

DATE: May 1, 2017



Exterior Renovation Project Drop 1 & 2 PHASE **IMPORTANT NOTICE**

REMOVAL OF PERSONAL BELONGING FROM LANAIS

DATES: May 8th- August 30th (estimated completion date).

WORK HOURS: 8:30AM-4:30PM

ATTENTION: Residents in **Stacks 09 and 11**

The contractor will begin the exterior renovation project at the **09 and 11** apartment stacks on **May 8th** with an estimated completion date of August 30, 2017.

Please be advised this is a formal notice.

All personal belongings on the 09 and 11 lanais must be removed prior to 8:00am on May 8th and remain off of the lanais until further notice. A \$500/day contractor delay fee will be billed to the owners of those apartments that are not in compliance.

All bird netting must be removed from lanais by Friday, May 12th. Refer to Bird Netting section on the next page for more information.

- In order to protect residents and their guests, the lanai sliding glass doors will be locked shut from the outside with a 4 inch opening to remain in the door for fresh air. The lanai door will remain locked from the outside until the work on the 09 and 11 stack is complete. Please note that the doors do not need to be kept open as part of the project and you may close them if you wish for more privacy and/or to keep out dust or noise.

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.

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

Thank you,

Ron Komine Jr.-General Manager 808 591.8927

Turn Over for Project Reminders →

PROJECT REMINDERS

This is the first phase of 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 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.

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. The contractor can help clear your lanai for a fee of \$89 per hour. Notify management at least three days prior to commencement of work should you require assistance.

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.

BIRD NETTING ON LANAIS: Bird netting on lanais must be removed prior to commencement of work. If your netting is not removed, the contractor will remove it and place it on your lanai. It is the owners responsibility to reinstall bird netting once the project is complete.

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.