



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD

Summer, 2018

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

BUILDING NEWS

Our management and staff have been extra busy this summer – first by organizing our wonderful annual Fourth of July party, and then, by working to put us in the best possible position to ride out the wind and rain, and for updating us every step of the way, in the face of Hurricanes Lane and Olivia! This year we are facing the biggest storm threats to our islands in many a year – all at a time when our building is clad with scaffolding. A huge, hearty THANK YOU to all of them for ALL that they have done for us this summer!!

- In addition, our staff have completed:

CPR training.

The bathtub overflow gasket replacement project.

Painting needed on corridor walls on floors 2, 5, 18, 21 and 30.

Repainting the exterior of the pool pump room, securing the pump motor to prevent leakage, servicing the cells for the chlorine generator and the heater coils for the pool and spa.

Repainting the pool entrance gates, installing a new spa jet button, draining, cleaning and refilling pool, changing a transformer for the pool light, changing the pump seal for both the pool and spa motors, fixing a leak in the spa waterline and in the pool filter pressure relief valve, and installing a new flow switch for a chlorinator cell. Repainting the curbs in the front driveway and the walls fronting the first and second floor garages.

Refurbishing the ceiling of elevator #4; this is the designated elevator for moving and gets a great deal of wear and tear.

And, thanks to the addition of new staff member Andron Garrigus, the following has also been

completed: Building a computer for the front desk and upgrading the back-office computer. Setting up a computer back-up solution to protect our data. Creating electronic logs, allowing the front desk to go paperless. Creating a visitor management kiosk with a sign-in app that transfers visitor data to an Excel spreadsheet (allowing for searches & replacing the clip board sign-in). Sourcing and implementing the EZ Texting building-wide texting system. The texting database can be sorted by floor, stack, high zone, and low zone so that we can communicate with particular groups quickly and efficiently. Sourcing and implementing the Receiving Room parcel management system. Instead of using manual logs, the scanner-based system automatically texts or email the resident, informing them that they have a parcel. Due to the high volume of parcels, this system saves the OA staff lots of time by eliminating the tedious logging in of information and phone calls.

- Other work completed:

Alaka'i Mechanical upgraded the transformer on the heat pumps from 50va to 100va.

The latch on the pool gate was changed by In-Control.

Simplex Grinnell conducted a test of the fire alarm system. All fire hose cabinets and fire extinguishers were inspected.

- Exterior renovation update:

A new, updated, overall project schedule is now provided by Seal Masters and is posted on our website. All of the project update information notices and schedules will be on the website. These also include information on the bird netting schedule, as all window ledges will be netted.

Please also check the elevator postings for news. For safety reasons the BBQ area will be closed during weekday work hours.

- Other updates:

In 2020 the AOA will begin the to replace the windows in 1350 as a budgeted item. A sample of the new Arcadia windows that will replace our existing windows is on display on the 3rd floor lanai.

BOARD ACTIONS

- Motion to approve Ratna Nuti, CPA Audit Proposal at a cost of \$4,250 was unanimously approved in May.
- Motion to ratify approval to replace the breakroom flooring by 808 Kool Service and Rentals at a cost of \$5,157.07 was unanimously approved in May.
- Motion to approve JBL Hawaii for new emergency exit doors at a cost of \$57,266.99 was unanimously approved in May.
- Motion to approve the proposal by Brett Hill Construction to replace the 30 metal exit doors at a cost of \$81,723 was unanimously approved in May. NOTE: This is for labor costs for the installation only. Concrete repairs, grouting, painting and caulking will be performed by Seal Masters under the existing building repair project.
- Motion to approve the proposal from Alakai Mechanical to replace the garage ventilation system at a cost of \$192,301 was unanimously approved in May.
- Motion to approve hiring Brett Hill Construction to upgrade the BBQ area at a cost not to exceed \$35,000 was unanimously approved in May.
- Motion to approve the window replacement proposal from Elite Windows at a cost of \$4,687,726.20 was unanimously approved in August.
- Motion to approve the proposal from Black Hawk Security to upgrade the CCTV system at a cost of \$13,337.51 was unanimously approved in August.
- Motion to approve the proposal from Wiss Janey Elsner for investigation, design, and bidding to correct the lanai waterproofing and tile project was unanimously approved. The

Consultant will be billed at an hourly rate with a budget of \$27,000 in August.

- Motion to approve a change order from Alakai Mechanical at a cost of \$2,550 to install bollards and security bars under the fire damper was unanimously approved in August.

CALENDAR

- The next meeting of the Board will be at 7 pm, September 19 in the 3rd floor party room.