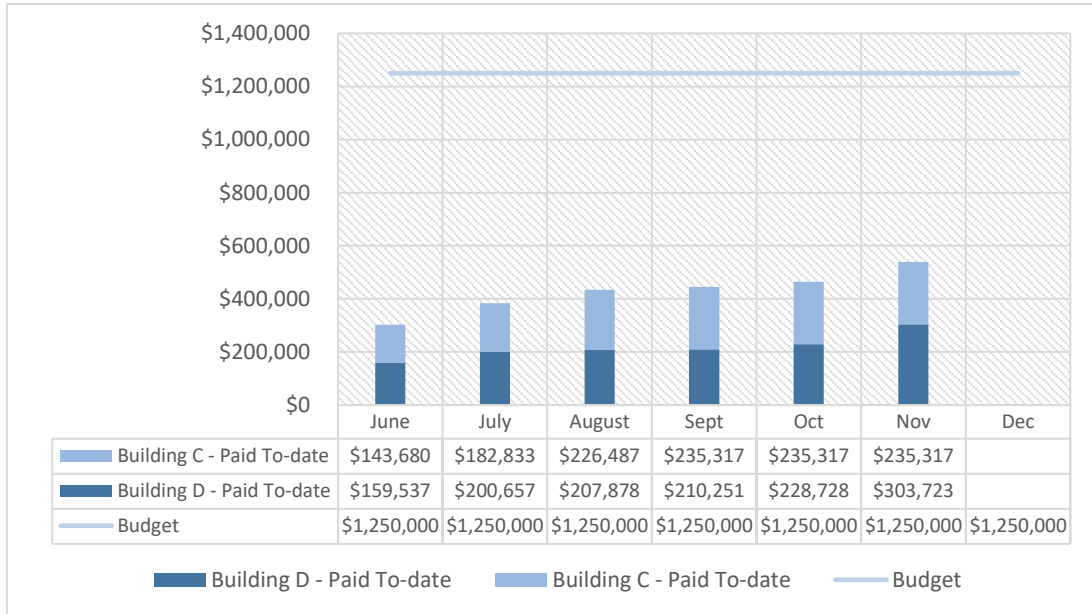


Harborside Condominium Trust
Building D Project Update
December 19, 2022

Financial Status:



Financials are based on the latest available information. The Trust continues to do everything possible to contain the cost of the project.

Phase 2: In-progress. As noted in our previous update, Phase 2 is active and is addressing the continuation of the work on Building D. 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 HardiPlank and new railings as well as addressing structural deficiencies and partial roof replacement under the new decking.

Phase 2a: Status

- Phase 2a continues to be operational. A permit from the Building Department to carry out Phase 2a construction was issued.
- DiPietro Family Contracting (DiPietro) is carrying out Phase 2a.
- While bringing the West-facing (internal) stair tower, up to Life Safety Code requirements, a fireproof layer needed to be installed under the recently installed siding. When the plywood on the exterior north side of the stairwell was removed, it was found that supporting structures underneath plywood were deteriorated to the point that they could no longer function to support the structure. This has created a delay in finishing the exterior of the stair tower. After consultation with the construction engineer, repairs were carried out (creating a slight delay) and inspected by the Marblehead Building Department. The required external fire-resistant layer, DensGlass; that goes under the HardiePlank has now been attached. Weather permitting, the HardiePlank will be replaced during the week before Christmas buttoning up the exterior of the external stair tower.
- A number of existing internal doors that did not meet fire Code were replaced.

- The movement and replacement of three windows in the fire tower are not required by the code. These windows are necessary to add natural light to the stairs and will be done when the good weather returns.
- Work will now be focused internally on the stair tower and on installing the sprinkler system and alarm. Once the internal work on the stair tower is completed the new fire-resistant carpet will be installed.
- A contract has been signed between DiPietro and the sprinkler company.
- A Flow test was carried out to assure adequate water for the sprinkler system. The sprinkler company is in the process of obtaining the necessary permits to install the system.
- As stated in the November report, in certain areas of D Building some internal wallboards and ceilings will need to be opened to run the sprinkler pipes to the location of the sprinkler heads and subsequently closed and retouched.
- Also previously stated was that a new fire annunciator panel will be installed along with lights and fire alarm signals as well as updates to the emergency lighting.
- Phase 2a is planned to be completed by month's end, February 2023 and is currently on track.

Phase 2b: Status

- Phase 2b planning and permitting is continuing.
- As noted in the previous update, 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 still 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.
- A representative of the Trust, Harborside Management, the architect, the building engineer, and a representative of DiPietro are meeting every three weeks to review the status Phase 2b and readjust as necessary.
- 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 still the intention of the Trust to clear all necessary hurdles and to have the materials on hand to allow construction to begin as soon as the winter weather permits.
- It's important to note that Phase 2b construction can only begin after Phase 2a is completed.
- Phase 2b is still foreseen to end before August 1, 2023.

The Project's Milestone Gantt Chart (please see the attached).

Owner John Garibotto is volunteering his time to work with the Trust in establishing and maintaining a Gantt chart that includes significant milestones for the project. This chart will allow everyone to have the same understanding of the dependencies within the project. The dates on the chart are accurate estimates, but fluid, based on the best available information at the time the Chart is updated. Moving forward, and working with John, we will update the chart and attach the updated version to subsequent owner updates. As all of you are aware, the project continues to uncover areas of weakness where special efforts need to be made to bring existing structural members up to code or repair/replace not-as-of-yet discovered areas where age and weather have created deterioration. This will be added to the chart and corrections will be made to the timelines.

The Trust would like to express its appreciation to John for volunteering the time and effort to build and maintain the Chart.

The Trustees and Lesley Management would like to continue 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.

Building D - Capital Project

Task Name	Start Date	End Date	Duration	Predecessors	Q4				Q1				Q2				Q3			
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep				
1 Building D - Capital Project	11/01/22	07/31/23	195d																	
2 Phase 2a - Fire Safety Systems	11/01/22	02/22/23	82d																	
3 Fire Safety System Plans Finalized & Permitted	11/01/22	11/01/22	0																	
4 Contract with DiPietro Signed	11/01/22	11/03/22	3d	3																
5 Bring Interior/Exterior Stairwell Up to Code	11/04/22	02/22/23	79d	4																
6 Conduct Exterior Siding Work	11/04/22	01/16/23	52d																	
7 Conduct Interior Code Modifications	11/04/22	12/12/22	27d																	
8 Install Fire Doors Where Required	11/04/22	12/12/22	27d																	
9 Install Sprinklers per Plan	12/13/22	02/02/23	38d	8																
10 Complete Finish Work (carpet/painting ect.)	02/03/23	02/16/23	10d	9																
11 Work Complete and Signed off by MHD	02/17/23	02/22/23	4d	10																
12 Phase 2a Complete	02/22/23	02/22/23	0	11																
13 <Phase 2b - Decking Systems	11/15/22	07/31/23	185d																	
14 Pricing & Plans Finalized by Jeff Tucker	11/15/22	11/15/22	0																	
15 Negotiate Contract with DiPietro	11/15/22	12/30/22	34d	14																
16 Permitting Complete	11/15/22	03/30/23	98d	14																
17 Decking & South Stairwell Demolition	02/23/23	02/28/23	4d	12																
18 Steel Delivered	03/30/23	03/30/23	0																	
19 Steel Installed for Levels 1 & 2	03/30/23	04/07/23	7d	17, 18																
20 Roof and Decking extended or replaced Levels 2 & 3	04/10/23	04/24/23	11d	19																
21 Decking Materials Available	04/15/23	04/15/23	0																	
22 New Decking Installed	04/25/23	05/24/23	22d	20, 21																
23 New Railing System Installed	05/25/23	07/12/23	35d	22																
24 All Siding Replaced	05/25/23	07/12/23	35d	22																
25 Cosmetics & Painting Completed	07/13/23	07/26/23	10d	24																
26 Building Inspector Signoff	07/27/23	07/31/23	3d	25																
27 Phase 2b Complete	07/31/23	07/31/23	0	26																