



MAHANA AT KA'ANAPALI - TOWER ROOF PROJECT (PHASE I)

As we near the start date of our Phase I project to replace the Lanai Tower roof, this notice will provide important information to assist in preparing Unit Owners/occupants and what to expect during the project.

IMPORTANT INFORMATION INCLUDED

- Contact Info
- Project Plan
- Project Safety Conduct
- Project Noise Levels
- Parking Lot Plan

PROJECT SUMMARY

The Mahana at Ka'anapali is a condominium resort comprised of (2) 12-story buildings. This project (Phase I) will involve repairs to the Lanai Building roof, including work such as asbestos removal, HVAC and other pipe repairs, roof replacement and spalling repairs, and finish repairs relating to the roof. Large equipment will be utilized throughout the project duration.

HAVE QUESTIONS
OR CONCERNS?

PROJECT CONTACT

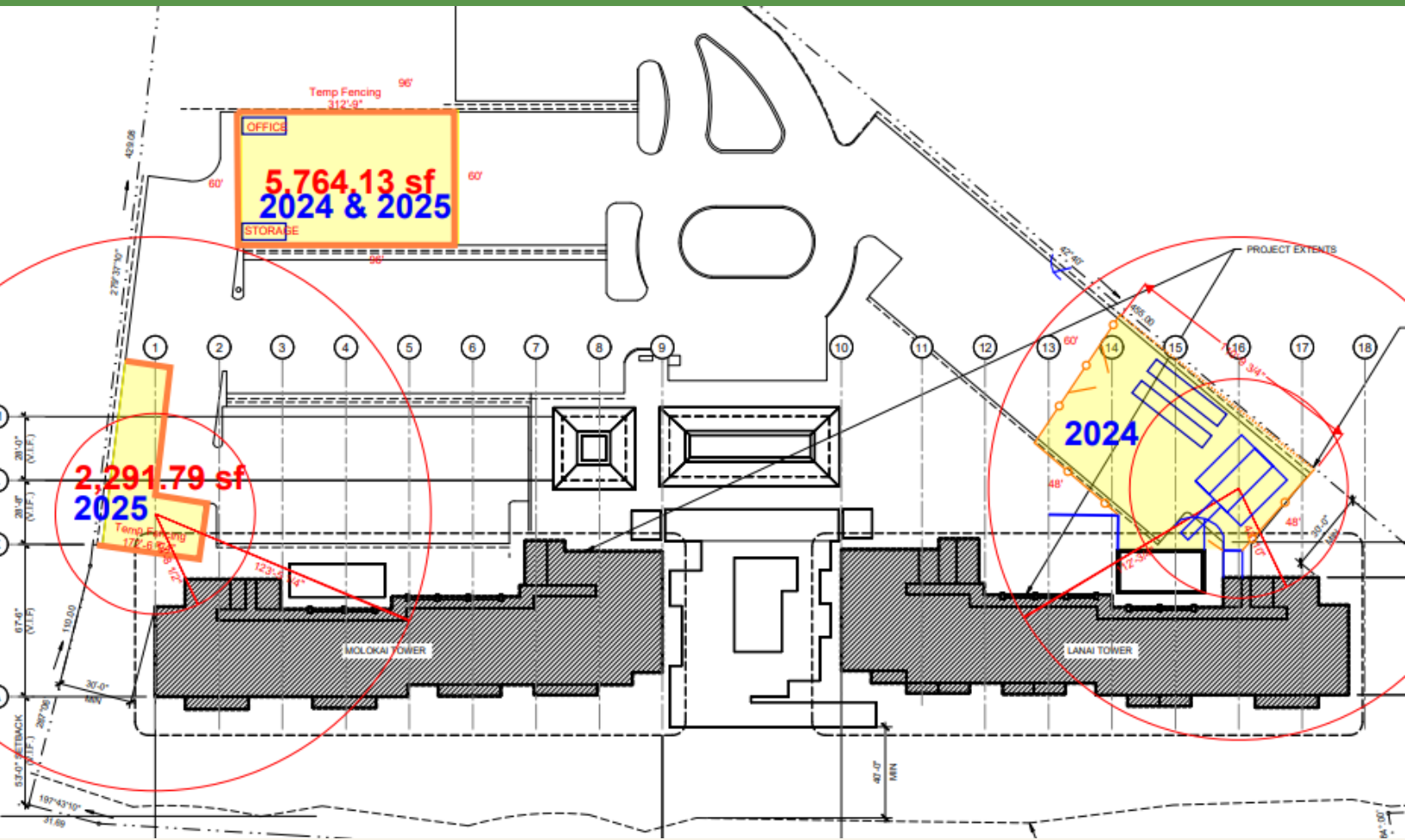
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Lanai Tower - Phase 1	2024		April				May				June				July				Aug				Sept				Oct			
	Start	Finish	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Mobilization	15-Apr	1-May																												
Crane Mobilization	15-Apr	15-Apr																												
Jobsite office	22-Apr	22-Apr																												
Fence	23-Apr	23-Apr																												
Pedestrian Protection	23-Apr	23-Apr																												
Crane Set up	29-Apr	29-Apr																												
Start Construction	1-May	7-Oct																												
South Half Demolition	1-May	29-May																												
(AC)	3-May	24-Jul																												
Stacks 16-19																														
South Half Re-Roof	30-May	18-Jul																												
Replacement	6-Jun	24-Jul																												
System Replacement	30-May	16-Sep																												
(AC)	30-May	24-Jul																												
Stacks 11-15																														
North Half Demolition	8-Jul	7-Aug																												
North Half Re-Roof	8-Aug	18-Sep																												
Closeout	19-Sep	23-Oct																												

* Periodic hot water outages will occur but will be turned back on before end of construction day - advanced notice will be given.

PROJECT PLAN

- The project will begin on April 15th, 2024 and the initial stage will set up and prepare all equipment, materials and protections around the Lanai Tower building and the roof.
- Demolition and repairs to the Lanai Tower roof will begin on May 1st, starting on the southern half of the tower. Demo and repairs will follow on the northern half of the Lanai Tower on July 8th.
- HVAC system will be out of service for periods of time during the project. Stacks 16-19 will be affected from May 3rd-July 24th and stacks 11-15 will be affected from May 30th-July 24th. Please be aware of which stack your unit is in to be prepared during that period.
- If substantial spalling is uncovered during roof repairs, it may result in a delay in the repair plans. AAO will notify all unit owners if this plan results in a delay.
- After the majority of repairs have been completed, cleanup and removal of equipment will conclude the project repairs.
- Per AAO policy, during construction, loud or disruptive work will begin no earlier than 8am and no later than 5pm, Monday through Friday, and some Saturdays, excluding all state and federal holidays.
- Loud noises and reverberations during the project is expected due to work such as grinding, drilling and other work utilizing large equipment during certain stages throughout the project.



PARKING LOT

- Adjustments will be made to the parking lot to accommodate for construction work flow, as well as maintain appropriate access for unit occupants during the life of the project. Please see the Site Plan above for areas in which contractors will be utilizing.
- Original handicap and loading spaces will be shifted to accommodate for large equipment access, however, temporary handicap parking and loading areas will be available.

PROJECT SAFETY

- Contractor will be installing protections, corridor detours and other equipment to ensure the safety of the unit occupants during project work. Please be mindful of active construction areas when navigating the building and pay attention to signage that will assist in mitigating corridor foot traffic.
- Please exercise caution and space when walking throughout the property and around construction crews working on these repairs. DO NOT walk under areas with active work occurring.