

Harborside Update: November 10, 2013

This message is intended to provide Residents (Owners, Renters) an update regarding the demolition and construction work in Building B. It has been two weeks since fire damaged a portion of Building B. During this time, insurance specialists, demolition experts, contractors, and code enforcement officials have been on-site assessing the situation.

Liability Message: Harborside Condominium Trust has hired Paradise Construction as the general contractor. Paradise will provide day-to-day direction to workers, oversee subcontractors, and meet with town officials and the Trustees. For legal and liability reasons, Residents should not give 'direction' to any workers. Should a worker become injured while performing work at the 'request/direction' of a Resident, that Resident and/or the Trust could be held liable for the worker's injuries. Please DO NOT 'direct' the workers. If you have a request or complaint, please bring it to the attention of one of the Trustees, who will notify the contractor.

Weekly Update: During the week of November 3-9, adjusters for Travelers Insurance (Harborside's Master Policy) approved further demolition in Units B2, B5, B6, B10, and common areas. Extensive water damage has been discovered throughout these units and in the hallway. The walls, ceilings, floors, appliances, cabinets and light fixtures are being removed in Units B2, B5, B6, B10, and common areas leaving only structural supports and framing. The water, gas and electrical services are turned off in these units/areas. A team of specialists, representing manufacturers and insurance companies, investigated and removed the stove and microwave from Unit B5.

Per the Town of Marblehead, electrical wiring in Units B2, B5, B6 and B10 and a section of the common area hallway must be replaced because of water and fire damage to the wiring. Water was found in the ceilings, walls and insulation. This compromised the wiring of existing electronic and electrical items. As a result, these items must be replaced (e.g., appliances, light fixtures, electronic ignition fire places, media systems, etc). Owners should not save or reuse these items as they could short-circuit and cause future damage.

This week the architect, Bob Zarelli, measured the building and each of the affected units. This will provide the basis for preparing construction drawings. A set of detailed construction drawings is required to obtain a Construction Permit from the Town of Marblehead's Building Department. As mentioned previously, Owners will have an opportunity to make modifications through 'change order requests' but will be responsible for the cost of any modifications or upgrades beyond 'in kind' replacement.

In addition to damage to the units, there was damage to the roof and the structural beams supporting the roof. A structural engineering firm will be on-site next week to evaluate the existing conditions and specify the structural requirements for the construction drawings. A temporary patch has been placed on the roof.

Among the conditions for obtaining a Demolition Permit was the installation of a scaffold along the length of the B building facing the harbor. The scaffold will remain in place for the duration of the project. The Building Department indicated a new fire egress for the third floor and sprinkler system must be included in the construction plans.

It's fortunate that the entire building was not lost. However, the magnitude of the damage is enormous. Letters have been sent to the Marblehead Fire Department and to the Marblehead Reporter expressing our appreciation for the rapid response and work of the firefighters.

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 myself 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.

Many Residents' vehicles have been moved to the BYC parking area, thanks to their generosity. And, we appreciate the patience of Residents who are experiencing much 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 car or your units unlocked. Your patience and understanding are greatly appreciated.

Thank you,
The Trustees