



1350 ALA MOANA

## THE BOARD'S BULLETIN BOARD

May-August 2021

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

### COVID 19 Response at 1350

Covid guidelines are revised more frequently as more people are vaccinated and as the number of incidents on Oahu remain high. Please continue to check the notices posted in the elevators for the most up-to-date information. Thank you in advance for continuing to follow the latest guidelines!

During the 4<sup>th</sup> of July Weekend, residents were asked to not have guest/ visitors use the 3<sup>rd</sup> floor facilities to limit the amount of people gathering. BBQs were for "grill and go" only and the pool was limited for 1350 residents only. All went well! There were no problems with overcrowding of the third floor. Thanks everyone!

### Hurricane Season

It's that time again! Please review the posted notices on hurricane preparedness and stay alert for any updates.

### Window & Sliding Door Replacement Project

To date, 147 units have had their windows replaced. There was a delay in the delivery of some window parts so Elite had to postpone some installations that were scheduled to begin in mid-June.

Update from Elite: "ERW will continue to contact owners and agents directly to schedule the preconstruction meeting times after the new schedule is released and installation dates draw near."

Window installation resumed August 2<sup>nd</sup> and the schedule is set back about 4-6 weeks. Updated schedules are available down to the 18<sup>th</sup> floor. The dates for the remaining floors are pending parts delivery. The delay has been due to the pandemic's impact on parts availability in manufacturing from cars to household appliances.

### Building News

- A much-needed cleaning of the AA storage is underway including the disposal of out of date and/or old materials and unclaimed items.
- The unclaimed bicycle donations began on August 23, 2021. The Disposition of unclaimed
- Possessions ad in the newspaper was printed in the Star Advertiser. First legal notice was published on July 18, 2021. Bike registration is ongoing, and the stickers are being assigned. All residents have been notified numerous times about the clean-up of AA storage and the requirements that all bikes, surfboards, paddleboards, and kayaks must meet. Please identify any of the above that you

own as only those that are registered and assigned to a spot can be allowed to remain.

- Please note that we changed the pest control to every 4<sup>th</sup> Wednesday of the month with Certified Pest Management Inc. Contact the management office one week prior (at the latest) to get your name on the list.
- We had our first window cleaning since the Spalling Project in 2018. World Wide Window Cleaning worked for a week in July and cleaned the bedroom windows. Ledges were not cleaned due to the bird netting.
- New doors and frames were installed by Brett Hill on floors one, two and three and painted by in house staff. JBL provided all the hardware including hinges and locks. Technicians from Johnson Control have been on property, in the second-floor electric room, in order to create a plan to hook up the doors to the fire panel system. Seal Masters completed the caulking and painting to put the final touches on the new doors. Thresholds are on order.
- In- house maintenance found a small leak coming from the PVC piping for the sprinkler system on Ala Moana Blvd. and completed repairs on the sprinkler.
- The spa tubing that runs from the on/off button for the jets was replaced by in-house staff.
- Residents were reporting garage light flickering rapidly. Inhouse staff repaired the light fixture in the second-floor garage.
- In-house staff removed a chain link fence in between our building and Nauru Tower for safety and theft prevention.

The fence would be used as a way to climb up to our third-floor recreation area. Recently a trespasser was apprehended on the third floor and was taken in by the police.

- All G Electric installed a new sensor for the security light that is above the back door.
- Replacement parts including infrared and stainless-steel burners and ceramic briquettes were installed for the grills by Inhouse staff. They also sealed and varnished the wood doors of the BBQ counter cabinet. DJ Tile caulked around the BBQ and counter.
- In-house staff have repainted the walkway awning and the curbs along the front driveway with new paint colors chosen by the decorating committee.
- A walkthrough was completed with Matt our consultant from WJE and prospective contractors who will work on the driveway spalling, garage repairs and renovations.
- Alaka'i Mechanical made the necessary repairs to both the 3- and 6-inch backflow preventers.
- Alaka'i completed the installation of the new compressor that was still under warranty.
- Hawaii Energy has sent a report on the data they have been collecting on our heat pumps and has provided a proposal to monitor our system.
- GOC Technologies installed the new trash compactor. Trash Rooms were closed from Sunday, July 11<sup>th</sup> to Thursday, July 15<sup>th</sup> while inhouse

maintenance and custodians cleaned the lower part of chute before reinstallation.

### **May- August Board Actions/Approvals**

- Replacement of 21 common area doors from JBL at a cost of \$37,887.94 and installed by Brett Hill Construction at a cost of \$65,789.
- Purchase of a cardboard compactor at a project cost of \$9,715.18.
- Proposal from World Wide Cleaning for window cleaning at a cost of \$6,031.
- Proposal from Johnson Controls to install electric garage door closers at a cost of \$28,701.56.
- Proposal of the Heide Cook HVAC Maintenance Agreement at a cost of \$6,054.
- Proposal from Seal Masters for spalling repairs in the old garage fan air duct and elevator room at a cost of \$15,000.
- After a presentation by Aloha Charge, the Board approved their proposal for an electric vehicle charger to be installed in the Association's parking stall at a cost of \$14,422 for the station and \$4,350 for the cost of permitting.
- Proposal from Ratna Nuti LLC for the 2021 Audit at a cost of \$4,000.
- Proposal from Alaka'i Mechanical for the rerouting of ductwork for the heat pumps at a cost of \$4,371 for the first set of pumps and \$3,486 for the second set.
- Proposal from Elite Windows to replace 15 penthouse windows at a cost of \$175,200 excluding permitting fees.
- Proposal from All Tree Services for tree trimming at a cost of \$25,000.
- Proposal for plant maintenance from TMG at a monthly cost of \$625.
- Proposal from AAA Fire Equipment for fire hose & extinguisher replacement. at a cost of \$19,656.20.
- Proposal from Randolph H. Murayama & Associates for an AC study of the lobby renovations at a cost of \$20,830. A prior contract was approved; however, this new agreement includes the utility room at an increase cost of \$7,240.
- Proposal from Hawaii Energy Systems for a hot water control at a cost of \$36,762.
- Proposal from Spectrum Bulk Renewal for the 5-year bulk cable and internet contract renewal.
- Proposal from Johnson Controls Service Solution for the access control and CCTV maintenance contract at an annual estimated cost of \$13,047.
- The Board approved the revised House Rules.

### **Calendar**

The next meeting of the Board is scheduled for September 15<sup>th</sup>. It will continue to be virtual until such time as it is safe to meet face-to-face.