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THE BOARD'S BULLETIN BOARD

May 27, 2010

Prepared by the Community Relations Committee to keep you informed of current developments

NEEDED REPAIRS, REPLACEMENTS AND MAINTENANCE

At the regular Board of Directors' meeting on April 28, the Board of Directors unanimously approved a plan to make needed repairs, replacements, and maintenance. That plan was developed over a period of thirteen months by the decorating committee, with the assistance of our design consultant, Architects Hawaii, and the contractor, Valluzzi-Poteet.

Details of the project were presented to owners on Sunday, May 16, 2010. This outlines the provisions of the project, since you may not have attended or had an agent present.

You may recall that the decorating committee had selected a design consultant, Architects Hawaii, in 2006, to advise and assist with the project. However, fire regulations required installation of a fire alarm system. Since that system would affect the hallways and elevator lobbies, the project was deferred until the fire alarm system was finished.

In April, 2009, the committee resumed its work. Because so much time had passed, new requests for proposals were sent to four design consultants. Three responded: Architects Hawaii, Wimberly, Allison, Tong & Goo (WATG), and Architecture Design Interiors (ADI). Again, Architects Hawaii submitted the best proposal.

After months of dedicated work with Architects Hawaii designers, requests for proposals for contractors were sent out. Of the several who

responded, Valluzzi-Poteet was selected. That company spent a great deal of time in the building, examining various options for updating what was needed and offered us the most conscientious, safe, timely, and reasonably priced contract.

In the course of project planning, several things became apparent:

- A covering of the wires for the fire alarm system will be needed; a crown molding which can be installed in both the straight hallways and in the curves in the elevator lobbies is the best solution.
- The doors and door surrounds which have been laminated with wood or wood-like laminates have required unreasonable time and expense in maintenance. 1350 has had to match existing and varied finishes when repairs were needed. Some of that laminate is no longer available. The many different styles and finishes make our building look disorganized and shabby. Someone may love the way their door looks, but not like their next-door neighbors might not like it so much.
- Fire doors and magnetic door closers at the mauka end of hallways need repair, and doing so as part of this project is less expensive than doing them separately.
- The option of laminating all doors with koa laminate, to match those which had already been laminated could not be done, as koa

laminates are no longer available. Even if they were, it would be as expensive as replacing all doors. Hardware on the doors would still be mismatched, which is not permitted in other high quality buildings.

These items substantially increased the original scope of the project.

The committee and the board of directors had these options:

1. Do the project in phases as money in the reserve account accumulates. This option would either leave some floors unrepaired and in their present shabby state, or result in all floors being partially done and partially undone. Either of these would have been unfair to some owners and would have left our building needing repairs just as it does now..
2. Do a less expensive project. This raised the question, "What do we leave undone"? The carpets need replacing, doors are mismatched, the walls and ceilings need repainting. The light level needs to be increased; trimwork needs replacing, the fire alarm wires need covering, etc.
3. Proceed with the project as developed, with a small assessment.

After much consideration, we were all persuaded that the third option, the one presented to owners, is the best solution, and the only one which allows completion in a reasonable amount of time. It will result in our building being as beautiful on the inside as it is on the outside and living up to its historical importance. For owners who may someday sell, the value of the property is enhanced, and we can compete better with our newer neighbors, who are newer, larger, and have better parking and amenities. We will all benefit from increased safety, better visibility, and a timeless aesthetic that is classically modern and clean.

A letter will be forthcoming providing the amount of the assessments, which depend on the square footage of the various apartments. The average amount is approximately \$3900, more for larger units, less for smaller ones. The assessment will

come due in February. That should give owners time to plan and if necessary, to obtain a Home Equity Line of Credit or other financing.

The board would prefer not have to levy the assessment, but after serious deliberation and with the advice of professionals, we believe it is our best course of action, and indeed, the only practicable one.

The project will begin in August and will take several months. When it's finished, we are sure you will agree that it was worth the effort and the investment.

As the project progresses, the Board will be posting the work schedule and other notices on a website which is under development, and in the mailroom.

A letter to owners, which will set forth the amount of the assessment for the various floor plans, will be issued shortly.

TRASH CHUTE CAUTIONARY

Residents should remember that all garbage put down the trash chute is to be placed in tightly covered plastic bags before putting it in the chute. Loose items tend to clog the chute and loose garbage sticking to the walls of the chute will smell bad. The baskets in the trash room are for newspapers only, and glass and plastic bottles are to be placed in the large container and not left on the trash room floor. Adhering to these simple procedures will keep the building from having to spend money to have the chute cleaned so often.

MOVES

Move ins: one: 2109

Move outs: seven: 2909, 2109, 1510, 702, 2907, 609 and 1307

RENOVATIONS

Units 2610 and 2609 have approved for renovations.

Submitted by Kwong Yen Lum