

## **Harborside Update: December 8, 2013**

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

### **Weekly Update (November 30 - December 7):**

Insurance: Travelers Major Case Adjusters conducted a third inspection of Building B. The purpose of the inspection was to examine the framing and extent of the damage. The initial cost estimates are expected in the next few weeks. Affected 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. Per the Building Department, the construction plans must include new fire egresses and a sprinkler system.

Permits/Inspections: Hayes Engineering was on-site to survey the property and produce a site plan, which is a pre-requisite to preparing architectural drawings that will be submitted to the Building Department, Zoning Board of Appeals, Conservation Commission, and Old and Historic District Commission.

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. A structural engineer has inspected the structural beams found to have been charred in the fire. The engineer will submit a written report regarding his findings. A preliminary report was expected this week, but has not yet been received. In addition to the three sections of the ceiling removed last week in Unit B3, an additional section was removed to examine the structural integrity of the beams and columns.

Roof and Structural Systems: During demolition, several structural abnormalities were noted. The structural engineer is assessing the structural integrity of the framing. Further, demolition of the ceilings in Unit B3 may be required.

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

Insurance Covered vs. Not 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 probable Special Assessment.

Owner Approval: Our By-Laws and Massachusetts Law 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. An explanation and ballot has been sent to all Owners. A reminder will be sent to Owners who have not returned their ballots to submit them to Lesley Management.

**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 utility 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. We appreciate the patience of all 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 vehicles 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.