

Harborside Condominium Trust
24 Lee St.
Marblehead, MA 01945

B Building Update, October 4, 2014

There were two significant recent activities regarding the B Building Reconstruction.

First, the Zoning Board of Appeals approval of the egress plans at the September 23, 2014 hearing was filed with the Town Clerk on September 25. Subsequently, as required by the ZBA Variance, on Friday, October 3, 2014, Jon Curtis met with geotechnical engineer Kevin Martin of UTS of Massachusetts, structural engineer Brian Kavanaugh of McBrie Engineers, Josh Chislak of Paradise Construction and David Case and Zach Millay of Pitman & Wardley. The purpose of the meeting was to review the areas of concern regarding construction on and in the granite ledge in the northwest corner of the property from the egress stair by the entrance to B-1 (Stair #1) and the water line along the entrance road from the north end of B Building to Lee Street.

With regard to construction of the intermediate landing on Stair #1, it was decided that the best approach to define the condition of the granite ledge is to excavate the soil above the granite from the corner of B Building northward about fifteen feet along the property line with 30 Lee Street to reveal the profile and condition of the rock. It is likely that reinforced concrete foundations will be tied to the ledge to support the stair landings and tread in that area. In addition, a low retaining wall will likely be constructed along the property line to retain the soil material at the back of the 30 Gregory St. lot.

With regard to construction of the water line in the entry road, test probes will be implemented along the proposed route of the line to determine the subsurface profile of the granite ledge. Depending on the results of that investigation, specific recommendations regarding excavation for the water line will be made by the geotechnical engineer. It has already been recommended that a seismograph be installed temporarily in the area of the building foundation of greatest concern to determine if there is significant vibration to nearby structures during construction of the water line.

This information is being provided via this update to the Lee St. and Gregory St. abutters as well as Harborside Owners.

Second, the four owners of the affected units undergoing reconstruction have reached agreement with the Trustees, either to reconstruct "in kind" paid for by the Trust or to add owner changes paid for by the respective owners. Paradise has reviewed the plans with both Pitman and Wardley Architects and McBrie Engineers, and the work can proceed. Some of the interior framing is now in place, and construction of the distribution headers for the sprinkler system is underway.

Harborside Board of Trustees