

May 24, 2018
 The Collection Board of Directors Meeting
 General Manager’s Report
 Submitted by Al Guzman

ADMINISTRATION

1. Annual Meeting

The Collection’s Annual Meeting was held on April 26, 2018 at Salt’s Barn. There were 5 positions open. Pictured below are the Board Members, their positions and term expiration.



President
 Howard Kam Jr. 2020



Vice President
 Carleton Ching 2019



Secretary
 Ryan Kamo 2019



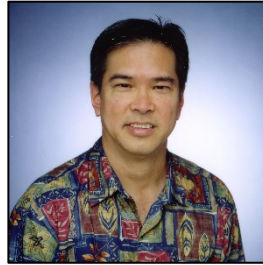
Treasurer
 Taylor Nguyen 2021



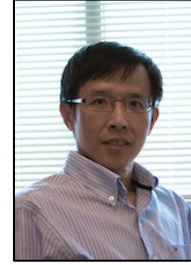
Director
 Joseph Krahulik 2021



Director
 Dr. Henry Lew 2020



Director
 Rodney Funakoshi 2019



Director
 Wei-Kung Wang 2021



Director
 Sandra Billington 2020

2. The Collection Visitor Counts

Month	Count
2017 Jan to Dec	15,260
2018 Jan	1,296
2018 Feb	1,143
2018 Mar	1,255
2018 Apr	1,195

3. Violations

Below chart are the year to date violation letters issued.

2018						
Violation Letters Issued	January	February	March	April	May	Total
Smoking on Lanai						0
Storage on Lanai						0
Vacation Rentals			3	1		4
Speeding						0
Noise						0
No Vehicle Decal/Registration						0
Resident in Guest Parking		3	1	2		6
Parked in Wrong Stall	1					1
No Headlights						0
Oil Stains			18		11	29
Other		1				1
Total Letters Issued	1	4	22	3	11	41

4. Easter Party – March 24, 2018

The Collection organized this year’s Easter Party and included Salt, Keola La’I, Keahou Place, and Waterfront Towers. The event included an Easter movie, Carnival like games, music, Easter Bunny Picture taking, hot dogs, popcorn, cotton candy and a caricature artist. About 350 – 400 keiki and family attended and the event was enjoyed by all. I’d like to express my appreciation to all the volunteers (staff, staff’s family members and Mr. Aguda, Collection Owner) for their hard work (Planning, Setting Up, Execution and Clean up).





5. Staff Meeting

Regular Meetings are held to continually train our staff. We insure positive feedback is given so they are aware that their hard work matters. During this meeting, ThyssenKrupp was asked to provide elevator operation training.



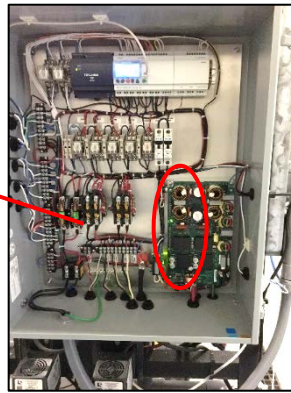
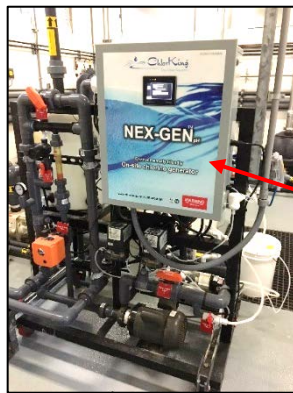
Staff Meeting



ThyssenKrupp Elevator Training

6. HECO Reimbursement

On Monday, February 19, 2018, a power outage shorted out the power board to the Next Gen Chem Feeder at the pool. Cost to replace was \$4,023. The Collection filed a claim with HECO and in April 2018, HECO reimbursed The Collection about \$2,816, or 70%.



OPERATION

1. Auahi Street Parking Entrance

Cars have been parking illegally, either for waiting to pick up someone or for longer. This practice made it difficult for residents leaving to see oncoming traffic. The resident's line of site is minimized when this occurs. As such, the curb was painted red to dissuade drivers from parking close to the driveway entrance (this area was already a no parking zone). It has been quite effective.



2. Tower Compactor Room Camera Install

In late December 2017, The Symphony located at 888 Kapiolani Blvd., experienced a fire event originating near the bottom of their trash chute in the ceiling of their compactor room. The smoke travelled to several floors of the building and activated smoke detectors on several levels, making it difficult to determine the origin. Precious time was spent trying to locate the source of the fire.

So that our staff can respond to a Trash Compactor Room Fire quicker, a Security Camera was installed; as approved during the March 22, 2018 Board Meeting.



Installation



After – Camera View

3. Tower Second Floor Garage Door

In late March 2018, the Tower 2nd floor garage door operator and window were installed.

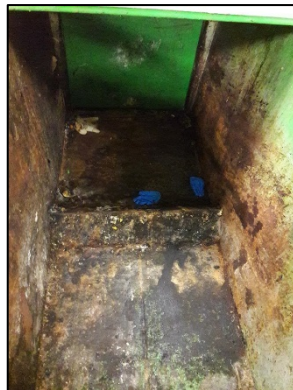
4. Rec Deck Round Table

Per request, the round table has been returned to the stand-alone cabana at the Rec Deck. It replaced the 5 benches.



5. Compactor Bin Cleaning

To help decrease foul garbage odors, The Collection's Compactor bins are cleaned quarterly. This helps minimize pests and odors.



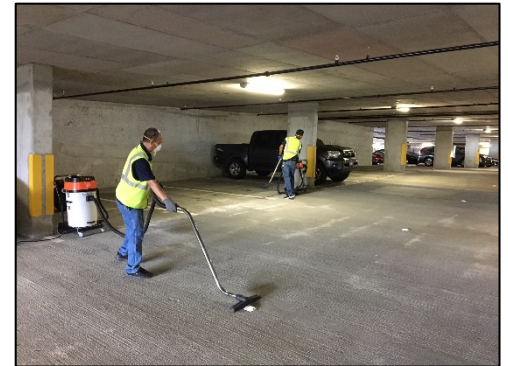
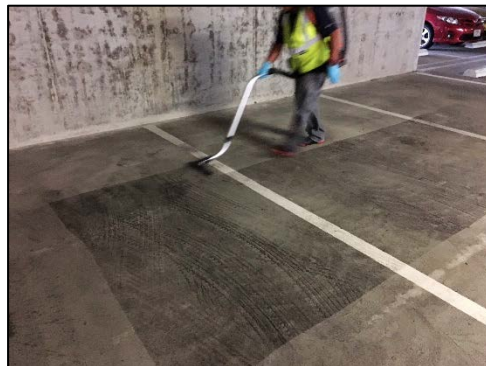
Before



After

6. Garage Sweeping

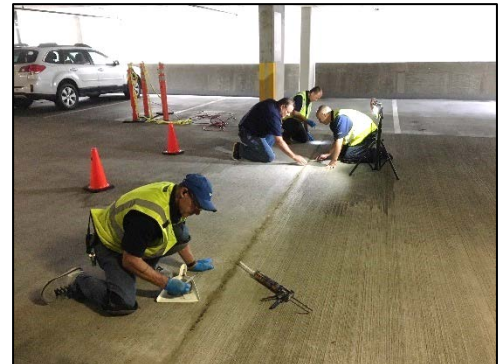
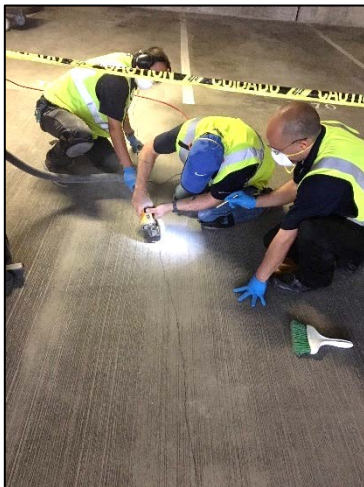
Over time, as vehicles traverse the garage, the tires wear and the subsequent dust settles onto the straightaways, turns and in stalls. From time to time, the dust is removed. About 450 lbs of dust was removed.



7. Garage Cracks / Leaks

Since opening, The Collection has experienced many heavy down pours. During heavy, wind driven rain, water enters the garage on the Mauka, Ewa and Makai sides. The large ponds and leaks were repaired during the Warranty period. There are several smaller leaks we have identified and repaired. Although small, over time, water will corrode the re-bar and post tension cables causing spalling. Repairs would be costly.

Small ceiling leaks



- *Water entry area is grinded open to allow the epoxy to sink in and seal leak.*
- *Epoxy is applied.*
- *Dust coating is then applied to blend the repair to the surrounding concrete.*

8. Perimeter Electrical Outlets

For utility access, The Collection was built with several electrical outlets in areas visible to the public. These have attracted undesireables to charge their mobile phones. To prevent this, outlet covers have been installed.

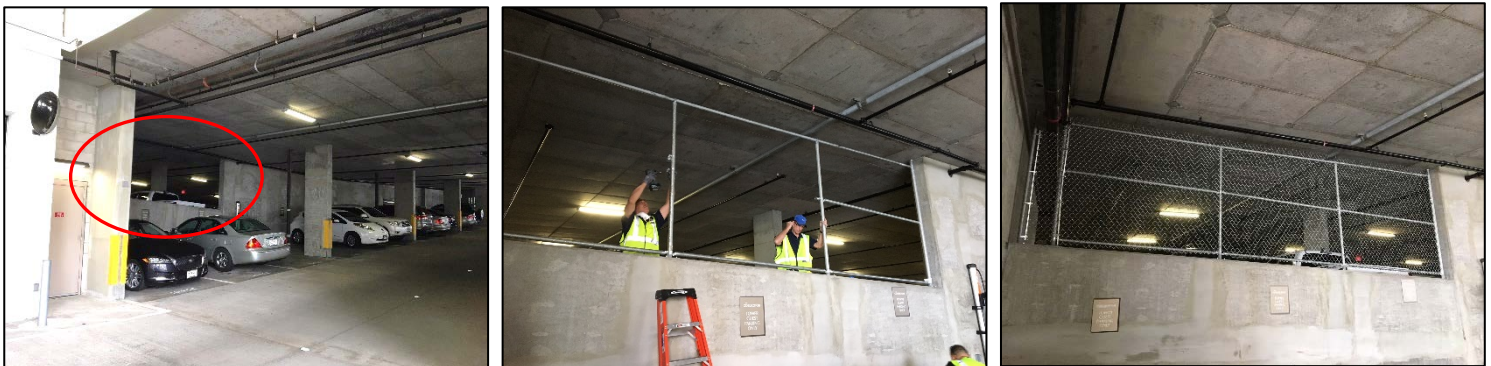


9. Tower Elevator #3 Update

On May 11, 2018, ThyssenKrupp completed installing the finished cabinets in Elevator #3. There is one discrep that they will correct at a later date.

10. Chain Link Fence Install

A Chain link Fence has been installed in the visitor parking area. Residents related they have seen people climbing into the garage and there have been reported thefts. To deter this behavior, the fence was constructed by our inhouse maintenance staff.



11. Commercial Parking Sprinkler Repair

In January 2018, Commercial #4 Tenant began receiving and storing their restaurant supplies. While using a fork lift to transport their items from a container to their storage, the forklift driver hit and damaged the common area sprinkler line. The cost to replace the damaged sections was \$1,346 and the repair was performed by Commercial Plumbing. Tenant was invoiced for the reimbursement.



12. South Street Bus Stop Cleaning

The bus stop on South Street was filthy. The Staff took some time to pressure wash.



13. Stainless Steel Polishing

If not properly taken care of, the stainless steel on The Collection's equipment, flashings and finishes must be cleaned and polished. This will help protect and prolong their useful life.



Lofts Flashing Before



After



Lofts AC Mount Before



Tower Exhaust Hood Before



Tower Unit AC Penetration Box Before



Lofts AC Mounts After



Tower Exhaust Hood After



Tower Unit AC Penetration Box After

14. Tower Petra OAU and Lofts Aeon OAU

Although The Collection partnered with Dorvin and Leis to Maintain the Tower and Lofts Common Area AC systems, the staff provides additional cleaning and care to prolong the useful life of the equipment.



Tower 10-ton OAU



Wipe Down



Screen rinse

15. Rec Deck Pre-Cast Walls

The Pre-cast walls are prone to mildew and stain build up. To keep them bright and new, the walls are pressure washed from time to time.



16. Photo Voltaic

Revolusun Owner, Josh Powell walked The Collection Site and is preparing a proposal for the Board.

17. Garage Fluorescent Lighting Retrofit Update

An RFA was submitted to the Building, Grounds & Design Committee recommending that 1,238 fluorescent lamps be replaced with LED lamps. Hawaii Energy was consulted and reviewed the proposals of those contractors who submitted proposals and related that the energy savings claims were reasonable. Savings would amount to about \$27,800 annually and the return on investment would be from 6 months to 2 years. Depending on the contractor selected. Cost of the project ranges from \$13,700 to \$66,000.

18. Gas Grill

Prior to opening The Collection, the construction General Contractor, Hawaiian Dredging (HDCC) met with The Honolulu Fire Department (HFD) who inspected the site. The primary focus of the of the inspection was to insure the Fire Alarm System was working properly. Although the Department of Planning and Permitting approved HDCC's construction plans, the Fire Department mentioned concern over the proximity of the BBQ Grill being too close to the building (structure). As such, HDCC advised The Collection Management not to put it in use.



The grill was removed but since then, several requests have been made to relocate it.

This writer contacted HFD Inspector, Ricardo Zapata to inquire which section of the Fire Code re-installing the grill to its' original location would violate. Zapata referred to the reference below.

Chapter 20
FIRE CODE OF THE CITY AND COUNTY OF HONOLULU

10.11.6.1 For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet (3 meters) of any structure without the AHJ's approval. Emphasis added.





The existing location is within 10 feet of a structure. However, Inspector Zapata related that the spirit of section 10.11.6.1 of the Fire Code was to dissuade users from using **portable** propane tanks and grilling near a structure. Propane leaks could occur which could result in an explosion. In The Collection's case, the gas is piped in and there are several safety shut off valves in place should leaks occur.

When The Collection scheduled a subsequent HFD inspection with Zapata in September of 2017, Zapata saw the grills and **did not cite it as a violation.**

Zapata related to use his Fire Inspection Report as confirmation that the grill location is satisfactory. See attached.



Honolulu Fire Department
FIRE INSPECTION REPORT

Inspection Date: **09/27/2017**
 Report #: **17-72750**
 Current Status: **Satisfactory (SAT)**

Name/DBA: **TOWER - THE COLLECTION**
 Address: **600 ALA MOANA HONOLULU, HAWAII 96813**

Location Type: **Building**
 Occupancy Type: **R1 - Residential - Condos, and Apartments with 4 or more stories**
 # of Floors: **43**

Inspection Visits: (3)

#	Date	Type	Violations	Status	HFD Inspector	Owner/Agent
3.	12/01/2017	Re-Inspection	0	Satisfactory (SAT)	Ricardo Zapata	Al Guzman
2.	11/27/2017	Re-Inspection	3	UnSatisfactory (UNSAT)	Ricardo Zapata	Al Guzman
1.	09/27/2017	Building Inspection	5	UnSatisfactory (UNSAT)	Ricardo Zapata	Al Guzman

Violations: (0)

#	Violation	Location	Identified	Status
1.	Provide annual service tag for fire alarm systems, and display on fire alarm panel. (Fire Alarm System)	Floor: Location:	09/27/2017 RZ	RESOLVED 11/27/2017 RZ
2.	Provide annual service for sprinkler system, documented on tag displayed on riser or other approved location. (Water-based Fire Suppression)	Floor: Location:	09/27/2017 RZ	RESOLVED 11/27/2017 RZ
	Date	Comment (Inspector)		
	09/27/2017	Combined sprinkler & standpipe (RZ)		

#	Violation	Location	Identified	Status
3.	Provide 5-year flow-test for dry standpipe systems, documented on tag displayed at approved location. (Water-based Fire Suppression)	Floor: Location:	09/27/2017 RZ	RESOLVED 12/01/2017 RZ
	<u>Date</u>	<u>Comment (Inspector)</u>		
	09/27/2017	Combined sprinkler & standpipe	(RZ)	
4.	OTHER - Water-based Fire Suppression Violation (Water-based Fire Suppression)	Floor: Location: SEE COMMENTS	09/27/2017 RZ	RESOLVED 12/01/2017 RZ
	<u>Date</u>	<u>Comment (Inspector)</u>		
	09/27/2017	floors 34, 32, 23, 19, 10 (electrical rooms), 6 (pkng mauka ewa corner) : remove tape or protective piece from sprinkler	(RZ)	
5.	OTHER - Fire Extinguishing; Systems and Portable (Fire Extinguishing; Systems and Portable)	Floor: 5 Location: PARKING EWA END	09/27/2017 RZ	RESOLVED 12/01/2017 RZ
	<u>Date</u>	<u>Comment (Inspector)</u>		
	09/27/2017	fire extinguisher has low pressure, must be recharged.	(RZ)	

Fire Appliances: (4)

#	Appliance	Location	Service Date	Company	Frequency	Comments
1.	Combined - Sprinkler/Standpipe		10/2017	ELITE FIRE SERVICES INC.	Annual	Sprinkler System annual test
2.	Fire Alarm System		11/2017	ISLAND SIGNAL & SOUND, INC.	Annual	Normal
3.	Fire Extinguishers (Common Area)		10/2017	808 FIRE PROTECTION CO.	Annual	
4.	Fire Pump		10/2017	ELITE FIRE SERVICES INC.	Annual	

By signing below I certify to the Honolulu Fire Department that I am authorized, on behalf of this establishment, to receive this report as official notice of the matters set forth herein. I also certify that action will be taken immediately to correct any and all defects and violations listed. I understand the establishment's failure to do so may result in administrative, civil, and criminal liability.

AGENT:



Al Guzman 09/27/2017
TOWER - THE COLLECTION, General Manager
636-9460

INSPECTOR:



Ricardo Zapata 09/27/2017
HONOLULU FIRE DEPT.
808-620-3234
rzapata@honolulu.gov