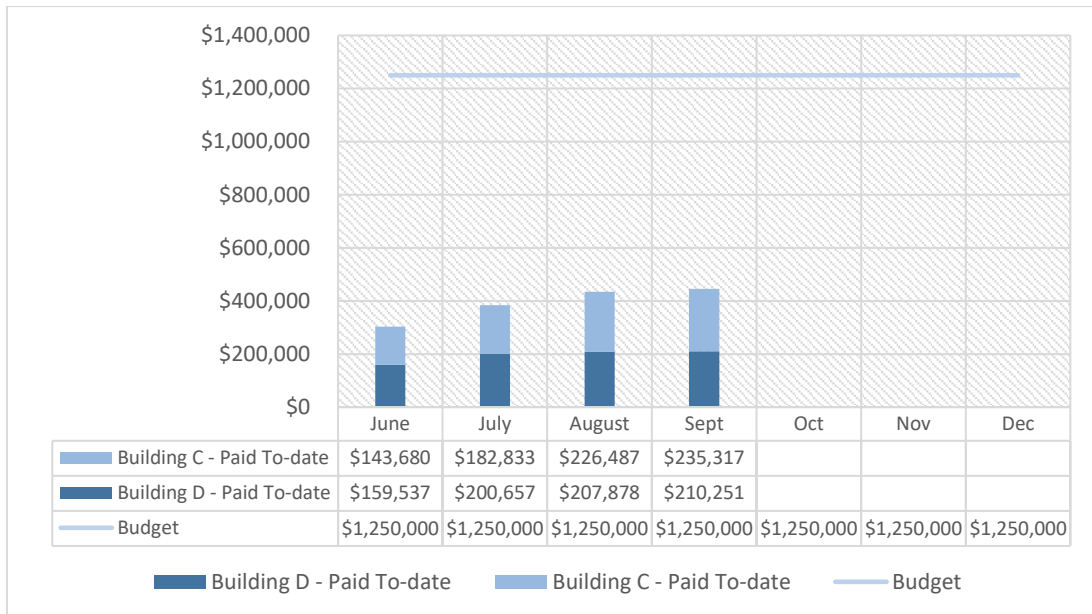


Harborside Condominium Trust
Building D Project Update
November 3, 2022

Financial Status:



The Trust is continuing to work diligently to manage the cost of the project within the original proposed budget.

Project phases: The project was divided into multiple phases to facilitate project management.

Phase 1: Complete. Addressed Building C siding and structural deficiencies as well as the same for two sides of Building D.

Phase 2: In-progress. Addresses Building D requirements in two subphases, Phase 2a and Phase 2b. Phase 2a addresses the installation of a fire suppression system (sprinklers) for all of Building D along with specified Life Safety Code requirements. Phase 2b is addressing the bulk of the exterior work including removal of the South-side external egress, replacing decks, replacing siding with Hardiboard and new railings as well as addressing structural deficiencies and partial roof replacement under the new decking.

Phase 2a: Status

- Phase 2a is now operational, currently in the final stages of getting ready to begin field construction. Building D owners will be informed of a start date as soon as information is available.
- A contract was signed with DiPietro Family Contracting (DiPietro) to begin Phase 2a with an initial deposit.
- A permit from the Building Department to begin Phase 2a construction is in process.

- DiPietro is in the process of ordering materials and establishing subcontracts.
- Work scope includes bringing the West-facing (internal) stair tower up to Life Safety Code requirements, replacing several existing doors or installing new doors with code-compliant fire doors. The West-facing stair tower will require air sealing, insulation and fire stopping; moving three windows; the installation of fire rated boards and the replacing of carpet in the hall and stairway with code-compliant carpet. To install the fire-rated sheathing, some of the Hardieplank siding will need to be removed and replaced on the exterior walls of the stair tower.
- In certain areas of D Building some internal wall boards and ceilings will need to be opened to run the sprinkler pipes to the location of the sprinkler heads and subsequently closed and retouched.
- A new fire annunciator panel will be installed along with lights and fire alarm signals. Within D building there will also be updates to the emergency lighting.
- The process of installing the fire suppression system (the sprinkler system) will require a separate permit from the Town of Marblehead that is being completed by the sprinkler installation company under sub-contract with DiPietro.
- Phase 2a is planned to be completed by month's end, January 2023.

Phase 2b status:

- Phase 2b planning and permitting is continuing.
- There are three levels of plans completed by the architect for this purpose that need to be adjusted or drawn, a pricing plan, a permitting plan, and a construction plan. These plans also include engineering considerations. The Phase 2b pricing plan is underway. The pricing plan goes to DiPietro (expected within two weeks) who will finalize an estimate of the costs. Once reviewed and approved by the Trust, a contract will be initiated. Once the contract is signed by the Trust, DiPietro will begin ordering materials and establishing subcontracts.
- Concurrent with the plans mentioned above, due to changes from the initial approved plans (i.e., removal of the South-side external egress) the Trust needs to re-establish clearances and permits from the Town of Marblehead.
- It is the intention of the Trust to clear all necessary hurdles and to have the materials on hand to allow for construction to begin as soon as the winter weather permits.
- However, it is important to note that Phase 2b construction can only begin after Phase 2a is completed.
- Phase 2b is foreseen to end before August 1, 2023.

The Trustees and Lesley Management would like to express their appreciation to the owners of Harborside for their continued support and patience as we continue work toward making Harborside a safer community while addressing a backlog of maintenance enhancements and structural deficiencies.