

Infrastructure Upgrades Program

Bulletin 01 – Program Introduction

August 15, 2024

To: Owners of AOA Waikalani Woodlands

Your Board of Directors has been working diligently to plan for multiple property-wide improvement projects that are required in order maintain the property infrastructure and protect your investment at Waikalani Woodlands. We are currently in the early planning phases of two major projects that together make up the Infrastructure Upgrades Program:

1. Drain, Waste, and Vent Pipe Replacement
2. Fire Alarm Upgrade & Associated Modifications

This bulletin introduces these projects, describes the current project status, the design process, project financing, and provides an anticipated program schedule.

Drain, Waste, and Vent Pipe Replacement

We have begun planning for the replacement of our Drain, Waste, and Vent (DWV) plumbing system which has been in place since the property's original construction in 1976. This system is a vital component of our building's infrastructure as it is responsible for transporting wastewater from all units into the County system.

As in most condo buildings in Hawaii, our plumbing system is constructed of cast-iron. The typical serviceable lifespan of cast-iron DWV plumbing systems in Hawaii is approximately 40 years of age. Over the past few years, our maintenance team has recorded an ever-increasing number of leaks from our DWV system. These leaks are not only a major inconvenience to owners, residents, and guests, but also cost a significant amount to repair. In turn, these costs are driving up insurance costs and increasing our insurance deductibles.

The project will include the replacement of all above-ground components of the DWV system. Various related components are being assessed by the engineering team.

Fire Alarm System Upgrade & Associated Modifications

Our property requires a series of upgrades and modifications to meet the requirements of the Honolulu Fire Code. Most significant required improvements include an upgraded fire alarm system and installation of smoke alarms in units and hallways.

The design and construction phases of this project are anticipated to be run concurrently with the DWV replacement project to achieve cost and time efficiencies.

Program Status

In May 2024, Waikalani Woodlands, through a competitive bidding process, procured the professional Construction Project Management services of Native Technologies (www.nativetechs.com). Native Technologies is a Honolulu-based company with a wealth of experience in occupied condominium improvement projects and will be coordinating the many complex components required to execute a program of this size.

Following an extensive scoping process to document the replacement components, Pragmatic Professional Engineers was selected as the Lead Design Consultant for the program. Pragmatic is responsible for designing the replacement DWV system, the new fire alarm, and related systems.

Collectively, your Board of Directors, Building Management Team, Hawaiian Properties, Native Technologies, and Pragmatic Professional Engineers, form the current Infrastructure Upgrades Program Team. The Program Team is currently coordinating efforts to complete the design process, review financing options, and undertake various other planning tasks required for a successful program.

Design Process

The design process for the replacement project and fire alarm upgrade consists of three design phases: Schematic Design, Design Development, and Construction Documents. Our construction project manager, Native Technologies, is working closely with Pragmatic through the design process which adds progressively more detail to the design through each phase.

We are currently working on the Schematic Design, which is intended to depict the existing conditions, the major elements of the scope of work, the location of the work, and any coordination required. The Schematic Design submittal allows us to identify any big-ticket items or specific cost risk areas and account for these in the project budget.

After the Schematic Design phase is completed, the projects will move into the Design Development Phase. During this phase all design elements are coordinated, details are developed, the outline specifications for materials and performance are provided, and the drawings are coordinated among the various disciplines to avoid conflict during construction.

Following Design Development, the drawings are finalized into Construction Documents for permit submittal to Honolulu Department of Permitting and Planning (DPP).

Project Financing

We are currently exploring financing options and are closely looking at procuring a loan for the association to cover the project costs. Following completion of the Schematic Design phase, we will be working to derive a financing budget for the project as a basis for loan procurement. The financing procurement process will be conducted while the design process progresses with the aim of securing financing well in advance of the

construction phase. We will provide more information on the financing plan as the project progresses.

Schedule

We are providing a draft project schedule for your review. At this early stage of the project, please consider the schedule subject to change. There may be various unforeseen circumstances that are discovered during the design phase that require additional time to resolve during the design process.

Note that our construction start date will be largely dependent on the permit processing duration of DPP. Currently, permit processing is taking approximately 9-12 months, but this period may vary and is out of our control. There are processes whereby construction can begin prior to final permit approval, but a decision has not been made at this time as to whether we will utilize these processes.

The second major factor that controls the construction start date is contractor availability. There are few contractors capable of providing the manpower and logistic capabilities to successfully execute a program of this size. During the contractor procurement process availability will be a key item in terms of selection criteria.

Preliminary Schedule Summary		
Phase/Task	Estimated Start	Estimated Completion
Design Process	July 2024	December 2024
Project Financing	4th Qtr. 2024	2nd Qtr. 2025
Building Permit (dependent on Honolulu DPP)	December 2024	Mid-Late 2025
Contractor Procurement	1st Qtr. 2025	2nd Qtr. 2025
Construction Phase (dependent on permit approval)	Mid-Late 2025	Late 2026/Early 2027

Note: The project team will be working to improve upon this schedule. Construction phase may begin earlier if early-start processes are implemented.

Future Bulletins

Additional bulletins will be provided as the program progresses. These will become more detailed in nature and will allow ample time for you to prepare for the construction phase. In addition, as we draw closer to the construction phase, a town hall event will be held to inform owners and residents as to how to prepare for the project and how it will impact their specific units. Rest assured that you will have ample opportunity to have specific questions answered well before we start construction.



NATIVE TECHNOLOGIES

We thank you all for your understanding as we work to maintain and upgrade our property and embark on this important project. Thank you for being part of the Waikalani Woodlands Community.

NOTE: this bulletin has been prepared by Native Technologies on behalf of and with the approval of the Board of Directors of Waikalani Woodlands