



THE BOARD'S BULLETIN BOARD
Plumbing Owner's Forum Special- June 2012

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

The power point presentation by 1350's consultant's, Allana Buick and Bers, given at the June 7th Plumbing Owners' Forum on the 3rd floor lanai will be available for viewing very soon on <http://1350repipe.com> (password: PASS). Should you have missed it, you may see it there. You may also request a copy from the 1350 manager's office. The notes from the question and answer period are presented below:

- **Question:** How are the air vents in our bathrooms going to be affected by the project? **Answer:** They are being cleaned, repaired where necessary and reinstalled in each unit.
- **Question:** Are the amounts indicated in the presentation for the owner responsibilities included in the overall project price? **Answer:** Yes.
- **Question:** Assessments are unfair to current owners. Isn't it better to have another maintenance fee increase to make future owners pay for the price of work being done in the building now. **Answer:** When we pay back amounts needed for repairs such as this with only maintenance fee increases you have to remember that we are also paying interest which increases the cost. The board will weigh the owners' and associations' needs and make a decision bearing those in mind.
- **Question:** What is the schedule of work for the whole building? **Answer:** After reviewing all the work completed so far in the first ten units and in the 12 and 10 stacks, SageWater has prepared a schedule that is as accurate as possible. The full schedule is posted on <http://1350repipe.com> (password: PASS) or at the front desk.
- **Question:** If we are absent how do we do the walk-throughs? **Answer:** Please contact Brendan Trail of SageWater and set up an appointment for your walk-through while you are here. If you do not or cannot do the walk-throughs yourself, you should appoint an agent to do them on your behalf. You must also ensure that your belongings are moved out of the areas where work will take place and where space is needed for passage to the work areas. Those areas are indicated in red and yellow on the color coded maps of each unit type. Please see the map of your unit to check for compliance. The maps can be seen on the project website <http://1350repipe.com> (password: PASS) and are also available from the 1350 manager's office.
- **Question:** Is the guest bathroom toilet the one that will need to be replaced with a low-flow one, and is it better to do it ourselves now or wait and have it done by SageWater? **Answer:** Yes it is the toilet in the guest bath because that is the one that needs to be moved to access the chase, but make sure to check that you don't already have one. Many units do. You may choose to purchase one and have your own plumber replace it now if you need one, in which case SageWater will put it back at no charge. Or you may choose to have SageWater replace yours when they are working in your unit with one of the three models at different prices that they have for purchase and installation. Installation costs and options are available on the project website. Lastly you may buy your own toilet from a supplier before SageWater arrives to work in your unit and have it on hand for their installation at the same price.
- **Question:** Can you access the bathrooms from the hallway outside the units, or only the kitchens? **Answer:** Only the kitchens, and only on the even side units where the hallway wall is not concrete.

- **Question:** What about tile? Can it be put back? **Answer:** Tile is one of the finishes that SageWater cannot guarantee, but so far their finish man has been able to get it back in. If they cannot, it will be the owners' responsibility to replace it, just like wallpaper or other custom wall treatments.
- **Question:** How long is the work scheduled for each unit? **Answer:** Roughly 9 work days and a weekend, or any holidays, in between.
- **Question:** Why wasn't the price included for the firestopping and pipe bracing in the original pricing? **Answer:** Until real access was gained in the pilot project there was no way of knowing what we would find. Essentially, the pilot worked as a large scale experiment to discover the most efficient and effective manner to proceed. It was assumed and included originally that firestopping would need to be done for the few penetrations for pipes in the planned pipe replacement, but once we got into the chases, we discovered that the original construction had large scale gaps in both firestopping and pipe bracing. Also with the firestopping, many bathrooms and kitchens have been remodeled over the years, either by current owners or past ones, and in most cases there are deficiencies and defects that their contractors created. For example, in some cases the necessary layers of drywall were not put back. Other examples are that wood was built into the chase which does not meet code because it is flammable, and firestopping was not done around the pipe penetrations from the remodel. There are a very high number of problems such as these. With the pipe bracing, when 1350 was built there were not seismic codes. Now of course we know that Hawaii lies in the ring of fire and codes exist to protect buildings from earthquakes. The original pipes had little to no pipe bracing so if a section of cast iron pipe broke free, it could fall up to the entire 33 story distance, taking everything down in its path. There was much more work than could be anticipated.
- **Question:** When will owners be informed of their defect costs? **Answer:** Right now we are working on spreadsheets that will include photos and documentation. Then we will send those to Touchstone and they will send it on to the owners. The 12 stack will receive theirs in about a month. The other stacks will receive theirs about a month after work is completed.
- **Question:** How will the 01/ 02 and 03/ 04 kitchens be done? **Answer:** The 01/ 02 kitchen's chases can be accessed through the wall in their entry hall, so they will not need to have their kitchen cabinetry taken down. The 03/ 04 units' kitchen chases will need to have their cabinetry taken down and reinstalled.
- **Question:** What about the 05/ 07 and the 09/11 units? Are you going to take down both sides, or only one? **Answer:** The plan is still to take down only one; the one that is easier to reinstall. All the apartments will be surveyed and the easiest apartment to put back will be chosen. It seems that the units with original kitchens are the easiest, but they will all be examined to make sure that is true in each case.
- **Question:** I have tile on the walls in my guest bath so I would prefer to have the master bath wall taken down. Is that possible? **Answer:** The laundry is in the guest bath so that bath has to have that wall taken down, and it will be closed off for the duration of the work. If we were to cut out the master bath wall behind the vanity and toilet, then not only would that entail more work costing more time and money, but that would mean that both bathrooms would be shut off for the duration of the work and there would be no usable bathroom.
- **Question:** Why didn't we know about the asbestos from the beginning? **Answer:** When 1350 was built there was no code preventing use of asbestos, but that didn't mean that it was used uniformly throughout buildings, so during the pilot we had to have an environmental consultant test samples from different locations. We anticipated that we would find it in the popcorn ceilings because some owners have had their ceilings tested and then abated, but we had to test for all the other possible locations. We actually were lucky that it did not turn up in the insulation and the concrete, but it was found in the mud in the walls, increasing our cost.

- **Question:** Is it possible to have a forum with owners who have gone through the process already?
Answer: We will look into that. Ron Komine has already had his unit done, as have two board members. Ron has volunteered to have anyone ask him any questions about what to expect or how to prepare.
- **Question:** Is there going to be a new shut off valve in the kitchen like the one in the bathroom?
Answer: No, because there is already one in the kitchen.
- **Question:** How long is each unit affected by the daily water shutoffs in the stack? **Answer:** While it varies depending on the unit type and location in the building (i.e. above or below floor 18), in general every unit will be affected by the daily water shut-offs for the duration of work in their apartment stack, which is roughly one month. Please check the daily notices in the elevators.
- **Question:** How long will the washer/dryer not be usable? **Answer:** For the duration of the work in your unit. When the work is done, the W/D will be reinstalled. And, also, during the stack work which will take about a month to complete, the water will be turned off in that stack, so during working days only from the hours of about 8:30am-6:00pm, not only are the W/D not usable, but also the bathrooms and sometimes the kitchens.
- **Question:** One increase that was mentioned was where there are discrepancies in the way the floors line up, like between 31 and the lanai floor, and the lobby and 3. Does the total price include these discrepancies? **Answer:** Yes. The 31st floor is the hardest one because of the way it connects to the lanai floor, but it was selected for the pilot and we now know how to repipe it in the most efficient way.
- **Question:** Can you explain the firestopping cost? **Answer:** The firestopping cost was originally anticipated to be much lower than it turned out to be, primarily because there were unforeseen conditions that were not uncovered until work on the pilot project was underway. The current pricing for the firestopping work includes an allowance for certain amount of through penetrations, large openings, and other deficiencies to be properly repaired. This work constitutes the “base bid” firestopping work. If there are other deficiencies that are associated with individual unit renovations, those will be repaired at additional cost, and the individual unit owner will be responsible for repaying those costs to fix the deficiencies.
- **Statement:** We live in a fantastic building in a beautiful location! Our home needs attention and care, and it deserves repair. I encourage you all to vote for the amendment (that will be sent out to all owners) to increase the line for the loan so that we can pay for this project. Is this fair? Yes! Repairs that were not made in the past need to be taken care of now!
- **Statement:** It is always important to take care of proper maintenance and repairs on items in buildings due to normal wear and tear, and age. The cost now will allow 1350’s units to increase in value and will permit 1350 and all the owners to get insurance. This work will dramatically reduce the leaks that have been increasingly occurring due to plumbing failures. All these leaks have caused damage to units and common area and cost money.
- **Statement:** To pay this back, besides the unit charge backs for the portions that are unit owned, I prefer an assessment rather than another maintenance fee increase.
- **Statement:** The board, ABB and SageWater have done a great job! Thank you!

