

# **28 CHESTNUT**

## NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 12.18.22 – 12.24.22**

The following is a list of activities expected to take place:

- Saturdays, December 17<sup>th</sup> and 24<sup>th</sup> are projected to be workdays, which will include activities on all building elevations and roofs. Aerial lifts and other construction equipment will be within Chestnut and Fitchburg Streets, similar to other workdays.
- Extended work hours Monday thru Friday are anticipated and will be compliant with the City of Somerville ordinances (Saturday included). Saturday work begins at 9:00AM.
- On workdays which include concrete slab placement and finishing, it's anticipated that the cement finishing works will extend beyond 7PM.
  
- **North End Work:**
  - Complete steel erection hand detailing works.
  - Complete interior concrete slab, curb preparatory and placement works on multiple levels.
    - Concrete placements are now substantially smaller in scale than they had been.
  - There will be intermittent crane works originating from west of the building/adjacent to Chestnut Street to support various trade works such as window installations, HVAC duct/pipe load-in, roofing materials, etc.
  - All trucking to support these north end works will enter/exit the neighborhood from the north, Chestnut, Joy and Poplar Streets.
    - Anticipated that <15 delivery trucks per day will make deliveries to the north end of the site.
  - No parking will remain in effect along the west curb line of Chestnut Street, with signs installed, as per the City of Somerville.
    - During work hours, when the erection crane is in service, vehicular travel in the vicinity of the crane will be reduced to single-lane traffic. When the erection crane is not in use, it will be parked to accommodate two-way vehicular travel.
  - All levels' exterior wall work will continue on all elevations, with increased activity on Levels 5-6 roofs.
  
- **South End Work:**
  - Continue receiving, offloading, load-in of various building materials for multiple crafts.
  - There will be intermittent crane/trucking works occurring adjacent to Chestnut Street as the lower-level slurry wall temporary bracing removal will continue.
  - Similarly, there will be intermittent small volume concrete placements occurring.
  - Exterior wall construction will continue on all levels on all elevations.
  - Levels 5-6 roof installations will continue.
  - Deliveries in support of these works will include trucking entering/exiting the neighborhood from the north on Joy and Chestnut Streets and will be daily in frequency.
    - Anticipated that no more than 15 delivery trucks per day will enter the south end of Chestnut Street.
  - There will be aerial lift/masonry work at the buildings' south end and straddling the northern limits of Fitchburg Street.
    - These works are in support of constructing the Level 4 terrace roof and various masonry walls.

## **28 CHESTNUT**

### NORTH RIVER LEERINK

- There is a need to coordinate crane access at the east end of Fitchburg Street on Thursday & Friday, December 12<sup>th</sup> and 13<sup>th</sup> to support the Level 4 south end window installations.
    - Unfortunately, to include +/- 6 Brickbottom resident vehicle parking spaces becoming unavailable those 2 days, as has happened previously.
  - South of the building and at street grade, there will be various works performed to continuously “reset” the work area to provide access for the trade works to be performed while concurrently maintaining separation within Fitchburg Street and the Brickbottom residents.
  - Along with this continuous resetting, there will be soil works performed in prep of installing temporary paving during the latter part of December.
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- **Chestnut and Fitchburg Streets Utility Work:**
    - All new private deep utilities available to be installed this year within the public roadways have been completed.
      - Ongoing pavement patching of areas impacted by these utilities, projected completion late December.
    - Eversource Gas has mobilized and will continue the excavation/installation of the new underground gas main.
      - Eversource Electric has mobilized to perform test pits in Chestnut Street to the north in prep of installing their new underground duct bank to the Chestnut-Fitchburg Street intersection.
      - These Eversource public utility installations will include backhoes and trucks within Chestnut Street from the intersection with Fitchburg north to Poplar, east on Poplar, and north on Joy and Linwood Streets.
      - All efforts will be made to maintain a minimum width of 1 vehicle drive lane during these public utility installations.
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- **Long Term Projected Works and Project Milestones:**
    - There will be continuous work on the buildings’ sidewall facades throughout this upcoming winter. This will mirror the continuous works ongoing within the interior portions of the building.
      - To include aerial lifts and forklifts receiving/distributing various materials to Chestnut and Fitchburg Streets.
    - During the upcoming winter months, there will be intermittent crane use and continued trucking occurring from within/adjacent to Chestnut Street
    - Chestnut will remain active as the project’s primary route to receive materials. Truck routing will continue to be to/from the north onto Joy and Poplar Streets.
    - In the Spring 2023, sitework will resume in earnest with the goal being to complete the shallow underground utilities (i.e. site lighting), construct / complete the project’s hardscape/landscape.
      - Work will include construction activities on all sides of the project.
      - Phase 1 of this site finishes work will include the east side towards the MBTA and south side towards Brickbottom.
      - More detailed scheduling/logistical planning for Fitchburg Street will be announced before Spring 2023 to the Brickbottom community prior to site finishes commencing.
      - As the east/south sides advance, Phase 2 of the site finishes work on the west towards the full width of Chestnut Street, and the north with an interim park, will be included.

## **28 CHESTNUT**

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- Spring 2023 will also culminate with the last of the project's large crane activities as the remainder of the roof's large HVAC and electric equipment will be received.
- In a progressive manner, most of the project's larger work scopes adjacent to the public ways & which have been visible will begin to recede in conjunction of those site finishes being installed.
- o During the early Summer 2023, the project will be completing, and therefore there will be less visible construction activity external of the building.
  - While the project will remain an active construction site with many tradespeople still employed on site, their physical work locations will be mostly within the building's exterior walls.
- o By late Summer 2023, the project's construction phase will be concluding and final inspections, Certificates of Occupancy (CoO), etc. will be achieved and the project will transition from that of an active construction site to that of an occupied campus.

The project team will keep in touch with and update Juan of all works south of the buildings, and those that are close in proximity to the Chestnut Street and Fitchburg Street intersection.

Thank you for your continued support and understanding.

Sincerely,  
North River Leerink & Consigli Construction