

1/30/19 Fire Escape Project Update

They're on the move!

The contractor crew has moved down and over, moving from the top balcony on the southwest side, down to the fourth floor and now over to the southeast side. Depending on their tasks for the day, they may be working on either side of the building now.

- After the surrounding bricks were repointed, load testing on the brace on the first balcony went well.
- This masonry work will be done for both sides of the building for the fire escape areas.
- The noise will continue, and will change as they transition from breaking up the concrete to working on the metal.

During the annual meeting February 20, we plan to discuss balcony flooring options, for these fire escape balconies as well as regular balconies in the future. Please plan to attend.

Overall, this project is going well. Thank you for your patience.

Nancy

FIRE ESCAPE PROJECT UPDATE

The primary work being done at this time is on the first balcony and attached fire escape. Completing all work on this first balcony will determine the plan and costs for the rest of the fire escape project.

As expected, the contractor for this project is discovering issues with the platform support braces and have brought in the project engineers for their input on next steps.

- In removing the concrete from the first balcony, they discovered a concerning amount of corrosion on the braces and proposed repair tasks for NJP to implement.
- They also were concerned about the connection to the building and the deterioration of the brick and mortar supporting the braces. They recommended the bricks surrounding the braces be re-pointed. This brick work was done last Friday.
- They recommended the braces be load tested before continuing with the project. This testing will happen Wednesday, 1/16.

There are definitely times when this work is noisy and I expect there will be a lot of action going on with the load testing. Again, I thank you for your patience and flexibility with this critical building project.

IF YOU LIVE ON THE 1ST FLOOR, PLEASE UNDERSTAND THAT THE SOUTH-FACING DOORS AT THE END OF YOUR HALLWAYS ARE EMERGENCY EXITS ONLY. THERE IS A SIGN THAT STATES THIS AND I HAVE NOW ADDED AN ADDITIONAL SIGN AS THE CONSTRUCTION CREW HAS REPORTED TENANTS LEAVING THROUGH THAT DOOR INTO THE FENCED IN WORK AREA. THOSE DOORS SHOULD NOT BE USED FOR EXITING THE BUILDING UNLESS THERE IS AN EMERGENCY.

Thank you,
Nancy

On Jan 9, 2019, at 5:27 PM, Heather Clot <heather@capartners.net> wrote:

FIRE ESCAPE PROJECT UPDATE

Things are going well so far!

- The sidewalk in front of the building and our front entrance have been closed off with fencing during the day.
- Pods and portable toilets were delivered and are in the parking spaces in front of the building.
- A small opening has been left in the fencing during the day so that mail/package delivery drivers can still access the front door.
- NJP has draped the fire escapes and balconies for units #506 and #406 to contain the debris as they work on breaking up the concrete on the balcony platforms.
- NJP has boarded up the south facing windows for units #506, #406, and #306 to protect them from debris.
- NJP has begun drilling and breaking up the concrete on the platform for #506. This is noisy work, and for those working from home (like me) it can be challenging, depending on your unit location.
- They are successfully breaking up and removing the concrete, which is 6" deep. Wow. That's a lot of concrete and a lot of weight on those platforms.

Suggestions:

- Although mail and packages are still being delivered, we continue to suggest alternative places for your packages to be delivered.
- NJP will be using power outlets at the south end of the hallways for their cords. They are either covering the cords with tape or running them around doorways. Please use caution if there are power cords in your hallway.
- This project will be noisy. They are drilling concrete and will be using power tools daily. Headphones/earplugs?
- I met up with a realtor who was surprised by this project. Please make your realtors and property managers aware of this six (6) month project.

Thank you for your patience and flexibility during this critical project.

If you have any questions, please contact Heather at CAP: Heather@capartners.net, or HOA Board Chair Nancy Hillig: nhillig@gmail.com.

Thank you,
Nancy

Monday, January 7: The long awaited fire escape project starts! The first step to having compliant fire escapes.

This is an exciting project and a huge investment in our home. But as detailed in the previous communications (below), there will be some discomfort as the construction team takes over the front of our building.

Check out our new page on our website for this fire escape project: <https://www.royalarmsnw.com/news--events.html>

- Work hours are 7:30am – 5:00pm
- The project will last approximately six (6) months
- The sidewalk and front entrance will not be available while the crew is working during the day
- Access to the building during the workday will be the east and west side doors

IMPORTANT: NO HOMEOWNER/RESIDENT WILL BE ALLOWED TO COMMUNICATE WITH THE CREW MEMBERS UNLESS AN EMERGENCY IS TAKING PLACE.

We will continue to communicate often and welcome all your questions sent to Heather at CAP: Heather@capartners.net, or HOA Board Chair Nancy Hillig: nhillig@gmail.com.

Thank you all for your patience and flexibility.

Nancy Hillig
Royal Arms HOA Board Chair

From: <megan@capartners.net>
Date: December 28, 2018 at 6:45:22 PM EST
Subject: Fire Escape Project Update

Our building is about to look a lot different!

The work for the fire escape project will begin January 7. As detailed in the previous email (below), access to the building during the workday will be the east and west side doors. The sidewalk and front entrance will not be available while the crew is working during the day. Work hours are 7:30am – 5:00pm, and the project will last approximately six (6) months.

Work will start on the fire escape and balcony for unit #506. Although they will be starting the work on the “06” stack, they may be simultaneously working on fire escapes on the other side as well, the “10” stack.

The work will include cleaning and repairing the existing structure, but also modifying the balconies to create a permanent barrier and gate between the fire escape stair opening and the balcony. This will allow the owners of units with access to the balcony to continue to use it safely without obstructing the function of the fire escape as a means of egress for occupants of this building. The gate will also allow the fire department second means to enter the building via the balcony sliding door, in addition to the window access to the main corridor.

We have created a new page on our website for this fire escape project: <https://www.royalarmsnw.com/news--events.html>

Please check this page often for updates.

IMPORTANT: NO HOMEOWNER/RESIDENT WILL BE ALLOWED TO COMMUNICATE WITH THE CREW MEMBERS UNLESS AN EMERGENCY IS TAKING PLACE.

All questions can be sent to Heather at CAP: Heather@capartners.net, or HOA Board Chair Nancy Hillig: nhillig@gmail.com.

Thank you,

Nancy Hillig
Royal Arms HOA Board Chair

From: megan@capartners.net <megan@capartners.net>
Sent: Wednesday, December 19, 2018 11:10 AM
Subject: Fire Escape Project Notification

Finally, our fire escape project is about to begin!

The work is scheduled to begin January 7, 2019, will be done by NJP Restoration, and will last approximately six (6) months.

Project Description

For the two (2) fire escapes: Repair, reinforce, priming, and painting the fire escape to successfully pass The City of Portland, Department of Planning and Development's standards for load testing and to secure the Fire Marshall's five-year certification.

Scope of work

All fabrication, modification, and installations to be according to the plans and specifications as prescribed by the engineer-of-record. The repairs, painting, and final testing will be under the direction and final approval of the engineer-of-record, Miller Consultant.

This work will include:

- Replacing/repairing weakened/rusted out stair railing supports
- Detaching and replacing fire escape stairs
- Removing and disposing of concrete surface platforms
- Installing new grating material for each level
- Adding permanent barriers and gates between the fire escape stair openings and the balconies. This will allow the owners of units with access to the balcony to continue to use it safely without obstructing the function of the fire escape as a means of egress for occupants of the building.
- Removal of all rust
- Complete repainting after repairs and reinforcements are completed

This project will impact the unit residents on the south sides of the building, and all residents in accessing the building during the projected six (6) months of work. Issues in this project impacting residents include:

- Work hours for NJP Restoration crew per City regulations are 8:00 am – 5:00 pm Monday – Friday with setup starting at 7:30am and noise beginning at 8:00 am. Saturday work, if approved by Royal Arms, will start at 9:00 am.
- Encasing the fire escape in a plastic wrap to contain paint chips, dirt, and debris from falling to the street level.
- South facing windows for units #106, #206, #306, #406, #506, #110, #210, #310, #410, #510 will be covered with plywood while working in those unit areas. Other south facing windows can be draped for resident security.
- The sidewalk in front of the building (south side) will be inaccessible during work days.
- The parking spaces immediately in front of the building will be unavailable for parking for the duration of the project, and will be used by NJP for materials needed for the project: a pod, toilet, fencing materials, a dumpster.
- Access to a 120 volt and 220 volt outlet within 100 feet of all working areas will be needed to operate power tools. You may see their power cords in the lobby or south end of hallways.

IMPORTANT: NO HOMEOWNER/RESIDENT WILL BE ALLOWED TO COMMUNICATE WITH THE CREW MEMBERS UNLESS AN EMERGENCY IS TAKING PLACE.

All questions can be sent to Heather at CAP: Heather@capartners.net, or HOA Board Chair Nancy Hillig: nhillig@gmail.com.

Thank you in advance for your patience and flexibility during this critical project. Please plan to attend the Royal Arms Annual Meeting on February 20, 2019 for updates on this and other important projects planned for our building.

Please check out our website for building and owner information: <https://www.royalarmsnw.com>

Thank you,

Nancy Hillig
Royal Arms HOA Board Chair