

Harborside Update: November 3, 2014

B Building Reconstruction:

Paradise Construction has been working on the interior of the four units. Immediate areas of focus have been: subflooring; demising partitions, including additional fire separation and structural reinforcement; and interior partitions.

Their sprinkler system subcontractor has been installing the distribution lines of the interior piping.

You may have noticed that there are fresh lines painted in the driveway. These are to locate the water lines that will be required for the sprinkler systems, identify locations of existing utilities (water, sewer, gas) and inform locations for digging test pits and pipeline excavation.

We are hopeful that the initial waterline installation from the Marblehead distribution line in Lee St. to our property line may happen in the next two weeks.

Zoning Board of Appeals – legal appeal:

Unfortunately the owners of 30 Lee St., Brian and Marina O'Sullivan, have filed an appeal of the Zoning Board of Appeals decision giving Harborside a variance to construct the B Building egress balconies and stairs. This appeal has been filed with the Massachusetts Land Court, and the ultimate resolution may be through litigation. Their principal concern is that our construction activities will include blasting of the granite ledge adjacent to their property to reconstruct the existing north stair to the third level. Given that this is a legal matter involving litigation, it is inappropriate for the Trustees to comment further, other to say that we would prefer a resolution that does not involve a trial.

C Building Storage Area Remediation:

ServePro completed a remediation of the mold that was found in this area. When we undertook this work, we also found additional concerns that the Trustees believe must be corrected. One concern is that we must eliminate or reduce the intrusion of water into the lower level of the building. Bob Storch excavated in two areas within the planter Monday. The south end was found to contain dry soil, whereas the north end contained saturated soil. The immediate activity will include redirecting gutter downspouts to direct the water away from the building and planter. It appears that we may be able to postpone removing much of the plantings for the time being. Some of this work will be deferred until the spring, when we will excavate the front of the building, add waterproofing to the concrete foundation and install proper drainage. The planting area will likely be reconfigured at that time.

Sincere thanks,
Harborside Board of Trustees

