

ALLANA BUICK & BERS

Making Buildings
Perform Better

Extreme Makeovers

Hawaii Buildings, Facilities and Property Management Expo

Presented by:

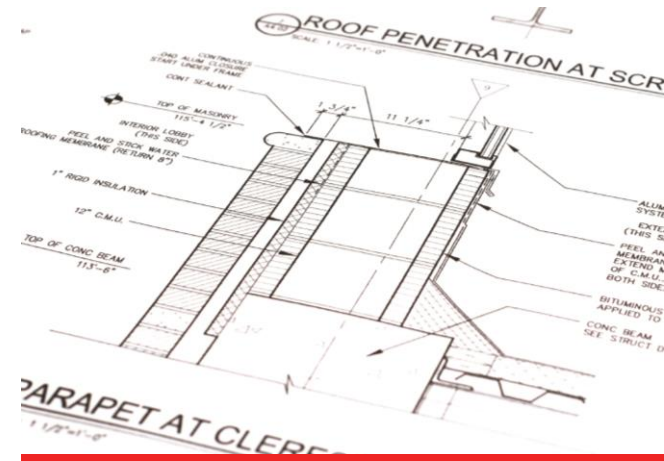
Gerson Bers, LEED AP

Principal

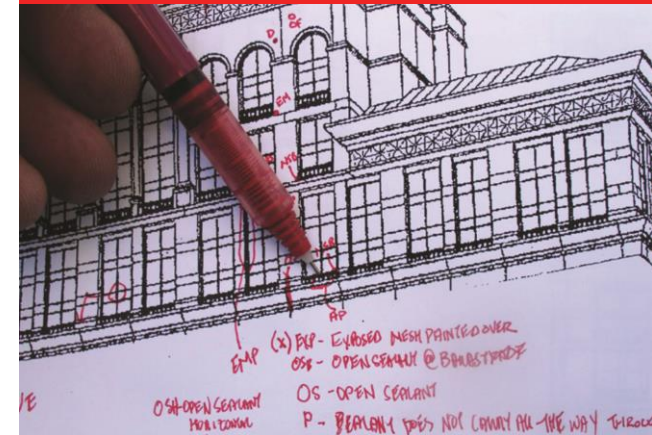
Extreme Makeovers

Design Phase:

- Initial investigation and assessment
- Building Code and Zoning Research
- Budget and Reserves Review
- Reporting and Decision-making
- Schematic Design (35%)
- Design Development (55%)
- Construction/Bid Documents (100%)
 - Plans, Specifications/Project Manual
- Bidding/Contract Negotiations
- Permitting/Entitlements



Design Activities



Extreme Makeovers

Construction Phase:

- Field/work observations & reporting
- Monitoring
- Submittal Review
- Payment Application Review
- Schedule and Client Coordination
- Periodic Meetings and Minutes
- Contractor's Questions/Requests for Information (RFI)
- Special Inspections/County Inspections
- Project Close-Out/Warranties
- Permits Close Out



Construction Phase Activities



Investigations & Assessments, Reporting

- What's the problem?
- What is the process to fix the problem?
- Plan for investigation or reporting



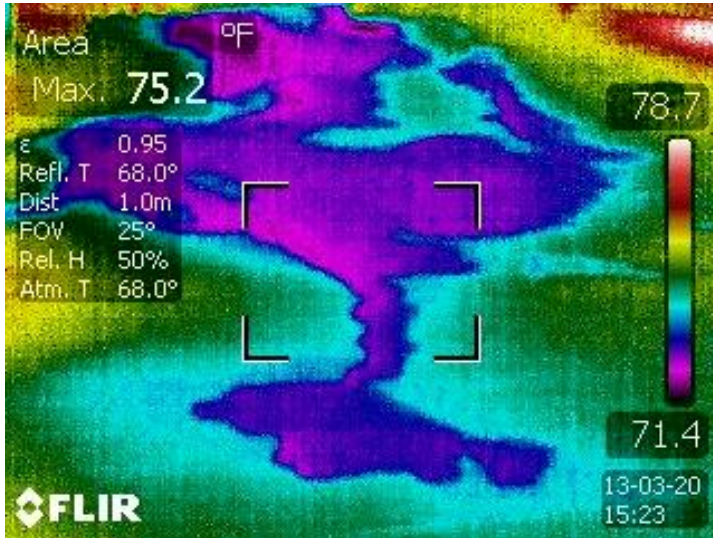
Investigations & Assessments, Reporting



Investigations & Assessments, Reporting



Investigations & Assessments, Reporting



July-12-, 2013 REVISED July 30, 2013

Destructive Testing Observation Supplemental Report

Financial Plaza of the Pacific
Honolulu, Hawai'i



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www.abbae.com

ALLANA BUICK & BERS

Building solutions.
Engineering for life.

Prepared for:
Bank of Hawaii
P.O. Box 3414
Honolulu, HI 96801

Job #13-3289.01



HONOLULU / PALO ALTO / SACRAMENTO / LOS ANGELES / SAN DIEGO / SEATTLE / LAS VEGAS / NEW YORK
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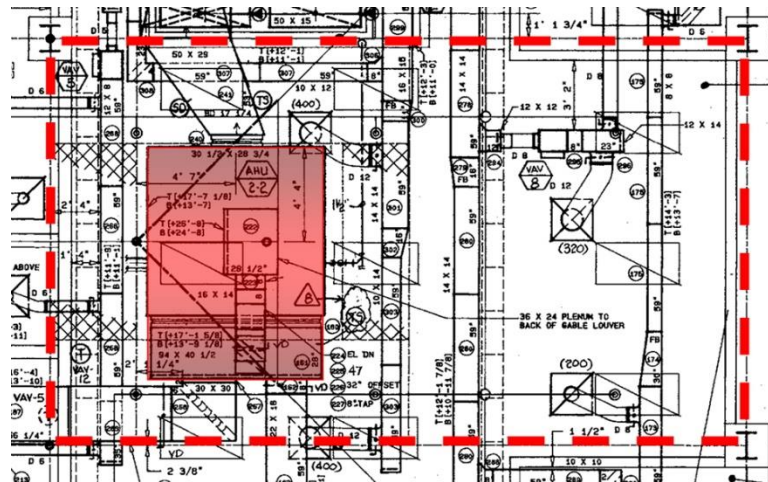
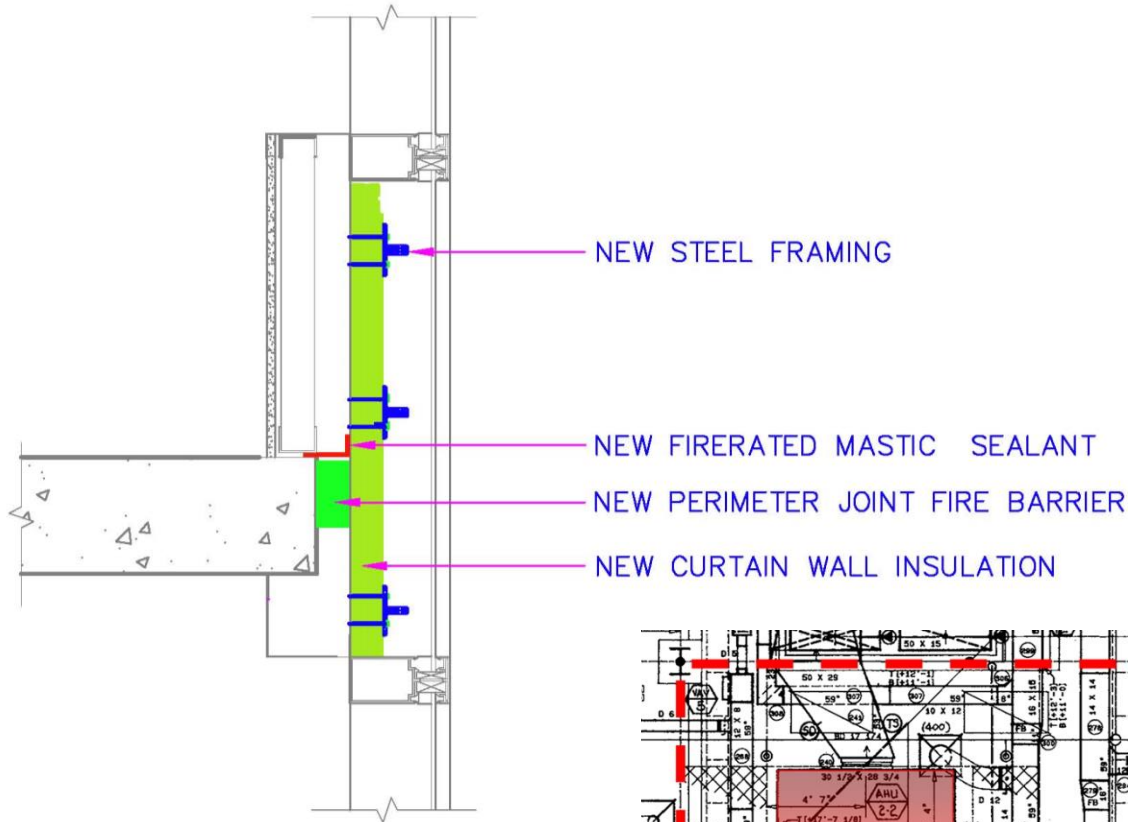
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6/16/2020



Investigations & Assessments, Reporting



Investigations & Assessments, Reporting



PROJECT NAME: KA'AHUMANU HALE - ROOF & LANAI UPGRADES & IMPROVEMENTS
LOCATION: HONOLULU, OAHU, HAWAII
DATE: 3/26/2014
PROJECT NO.: DAGS 12-21-7491
PREPARED FOR: ALLANA BUICK & BERS
SUBMITTAL: 95% SUBMITTAL

JUNO & ASSOCIATES, INC. | 1210 Ward Avenue, Suite 204 | Honolulu, Hawaii 96814 | Telephone: 808.947.6955 | www.juno-associates.com



EnvironMETeo Services, Inc.
Environmental / Industrial Health & Safety

Asbestos and Lead Paint Survey Report

For:

Alanna Buick & Bers Inc.
707 Richards Street, Suite 635
Honolulu, Hawaii 96813-4613

Facilities Surveyed:

Kaahumanu Hale
(Limited Areas)
777 Punchbowl Street
Honolulu, Hawaii 96813

Project:

Kaahumanu Hale, Roof and Lanai Upgrades and Improvements
DAGS Job No. 12-21-7491

Conducted by:

EnvironMETeo Services, Inc. (EMET)
94-520 Ukee Street, Suite A
Waipahu, Hawaii 96797

Date of Report: July 31, 2013

EMET ID: 1304173

EnvironMETeo (EMET) Services, Inc. Waipahu Gentry Business Park 94-520 Ukee Street, Suite A Waipahu, Hawaii, USA 96797-4200
(808) 671-8383...Telephone (808) 671-7979...Facsimile



Investigations & Assessments, Reporting

Reports must contain:

- Condition
- Cause
- Culpability
- Correction
- Calendar
- Cost



Investigations & Assessments, Reporting

Client Report Review Meeting and Basis of Design Letter

- Review findings
- Compare against anticipated outcomes
- Review budget/reserves
- Strategize approach
- Reach consensus
- Invest stakeholders
- Develop scope & limits



Construction Documents

Schematic Design (35%)

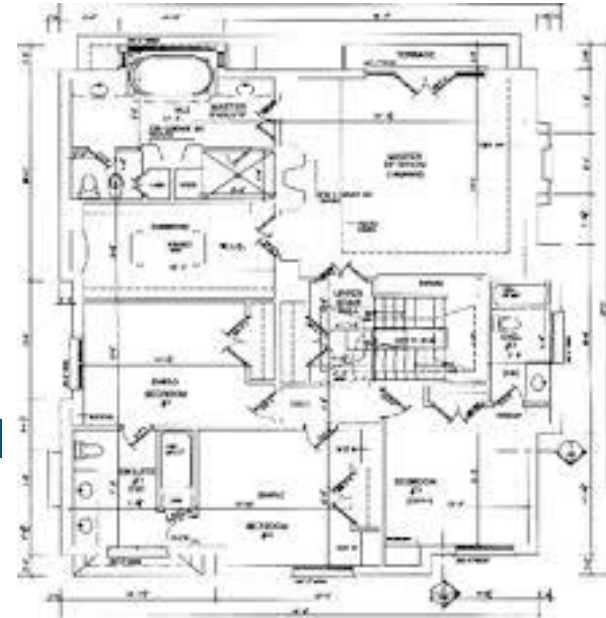
- Conduct additional investigation for the sake of design and to confirm findings. Conduct destructive testing.
- Conduct environmental surveys (asbestos, lead, mold)
- Prepare base drawings/plans including:
 - Elevations
 - Plans
 - General Details
- **Prepared to AIA and standard of profession**
- Prepare outline of specifications, rules, etc. to establish materials, project quality and scope; based on CSI format
- Submit to contractor for preliminary scoping & ballpark cost



Construction Documents

Design Development (50%)

- Continue preparation of base drawings/plans including:
 - Elevations
 - Plans
 - General Details
- Continue preparation of project manual (specifications, rules, etc) to establish material and project quality. Review materials including colors, textures.
- Submit documents for client review.
- Prepare preliminary cost estimate to align/coordinate with budget, or to subtract/add to continue within budget; additive alternates.



Construction Documents

Final Documents

- Completed drawings, stamped by licensed professional engineer
- Completed project manual, stamped by licensed professional engineer
- Submit documents for client review, meet to confirm final scope and design intention.

Carlsmith Ball LLP
121 Waiuanue Avenue
Hilo, Hawaii 98720

Roof Replacement Project

PROJECT DATA: PROJECT NAME, LOCATION, CLIENT, DESIGNER, DATE, SCALE, SHEET NO.

ABBREVIATIONS: LIST OF SYMBOLS AND THEIR MEANINGS.

SYMBOLS LEGEND: LIST OF SYMBOLS AND THEIR MEANINGS.

DRAWING INDEX: LIST OF DRAWINGS AND THEIR SHEET NUMBERS.

BUILDING DEPARTMENT REQUIREMENTS: LIST OF REQUIREMENTS FOR THE PROJECT.

GENERAL NOTES: LIST OF NOTES FOR THE PROJECT.

LOCATION MAP: MAP OF THE PROJECT LOCATION.

CONTRACT DOCUMENTS

FOR

KAILUA DISTRICT PARK
STRUCTURAL IMPROVEMENTS TO GYMNASIUM

TAX MAP KEY: 4-3-056-009

FOR THE

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

JOB NUMBER: 14-P-8

ARCHITECT: ALLANA BUICK & BERS

February 26, 2015

DESIGN DEVELOPMENT SET

CARLISMT-BALL ROOF REPLACEMENT

04/20/14

SIGNATURE: EXPIRATION DATE OF THE LICENSE

AD.1



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

04/20/14

SIGNATURE: EXPIRATION DATE OF THE LICENSE



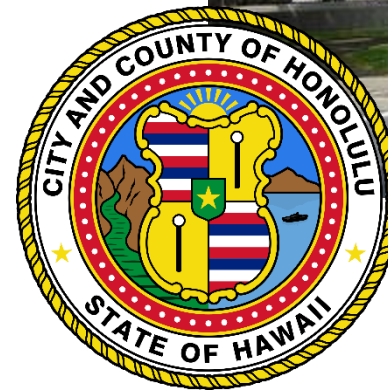
Bidding & Negotiation

- Prepare invitation to bid
- Conduct pre-bid site walk
- Receive and respond to comments and questions, prepare Addendum(a) to address
- Receive bids in uniform date/time & format
- Tabulate information and variances
- Review with client and rank
- Negotiate with accepted bidder(s)
- Confirm and award
- Execute contract for services



Permitting and Entitlements

- Coordinate with initial code/design parameters (International Building Code, Land Use Ordinances (State, County..))
- Collect documents and submit/route to pertinent agencies (BWS, DOH, DTS building department, etc..)
- Attend neighborhood or community board meetings, public hearings if required; especially in special design districts
- Coordinate with neighbors as required



Construction Phase

Construction Administration

- Pre Construction Meeting
- Field Observations
- Submittals Review
- Project Documentation
- Contractor RFI's
- Contractor Payment



Construction Phase



Construction Phase



Construction Phase

Project Close Out

- **Project Closeout Documents**

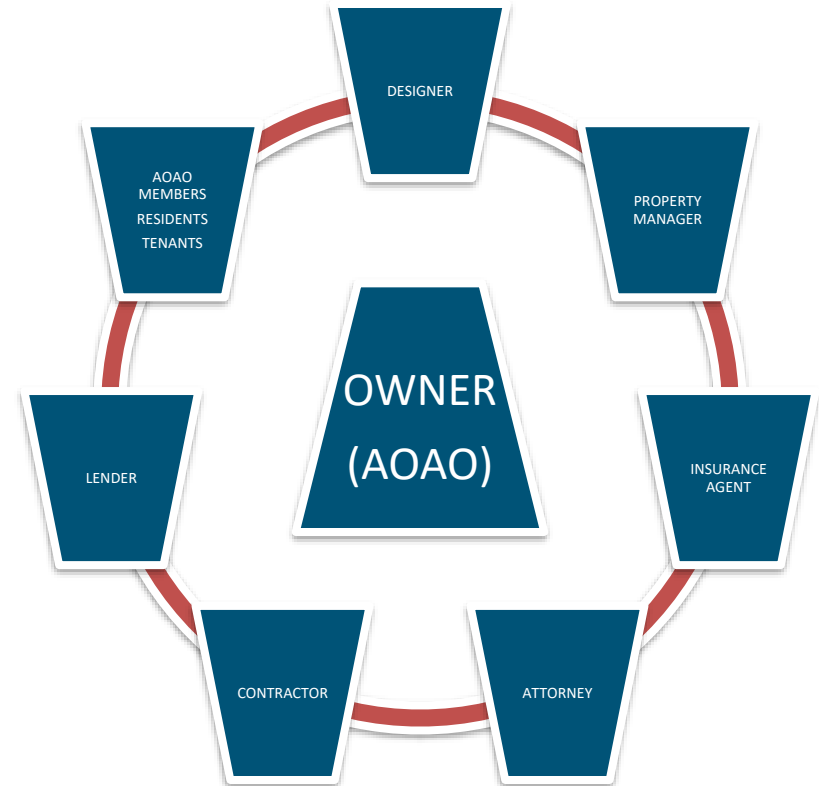
- Warranties (Contractor and Manufacturer), 3rd Party Inspector Reports
- Lien Releases
- Retention Release to Contractor
- Bond Release
- Special Inspector Reports
- Certificate of Occupancy/Final Inspection and Permit Closeout



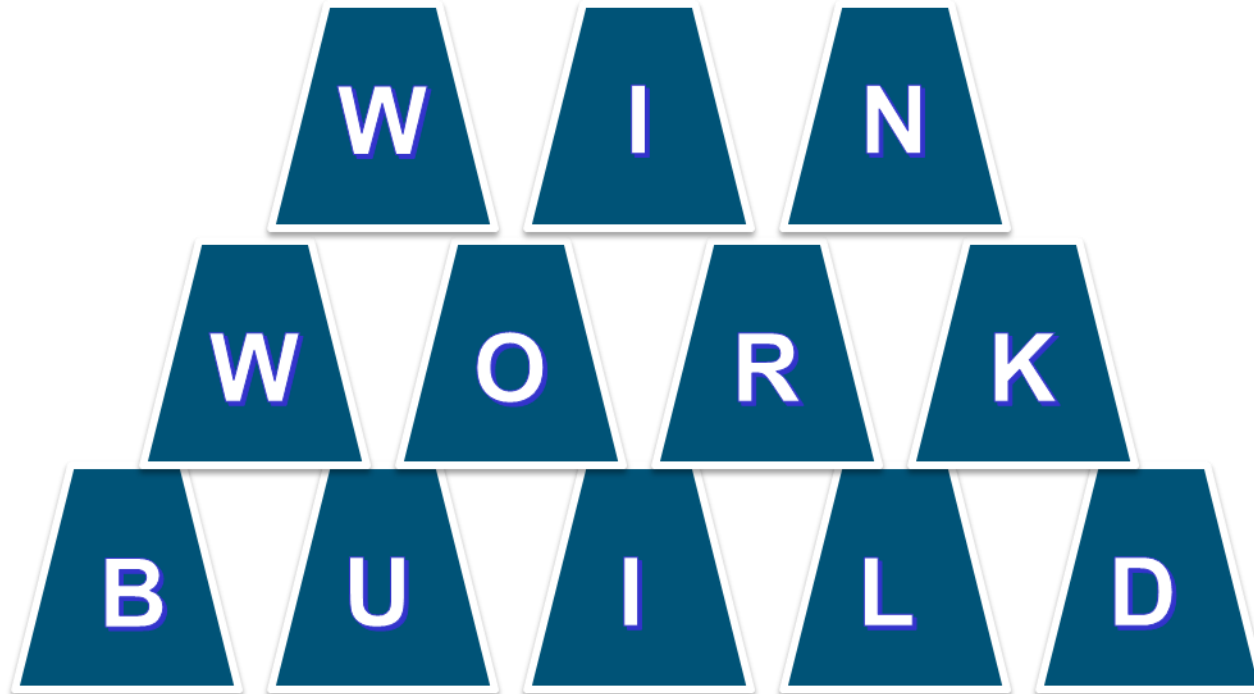
Extreme Makeovers

Affected participants:

- BOD / AOA
- Owners/Tenants
- Visitors/Guests
- Property Manager
- Resident or Site Manager
- Designers/Licensed Professional Consultants
- Contractors and Sub Contractors
- Lenders/Financiers
- Attorneys
- Insurance Agents/Underwriters Bond Holders
- Neighbors/Community



Extreme Makeovers



Extreme Makeovers

Before:

**KAHEKILI TERRACE
Hawaii Public Housing Authority
Wailuku, Maui**



Extreme Makeovers

After:

KAHEKILI TERRACE
Hawaii Public Housing Authority
Wailuku, Maui

Frank RICE TO PROVIDE



Extreme Makeovers

Before:

IBM BUILDING

Howard Hughes/Woods Bagot

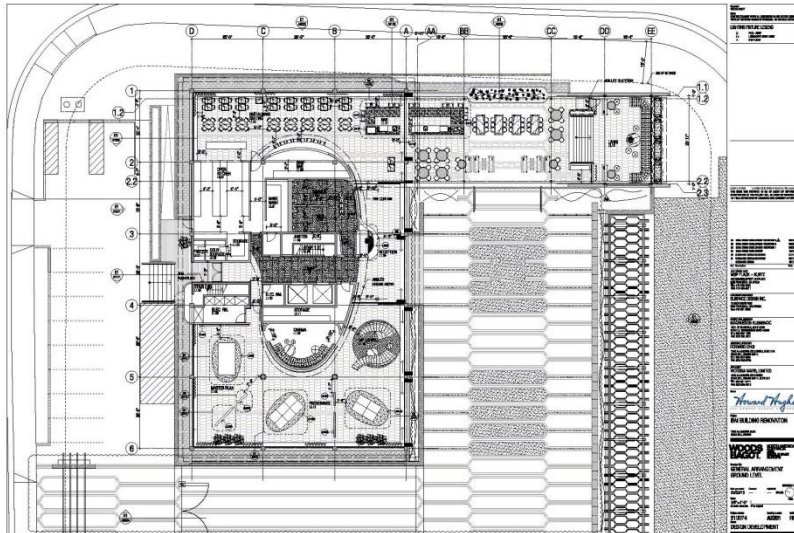
Kaka'ako, O'ahu



Extreme Makeovers

After:

IBM BUILDING
Howard Hughes/Woods Bagot
Kaka'ako, O'ahu



Extreme Makeovers

Before:

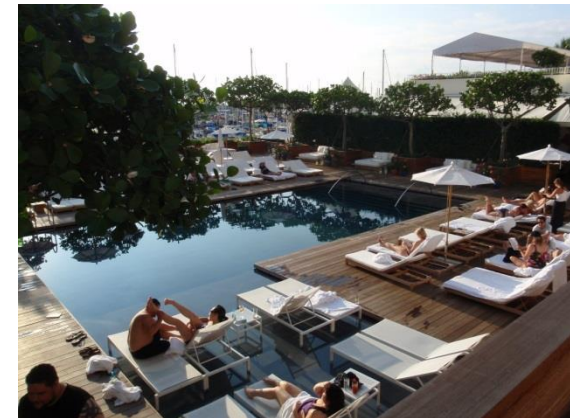
WAIKIKI MODERN HOTEL
(formerly the Ilikai Yacht Harbor
Tower)
Waikīkī, O‘ahu



Extreme Makeovers

After:

WAIKIKI MODERN HOTEL
(formerly the Ilikai Yacht Harbor Tower)
Waikīkī, O‘ahu



Extreme Makeovers

Before:

Aston at Papakea Resort
Ka'anapali, Maui



Extreme Makeovers

After:

Aston at Papakea Resort
Ka'anapali, Maui



Extreme Makeovers

Before:

1350 Ala Moana
Kaka'ako, O'ahu



Extreme Makeovers

After:

1350 Ala Moana
Kaka'ako, O'ahu



Extreme Makeovers

Before:

J.W. Marriott Ihilani Resort & Spa
Kō Olina, O'ahu



Extreme Makeovers

After:

J.W. Marriott Ihilani Resort & Spa
Kō Olina, O'ahu



Extreme Makeovers

SUMMATION-----

