

From: MarinaPoint Office officemarinapoint@gmail.com

Subject: Date: owners clarification on Balcony Project: WJE designs; Haynes Group manages construction/bidding

April 27, 2026 at 9:12 AM

To: MarinaPoint Office officemarinapoint@gmail.com

Dear Owners.

It has come to the Board's attention that there is some confusion regarding which company is responsible for the balcony design and which will manage the construction bidding process

for assembling the balconies and repairing the supporting steel structure. This email is intended to clarify each company's role and to identify who owns the balcony design and bidding companies that will construct the balconies.

The balconies are currently unsafe and not in compliance with applicable building codes and regulations. The Board of the Marina Point Condominium has no discretion

in this matter and is required by law to replace the balconies, bringing them into full compliance and ensuring they are safe for use by unit owners.

Wiss, Janney, Elstner (WJE), a design engineering firm, was hired by the Marina Point Condominium to develop plans for the repair and/or replacement of the balconies and railings, as well as the rehabilitation of the supporting steel framework. **The Board entered**

into a separate contract with WJE and retains full ownership of the final balcony design.

The Board directed WJE to:

1. Build a safe and usable balcony for unit owners
2. Deliver designs that achieve full code compliance,
3. Ensure long-term durability,
4. Prevent future corrosion,
5. Preserve or enhance the existing appearance,

Marina Point Association arranged site visits and interviewed numerous contractors to gather

information regarding the potential cost of the balcony project, and the anticipated construction time period. The responses indicated a range of costs between \$11 million and

\$20 million and a construction time period of 2 years. The Haynes Group committed to a 12

month construction period and an initial maximum cost of \$15 million, and submitted a proposal to provide pre-construction services during the design phase in an effort to develop

a more accurate Guaranteed Maximum Price.

Marina Point Association performed due diligence on The Haynes Group regarding their financial strength and their ability to secure bonding for the project, and received positive feedback regarding their restoration work performed on the Meriel/Windsor Apartments adjacent to the Boardwalk.

The Haynes Group, serving as Construction Manager/General Contractor, was hired by the

Marina Point Condominium under a separate contract to provide pre-construction cost estimates based on the WJE design options presented to and voted on by unit owners.

The

Haynes Group provides Value engineering (VE) which is a systematic, multi-disciplinary approach to improving the value of a project or product by balancing function, performance,

and cost. It maximizes value by achieving essential functions at the lowest life-cycle cost without sacrificing quality, reliability, or safety. VE is most effective during the design or planning stage. The Haynes Group also shares logistical support to WJE to gather relevant information from sample balconies. In addition to estimating, The Haynes Group is

responsible for comprehensive project

management and for developing detailed cost analyses covering all components of the balcony construction.

For example, this would include, among other items, the repair and, where necessary, replacement of portions of the supporting steel framework, as well as the cleaning and recoating of steel to prevent future corrosion and deterioration. Such work requires specialized contractors with expertise in structural steel repair.

To ensure competitive pricing and high-quality execution, The Haynes Group will solicit and

evaluate bids from multiple qualified vendors for each component of the building of the balconies. This includes all elements of the final balcony design, structural steel, concrete or

alternative flooring systems, roofing, drainage, railings, and glass assemblies.

The Haynes Group will manage the project end-to-end, including permitting, coordination with the City of Quincy, procurement of equipment (such as lifts and scaffolding), site staging,

scheduling, contractor oversight, safety compliance, inspections, and overall project

coordination. **Final approval and selection of all contractors will remain solely with the**

Marina Point Condominium. WJE will be participating in all aspects of the project to ensure and provide engineering oversight of the balcony construction.

As your Board of Trustees, we will continue to share the facts and nothing but the facts so you are fully aware of every step of all the Capital Improvement Projects. If you have any questions or concerns, please reach out to a member of the Board of Trustees.

Regards,

On Behalf of the MP Board of Trustees

Swapan, Chair

MP & MB Access

Board of Trustees

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Marie Bronske

Marina Point Condominium

Office Manager

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