

# **NOTICE**

## **KAANAPALI ROYAL – REROOFING PROJECT**

**SCOPE OF WORK: REMOVE AND REPLACE EXISTING TILE ROOF SYSTEM, INCLUDING COATING OF FLAT ROOF SECTIONS.**

**START DATE: SEPTEMBER 9, 2024, WEATHER PERMITTING**

**ESTIMATED DATE OF COMPLETION: JULY 11, 2025**

**WORK HOURS: MONDAY–FRIDAY, 8:00 A.M – 5:00 P.M. SET UP TIME 7:30 A.M. – 8:00 A.M.**

**PHASE I CONSTRUCTION: BUILDINGS A-E**

### **IMPORTANT INFORMATION – PLEASE READ CAREFULLY**

- A.** A preliminary schedule of the work sequence is attached. Weather could affect this schedule, which will prompt periodic adjustments to the work schedule. Please note, there will be no construction during the following times: November 28-29, 2024, and December 23, 2024 – January 5, 2025.
- B.** Please note that CRW (Commercial Roofing and Waterproofing HI, Inc.) will need access to 3<sup>rd</sup> floor units prior to work taking place to inspect ceilings and walls; and document existing conditions, such as previous water damage and any active leaks. Please call Chelcy Wakida at 808-224-2566 to schedule your inspection prior to your scheduled start date. Failure to arrange an inspection of your unit may require you to sign a waiver of liability or release form.
- C.** A crane or gradall will be set up in the drive through areas fronting the buildings for loading and unloading material and equipment. While each building is being reroofed, access to certain parking stalls will be inaccessible. This will also prevent vehicular damage from falling or flying debris. The lower lot in front of buildings A-D will be affected during the first phase of construction. The side of the lot closer to the tennis courts (9 stalls) will be closed to all vehicles starting on 9/9/2024. As construction progresses, we will shut down the other side of the lot and re-open the side closer to the tennis courts. Please pay special attention to signage regarding lot closures. Parking will be an inconvenience, but if work is delayed due to access problems it will only prolong the reroofing project.
- D.** If applicable, please remove or cover personal belongings on the ground, including lanais in the vicinity work is to take place. CRW will not be held responsible for personal belongings that are left unattended or unprotected.
- E.** Please keep doors and windows closed as there will be some noise, dust and debris. Residents with sensitivities may want to arrange to be off-site during work hours.
- F.** There will be some vibration and pounding during the reroofing process, please remove loose or delicate possessions from walls, ceilings and shelves. Cover all electronics such as computers, TV, stereo, etc. to protect from falling dust.
- G.** For privacy purposes, please keep window coverings drawn while work is in progress around or on your building.
- H.** Please protect children and pets by always keeping them out of work areas, including back patios. CRW will flag off critical areas around the buildings, loading and staging areas.
- I.** There will be a crane or gradall, forklift and trucks on-site. Please be vigilant and keep your distance from equipment.

CRW realizes that this re-roofing project will be an inconvenience to residents at times. With proper scheduling and advanced notice to residents, we hope to minimize the impact to residents and their daily schedules and activities. Notices will be posted on FRONTSTEPS throughout the construction process to keep all owners and tenants updated on every phase of the project.

With your cooperation we can methodically complete the work in a timely and efficient manner. Please contact Justin Spanko (GM-Kaanapali Royal) at 808-283-9821 if you have any questions or concerns.

**Dated: August 12, 2024**