not occupy the apartment until “air clearance” has been obtained by the environmental subcontractor who will be performing work on Day 1 within your unit. The air clearance test will be performed late in the afternoon on Day 1.*





## TYPE 10 UNIT

### Unit 10



- Safe Areas
- Traffic Areas
- Work Areas

**Red Zone:** These are the “work areas”

*All items must be removed from these areas without exception.*

**Yellow Zone:** These are the “traffic areas”

**Green Zone:** These are the “safe areas”

These floor plans are designed as a guide to help prepare you for the repipe. They are based on similar style units to yours but they are only a guide; each unit may vary by floor. Unfortunately you may move some items unnecessarily or may need to move more than planned.

Richard Furst, Project Manager  
Phone: (808) 218-6115

Brendan Trail, Senior Project Manager  
Phone: (808) 291-7809





# Owner Authorization

The Owner or Authorized Agent for unit \_\_\_\_\_ does hereby acknowledge receipt of the Project Overview Notice, and accepts responsibility for all Owner-requirements and liabilities stated herein.

Printed Name:

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Signature:

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Date:

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**Please return completed signature form to the General Manager's office at the address below:**

Ron Komine, Jr.  
General Manager  
1350 Ala Moana Blvd.  
Honolulu, HI 96814

*Whether or not you sign the above form, understand that you will be charged back for the cost of the designated items, based on the legal requirements included in HRS 514(B)-137A.*

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# Plumbing Repipe Project Schedule Update

## “10” Stack (Bathroom / Laundry)

Unit	Start	Asbestos	Plumbing Start	Plumbing End	Drywall Start	Drywall / Paint End	Substantial Completion
2910	5/1/2012	5/1/2012	5/2/2012	5/3/2012	5/4/2012	5/11/2012	5/14/2012
2810	5/2/2012	5/2/2012	5/3/2012	5/4/2012	5/7/2012	5/14/2012	5/15/2012
2710	5/3/2012	5/3/2012	5/4/2012	5/7/2012	5/8/2012	5/15/2012	5/16/2012
2610	5/4/2012	5/4/2012	5/7/2012	5/8/2012	5/9/2012	5/16/2012	5/17/2012
2510	5/7/2012	5/7/2012	5/8/2012	5/9/2012	5/10/2012	5/17/2012	5/18/2012
2410	5/8/2012	5/8/2012	5/9/2012	5/10/2012	5/11/2012	5/18/2012	5/21/2012
2310	5/9/2012	5/9/2012	5/10/2012	5/11/2012	5/14/2012	5/21/2012	5/22/2012
2210	5/10/2012	5/10/2012	5/11/2012	5/14/2012	5/15/2012	5/22/2012	5/23/2012
2110	5/11/2012	5/11/2012	5/14/2012	5/15/2012	5/16/2012	5/23/2012	5/24/2012

***While we have done our best to accurately anticipate the project schedule, SageWater retains the right to amend the schedule as necessary to accommodate the varying requirements of the project.***

*We thank you for your cooperation with the repair work, and invite you to contact us with any questions that you may have.*

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**CONTRACT**

*Due to the provisions of the Plumbing Code, the City is requiring that any toilets that are removed in order to access piping behind walls are replaced with a low-flush toilet. Based on consultation with the AOA's attorney, the toilets are the responsibility of the unit Owner. In order to offer the best pricing for this work, SageWater is contracting this directly to each unit Owner. If your existing toilet is 1.6 gallons per flush or less ("low-flush"), SageWater will re-install it at no charge.*

*This Contract must be provided to SageWater (either by e-signature submission, or by printing a copy of this document and giving it to a SageWater project manager) no later than 4:00PM on Day 1 of the plumbing renovation work in your unit. If no selection is made by you by 4:00PM on Day 1 and your existing toilet is not 1.6 gallons per flush or less, SageWater will install the lowest-price option for SageWater-supplied toilets, and the 1350 AOA will charge you the cost of same plus a 25% administrative charge.*

Unit Owner or Authorized Agent ("Client"): \_\_\_\_\_

Unit # ("Unit"): \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

**Client requests and authorizes SageWater to:**

- Install low-flush toilet provided by SageWater as selected below.
- Install Client-supplied new low-flush toilet (rated 1.6 gallons or less per flush).

**Please select one of the following by circling your choice (contact SageWater to view sample units):**

1. ProFlow, elongated bowl: \$366.00 each (materials and labor included)
2. Sterling, elongated bowl, 1.28 gallons per flush: \$386.00 each (materials and labor included)
3. Kohler, elongated bowl, 1.6 gallons per flush: \$483.00 each (materials and labor included)
4. Client-supplied new toilet and toilet seat: \$157.00 each (labor only)
5. Remove and reset existing low-flush toilet (no charge)

**General Information:**

SageWater will complete this work during the time scheduled for the plumbing replacement work in your unit. If you choose to supply your own toilet, you must have the toilet in the Unit by 4:00pm of Day 1 of the work in your unit. Client-supplied toilet must fit within the existing plumbing configuration without modification.

SageWater waives its right to place a lien upon Client's property. Client may request payment and performance bonds, which are a guaranty by a third-party insurer that the work will be performed and that we will pay all of our expenses related to the work — SageWater will charge the sum of \$125.00 for these bonds over and above the Total Fee if Client elects to purchase these bonds by initialing **HERE** [     ].

SageWater makes no representation regarding the performance (or lack thereof) of any SageWater-supplied toilets. Material supplied by SageWater, and all labor, is warranted for a term of 90 days after installation.

Cost of SageWater-supplied toilet:	\$ _____ ea.	Subtotal: \$ _____
Fee for Bond (if elected by Client):	\$125.00 ea.	Subtotal: \$ _____
<b>Total Fee</b>		<b>\$ _____</b>

Client hereby authorizes SageWater to charge the **Total Fee** indicated above to the following credit card upon completion of the installation:

Visa or MasterCard #: \_\_\_\_\_ 3 digit security code: \_\_\_\_\_

Exp. Date: \_\_\_\_\_ Name on Card: \_\_\_\_\_

Billing address if not the Unit address: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*SageWater, 1311 Kapiolani Blvd Suite 407 Honolulu, HI 96814, 808-536-1875, lic.BC 30020 exp. 9/12*

