

From: Ron de Moraes Ron@DirectedBy.tv
Subject: Re: Update 2 - B Bldg Fire Recovery Plan
Date: April 12, 2014 at 2:57 PM
To: Don Nowland DENowland@aol.com



On Oct 28, 2013, at 8:07 PM, DENowland@aol.com wrote:

Dear Harborside Owners,

Again, as with our update last evening, this message is specifically addressed to the owners of units in the B Building...as they have been affected either directly by the fire and/or smoke and water damage. All other owners are addressed on the Cc line so as to keep all informed of our recovery plans.

Today, we met with a number of town department officials and our master insurance policy representative. Where we stand as of this evening:

1. Electricity will remain off for Units B2, B5, B6, and B10. Unit B1/4 has some limited electricity (north side). There is concern by two inspectors that wiring has been compromised by water.
2. Gas will remain off for B5, but all other units in B Bldg will have gas when National Grid returns tomorrow to check pilots, etc.
3. Fire alarms in B Bldg have been restored.
4. Heat detectors for B5 and B6 have been disarmed to permit the fire alarm to be reset.
5. The turn off system for the main gas line into the Mechanical Room has been located and will be made more accessible.
6. The final fire inspection and report is still pending...we hope to have it tomorrow.

The fire department advises that for units without electricity all food stuffs requiring refrigeration be disposed and refrigerators be cleaned. In addition, extreme heat caused by the fire may require that you replace medications.

The scope of the construction project to restore the B Bldg is starting to surface. In addition to the roof repair/replacement and restoration of the affected units...the sheet rock walls and ceilings of several units and the Mechanical Room must be replaced. The walls and ceilings are to be opened to check wiring and to eliminate any conditions for mold growth and replaced with new sheetrock to meet fire code. There may be other construction requirements to be met once all inspections have been conducted.

We plan to contract with a Public Adjuster to assist in identifying other damage and required repairs/replacements, and obtain the best possible insurance settlement.

We are also considering potential candidates for architectural, engineering, and construction services. We want to get these firms under contract as soon as possible. Thereafter, we will be pursuing town approvals, permitting, etc. We anticipate the construction general contractor will be responsible for all activities (ie, demolition, construction repairs, replacements, subcontracting, etc).

We have conducted a conference call with Attorney Janet Aronson from Marcus, Errico, Emmer & Brooks, the law firm that represents the Harborside Trust. Attorney Aronson will be providing additional information to us sometime tomorrow, which will be passed on to all affected owners.

As mentioned in last evening's update, we advise affected owners to inspect their units and report any such damage or potential damage to me and Lesley Management.

Owners are also encouraged to remove any personal effects that may be further damaged by the impact of the fire, water, and/or smoke.

Affected owners should also notify the insurance companies that are providing coverage of your personal property (eg, home furnishings, clothes, and other personal effects).

We will be conducting follow-up meetings tomorrow. Once we have completed those discussions, we'll update you later tomorrow evening or on Wednesday.

If you have questions about insurance, please contact Joyce. For questions about town procedures, restoration of utilities, etc, please contact Jim Walters. As for questions about reporting of damages, repairs, etc, contact me. If you contact us by email or other correspondence, please provide a Cc copy to Lesley.

etc, contact me. If you contact us by email or other correspondence, please provide a Cc copy to Lesley Management.

Thanks for your continued patience, Don Nowland (On Behalf of the Trustees)

PS - If you have renters, please pass this message to them if desired.