

Harborside Update: November 30, 2013

This message is intended to provide Residents (Owners, Renters) with an update regarding the reconstruction of Building B.

Weekly Update (November 24-30):

Insurance: Panakio Adjusters continued collecting information on property damaged as a result of the fire. On December 4th, the adjusters from Travelers Insurance will meet with Panakio Adjusters to begin the settlement negotiations. Owners are requested to refrain from communicating with Travelers Master Policy adjusters during their site visit. Owners will have an opportunity to review and raise any objections to the settlement before it is final.

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 reviewed by Owners and sent to the insurance adjusters. Next, 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 was hired to produce a site plan.

Prior Fire Damage: During demolition, evidence of a prior fire event in Building B was uncovered. Information is limited at this time on the extent, cause or date of that fire. Sections of the ceiling were removed in Unit B3 to further investigate the prior fire.

Roof and Structural Systems: During demolition, several structural abnormalities were noted. A structural engineer was on site twice this week to assess the structural integrity of the framing. A preliminary report from the structural engineer is expected next week. Further, demolition of the ceilings in Unit B3 may be required.

Safety Items: Only structural supports and some subflooring and framing remain in the affected areas. Two temporary heaters are providing heat in the 'construction areas'.

Separating Insurance Covered Items: The general contractor will provide separate invoices for work covered vs. *not covered* by the Master Policy. For example, installing egresses and 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: 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. Correspondence was sent to Owners this week seeking their 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. Anyone requesting access to the construction area can obtain a Waiver of Liability form from Don or Joyce.

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.