

# The Whaler Spalling and Renovation Project Schedule

September 21, 2010

Aloha Homeowners,

Below you will find the intended schedule for the Spalling and Renovation Project set to begin in March 2011. (Move in starting March 1 for preparation work, actual work on the 11<sup>th</sup> and 12<sup>th</sup> Floor to start March 15.) It is a major project that will affect both the Owners and guests at the Whaler. The Building Committee, our Construction Manager, Dave Mattos, and our chosen General Contractor, Honolulu Builders, together have looked at all the options and now feel that we have a schedule for this major project that will have the least impact on the Whaler. We now have a nine month schedule that we all feel is doable and efficient. Basically, it starts with Tower I in March and three months later we will start work on Tower II. For about three months, both towers will be under construction with the work on Tower I finishing in September. Although this will have a major impact on summer, it preserves most of the whale watch season which is the most lucrative season for rentals at the Whaler. We hope that construction can be completed by Thanksgiving, but certainly before Christmas.

The dates listed below show the target dates for work to be done on the towers, by floor. Note that **ALL** units on the listed floor will be affected on the dates shown. During the period of work for a particular floor, the lanais on that floor will be inaccessible as there will be no tiles or railings. It will be dusty and noisy work. An Owner will be allowed to occupy the unit but it would not be the time for a rental. Units on the floors above and below the work period can be occupied. But, during the day there will be some dust and noise from above/below. After 5:00pm the lanai can be used for relaxation, viewing the sunset, etc.

Now, some very important caveats; Please note that this is the **target** schedule. But, we are at the mercy of Mother Nature and construction could be delayed by rain and/or wind days, making it unsafe to work. Other issues may come up such as discovering an unknown significant area of spalling, etc. On the other hand, as some buffer time is built in, a floor may be finished early and moving down the building could expedite the project. This would need to be looked at on a case by case basis, at the time.

This project will be a pain for all of us, but the work needs to be done. The Whaler is 35 years old and all buildings of this age, in this climate, are going through the same ordeal. What I can promise you is that at the end of the project we will have a very sound and beautiful Whaler. Together, with our great new courtyard, we will be back to the premiere property we all want and the reason we purchased here, whether it be a year or 35 years ago.

Jerry Romain, AOA VP and Chairman of the Building Committee

## Schedule Updated as of 5/20/11

Tower I				Tower II			
Floor	Start Date	Finish Date	Duration	Floor	Start Date	Finish Date	Duration
Mobilization	March 1, 2011	March 25, 2011	24	Mobilization	May 31, 2011	June 29, 2011	29
12	March 21, 2011	August 19, 2011	151	12	June 30, 2011	September 26, 2011	88
11	April 14, 2011	August 31, 2011	139	11	July 13, 2011	October 3, 2011	82
10	May 4, 2011	September 8, 2011	127	10	July 22, 2011	October 12, 2011	82
9	May 24, 2011	September 12, 2011	111	9	August 1, 2011	October 21, 2011	81
8	June 7, 2011	September 16, 2011	101	8	August 9, 2011	October 31, 2011	83
7	June 20, 2011	September 22, 2011	94	7	August 17, 2011	November 8, 2011	83
6	June 30, 2011	September 28, 2011	90	6	August 25, 2011	November 16, 2011	83
5	July 13, 2011	October 5, 2011	84	5	September 6, 2011	November 29, 2011	84
4	July 26, 2011	October 13, 2011	79	4	September 19, 2011	December 5, 2011	77
3	August 2, 2011	October 17, 2011	76	3	September 29, 2011	December 14, 2011	76
2	August 11, 2011	October 21, 2011	71	2	October 11, 2011	December 22, 2011	72
1	August 26, 2011	October 25, 2011	60	1	October 20, 2011	December 23, 2011	64
De-Mobilize	October 11, 2011	November 14, 2011	34	*De-Mobilize	January 12, 2012	February 6, 2012	25