

To owners and residents:

An update from the Board of Trustees regarding October 2023.

Building D project

We hope you are enjoying the New England autumn as you prepare for the up-coming holidays.

Several owners and residents have asked for an update on the Building D project:

- The project continues to track well. There was continued progress during the month of October. There were, however, several significant problems.
- A large amount of rot of the supporting structure of the first-floor deck was discovered.
- Rotting cantilevered beams that run under the first floor and support the deck structure was also discovered.
- The support structure for the first-floor deck had to be rebuilt which caused a delay of more than six weeks in the project's timeline.
- There was also considerable rot found on the South-East corner of the first and second floor exterior walls that required consultation with the project structural engineer.
- The rot was removed, new internal posts were installed, and the corner was covered with plywood.

As of today

- The first-floor deck is now fully framed (see attached photos).
- A new window, damaged by rainwater was installed on the South face of the first floor (this window will be paid for by the owner).
- The steel provider has templated and drilled the C channel steel that will support the first-floor deck on the East edge. The steel is now with the galvanizer. Supporting angle brackets have also been cut and drilled.
- The architect, based on the zoning hearing, at the request of the South abutting neighbor, had the South property line resurveyed. The surveyor confirmed that the property line the project is building to, is correct.
- DiPietro Contracting has initiated the process, through a sub-contractor, for treating the mahogany-topped railings. The process is currently underway at an off-site location for the third-floor deck. Each railing will be sanded, primed and seven coats of clear coating applied before the railing is installed. When the first batch of treated mahogany railings is complete, the installation of the third-floor deck railings can begin. The treatment of these railings will continue allowing for the installation of the railing systems on the first and second-floor decks once the underlying structure is ready.

- The Marblehead Building Department has scheduled an inspection of the first-floor deck framing on November 8.
- Once the inspection is complete, closed-cell waterproof foam insulation will be sprayed under the first floor, weather permitting, currently scheduled for Monday, November 13, 2023.
- That will be followed by the installation of the first-floor deck and once the steel is installed the first-floor deck railings.

Regarding timing, please note that:

1. Although it was stated by the Trust at the AGM that the **earliest possible completion date was** October 30, 2023 and a fixed end date could not be given, the rot under the first-floor deck and under the first floor had to be addressed. This also triggered a need for a Town of Marblehead inspection that needs to be completed before the insulation can be sprayed and the decks can be put down on top of the framing. The scheduling of the inspection process was also impeded by a change in management of the Marblehead Building Department.
2. Some owners and residents have observed that they don't see work being done on days when the weather would seem to allow it. There are many reasons for this, such as engineering or architectural work that needs to be done, lack of materials, inspections that need to take place, and interior work being done that can't be seen externally. We are also facing the potential of additional weather delays as winter approaches. Please rest assured that everyone is committed to an expeditious completion.
3. DiPietro contracting has committed to us that they will work throughout the winter to complete the project as quickly as possible.

The Trust continually thanks owners and management for their continued patience as the project nears completion.



Figure 1 New framing of first floor South East Corner



Figure 2 New framing of the 1st floor East Deck



Figure 3 State of the 1st floor North Deck once decking was removed



Figure 4 Reframed 1st floor North deck