

Harborside Update: November 24, 2013

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

Weekly Update (November 18-24):

Insurance: Panakio Adjusters continued collecting information on property damaged as a result of the fire. In the coming weeks, the adjusters from Travelers Insurance will meet with Panakio Adjusters to begin the settlement negotiations.

Demolition: Demolition is complete in Units B2, B5, B6, B10, common areas and the mechanical room. Only structural supports, subflooring and framing remain in the four units.

Architectural Items: Plans for Building B's interior space were completed. The plans were discussed with Owners attending this month's Board of Trustees meeting. They have since been sent to all affected Owners for their review. Following Owners review, the drawings will be sent to the insurance adjusters. Next week, plans will be prepared for the exterior fire egresses. Per the Building Department, the construction plans must include fire egresses and a sprinkler system.

Permits/Inspections: Approvals by Old & Historic District Commission, the Zoning Board of Appeals, Conservation Commission and the Building Department are required for the reconstruction of the building. Among the documents required for permitting and zoning is a current site plan. Hayes Engineering will be hired to produce a site plan.

Prior Fire Damage: During demolition last week, evidence of a prior fire event in Building B was uncovered. While the full extent of this damage has not been determined, a structural engineer will be on-site on Monday morning to further examine the structural conditions.

Roof and Structural Systems: During demolition, several structural abnormalities were noted. As indicated above, a structural engineer will return on Monday. This may affect other Units in the building.

Safety Items: Only structural supports and some subflooring and framing remain in the affected areas. The construction area will remain lighted through the night as a safety feature. Another safety concern involves a narrowing of the driveway created by the scaffold. Captain Porter (MHD Fire Department) visited the property. He was asked whether the width of the driveway was sufficient for a fire truck to access the lower parking lot. A response is expected from the Fire Department shortly.

Separating Insurance Covered Items: The general contractor will provide separate invoices for work *covered* vs. *not covered* by the Master Policy. For example, installing a sprinkler system is not covered by the Master Policy. Work not covered by the Master Policy will be handled as a Trust expense and special assessment.

Owner Approval: As discussed at the Board of Trustees meeting, our By-Laws require the Trustees to seek approval of the Owners to proceed with restoration work if the Trustees determine with reasonable judgment that the loss caused by the fire could exceed 10% of the value of all condominium property. The Trustees have made that determination and will direct Lesley Management to send each Owner correspondence seeking such approval.

Liability Message: Harborside Condominium Trust has hired Paradise Construction as the general contractor. For liability reasons, a Waiver of Liability must be on file for anyone permitted into the construction area.

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 Don 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 service must be interrupted. We will provide advance notice whenever possible. If you find your service has been accidentally interrupted, please contact Don or Joyce.

Many Residents' vehicles have been moved to the BYC parking area, thank you. And, we appreciate the patience of Residents who are experiencing inconvenience due to the presence of construction vehicles, noise and scaffolding.

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.

Thank you,

The Trustees

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