

**From:** Ron de Moraes Ron@DirectedBy.tv  
**Subject:** Re: Harborside Update, November 16, 2013  
**Date:** April 12, 2014 at 3:02 PM  
**To:** Don Nowland DENowland@aol.com



On Nov 16, 2013, at 12:11 PM, [DENowland@aol.com](mailto:DENowland@aol.com) wrote:

### **Harborside Update: November 16, 2013**

This message is intended to provide Residents (Owners, Renters) with an update regarding the reconstruction of Building B. It has been three weeks since fire extensively damaged the building.

#### **Weekly Update (November 10-16):**

Insurance: For the second time since the fire, the Travelers Insurance (Master Plan) adjuster met on-site with the Trust's public adjuster to re-evaluate the extent of the damage. In the coming weeks, the Travelers' adjusters will meet with the Trust's public adjuster to begin settlement negotiations.

Demolition: Demolition continued in Units B2, B5, B6, B10, common areas and the mechanical room. Only structural supports, subflooring and framing remain in these four units. Their furnaces and hot water tanks have been removed from the mechanical room and stored off-site in a Storage Area we have rented. They were removed so that the south side of the mechanical room could be opened up to investigate water damage to the wiring.

Permits/Inspections: Per the Building Department, the electrical wiring including feeder cables for Units B2, B5, B6 and B10 must be replaced. Electrical and electronic items must also be replaced (e.g., appliances, light fixtures, electronic ignition fire places, media systems, etc). Owners should not save or reuse these items as they could short-circuit and cause future damage.

Architectural Items: The architect, Bob Zarelli, is working on construction drawings, which will be used to develop cost estimates and obtain permits. As mentioned previously, Owners will have an opportunity to review the drawings of their units and make modifications through 'change order requests'. Owners will be responsible for the cost of any modifications or upgrades beyond 'in kind' replacement.

Roof and Structural Systems: A structural engineer evaluated the conditions of the existing roof support and framing systems. A temporary patch has been placed on the roof. The insurance adjusters are discussing the extent of damage caused by the fire versus normal wear-and-tear due to the age of the roof.

Safety Items: Among the permit conditions was the installation of a scaffold along the harbor side of Building B. The scaffold will remain in place for the duration of the project. Some of this cost will be covered by insurance.

Fire Egresses and Sprinkler System: Per the Building Department, the construction plans must include fire egresses and a sprinkler system. These items are not part of the insurance claim.

**Liability Message:** Harborside Condominium Trust has hired Paradise Construction as the general contractor. Paradise will supervise all workers. For legal and liability reasons, only Paradise's job superintendent should direct the workers. Should a worker become injured while performing work at the 'request/direction' of a Resident, that Resident and/or the Trust could be held liable for the worker's injuries. If you have a request or complaint, please bring it to the attention of one of the Trustees, who will notify the contractor.

**Safety Message:** Again, the area is an active construction site. In the interest of safety for all, please do not enter the 'construction areas' in Building B. If you absolutely need access to your affected unit, please contact me or Joyce, and we will schedule a time for you to enter your unit. Access cannot be scheduled during regular working hours (7:00 AM through 4:00 PM Monday through Saturday). Again for safety

reasons, one of us will remain with you while you are in the 'construction area'. Please do not approach Paradise's workers for access to the 'construction area' as they are complying with safety standards.

**Interruption of Services:** During reconstruction, there may be periods when utility service must be interrupted. We will provide advance notice whenever possible. If you find your service has been accidentally interrupted, please contact me or Joyce.

**Vehicles and Security:** Many Residents' vehicles have been moved to the BYC parking area, thanks to their generosity. And, we ask that if you need to park in the upper and lower lots, please stay clear of the B Bldg area and the south end of the lower lot from the flag poles south. Also, please avoid using the upper lot "compact car" space immediately next to driveway, as large trucks are using the narrow passageway. You will have also noted that the scaffolding in front of Unit B9 juts out into the driveway, making a very tight fit. Finally, we must ensure that fire trucks can pass through in case of emergency.

In addition, a reminder to take precautions to keep your homes secure and not leave valuables in your car or your units unlocked. Your patience and understanding are greatly appreciated.

**Project Costs and Duration:** Some have asked about projected costs and what will be covered by insurance, as well as the duration of the project. As indicated above, the Travelers and Trust's adjusters are in the process of negotiating the settlement costs. That process is likely to take several weeks. In addition, there are likely to be some costs not covered by insurance due to existing conditions prior to the fire or changes necessitated by code (e.g., fire egresses and sprinkler system). We expect to cover those in a future Special Assessment.

As for the duration, we don't have a good forecast as of now, but we think it likely that work will continue into the spring.

We greatly appreciate the patience of all who are experiencing much inconvenience due to the presence of construction vehicles, noise and scaffolding.

As a reminder, the November Trustees Meeting will be held this coming Wed at 3:00 at my unit (D4). If you have questions, we may be able to answer them at the meeting.

If you are unable to be at the meeting, you can join us by conference call by calling 1-866-393-8073. You will be prompted to enter the meeting number \*1169611\*. If you are the first to arrive on the call, you will be prompted to enter the "moderator code" of \*1631\*.

Thank you,

The Trustees

P.S. If you have renters not shown in the address line, please forward this update email to them.