

From: **Ron de Moraes** Ron@DirectedBy.tv
Subject: Re: Update 4 - B Bldg Fire Recovery Plan
Date: April 12, 2014 at 2:58 PM
To: Don Nowland DENowland@aol.com



On Oct 30, 2013, at 8:13 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 Paradise Construction was onsite and have begun the permitting process (initially for demolition). They have marked walls to be opened (noted with X's). They will begin the demolition phase in earnest in the next days as folks move their personal effects out (units B1/4, B2, B5, B6, and B10). Walls and flooring abutting the Mechanical Room will be opened to check for water/moisture and electrical issues. A wall was opened in B1/4 today and found the insulation saturated. They will continue in B1/4 tomorrow with the wall that abuts unit B10, and we expect walls and flooring to be opened in B2 tomorrow. Demolition will also begin in the walls and ceilings in the common area hallway between the 2nd and 3rd floors.

The Trust's adjusters continue to assess damages to the building and units, as the owners of B5 and B6 continue to work with their insurance adjusters to assess damages to their personal effects (furniture, furnishing, clothes, and other personal property). Once the adjusters complete their work in B5 and B6 and the insurance companies complete their analysis, demolition will begin there.

Owners of the affected units are requested to make arrangements to dispose any personal debris/trash through their insurance representatives. The Trust (through Paradise) will be responsible for cleaning up debris from the fire and demolition. We do not want to place this debris in the Harborside trash room.

The south wall (abutting the Mechanical Room) and ceiling area within unit B9 will also be opened to determine if water moisture conditions exist to compromise electrical wiring and cause mold growth.

Kitchens and bathrooms will be assessed by a senior Travelers claims examiner starting tomorrow. The kitchen in B5 and abutting wall in B6 remain secured as Travelers finishes its fire investigation.

Today we received the Marblehead Fire Department fire inspection report, indicating unintentional cause of fire in the kitchen area of B5. Smoke detectors and alarms worked as expected. As mentioned, Travelers' fire investigation continues.

In addition to the demolition actions, Paradise will be sealing the roof until it is repaired/replaced.

Paradise will be installing scaffolding in front of the B Bldg, supporting the 3rd floor egress deck for workers and heavy materials being transported on the decking. They will also secure the wooden covering over the entryway to the ships ladder egress from the 3rd to 2nd floors. The plywood will be removed from the ladder from the 2nd floor deck of B2 to the ground.

The architect (Bob Zarelli) and Paradise Construction will be ensuring a 2nd means of egress for all workers in the affected areas of the B Bldg. Site drawings and unit measurements have been supplied to Zarelli.

Please note: All B Bldg unit owners/residents will be notified by Lesley Management that WAYNE Alarm will be onsite Friday between 8:00-9:00 AM to check fire/smoke detectors in all B Bldg units. Lesley Management will confirm this notice sometime tomorrow.

As a reminder, Paradise, as the construction general contractor, will be responsible for all activities (ie, demolition, construction planning and execution, subcontracting, etc). If anyone has questions about these activities, please contact one of the Trustees or Lesley Management...please don't approach Paradise workers directly.

We now anticipate a joint meeting with Paradise and Zarelli next Monday to begin developing the step-by-step procedures for planning/conducting the reconstruction. Affected owners will be integrated into that planning and reconstruction process going forward.

Electricity remains off for B2, B5, B6, and B10...and is limited in B1/4. Gas has been restored to all but B5.

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.

Parking Plans: This is for all Harborside owners and residents...as we saw today, we are facing significant parking challenges...probably over several months.

1. **First, the B Bldg scaffolding will likely take all parking space in front of the B Bldg.**
2. **Paradise will have a dumpster in that area, as well...maybe "mobile" collection via trucks.**
3. **During the day, contractors are going to need access to upper and lower lots...although we will be working with Paradise on a parking plan.**
4. **While many of our owners are in their winter homes and not parking at Harborside, we ask that all owners who usually leave a vehicle parked here through the winter to consider storing those vehicles elsewhere.**
5. **We will discuss with the BYC management the possibly of allowing our vehicles in their parking lot...especially for people who will be away from Harborside for the winter or multiple days/weeks.**
6. **We must also request that all owners and residents "strictly" adhere to the parking rules. We must rescind the exception that allows owners/residents to "loan" any excess parking spaces to others. Everyone is asked to use only their deeded spaces!**
7. **And, you or your guest can park on the street until the winter ban...thereafter parking on the street is available during the day.**

And, we 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 have noticed possible blistering of paint on the B Bldg, caused by the heat from the fire.

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

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...especially with respect the parking situation.