

July 27, 2017

The Collection Board of Directors Meeting

General Manager's Report

Submitted by Al Guzman

## ADMINISTRATION

### 1. The Collection Visitor Counts

Month	Count
2016 December:	912
2017 January	1282
2017 February	1190
2017 March	1223
2017 April	1129
2017 May	1322
2017 June	1325
<b>Total</b>	<b>8383</b>

### 2. House Rule Violations

Below are the counts of House Rule Violation Letters issued.

Violation	Jan 17	Feb 17	Mar 17	Apr 17	May 17	June 17	July 17
Smoking on Lanai	0	0	0	0	6	4	2
Storage on Lanai	0	0	0	0	9	3	0
Short Term Rental	0	0	0	0	3	1	0
Speeding	1	0	1	0	1	1	0
Noise	1	0	1	0	0	0	0
No Vehicle Decal Reg.	0	0	0	0	0	12	0
Other	0	1	0	2	1	1	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>2</b>

### 3. GM Superblock Meeting

About 8 times a year, the GM's for the various newer or more prestigious properties meet at the various Condos to listen to speakers on a multitude of services and products as well as to go around the room to share the projects and issues each property is working on. The group includes:

- 1001 Wilder
- 1350 Ala Moana
- 7000 Hawaii Kai
- Allure Waikiki
- Anaha
- Capitol Place
- Discovery Bay
- Hawaii Kai Peninsula
- Hokua
- Kalele Kai
- Ko'olani
- Marco Polo
- Nauru Tower
- One Ala Moana
- Symphony
- The Collection
- A few others

On June 28, 2017, the meeting was held on site at The Collection. The vendors were Hawaiian Telcom and Spectrum, formerly Oceanic. After lunch, we set up a side by side comparison and the *virtues* and *challenges* of each company were discussed.



*Lunch*



*GMs Gathered*



*Hawaiian Telcom Panel*



*Spectrum Panel*

4. **Senior Center – Na Kupuna Makamae Center 653 Ala Moana Blvd – see page 8**

The Staff visited the center located across the street in the Historic Kaka’ako Pump Station. Center offers activities and classes for Seniors that include ukulele lessons, hula, lauhala weaving, care giving, lei making and nutrition. Information will be posted on The Collection’s Website.

## OPERATION

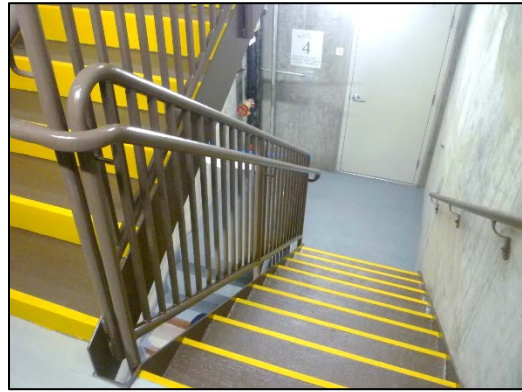
1. **Projects**

a. **Lofts Stairwell #1**

Work periodically continues to beautify and protect The Collection Stairwells. Stairwell #3 in the Tower is complete and work is currently being performed in the Lofts stairwell #1. Once this is completed, Lofts Stairwell #s and Tower Stairwells #1 & #2 will be painted and protected.



*Before*



*After*

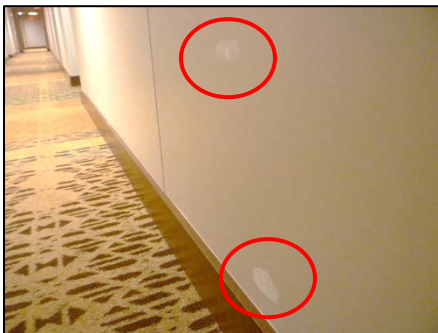
**b. Furniture Refinishing (continuation)**

Additional pieces are being refinished to prolong the beauty of the rec deck.



**c. Hallway Patching and Painting**

The bulk of our residents moved in by the end of March 2017. The first wave of hallway patching and painting occurred at that time as well. Since then, new owners and tenants have moved in and the 2<sup>nd</sup> wave of patching and painting was completed this month. We went through the building and touched up about **120** small dings to keep the hallway appearance looking new.



*Small dings identified*



*Aaron performing the patch and paint*



*Example of finished work*

**d. Tower Trash Compactor Cleaning**

On July 13, 2017, the Tower's Trash Compactor was cleaned. The trash chute doors were locked for safety reasons and the residents advised. The interior was scraped, pressure washed and the garbage that accumulated behind the blade was removed. This will be performed twice a year or as needed, to reduce odor, pest infestation and prolong the useful life of the compactor. Trash Compactor servicing by Hydraulics Hawaii is also performed quarterly.



**2. Akamai Reserves.**

Met with Reserve Specialist, Mr. Andrew Price of Akamai Reserves on several occasions to compile The Collection's components. Have reached out to several of The Collection's contractors to provide actual pricing and drawings used in The Collection's construction and have forwarded this to Price so that the initial Level 1 study is as inclusive as possible. Would like to acknowledge A & B's Sandra Billington, Kalu Glass, Hawaiian Dredging and Phillipotts for their assistance.

**3. Garage Safety and Speeding Control in the Tower Garage – see pages 9-11 Board Action Requested**

Cost to install driving lanes on the straightaways, speed bumps before the turns and pavement markers on the driving lanes were compiled.

The options were discussed with Director Ryan Kamo and the following comments were agreed upon:

**Striping Driving Lanes**

If vehicles are driving up/down the ramps and no other vehicles are approaching, drivers will tend to drive in the center of the lane. As a vehicle approaches, the driver will steer to their side of the lane. Installing driving lanes will urge the driver to remain in their lane, however, pedestrians exiting their parked vehicles are at a greater risk of getting hit as the driver will drive closer to the parked vehicles and pedestrians have less time to react.

**Speed Bumps**

Although brightly marked, they do pose trip hazards. Sue Savio of Insurance Associates was contacted and asked what risk would the association be exposed to should speed bumps be installed. Her response was, *"Speed bumps every now and then do cause a slip and fall and we do cover those claims. They are less serious than a liability claim because the board knew that speeding was going on and they did nothing to control it. So yes, do feel free to install the speed bumps."*

Speed bumps are high maintenance. They do loosen and pose hazards when this occurs.

**Pavement Markers**

Pavement Markers are a suitable alternative to striping driving lanes. They're subtle but accomplish the same goal for those who want driving lanes.

**Striping Turns**

The turns are the areas that have the most potential for vehicle collisions. Striping the driving lanes in the turns would urge drivers to remain in their lane.

What may occur if this is selected is a higher frequency of drivers scraping the passenger side of their vehicles while going down the ramps to leave the garage. No pricing for striping the turns were asked for but a proposal could be obtained.

It is the recommendation of Director Kamo and GM Guzman to install the Pavement Markers on the driving lanes and Striping on the turns. If speeding continues, the installation of speed bumps will be performed.

**Recommendation: That The Collection Board of Directors approve the installation of the Pavement Markers to be installed in the Tower Garage Driving Lanes and obtain pricing to Stripe the garage turns (to be presented to the Board).**

**4. Electrifying 2<sup>nd</sup> fl Tower Garage Entry and Mezzanine Loft Doors**

The cost to electrify the Tower 2<sup>nd</sup> fl lobby / garage door and the Lofts mezzanine door have been compiled. Hawaiian Dredging has agreed to over-see the project at no cost to the association. The cost is charted below.

Contractor	Quote#	Door #s	Item	Cost
M. Watanabe Electrical		Tower Door 201, Lofts Door MM01	Electrical Work	\$4,200
			Card Reader Work	\$2,400
			Subtotal	\$6,600
IPD	233806		Hardware	\$5,826
IPD	233381		Hardware	\$2,910
IPD		Tower Door 201, Lofts Door MM01	Fire Rated Glass	\$746
			Subtotal	\$9,482
			<b>Grand Total</b>	<b>\$16,082</b>

Note: Proposals and spec sheets are available. Please see the GM if you're interested in receiving a copy.

**Board Action Inquiry: Does the Board wish to proceed?**

## WARRANTY

### 1. Commercial Space 4 Scuppers

After construction, it was noticed that the scuppers above commercial 4 was such that during heavy rains, water would exit the scuppers and run off the side of the building. Staining occurred after the weather dried. Although the design did not call for the installation of gutters, Hawaiian Dredging agreed to upgrade the scuppers and added gutters.



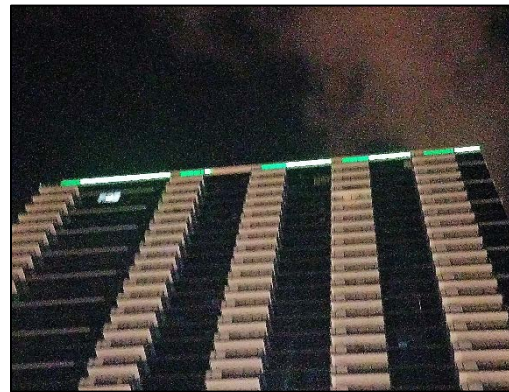
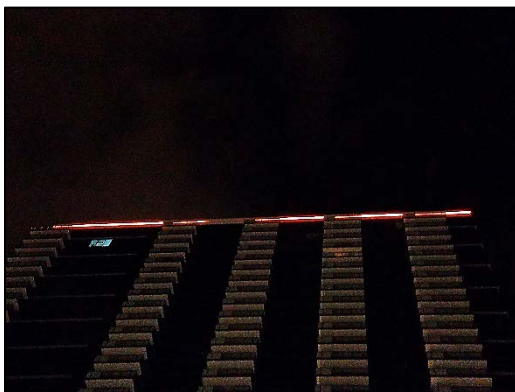
*Before*



*After*

### 2. Tower Crown Lighting

Work continues to correct the crown lighting issue.



*Views from South Street – inconsistent programming*

### 3. Porte Cochere Planter



The porte cochere cascading plant boxes are supposed to drain from the top planter to mid planter to bottom, then out to daylight.

We noticed the Makai planters not draining. Apparently, over time, the drains clogged. The planters were excavated and larger drains drilled. Will monitor.



*Water Not Draining*



*Water Removed*



*Larger Drains Drilled*

Note: The above work is not indicative of all pending warranty items. These are examples of the more visible areas.



A PROJECT OF PACIFIC GATEWAY CENTER

# A NEW SENIOR CENTER IN TOWN

*Nā Kūpuna Makamae Center* provides innovative, quality services and programs dedicated to our seniors, their families and community that will empower, educate, enlighten and entertain. Driven and led by kūpuna for kūpuna, NKMC will be at the forefront of caring for and enabling Hawaii's seniors.

**Promote** active aging: stay-well exercises, community engagement, NKMC programs, i.e., nutrition, music, dance, art and more!

**Focus** on intergenerational training where youth teach elders and elders teach youth!  
-Mentoring across the ages!

**Educate** through entertainment! Kūpuna Power, a platform that seeks to educate and empower Hawaii's elderly featuring Hawaii's most beloved entertainers.

## Classes we offer:



Class	Date	Time	Cost
Beginners' Ukulele	Every Wednesday <i>*Beginning July 12</i>	10:00-11:30 a.m.	\$8 members/ \$10 non-members
Hula	Every Thursday	6:00-7:00 p.m.	\$8 members/ \$10 non-members
Beginner's Lauhala Weaving	Every Friday	12:00pm-1:30p.m.	\$12 for supplies
<u>Caregiver Class Series</u>			
July 8	Advanced Care Planning	8:30-11:00 a.m.	\$10
July 22	Nutrition	8:30-11:00 a.m.	\$10

**Parking available-Limited Enrollment! Call to reserve your spot now!**

For more information, please visit: [www.nakupunamakamae.org](http://www.nakupunamakamae.org) 653 Ala Moana Blvd, Honolulu, HI 96813 | Phone: 808-773-7047

## Safety and Speeding Control Measures

June 2017

Item	Contractor	Cost	Pros	Cons
Striping Straightaways	<b>W.E. Painting</b>	\$4,463	Keeps Drivers in their lanes	Higher Likelihood of Pedestrian Accidents
Speed Bump Purchase	<b>Safety Systems Hawaii</b>		Reduces speeding	Continual Maint
	46 six foot lengths	\$6,012		Complaints from those residents who park at the speed bump location
	23 four foot lengths	\$2,202		Trip Hazzard
	253 Lag Bolts	\$1,759		
	Subtotal	\$9,973		
	Tax	\$416	<b>***Location - see page 2</b>	
	Installation: Inhouse Estimate	\$3,220		
	Speed Bump Total	\$13,609		
	<b>Commercial Plumbing</b>			
	Scanning Penetrations	\$5,516		
	Grand Total	\$19,125		
	<b>GP Roadway Solutions</b>			
	46 six foot lengths with endcaps. Includes Hardware.	\$10,000		
	Installation	\$2,750		
	Speed Bump Total	\$12,750		
	<b>Commercial Plumbing</b>			
	Scanning Penetrations	\$5,516		
	Grand Total	\$18,266		
Reflective Pavement Marker	<b>Safety Systems Hawaii</b>		Keeps Drivers in their lanes and not as defined as stirping	Higher Likelihood of Pedestrian Accidents but not as much as Striping
	100 @ \$1.95	\$195		
	Epoxy Dual Cartridge Gun	\$83		
	2nd Epoxy Cartridge	\$441		
	Installation: Inhouse	\$600		
	Subtotal	\$1,319		
	Tax	\$55	<b>*** - see ex. page 3</b>	
	Grand Total	\$2,693		

**Safety and Speeding Control Measures  
June 2017**



**The Speed Bumps would be installed just before the turns.  
Installed enough distance prior to turns so both front tires arrive simultaneously  
Lengths will be long enough to prevent cars from going around them.**



**Safety and Speeding Control Measures  
June 2017**



**Picture above of Ceramic Discs - Not Reflective Pavement Markers - pic for illustration purposes  
Discs spaced about 25 feet apart.**