



Kukui Plaza

Renovations

Information

Kukui Plaza Unit Renovations Information

This is quick reference information for unit owners or agents to work needing to be done in units.

Before any work is to be performed, an Architectural Request form is to be filled out and submitted to management. This form can be found online, as well as in Management office. Owner or agent must obtain written approval of each architectural modification request prior to commencement of work.

(Such work includes routine jobs like installation of air-conditioners and floor coverings to major construction such as plumbing upgrades, electrical upgrades, as well as kitchen and bathroom renovations. Note: Certain work requires licensed contractors, construction plans permits and General Liability insurance.)

Elevator Usage

Once you have received written authorization from our Operations Office, contact the security department, at least 24 hours in advance, to coordinate the use of an elevator for the delivery of your materials. Deliveries are allowed between the hours of 8:00AM to 4:00PM every day of the week. Your contractor will be required to check in with security by filling out a form every work day when arriving at Kukui Plaza.

Parking

Parking is not provided to contractors. Your contractors must park off-site. There is a paid commercial parking lot on premises but be sure to check the height clearance.

Construction Debris

Your contractor must remove all construction trash off-site., **Construction rubbish is not allowed in our trash bins.** Contractors are to dispose of all debris outside of Kukui Plaza property by scheduling elevator reservation through security.

Elevators, lobbies, and hallways must be left in clean and good condition. Should any damage occur to common and / or limited common areas as a result of your renovation project, you will be expected to promptly reimburse the Association for any and all costs associated with cleaning and repairs.

Work Hours

Construction work is allowed from 8:00 a.m. to 4:00 p.m. daily.

No construction work is allowed in the common areas of Kukui Plaza. All work must be completed off site or in your unit.

Air-Conditioner

You must provide the Operations Department with the Make and Model of the air-conditioning unit. Recommended size for a one bedroom apartment is 12,000 to 14,000 B.T.U. The electric outlet located next to the opening may be used for a 110-115 V air conditioner.

The air-conditioning unit must fit into, and be no longer than, the lower window opening as provided in each apartment. The standard opening size is 19" x 28".

The unit must not extend beyond the ledge under the opening. The exterior wall thickness is 4 ½ inches and the ledge extends 10 ¾ inches from the outside of the exterior wall.

A collar must be installed at the exterior of the building, and the collar and exterior exposed portion of the air-conditioner must be painted to match the exterior of the building. You may purchase the paint from the security guard desk at either tower for \$5.00.

The air conditioner must not have any condensate drip. Should there be any complaints attributing to dripping condensate from your air conditioner, you will be required to remove the air conditioner.

Asbestos:

Hawaii State and Kukui Plaza require that your abatement contractor provide certified documentation that everyone working on this project is trained and certified to remove asbestos. State Law requires an asbestos inspection by a state certified asbestos inspector. Call the State Board of Health for more information (808) 586-4700.

All asbestos removed should be properly sealed and removed from property as soon as possible. Report all incidents of broken containment immediately.

Electrical:

Electrical work includes the installation, alteration, reconstruction, or repair of electrical wiring. Any electrical work should be authorized by the Operations Manager by calling #808-237-3649. **A license is required for any person who performs electrical work.**

Flooring:

Before placing any hard surfacing on the floor, **we require an Impact Insulation Class (IIC) 55 underlayment to prevent sound from traveling to other apartments. *A sample must be provided with your Request form.**

When removing tiles please use extra caution since original flooring tiles and adhesive may contain asbestos. State Law requires an asbestos inspection by a state certified asbestos inspector. Call the State Board of Health for more information (808) 586-4700.

If there are any noise complaints attributable to the change in the flooring materials, you may be required to return the area causing the problem to the original flooring material specifications.

Interior Painting:

When painting around the popcorn ceiling, please use extreme caution that there is a strong possibility that the popcorn ceiling in your unit may contain asbestos.

Lanai Enclosure:

To conform to the aesthetics of Kukui Plaza, design plans were developed and approved by the Board. These plans are available for purchase at cost of \$35.00

No substitutions to the design are permitted.

Plumbing:

Plumbing work includes the installation, maintenance, extension, or alteration of piping, fixtures, and appliances. **A license is required for any person who performs plumbing work.**

Plumbing repairs and renovations typically require a water shutdown that usually affects numerous apartments and floors. Should you need to schedule a water shutdown, a request form must be filled out and submitted to the Ewa Management Office. Tel #808-524-1255. (The request form is available on our website, www.kukuiplaza.com)

Water Shutdowns are allowed only on Wednesdays and Thursdays from 9:00 A.M. to 12:00 P.M. and must be scheduled at least 48 hours in advance (except for emergency work).

Walls and Structure:

Removal of any walls or structure requires that plans be submitted with the Architectural Request form.

Window Coverings:

In order for the project to present a uniform exterior appearance, each apartment unit owner shall place against any glass window or glass door at the exterior perimeter of the apartment unit drapes, curtains, shades or some similar material which is white or off-white in color or is lined with a material of such a color.

Window Screens

Screens must be fastened to fit securely in the window frame. Only screens frames bronze in color may be installed.

Window Tinting

To protect the uniform appearance of the complex exterior, tinted insulating or reflecting films applied to window glass are prohibited at Kukui Plaza.

Should you have any questions, please call the Operations Office at #808-237-3647 or #808-237-3649.