

Bratlikollen Boligsameie, May 2018

BACK IN BUSINESS WITH NEW CONTRACTOR

Finally we can inform you that Nordisk Facade AS (NF) is the new main contractor of the facade project. The board and USBL have evaluated several other contractors, while working to secure our interests and minimize costs after the bankruptcy. NF was one of the lesser contractors responsible for the plastering of the facades. We were happy with their work, and during the time until we reached an agreement we have also been happy with their cooperation. NF know the area and the project quite well, which is a huge advantage.

Our contact at NF is Eli Grønning, ehg@nordiskfacade.no. Phone 406 18 038.

A lot of elements had to come together and the board has used the necessary expertise to secure the association's interests. In addition to USBL we have also used OBOS lawyers for help and evaluation of the new deal. We have arrived at a deal that we feel is the best for the association, moneywise. The cost for the rest of the work, and especially the balconies, will be somewhat higher, but the board continues to work at covering as much as possible from the estate. Estimated date for end of project is September 30, 2018. The board is happy with that.

To minimize loss and bother for the residents, we made individual deals for some of the buildings and finishing of these. These deals are now part of the main deal when we continue with NF. We hope this has eased daily life for you.

NF continues the contract we had with S-Bygg and more or less continues with the same lesser contractors and suppliers. Regarding balconies, there will only be one supplier, which is an advantage.

The barracks on the football pitch have been removed. The new barracks now consist of the laundry and one little barrack by Libakkfaret 5. The gravel playground will continue to be used as a workplace.

PROGRESS

As earlier, work will be carried out on several buildings at the same time. There are different professional groups, and they work independent of each other. Balconies are prioritized and at first only the walls will be mounted. Glazing, etc will be done at a later stage. The first thing to arrive is a test balcony. To be able to mount as many balconies as possible this summer, the contractor will work all through the summer months. We hope that this is of interest to the residents and hope for understanding.

A progress plan will be posted on the homepage and the laundry door as soon as it is available.

RESIDENTS "OLD" DEALS WITH S-BYGG

These deals cannot automatically be transferred, and new deals must be made between the residents and NF. Those residents who have already ordered extras through S-Bygg will get a letter from NF. This will be a deal between NF and resident, and is something the residents have to pay for themselves.

INFORMATION REGARDING CORE DRILLING OF VENT HOLES

The contractor has discovered some places where the concrete is porous, water can seep into the apartment during the drilling. If this happens to you, please contact the contractor immediately.

CLEANING OF BALCONIES

A reminder to remove everything from the balconies. This includes any loose flooring as tiles, fake grass, etc. If not removed, NF will send you an invoice for removal/replacing.

BALCONY DOORS BARRED

The balcony doors are barred from the outside for your own safety, this includes 1. floor. IT IS STRICTLY FORBIDDEN TO BE OUTSIDE ON THE BALCONIES WITHOUT WALLS. IT IS ALSO FORBIDDEN TO CLIMB/PLAY ON THE SCAFFOLDING.

ENTRANCE AREA

When scaffolding is mounted on the front side, bikes and other things by the entrance area must be removed. Entrance to the outdoor shed is also barred. Follow instructions appearing on main doors.

REGARDING NEW VENTS IN LIVING ROOM AND SMALL BEDROOM

Remember to follow instructions for removal of pictures and other things from the interior walls. Instructions/drawings are on the homepage. NF will inform via mailboxes and main doors as time draws near for your building. If you will be away, it is a good idea to remove things beforehand.

NEW BOARD 2018 – 2019

The board's leader is Brit Magnell, vice leader is Afzal Hussein, board members are Annveig Isaksen, Brit Fisher og Espen Løken. Deputy members are Aashild Ødegaard, Mohammad Razzaq and Maria Baugstø. We thank the previous members Birger Vogt, Matteo Martinez and Gunstein Strandberg. They will receive a small token of appreciation.

YEARLY ASSOCIATION MEETING

About 60 people showed up for the yearly meeting. Helge Aamodt from OBOS ran the meeting and went through invitation, accounting, election and other things up for voting. Parking was discussed, everything from fines to registration number recognition. The latter will arrive within another 6 months.

Trond Hagen from USBL recapped the info meeting held on April 10. He also informed about the ongoing process and the negotiations with Nordisk Facade. He also answered questions from the residents.

CONTAINER 2018 – RESIDENTS VOLUNTEERING TO STAND GUARD

As earlier years we wish to give residents the opportunity to get rid of trash. We need at least 14 residents who are willing to guard the containers. Let the board know as soon as possible, we depend on help from you. We will order containers when we have enough guards.

ABOUT UNDERGROUND TRASH SYSTEMS

Because of the facade project, the underground trash wells cannot be placed entirely as of right now. The board has earlier looked into the possibility of finishing them independently of each other, but this would increase costs. The work will continue during autumn 2018.

Sincerely the Board