

Royal Arms Condominium Association

c/o Community Association Partners, LLC

PO Box 2429, Beaverton, OR 97075

503-546-3400 ph 503-546-3401 fax

Email: info@capartners.net Website: www.capartners.net

April 1, 2019

The Board Meeting scheduled for April 10 at 6:00pm will be devoted to discussion of the recent plumbing study.

The Board is taking a proactive approach to understand the piping condition and needs in our building. There is a risk with deferring maintenance in older buildings. In the past we have experienced plumbing issues large and small. The reality is that some of our piping appears to be original. From 1915!

The Board is in the investigative phase of this project – the goal being to determine the scope and urgency of this project, so we are able to make a recommendation about the next steps. Up until now, we have had very little information about the condition of our piping. Below are the events that have taken place and what will be discussed in more detail during the board meeting.

Jeff O'Neal from ICHTHYS Engineering PLLC was onsite in November 2018 to assess the condition of the domestic water and sanitary sewer piping. Also onsite for that visit were Baron Adams from Portland Mechanical Contractors (PMC) and Scott Bade from Charter Construction.

The resulting Piping Investigation Report from Jeff was received in December 2018. Critical issues were also identified:

- Water heater combustion air
- Roof drain and overflow
- Exhaust shaft defects
- Construction defects from work performed during the fire damage remediation were also identified and we are currently working with that contractor to create a plan to remedy that work.

March 2019, Charter Construction and PMC were onsite to provide a rough order of magnitude (ROM) to provide costs for the issues identified in Jeff's Investigation Report.

- ROM figures were received:
 - Water repipe only: \$2,100,000.00
 - Waste, Vent and Water repipe: \$3,400,000.00
 - Water Heater and MV valve full replacement: \$104,000.00

This is one of many maintenance projects we have listed for Royal Arms, but after the fire escape project, it is the most critical. We plan to provide a lot of information to owners, but **it is very important that you attend Board Meetings where we discuss upcoming projects and bring in experts to talk about the work and discuss funding options.**

Please plan to attend the Board Meeting April 10, at 6:00pm in the Royal Arms lobby.

See you there!

Nancy Hillig

Royal Arms HOA Board Chair