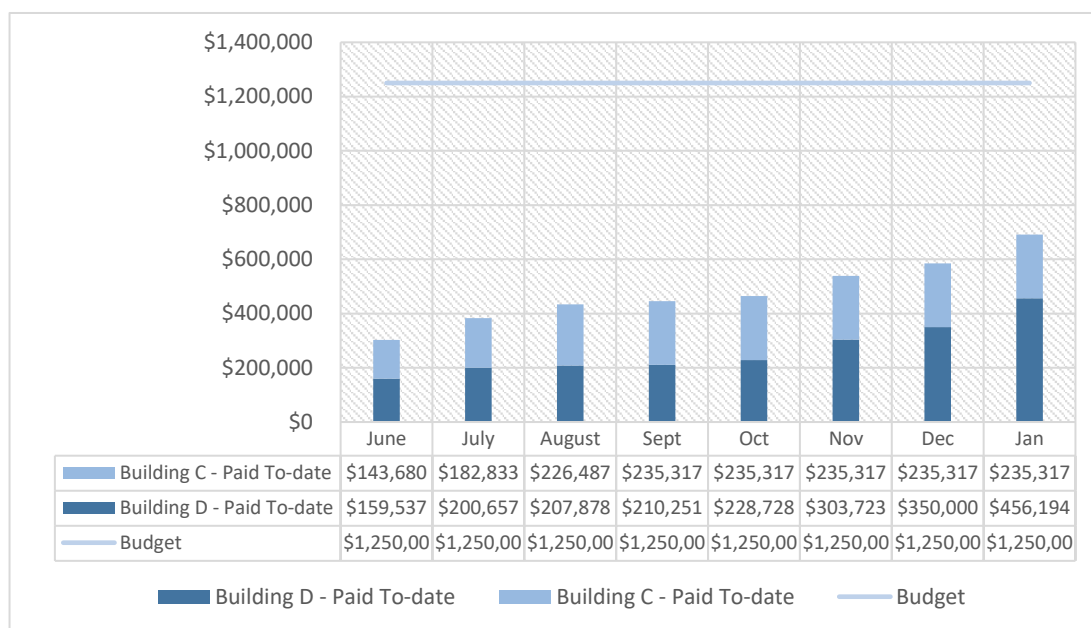


Harborside Condominium Trust Egress, Siding & Decking Project Owner's update: February 2023

January Spending Update



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 continues to be actively addressing the continuation of the work on Building D. Phase 2a addresses the installation of a fire suppression system (sprinklers), an updated alarm system and Life Safety Code-related modifications for all of Building D. Phase 2b addresses the bulk of the exterior work including removal of the South-side external egress, replacing decks, replacing remaining old 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.
- DiPietro Family Contracting (DiPietro) is contracted to carry out Phase 2a including subcontracting as necessary.
- The West-facing (internal) stair tower is now up to Life Safety Code requirements with the exception of the installation of the sprinkler system (in progress). During the work on this stairwell, it was found that supporting structures deteriorated to the point that they could no longer function to support the structure. This created the need for consultation with the architect and structural engineer, with an ensuing slight delay in finishing the exterior of the stair tower. The required external fire-resistant layer, DensGlass, that goes under the HardiePlank was installed. The HardiePlank was replaced buttoning up the exterior of the external stair tower.
- Code-compliant windows to provide light into the stair tower were put into place.
- The work on the tower was inspected and approved by the Marblehead Building Department.
- A subcontract to install and test the sprinkler system was issued by DiPietro.
- A number of existing internal doors in D building that did not meet fire Code were replaced.

- The subcontractor applied for and obtained the necessary permits to work on the sprinkler system and alarm for Building D.
- A flow test was successfully carried out to assure adequate water for the sprinkler system.
- Work is currently being carried out in installing the sprinkler system and alarm.
- 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, a new alarm system including a Building D 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 the end of February or early March 2023 and is currently on track.

Phase 2b: Status

- Phase 2b planning and permitting is continuing. The pricing plans are being estimated by DiPietro resulting in a finalized estimate of the costs of Phase 2b.
- 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 continue to meet 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.
- We continue to work toward Phase 2b completion by August 1st. This estimated completion date assumes no major delays in material availability and continued owner cooperation.

For this update, the Gantt Chart that was attached to the previous update is not available. The Gantt Chart is replaced with a milestone chart (attached). The Trust intends to issue an updated Gantt Chart with the next project update.

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 also frequently requires additional work for the architect and the engineer for approval. These delays will be added to the chart and corrections will be made to the timelines.

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.

Milestone Chart Harborside Building D and C Project 2020-2023 as of 13 February 2023

	Target date Mo/Year	Description	Status
1.	05/2020	Tucker Architects begin work on designs.	Complete
2.	07/2020	Options on design provided.	Complete
3.	11/2020	Design Agreed upon.	Complete
4.	01/2021	GZA files Notice of Intent to Town of MHD to rebuild D building emergency egresses.	Complete
5.	01/2021	Order of Conditions issued.	Complete
6.	08/2021	Bid proposals sent to dozens of construction companies.	Complete
7.	09/2021	Contracts signed with Structures North to provide Engineering Control.	Complete
8.	10/2021	ZBA / Board of Appeals approval.	Complete
9.	02/2022	Certificate of Appropriateness Recvd by Town of MHD.	Complete
10.	03/2022	Contract signed with DiPietro Construction.	Complete
11.	04/2022	DiPietro Construction mobilizes.	Complete
12.	05/2022	Loan acquired with NSB.	Complete
13.	07/2022	D Building: West Side, partial South Side and water damaged areas complete.	Complete
14.	09/2022	C Building: Building completed with exception of some areas of fascia which have since been excluded from project.	Complete
15.	11/2022	Contract signed with DiPietro for building D, Phase 2a re: Fire Safety Systems / Sprinkler Systems.	Complete
16.	01/2023	Sprinkler company, subcontracted to DiPietro begins permitting process for sprinkler system under Phase 2a.	Complete
17.	02/2023	Work on bringing building D interior stair tower up to code completed except carpet and cosmetics (sprinkler still needs to be installed in stair tower.	Complete
18.	02/2023	Work on replacing or installing several fire doors completed in building D under Phase 2a.	Complete
19.	02/2023	Pricing plans completed by Jeff Tucker and issued to DiPietro for Building D Phase 2b.	Complete
20.	02/2022	Contract signed with DiPietro for building D, Phase 2b re: removal and / or improvement and extension of decks on South and East faces of building D.	In progress
21.	02/2023	Complete work on sprinklers, alarm system and Code compliance revisions for Building D	In progress
	03/2023	Work on sprinklers, alarm system and Code compliance revisions for Building D signed off by building department under Phase 2a.	
23.	03/2023	Clearances signed off by different Town of MHD authorities for permitting of Phase 2b.	In progress
24.	04/2023	Steel is ordered by DiPietro	
25.	04/2023	South end exterior staircase and front deck structure on third floor removed.	
26.	04/2023	East deck structures removed as necessary.	
27.	05/2023	Steel installed on level one front deck and steels supporting new deck on south face of level 2.	
28.	06/2023	Roof and deck extended or replaced on levels 2 and 3.	
29.	06/2023	New decks installed or extended on all levels as foreseen.	
30.	07/2023	New railing system installed.	
31.	07/2023	All siding replaced.	
32.	07/2023	Cosmetics and painting completed.	
33.	07/2023	Phase 2B signed off by building inspector.	