



honolulu park place

NEWSLETTER • AUGUST 2018

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A damaged lanai at Honolulu Park Place

A Dose of Reality

Do you remember this headline?

“1 dead, 1 in critical condition after fall at Ala Moana Center.”

One man died and another was critically injured at Ala Moana Center when the metal railing they were leaning against apparently gave way. Experts say Ala Moana’s construction team should take a close look at other structures to see if they carry similar risk of collapse.” —Hawaii News Now, October 10, 2016

Or do you remember that in late September, 2000, John Sherwood and Suzanne Johnson, both Hawaii Pacific University students, were leaning against a railing at Ala Moana Tower when it gave way. They fell eight floors before landing on a third-story parking garage. Johnson survived the fall but Sherwood died after they were both rushed to a local hospital.

Jim Reinhardt, President of Architectural Diagnostics, said that “... what happens is the connections of the building, the guard rails, are weakened and someone leans on them. The most common cause we see is water tends to collect in the concrete at the base of the guard rail and then over time that causes the reinforcing to rust and when the reinforcing rusts, the concrete expands.”

In other words, the term “spalling” is used to describe the condition when water enters brick, concrete or natural stone. Spalling happens because moisture in the concrete can eventually cause crumbling and destruction.

The directors at Honolulu Park Place are most concerned about these tragic lessons of history and are actively looking to remedy this situation in our own building. We have identified a potential problem with plants on lanais and ask that residents use only **heavy-duty plastic liners** under their plants to prevent water from soaking into the concrete. Be aware that terra cotta pots and liners are porous and are **not waterproof**. No bricks are allowed—they allow moisture to seep into the concrete.

One lanai at HPP has already been severely compromised—and you can see the damage in the photos on this page. The lanai has now been repaired, at a cost of \$18,000.

“An ounce of prevention is worth a pound of cure!” — and can prevent future tragedies. It is better to be safe than sorry. Look to future newsletters for more information about spalling and what we are doing about it at HPP.

-Katherine Crosier



Heat Pumps

Throughout the month of October, an important project will be taking place to replace the heat pump equipment servicing floors 1-28. During this period, hot water will be provided by backup systems that have a lower capacity. Please anticipate intermittent disruptions to hot water availability. This project will not affect hot water availability to the locker rooms adjacent to the gym.

Heat pumps servicing remaining floors will be replaced at a later date, planned to take place in late 2018 or early 2019.

-Rebecca Friedman



A glass table flew off a lanai at HPP, shattering in the loading zone and injuring HPP painter, Mike Howard, whose life was probably spared by the rental truck parked in the loading zone. The photo was captured by an HPP security camera.

Smile! You're on Candid Camera!

Candid Camera was a popular and long running American reality television show which involved hidden cameras filming ordinary people being confronted with unusual situations. When the joke was revealed, victims would be told the show's catchphrase, "Smile, you're on Candid Camera!"

At Honolulu Park Place, please be aware that there are over 80 security cameras, including **cameras in each elevator car**. Because of vandalism and misuse of property, there have been more cameras installed on our property. We hope to reduce the amount of costly repairs and therefore make Honolulu Park Place a better place for you.

A New Café at Honolulu Park Place

The Board of Directors approved a plan to improve the café which has not been updated since HPP opened almost 30 years ago.

The changes include: 1) a new counter/bar made of engineered stone wide enough to accommodate up to 5 persons who wish to eat there; 2) Five barstools; 3) Shelving behind the counter that can be used for the display of small, lightweight items; 4) A new stainless-steel table behind the counter for additional workspace; 5) A new chalkboard behind the counter; 6) New accent paint throughout; 7) Window coverings that will reduce harsh fluorescent lighting from the racket ball court, creating a more inviting café space; 8) One-person booths along the glass window; 9) Four square tables with laminate tops; 10) Matching chairs for the four tables and barstools

Some work to improve the café has already been completed, including painting of the seating area, changing out dated recessed lighting and dimmer switches, and the addition of a large flat screen TV with a sound bar for music streaming services and setting the mood for special events.

Thanks to interior designer **Karla Gruenewald** for providing the concept and recommendations for materials, finishes and colors. **Real Food Cafe**, 271-7052, will be open during construction.

Massage: Stan Sugai, 808-536-6979.
Susan Lovinger, phone 808-342-6402. By appointment only. \$50/hour massage \$80/hour & half. Gift certificates are available.

Meet Your Neighbor

A graduate of the University of Portland, **Randall Duldulao** is a civil engineer who works full time with the Army National Guard as Operations Officer. He hails from a family (father and uncles) with military careers in the Navy, Marines, and Air Force.

A service-oriented young man, Randall was glad for the opportunity to serve as the Operations Officer coordinating the National Guard response to the lava disaster in the Leilani Estates and Puna district.

On meeting Randall, one is struck by his friendliness, positive energy, and zest for life. Born and raised in Kauai, he has adapted comfortably to the living environment in Honolulu. He enjoys social interactions and making new friends. His active lifestyle includes beach activities, running, and working out at the gym at Honolulu Park Place.



New Fees for the Long House

Deposit \$250 Usage Fee \$25

Effective September 1, 2018

Check out the new Electronic Bulletin Board

located near the mailroom entrance. Late breaking announcements will be posted here.

