



## Exterior Renovation Project Notice

**Dear Residents,**

**On Monday, May 8, 2017**, the contractor will begin the 1350 Ala Moana Exterior Building Renovation Project. The project will take approximately 12 months to complete. The work hours will be Monday through Friday, **8:00am to 4:30pm**, excluding recognized holidays.

The scope of work to be performed is as follows:

- Residential tower and garage concrete spalling repair (damaged, crumbling concrete repair).
- Bird net and net anchor removal
- Installation of new anchor hooks around all bedroom windows to accommodate bird netting
- Residential tower and garage exterior painting

The work will be performed from a swingstage scaffold system that will travel vertically up and down the exterior of the building to access all locations. There will be loud jackhammering and grinding noises during work hours. Please avoid all cordoned off areas, and abide all warning signage.

The work will begin on the Mauka end of the Ewa elevation. Once the entire Ewa elevation is complete, the contractor will mobilize and begin work on the Makai elevation, then on to the Diamond Head elevation and complete the work at the Mauka elevation. Please see attached Preliminary Drop Schedule for further details.

The weekly schedule will be updated and posted in the elevators each week to keep everyone abreast of the latest developments and progress of the project.

In an effort to streamline communications during the project, please direct all project related questions to the building management. Please do not ask the workmen any project related questions. Any questions will distract them from the goal of completing the project on time.

This is a very important renovation project that must be performed in order to preserve the safety, value and appearance of the building.

### **PRIOR TO COMMENCEMENT OF WORK IN YOUR UNIT**

**ALL PERSONAL ITEMS ON LANAIS:** When the work is scheduled to be performed at your unit, all personal items will need to be removed from the lanai to allow the contractor full access to perform the scheduled scope of work.

**AWNINGS AND AIR-CONDITIONERS:** When the contractor mobilizes each lanai stack and bedroom window stacks, they will conduct a survey to determine which awnings/shades and air conditioners need to be removed, so that repairs and painting can be correctly completed. If awnings need to be removed, they may be stored on the floor of the lanai. If assistance is needed to remove them Tropical J's can assist, and can reinstall. Any costs will be paid by the owner. If air conditioners need to be removed, the contractor will coordinate with building management to remove and reinstall the window air conditioners for a fee of \$350 each. Owners are welcome to remove and replace the air conditioners themselves or hire someone else to handle the removal and replacement. If your air conditioner is able to be left in place, please ensure that it does not drip on the workmen during work hours.

**TILE:** If the spalled concrete has traveled to locations under your tile from your lanai concrete curb or from the ceiling below your lanai, the contractor may need to remove tile in order to correctly repair the spalled concrete. The owner will be responsible for purchase and the installation of new tile.

**LOOSE RAILINGS:** During the concrete repair process, if your lanai is deemed unsafe because the railings have become loose, the lanai door will be secured from the outside. You will have the ability to open the door a maximum of 4" to assist in ventilation. Once the railings have been re-secured, and your lanai is safe, the door will be unlocked.

We apologize for the inconvenience that this project may cause and thank you in advance for your patience and cooperation.

Thank you,

A handwritten signature in purple ink, appearing to read 'Ron Komine Jr.', with a stylized flourish at the end.

*Ron Komine Jr.-General Manager 808 591.8927*