

From: Ron de Moraes Ron@DirectedBy.tv
Subject: Re: Update 6 - B Bldg Fire Recovery Plan
Date: April 12, 2014 at 2:59 PM
To: Don Nowland DENowland@aol.com



On Nov 2, 2013, at 8:39 PM, DENowland@aol.com wrote:

Dear Harborside Owners,

Again, 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. **Also...there is information in this update re parking and restrictions on entering the demolition areas...that is directed at all owners/residents.**

We are now a week into this demolition and reconstruction process. We (Trustees) want to thank everyone for their patience and cooperation...and especially your offers of assistance to those most severely affected. It's been a tough time for many, but we all seem to be pulling together to get through this.

Because of the urgency of the situation, we have been providing daily updates. As the reconstruction progresses, we will be providing updates periodically beginning next week.

Status from Friday and plans for next week follow:

1. Travelers Major Claims Estimator and our Public Adjuster conducted a walk-through to obtain a collective assessment of the damages and demolition plans.
2. Demolition continued or began in B2, B6, B10, and B1/B4. B5 is still on hold until personal effects are moved out (expected on Monday). The kitchen in B5 will be deferred until Travelers finishes its fire inspection.
3. Demolition in the common area hall, Mechanical Room, and B9 will likely begin early next week.
4. As expected, considerable water is being found when walls are ceilings are opened.
5. The roof has been temporarily sealed. Fire damage to the substructure of the roof has also been found.
6. Water was turned off and the pipes were drained in B2, B5, B6, and B10. Electricity remains off for B2, B5, B6, and B10...and is limited in B1/4. Gas has been restored to all but B5.
7. The laundry room has been checked and no damage detected, at this time.
8. 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).

9. The main scaffolding is up and stairs lead into B5. Additional scaffolding will be installed on either side of the main scaffolding tower early next week. A supporting structure for the 3rd floor fire egress deck will also be installed. We expect this scaffolding to remain for the duration of the reconstruction project. This scaffolding is a requirement of the town's permit.

10. A porta-potty has also been located on site.

11. WAYNE Alarm was in the B Bldg on Friday to test "heat detectors"...we expect their report early next week. At this point, we know that B7, B8, and B9 lack heat detectors and the heat detector in B1 was damaged in the fire. **Lesley Management has been asked to check for the presence of heat detectors in Harborside's other buildings.**

12. We expect our first payment (\$100,000) from Travelers in mid-week. All payments will be deposited in a special account at Marblehead Bank...and invoices will be paid from that account as approved by the Trustees.

13. We (Trustees) have a logistics and planning meeting with Paradise Construction and Zarelli Architect on Monday morning. We also expect to sign out contract with Paradise soon thereafter. Zarelli will be contracted through Paradise Construction.

14. The Monday meeting will cover daily operations and 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.

15. The first "Field Report" has been submitted by Bob Zarelli to the Building Inspector, addressing work in progress and observations.

A notice to all Harborside owners/residents:

1. **Under no circumstances should anyone enter a unit or common area where demolition is underway. This is a matter of liability...the Paradise workers are subject to cease work if anyone trespasses in their work area.**

2. **Also...with all the workers onsite, everyone should take care to secure your doors, valuables, etc. Be aware that even if your unit was not affected, there may have to be other checks for existing conditions.**

If anyone has questions about these activities, please contact one of the Trustees or Lesley Management...please don't approach Paradise workers directly.

Another reminder: 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.

To reiterate the Parking Plans: This is for all Harborside owners and residents...we are facing significant parking challenges...probably over several months.

1. First, the B Bldg scaffolding will take all parking spaces 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. We must 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!
5. 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.
6. And, you or your guest can park on the street until the winter ban...thereafter parking on the street is available during the day.
7. 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.
8. With respect to the preceding point...we have arranged with the BYC to park vehicles in their lot. We would like everyone who does not need their car/truck in our lot to take advantage of this offer. Several owners/residents are participating in the option. If you want to volunteer for this:
 - a. *Send me the following information and I'll coordinate with the BYC:*
 - Make and year of the vehicle
 - License state/number
 - Your name and contact info (phone # & email address)
 - Your keys will be secured at the Front Desk...in case the vehicle has to be moved in an emergency.

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 to the restriction in demolition areas and the parking situation.

