



Window and Lanai Sliding Glass Door Frequently Asked Questions

WINDOWS

1. Why do the windows need replacing?

The windows were part of the original building construction in 1968 and are nearing the end of their lifespan. Some windows have already had problems, some have not. As part of Replacement Reserve Analysis, the Board has been saving and planning for the window replacement for many years. It is much less expensive to replace them all at one time.

2. What are the new window specs/benefits?

The new windows are custom designed to incorporate new technology, such as double-pane glass. The design maintains the look of the existing windows. The design has been updated to meet current building code requirements and offers improved fade reduction, energy efficiency, noise reduction, and increased hurricane protection glass. The Board does not design replacements for the building, but, takes bids from more than one professional company and then chooses the company that provides the best service available at that time. Please refer to the 1350 Ala Moana Window and Sliding Glass Door Replacement Notice and/or the window mock-up for more details.

3. How much will the window replacement cost the owners?

The windows are considered part of the building and belong to the 1350 AOA. The Board has been saving for many years in preparation for this project. Therefore, the window replacement should be wholly funded from the budget. No additional funds are expected to be needed.

DOORS

4. Do I have to replace my sliding glass doors?

No. The lanai sliding glass doors are considered part of each individual unit and belong to the owner. The choice on whether to replace the sliding glass door is up to each owner. There are price savings to replacing them next year as seen in answer 6.

5. What are the new door specs/benefits?

The new sliding glass doors are custom designed to incorporate new technology, such as double-pane glass. They maintain the look of the existing doors and offer improved fade reduction, energy efficiency, noise reduction, and increased hurricane protection glass. Please refer to the 1350 Ala Moana Window and Sliding Glass Door Replacement Notice and/or the miniature sliding glass door mock-up for more details.

6. How much will the door replacement cost the owners?

The sliding glass doors belong to the owner and therefore the decision and cost whether to replace them is the responsibility of the owner. The cost for the lanai doors, including tax, fees and installation ranges from \$19,862 to \$33,320. Please refer to the 1350 Ala Moana Window and Sliding Glass Door Replacement Notice for the list of prices by stack. If 20 or more owners

choose to replace the sliding glass doors as part of this project, all owners are eligible for the lower pricing option, which saves each owner a sizeable sum.

7. When is a decision needed and when is payment due?

The decision to replace the sliding glass door needs to be confirmed to Elite Railings & Windows by February 9, 2019. The contract needs to be signed by February 28, 2019. A down payment invoice for 50% of the contract value will be sent on March 15, 2019, with payment in 30 days. The final invoice for the remaining 50% will be sent after door installation is complete in each unit.

AIR CONDITIONERS

8. What is the purpose of the 'sleeve'?

The Board is recommending a "Slide Out Chassis" type model of window air conditioning for several reasons. First, the new window frames are being made to fit the standard slide out chassis dimensions, which will make the AC installation more efficient and cost effective. Second, future maintenance or repairs will be faster and less expensive, since it is possible to slide out the AC chassis to access the problem, rather than de-installing the entire AC unit then re-installing and resealing the unit). Third, the Slide Out Chassis has a built-in water self-evaporation system, which minimizes the amount of water dripping out of the AC unit and down the building, causing potential leak damage to units below and payment by the unit causing the leak.

9. Can my existing AC unit be reinstalled? Can I install a different AC unit (other than Friedrich or LG)?

Existing AC units can be reinstalled, depending on condition and size. If the owner currently has a "Fixed Chassis" type AC unit that will fit the new window design, the unit can be reinstalled, although 'accordion doors' may be needed to ensure an exact fit, installation costs will be higher and the sound mitigation of the windows will be noticeably reduced. If the owner currently has a "Slide Out Chassis" type AC unit that fits the new window design, such as Friedrich, then it can be reinstalled. Existing AC units will be evaluated on a case-by-case basis, but generally speaking, AC units up to 3 years old and in good shape can be re-used. AC units with rust, corrosion, or significant damage cannot be reinstalled.

PROJECT

10. How were the window/doors/design/contractor selected?

All designs and contractors are chosen on a bid basis. The process followed is considered the best by our legal counsel. We request and most often receive three bids from licensed, professional companies with good reputations. The members of the Physical Plant Committee spend considerable time interviewing, reviewing and comparing proposals and discussing options and pricing. When the PPC members have deliberated and voted on the best option, it is presented to the whole board and voted upon. That vote appears in the Board's Board and is available for all to read.

11. Since the improved windows and doors provided increased hurricane/water protection, will it reduce our insurance costs? Answer from Sue Savio, our Insurance Broker: There's a possible reduction on our hurricane premium since the windows will have a higher hurricane rating. Our insurance broker will need to submit window ratings to the insurance underwriter after the windows are installed. It could also reduce association costs by limiting water leaks from failed windows.

12. How long will the work take (in my unit)?

Window replacement: approximately 5 days per unit.

Units with two door systems (optional): approximately 5 days per unit.

Units with one door system (optional): approximately 4 days per unit.

13. Can the order of Phase II (Doors) and Phase III (Windows for floors 30-3) be swapped?

No. This is not possible in 2019 because we do not have enough money in this year's budget to cover the purchase price as the down payment for ordering windows is 50% and 25% more when windows arrive. The window replacement is spaced over two years for optimum budget and reserves management. Elite Railings and Windows is considering a possible Phase IV for additional lanai door installations for owners who need more time to budget for the cost.

14. Financing for Doors

1350 has previously discussed with a bank about a preferential rate for a particular project for owners. The bank's response was that since 1350 is not actually involved with the loan, each owner must negotiate separately. It is more timely for each owner to approach the bank with whom they have a financial relationship and to secure the type of financing and interest rate that best suits their individual needs and financial status.

15. Why don't we tear down the building and rebuild?

It has been explored but per the current city zoning, the city would not allow us to add additional stories to pay for it and the cost for each of us to rebuild it would be quite significant.

16. Why didn't I know about this project?

This project has been listed as being planned for 2019 and 2020 for a number of years. Every owner also receives an annual letter from Touchstone Properties, our property manager, in November which includes information about maintenance and the latest budget and reserve projections. Further, the Board's Board lists all matters voted on and the votes on the Window Replacement Project are in them. Every new owner receives a complete set of condominium documents, including budgets and reserves as part of the purchase process. Lastly, individual owners are welcome to attend the Owners' Forums that are held, or you can send inquiries to the general manager's office or Touchstone Properties.

PLEASE NOTE: Updates on the Window Replacement Project Info will be posted in the elevator, or in Board's Board/sheets such as these in the mailroom, or on the bulletin boards, or on the website, or on door handles.