

From: Ron de Moraes Ron@DirectedBy.tv
Subject: Re: Update 3 - B Bldg Fire Recovery Plan
Date: April 12, 2014 at 2:57 PM
To: Don Nowland DENowland@aol.com



On Oct 29, 2013, at 8:19 PM, DENowland@aol.com wrote:

Dear Harborside Owners,

As with our previous updates, this message is specifically addressed to the owners of units in the B Building...as many of them 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 our Public Adjuster (Panakio Adjusters) and Travelers Insurance company to begin the process of assessing damages to the units and common areas. We have selected Paradise Construction as the general contractor and Bob Zarelli as the supporting architect. Paradise, as the construction general contractor, will be responsible for all activities (ie, demolition, construction planning and execution, subcontracting, etc).

Tomorrow, Paradise will be on site and will apply for various permits with the Town of Marblehead. We anticipate a joint meeting with Paradise and Zarelli on Friday to begin developing the step-by-step procedures for clearing the debris and planning/conducting the reconstruction. Affected owners will be integrated into that planning and reconstruction process going forward.

As mentioned in our last update, our preliminary inspection has determined that ceilings and walls will have to be opened in units B2, B5, B6, B10, and the Mechanical Room...and to a lesser extent in B1/4 and B9.

This is to inspect the electrical wiring and any sources of mold.

Kitchens and bathrooms will be deferred until we determine the conditions behind the other ceilings and walls. The B Bldg roof will be sealed for the time being.

Owners of B1/4, B2, B5, B6, and B10 are meeting with their adjusters, insurance representatives, and making plans to move out their personal effects (furniture, clothes, etc). This will allow demolition to begin.

The Marblehead Fire Department and Travelers fire inspectors also must finish their reports...we expect that within the next day or so.

As for utilities, electricity remains off for B2, B5, B6, and B10...and is limited in B1/4. Gas has been restored to all by B5. Paradise will check the heating systems tomorrow.

The alarm and fire detection systems will be repaired/restored within the next day or so.

Please remember that 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.

We also will develop a parking plan for all the contractors on the property, so please continue to be patient until that is worked out. It is likely that a dumpster will be parked onsite near the B Bldg to dispose of debris.

This is good opportunity to emphasize how important it is to keep open the "fire lane" at the entrance to the property at the top of the upper parking lot. The Fire Department told us how crucial that was to allowing them to get their large trucks in and rapidly respond to the fire last Saturday.

As mentioned in previous updates, we advise affected owners to inspect their units and report any such damage or potential damage to me and Lesley Management.

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

As we have indicated...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 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.