



# Multi Projects at 1350

AN ACTIVE BOARD LEADS A CLASSIC ALA MOANA CONDO IN SUCCESSFUL RENOVATION JOBS  
BY DON CHAPMAN





**Ron Komine Jr.,  
Manager  
1350 Ala Moana**

**When did the building open?**  
1968.

**Number of units/floors:** 353 units on 33 floors.

**Board members with oversight?** Board president Yvette Rogers and board treasurer Charlie Knight played key roles in all projects thus far, along with the board's Physical Plant Committee, which coordinates all major projects. They were essential in contractor selection, reviewing product details and specifications, contract negotiations, preconstruction planning, mockups and COVID-19 protocols. Our board of directors is very hands-on and involved in all projects.



**Yvette Rogers,  
Board President  
1350 Ala Moana**

**Please list the various projects, and why they were undertaken:** The exterior renovation

project that included concrete spall repair and painting was performed because the AOA noticed cracked and spalled concrete. The building was last painted in 2006. During the planning of this project, it was discovered that the existing paint system adhesion was poor and many locations would not accept a new paint system. Therefore, the existing paint system needed to be scraped down to bare concrete before the new paint system could be applied.

The building still had the original windows and doors from the 1960s, and they were near the end of their useful life, as they had experienced corrosion and many of the components were no longer functioning as originally designed. The noise from the refuse

trucks and additional vehicles in the neighborhood was increasing. The new window and door installations provided long-lasting anodized aluminum frames with high-end roto operators for ease of opening and closing the windows.

An LMI three-layered glass unit was implemented into the window and door designs to significantly reduce noise into each unit when closed. An acoustical test was performed to measure sound transmission loss by comparing the original to the new windows and doors; the noise reduction was tremendous. Many of the owners have stated that this is the greatest benefit of this project. The new LMI glass units also provide significant heat reduction. During the project 693 windows and 78 doors were replaced.

The driveway had gone through a significant renovation in 1991, where waterproofing was installed over the structural slab and decorative topping was added. After 30 years, it was time to replace it, as the cracks in the topping slab and water leakage into the lower parking garage became apparent. The new soon-to-be installed PMMA waterproofing system will come with a 20-year warranty and will not require a topping slab.

**Number of units and common areas affected?** All 346 residential units had their windows replaced. Everyone in the building was affected by the exterior renovation and driveway renovation projects.

**How was your management company involved?** Keven Whalen of Touchstone Properties works closely with the board of directors on capital improvements, budgeting and forecasting. He collaborates with our legal team on coordinated contract reviews and revisions. Keven is also involved with reviewing and processing applications for payment.

**Did you bring in an outside consultant?** JPB Engineering was responsible for overseeing the exterior

renovation project including spall repair and exterior building painting, as well as quality control observations of the window and door installations. Wiss, Janney, Elstner Associates was hired as the consultant and designer of record for the driveway renovation project.

The driveway topping slab that was installed in the 1990s needed to be removed, a new high-performance PMMA installed, and decorative tile on the entry sidewalk. Trees of Hawaii was also hired by the AOA to ensure that the monkeypod tree in the driveway circle is properly cared for during the driveway renovation project.

Architect John Black of Lapis Design Partners also provided the overall design for these projects.

**How did you decide on a contractor to do the repairs, and who was selected?** 1350 solicits bids from a minimum of three contractors on all major projects. Several contractors were invited to bid on these projects, and a few were received. The AOA had worked with Seal Masters of Hawaii on an emergency concrete spall repair approximately a decade prior to the exterior renovation project. A strong relationship between the AOA and the contractor was established then. Seal Masters has always been trustworthy and responsive, quickly addressing any questions and concerns in a timely manner. We have also been continuously impressed with their workmanship and competitive price. When it came time for the window replacement project, we were pleased to select Elite Construction Services, Seal Masters' sister company, as we knew we could expect the same excellent workmanship, customer relations, price and project management. When the AOA budgeted for a driveway renovation project to start in 2022, Seal Masters of Hawaii again proposed a fair price along with their excellent service. We have appreciated working on these projects with SMH and ECS, and we value the reliable relationships that we have formed with them.

**How/when did you communicate with owners/residents about the issue and then the work?** The association always attempts to be proactive in communicating with the owners. SMH and ECS worked with the board of directors and 1350 Ala Moana staff to hold town hall meetings to explain the upcoming projects and answer any questions. We have collaborated with the contractor to publish weekly schedules and notice updates for the elevators and lobby.

**When did actual work on the project begin and end?** The exterior renovation project started in May 2017 and concluded in December 2019. The window and door replacement project started in January 2020 and will conclude soon. The driveway renovation project started in July 2022 and will be completed later this year.

**Any lessons learned that other buildings could benefit from?** It

is important to establish and maintain strong relationships with contractors and consultants. Periodic status meetings with the contractors and board committee are essential in ensuring the project stays on schedule and budget. This also assists with informational updates for the board to resolve any questions, concerns or issues that residents and those from the association community may encounter.



**Sarah Light,**  
Chief Operations  
Officer  
Elite Construction  
Services LLC

**How many crew were involved?** The onsite crew for the exterior renovation project included 12 people, 10 for the window and door project, and six for the driveway renovation project. Our projects are also equipped with a

project coordinator, project manager, on-site supervisor and a safety officer.

**What particular challenges did you face?** COVID-19 was challenging, as the window and door replacement project started approximately two months before the pandemic began. For the safety of the unit owners, residents, building staff and our employees, the project was put on hold for two months until safety protocols were put in place. We implemented daily cleaning of the units that we were working in, as well as any common areas that were being accessed by our team. Our team also adhered to our organization’s COVID-19 Pledge that included many safety and sanitization guidelines and a daily health questionnaire.

**Any lessons learned?** A project of this magnitude always requires early and consistent communication

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