

# **28 CHESTNUT**

## NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 1.22.23 – 1.28.23**

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

- Saturdays, January 21<sup>st</sup> and 28<sup>th</sup> are projected to be workdays.
- Extended work hours next Monday thru Friday are also anticipated.
- These Saturday, and Monday thru Friday extended work hours will be compliant with the City of Somerville ordinances. Saturday start of work hours is 9AM.
  
- **North End Work:**
  - Complete miscellaneous 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, and form within the north parking lot, to support various trade works.
    - 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.
  - There will be multiple aerial and scissor lifts being used by tradesman in support of installing the building's façade elements.
  - 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, 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.
  - 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.
  - Similarly, there will be intermittent small volume concrete placements occurring.
  - Exterior wall construction will continue on all levels on all elevations.
    - To include cranes and multiple aerial lifts in support of the windows, glass, glazing, and other façade elements being installed.
  - There will be an increase of activities at street grade in the building's southwest corner (near the transformer) as this area of the Level 1 masonry wall construction continues.
  - 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 20 delivery trucks per day will enter the south end of Chestnut Street.
  - There will be aerial lift works being performed on the south elevation of the building where these lifts will be based off the recently paved area at the northern limits of Fitchburg Street.
  - South and west of the building, and at street grade, there will be various works performed to continuously "reset" the work areas so as to provide access for the trade works to be performed while concurrently maintaining/improving the separation within Fitchburg and Chestnut Streets and the Brickbottom residents.

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- There will be an Eversource Electric equipment load-in into the building's Eversource Vault, located in the buildings southeast corner of Level 1, adjacent to the east end of Fitchburg Street. Eversource Electric has yet to commit to an exact day for when this vault equipment will load into the building, however that equipment delivery could come with little to no advanced notification.
    - Delivery is expected to include Eversource Electric trucks, small crane, and/or forklifts.
  - We will forward along to Juan and Brickbottom neighbors more information as we receive it from the utility company regarding this equipment load-in schedule.
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- **Chestnut and Fitchburg Streets Utility Work:**
    - All new private deep utilities available to be installed this winter and within the public roadways have been completed.
    - 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.
      - Efforts are being made to acquire more information from the public utilities as to their individual work schedules. As that information is received, it will be included in these future notifications.
      - All efforts will be made to maintain a minimum width of one 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' sidewalk facades throughout this 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 winter months, there will be intermittent crane use and continued trucking occurring from within/adjacent to Chestnut Street
    - There will be additional days where crane setup in Fitchburg will be requested. Unfortunately, this will require the same type of Brickbottom resident parking displacement request, and parking on Chestnut Street at the west curb, as has been done before.
      - The purpose of those crane activities will be to receive/hoist rooftop mechanical/electrical equipment. All efforts will be made to minimize the quantity of days that will be requested.
      - The construction team will stay in contact with Juan and the Brickbottom community to provide a minimum of a week advance notice so that these request can be well coordinated.
    - Chestnut Street 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.

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- 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.
- 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