



1350 ALA MOANA

THE BOARD'S BULLETIN BOARD
June-Sept 2019

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

BUILDING NEWS

- ✚ Welcome to our new Board member, Kalani Dehmer. Thanks for volunteering Kalani! Kalani has been a long-time pilot for Hawaiian Airlines.
- ✚ We're in the final stretch of the painting and spalling project! Current projected completion date for the final stacks is November 15th, but painting, scraping, and concrete repair work continues on the exterior of the garage. It has been painful at times what with the many weather delays, but we have greatly improved the building itself, which means we all benefit. Thanks to our staff for their coordination of the work alongside all our regular activities.
- ✚ In-house staff has had a busy quarter! They have:
 - Painted the elevator doors and frames on 12 floors, the hallways on 4 individual floors, the garage pillars on the upper and lower floors, and pressure washed and painted the wall and exit door the near the Nauru Tower; installed a new light and ballast on the 3rd floor rec level; re-located the defibrillator from the fitness room to a more accessible location on a pillar on the 3rd floor lanai; painted the trash compactor bin; installed L-brackets on the guard railings on the mauka stairwell; cleaned and sealed the pool deck, repainted the pool gates, installed a new light switch in the pool pump room, re-routed the pool generator cell lines; installed a new light switch for BBQ 2; inspected all fire hoses and fire extinguishers from floors 1-33; checked all stairwell fire exits and adjusted doors as needed; refurbished shopping carts; made repairs in the duct system on
 - the roof-top duct system after heavy rains created leaks; installed a new light switch for the ceiling in the fitness center; successfully addressed two separate fire alarm issues; and finally, as always, they coordinated another wonderful Fourth of July celebration on the 3rd floor recreation area!
- ✚ Black Hawk has been working on updating our camera system from analog to digital. They have replaced thousands of feet of old coax and power wires replacing them with CAT5e digital lines, and then installing new digital cameras.
- ✚ With the high demand for accommodating extra large stand-up paddleboards, brackets have been added to the wall of the AA storage room – but space is still limited.
- ✚ Alakai Mechanical re-routed the drain line to the sewer in the 2nd floor garage hallway and has repaired the fan that cools the booster pump.
- ✚ Elite Windows and Railings completed quality assurance testing on the test window.
- ✚ Seal Masters repaired interior parking stalls and resurfaced the floor in the trash room.
- ✚ Certified Pest Management conducted monthly pest control.
- ✚ GOC conducted quarterly trash chute cleaning.
- ✚ Thyssen Krupp replaced the elevator button in the 2nd floor lobby.
- ✚ New lights were installed above stall 193 in the lower garage and outside the door by the Nauru Tower exit.
- ✚ Our pool passed inspection and the City and County issued us a permit.
- ✚ The pool was closed for a time in September. A faulty fuse on cell that controls chlorination caused the water to turn green.
- ✚ Lights in the hedges that surround the pool were replaced with more efficient LED bulbs.

Updates on the Window and Lanai Sliding Glass Door Replacement Project:

Updates in **Red**

I. 31st FLOOR WINDOW REPLACEMENT

ESTIMATED START DATE: January 6th 2020

Delayed due to the manufacturer.

ESTIMATED DURATION: 3 days per unit

II. 3rd -30th FLOORS WINDOW REPLACEMENT

ESTIMATED START DATE: Spring 2020

ESTIMATED DURATION: 2 Days per unit

III. OPTIONAL LANAI SLIDING DOOR REPLACEMENT

STARTED: September 6, 2019

The original test window did not pass water testing due to leaking in the crank. Elite has had to modify the design which has caused delays in the project. Final measurements were taken on floors 28-30. Measurements for floors 26 & 27 are scheduled for November 5th and floors 25 & 24 are scheduled for November 6th. Notices will be hung on doors and mailed to off-site owners.

Because window installation is mandatory, verbiage regarding entry and using the spare key is included. Please note the windows are already paid for by the AOA.

BOARD ACTIONS

The Board approved:

\$4,250 to Censeo for acoustical testing of the new windows;

\$21,989 to All Tree Service for annual tree trimming;

\$47,897 to Alaka'i Mechanical for the complete overhaul of Heat Pump #3;

an additional \$4,650 in change orders to Blackhawk Security for conduit replacement and upgrades.

CALENDAR

The next meeting of the Board is scheduled for Nov. 6, 2019 at 6 pm in the 3rd floor party room.