



PROJECT PROFILE

Bishop Square

Building Envelope Condition Survey | Honolulu, HI



CLIENT

Commonwealth Partners Management Services, LP

BACKGROUND

The site consists of a below- and above-grade parking structure and two commercial high rise buildings. The 30-story American Savings Tower was constructed circa 1972 and is clad with exposed, pre-cast, horizontally orientated ribbed concrete spandrel panels with cast-in decorative designs and ribbon window openings spanning the column bays. The 28-story Pauahi Tower, constructed circa 1983, is clad with travertine stone on precast concrete panels and a bronze anodized aluminum curtain wall with bronze-tinted vision glass and spandrel panels. The above-grade parking structure is constructed similar to the ASB Tower with precast and cast-in-place, decorative exposed aggregate finishes.

WJE was contacted to perform a general condition assessment to provide a ten-year capital plan intended to address major repairs to the building envelope and structure of two high-rise towers and a separate parking structure in Downtown Honolulu.

SOLUTION

WJE performed a limited visual survey of the roofs and building envelopes at the Pauahi Tower & American Savings Bank Tower and parking structure. Observations of the ASB building facades were made from the ground and three swing stage drops. For the Pauahi Tower, the exterior curtain wall and cladding observations were supplemented by three swing stage drops. Repair elevations drawings by others were used to identify building drops with a significant amount of repairs so that WJE's review would include an assessment of the performance of these repairs. Based on the information gathered, WJE provided a summary of visual observations, a brief discussion, repair recommendations, and associated opinions of probable cost for future planning.

