

DATE: May 9, 2017

## EXTERIOR RENOVATION PROJECT R E M I N D E R S

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. This includes mirrors and anything mounted on the walls. The contractor can help clear your lanai or remove your mirror for a fee of \$89 per hour. Notify management at least three days prior to commencement of work should you require assistance.

**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. For a fee, Bird Solutions can assist with re-installing nets once the project is complete on your stack.

### **AFTER THE CONTRACTOR CONDUCTS HIS SURVEY ,THEY WILL ADVISE ON;**

**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.

Updated 5/18/17