

Heather Clot

From: Heather Clot [heather@capartners.net]
Sent: Friday, April 26, 2019 3:33 PM
To: Heather Clot
Subject: Royal Arms - Fire Escape Update 04.26.19

Greetings!

First, I want to thank you all.

At the start of the fire escape project I asked you all to respect the NJP workers and their work area. They have mentioned again their appreciation for not being distracted.

Second, I want to announce that NJP plans to remove all of their equipment by May 7, and that will open up those parking spaces in front of our building again. Hooray! Some of you may have noticed that we also recently lost two spaces on 19th due to a new bus stop, so we have been feeling the loss in available parking.

Although the grating will be completed on the balcony floors and all the plywood removed from the windows, **BALCONIES CANNOT BE WALKED ON AND ITEMS CANNOT BE PLACED ON THEM UNTIL TESTING IS SUCCESSFULLY COMPLETED.** Carlson Testing will be onsite to begin load testing May 22, and will extend until May 28. We will notify all unit owners when they can access their balconies.

After the testing is completed, NJP will be installing the barrier gates between the fire escape stair opening and the balconies. These barrier gates 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.

NJP Construction has done a great job on this project, and as the original completion estimate was six months, this early completion is fantastic.

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

Nancy Hillig, Board Chair