

Ala Wai Plaza SKYRISE

<http://aoaoweb.hmcmgt.com/>

NEWSLETTER SUPPLEMENT

SEPTEMBER 2010

RECENTLY SOME QUESTIONS have arisen from residents regarding the scope of this extensive renovation project at the Skyrise. So, if you're interested, the following information attempts to explain some of the background of this project, the extent and progress of what's planned.

SINCE THE SKYRISE was completed in 1971, emergency repairs for concrete, asphalt, plumbing and electrical work were done on as needed basis. About 10 years ago cosmetic improvements were made to the lobby, foyers and front entrance to keep her appearance up. In 2003, the elevators were rebuilt to update and modernize their technology. Over the years, several re-paintings have been done. Concerns about long-term aging and damage had been resolved as they occurred, but no plans had been implemented to be proactive in taking long-term care of the Skyrise.

A NUMBER OF YEARS AGO (approximately 5!), the Board of Directors, along with a number of owners, recognized the Skyrise was truly beginning to show her age and plans were put in place to start the lengthy process of *really* taking care of our investment. The concept was to bring the Skyrise back to being the high-rise focal point in our community; a sound structural building with an appearance that sets the benchmark for our neighborhood.

OVER TIME (almost 40 years) a fair amount of deterioration had worked its way into the Skyrise, and it was now time to start a major overhaul of the project.

Last November, this project finally got off the ground (so to speak!) as Sealmasters began **THE PROJECT!**

AND SO....IT BEGAN...

The scope of this undertaking is tremendous; hopefully the following information will answer some of your questions.

The project has been set up to progress in phases. Each phase must be completed before the beginning of the next step.

Initially, the process started with the mauka end of the building, then around the elevator tower, and ultimately to the makai end of the building, which included the makai lanais of the two-bedroom units. Those areas have all been completed.

The larger areas involving the one-bedroom units, with the recessed lanais, are the most difficult to access due to the unique design of the Skyrise. Work has begun in those areas identified in Drops #16, 3 and 4, but it will be a lengthy process to complete all repairs.

PHASE 1 – First step of each “drop” area is the setting up of the swing stage and scaffolding, and as is presently the case in the front of the Skyrise, a massive protective canopy necessary to protect people, property and vehicles during this renovation project.

PHASE 2 - The building walls and all areas of each lanai are surveyed for damages, which includes concrete floors and walls. Wooden railings on the living rooms lanais are being examined for wood rot and corrosion around the window fittings. (Bedroom railings will be replaced with the new aluminum design. It was not possible to replace all railings since a number of living room lanais have been enclosed and replacement of those railings would not be feasible.)

PHASE 3 – This covers the spall repair of the entire building and the lanais.

What is concrete spalling?

Concrete needs to be reinforced with steel, in the form of bars or mesh. However, when exposed to air or water, steel corrodes, which over time causes it to expand. This expansion of the steel causes the surrounding concrete to crack, and therefore undermine the strength of the building. The cracking or break down of the concrete is known as spalling. The cancer aspect is due to the progression of the corrosion of the steel spreading through the inside of the concrete. Once the concrete cracks, it further exposes the steel to the atmosphere, and the process continues as evidenced by hollow areas, cracks, pits and holes in the walls and floors of the building. Forty years of weather and aging has created a substantial amount of spalling throughout the Skyrise.

These weakened areas are identified by sounding methods, and defined by location and depth. The deteriorated concrete is removed by drilling and chipping with a jack hammer.

All rusting reinforcing steel is exposed; the rust is mechanically removed and then treated with corrosion-inhibiting epoxy. The spall cavity is then cleaned and filled with polymer-modified concrete and smoothed in preparation for the final phase. Inspections are performed throughout the entire process by a structural engineering firm to ensure all affected areas are identified and all processes are being followed completely and correctly.

PHASE 4 – When all lanai spalling issues are corrected, work will begin on the living room railings, to remove all wood rot and fill as needed. Corrosion around all frames of the railings will be removed. Lanai carpets and coatings will be removed. All non-tiled floors will be water-proofed. All delaminated lanai paints and coatings will be removed. Caulking around all windows, including the sliding glass doors, will be removed, cleaned and replaced.

PHASE 5 – All building walls, lanai walls and ceilings will be pressure-washed, cleaned and prepped for the final phase of these drops.

PHASE 6 – Priming and Painting – then on to repeat these processes for Drop 15.

PHASE 7 – Removal of all bedroom lanai railings, glass and fittings of the one-bedroom units and installation of the new anodized aluminum rail system.

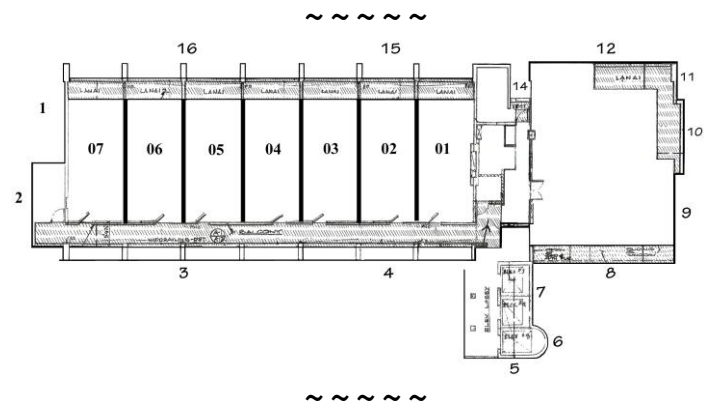
Overlapping all work on the lanais, will be the completion of the same processes on the building itself, and on Drops 3 & 4 areas. The walkways including the handrails, doors and frames will also be completed.

IMPORTANT NOTES:

ALL WINDOWS, ESPECIALLY KITCHEN WINDOWS, must be in good condition and able to be securely closed. All louvers must be in place for those with the louvered design. The entire building (including the walkways) will be powerwashed and cleaned prior to priming and painting these areas. Neither the Contractor nor the AOA will be held responsible for any possible damage to the interior of units due to substandard windows. If you need assistance or have questions regarding this, please talk to Ken.

PER HOUSE RULES revision effective 3/29/2010, carpeting is not an acceptable floor covering for lanais and should not be installed after repairs are completed.

IF YOU'RE INTERESTED in replacing the windows on your living room lanai railing, please let Ken know. The price will be less than \$700. – an owner's expense.



AGAIN, A HUGE MAHALO TO ALL FOR THEIR PATIENCE, TOLERANCE, COOPERATION AND UNDERSTANDING THROUGHOUT THIS PROJECT!