



HARBORSIDE HAPPENINGS

Monthly Update, April 2021

"Spring will come and so will happiness. Hold on. Life will get warmer" - *Anita Krizzan*

This Newsletter is published monthly to augment the information available on the Harborside website <http://www.harborsidecondos.info/>.



Happy Spring!

Accomplishments and Ongoing Activities

March Accomplishments

Budget

- The major project forecast thru 2022 is on hold pending our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Masonry repairs to the B1/B4 entry stairs were completed.

Seawall

- Work has begun for the planned annual maintenance of the seawall.
- The Board met with the Woods Hole Group and GZA separately to continue investigating alternative solutions to parking lot flooding, erosion and in general improving the property's resilience in the face of the increasing implications of climate change. GZA has been contracted to perform a more detailed assessment of a) the land-side condition of the seawall and b) make recommendations for erosion remediation. Work is expected to begin in April/May.

Exterior

- Work is continuing to finalize signage recommendations including a map of the layout of the buildings. ~~Alternative approaches are being investigated.~~
- Investigating approaches and soliciting bids to correct the winter storm damage to the southern end of the parking lot.

Major projects

- D Building Egress and Decking Project
 - Conservation Commission permit is in hand with no major exceptions. Next up....Zoning!
 - Engineering drawings are being prepared to support the development of cost estimates.
 - Efforts ongoing to evaluate various approaches to funding the project.

April Expectations

Budget

- Develop the major project forecast thru 2022 is on hold dependent largely on our approach to funding the Building D Egress & Decking Project.

Building maintenance

- Complete the remaining punch list items associated with the D Building interior stairway improvements.
- Continue with the masonry repairs (e.g., cracks, bluestone cap replacement...) in select areas, weather permitting.
- Carry out an exterior inspection (from the roof) of all chimneys for soundness, freedom from deposits and correct clearances.

Seawall

- Complete the planned annual maintenance of the seawall, weather permitting.

Parking lot

- GZA will begin its detailed investigation into alternative solutions to parking lot flooding, erosion and in general improving the property's resilience in the face of the increasing implications of climate change. Work will include test borings in the parking lot and is expected to begin in April and completed in May.
- Temporary repairs will be carried out to repair the storm damage to the South end of the parking lot (more in-depth repairs will be planned after the study by GZA listed above is complete).

Major projects

- D Building Egress and Decking Project
 - Continue the permitting with the Zoning Commission.
 - Finalize associated engineering drawings.

- Solicit cost quotes from qualified construction companies. The goal is to solicit cost quotes from three firms.
 - Continue to investigate alternative approaches to funding the project.
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Better days are coming...images will have to do till next summer! Owners are encouraged send us your favorite Marblehead pictures and we'll include them in upcoming newsletters.

