

Royal Management Company

POST OFFICE BOX 850
METHUEN, MA 01844
978-521-9995
FAX 978-521-9968
EMAIL: royal.cathy@comcast.net

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To: Canal Place Unit Owners and Residents
Re: Atrium and Lobby Renovations

The date for the fountain to be correctly installed and fully operational has passed the target date many times since it was started in November 2013. This matter has been a legal issue in the hands of the association attorney since last June. At this point we do not have a final date for completion. Anytime you involve lawyers it lengthens the process even more. The Board is to be commended for continuing to pursue the contractor thru legal means to have the fountain properly installed.

Let's not forget that the renovation contract is a multi-faceted project and lots of good things have been done and beautifully completed. The fountain is only one piece of this large project. While it is frustrating that the one remaining item is also the most visible one, it is more important to make sure the fountain is done correctly, no matter how long that takes, than to accept "good enough" and have future problems.

The following items in the renovation contract have been fully completed.

Electrical

- a. New energy efficient light fixtures installed by all unit doors and hallway walls
- b. New energy efficient lights installed on all fire floor walls
- c. All the rough electrical wiring for the new lights has been installed
- d. New "up focused" lighting installed on the green posts
- e. New hanging pendant fixtures installed in the atrium
- f. Old light posts in the planter boxes have been removed
- g. One planter light has been relocated to the front atrium hall
- h. New lobby recessed lighting installed
- i. New lobby chandelier and ceiling fixture installed

Painting

- a. Atrium three color painting on all walls and ceilings
- b. Lobby two color painting on walls and one color ceiling
- c. Front stairway hall to 120/121 painted

Planter boxes

- a. Trees removed
- b. Light poles and fixtures removed
- c. Stone and dirt removed from planters
- d. Planters have been capped
- e. Metal coverings have been fabricated and installed

Carpet

- a. Old atrium carpet removed, cement floor underneath repaired and resurfaced, and new three style carpet installed
- b. Old lobby carpet and tile removed and new two style carpet installed
- c. Old carpet removed and new carpet installed in the hall and stairs to 120/121
- d. Old mailroom carpet removed and new carpet installed

Carpentry

- a. Old rubber cove base moldings removed and new wide wood baseboard molding installed in the atrium
- b. Old metal doors to the lobby/atrium and the mailroom removed and replaced with wood doors
- c. New wood mantling installed around the elevators and atrium door frame

Fountain area - not yet fully completed

- a. Plumbing and electrical work in process
- b. Fountain granite fabricated and installed
- c. Metal covering platform detail area installed and waiting for the installation of access door to pumps and controls
- d. Upholstered cushions are made and stored for the time being

Thank you for your continued patience as the Board works to have the final work properly completed on the fountain.