



Kaanapali Royal

May 2020 – October 2020

The team and what we have been doing since the May meeting



Flor Roberto A Raxon Roberto Jacob Kehau

Not Pictured: Edgar and Larry from our over night security that are here 7 days a week starting at 8pm until 6 am.

How did we finish out May



June, we continued to push forward in preparation for July



July was a month full of plumbing
issues and chiller delays



August, we started to prep for the potential arrival for guest while dealing with multiple failures



September was the busiest month yet with multiple in-house projects and DL starting the mechanical room renovation.



October is all about finishing up projects and welcoming everyone back to the property



North and South Mechanical Room Renovation



Status: Redundant system tested, and primary system is online



Additional expenses: New piping, pumps & motors, insulation, and water treatment



New equipment: Chillers, pumps & motors, and chemical controllers with monitoring



How will we maintain it: Daily checks, remote monitoring, and preventative maintenance program



How easy is it to switch to back up chiller: How to guide in both mechanical rooms (we made it easy)



What else do we have to do: Install new lighting, clean up electrical and plumbing lines, repair concrete, and paint

New policies & procedures

(We will post the fire and communicable disease documents online)

Fire Emergency Plan

Communicable Disease
Prevention

Mechanical Rooms

Safety Trainings

Budget Planning



Historical Data: What have we been spending money on?



Current spending: How is the new normal going to affect cost going forward



Projected future spending: Estimate savings and expenses



Refocus now: What can we do now to help save for the future



Build PM programs: Maximizing efficiency and quality of maintenance

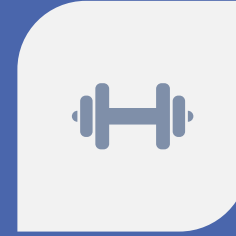
What do we have planned

- ▶ New tables at the pool
 - ▶ These have been installed
- ▶ Pathway lighting
 - ▶ New pool area lighting installed
- ▶ Lighting on the building
 - ▶ Ensure all lights are the same color
- ▶ Water isolation at each building
- ▶ Spalling
- ▶ Chilled water access panel refurbishment/replacement
- ▶ Guard shack refurbishment
- ▶ Replace landscaping we lost from white fly's
- ▶ Add Eureka Palms on the highway side in front of the office

Where do we
want to be in
10 years?



ADDITIONAL
PARKING



WORKOUT
FACILITY



SPA



TIKI TORCHES



LARGER
PROPANE TANK

Thank You!