

# **28 CHESTNUT**

## NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 3.12.23 – 3.18.23**

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

- Saturdays, March 11<sup>th</sup> and 18<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:**
  - 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.
    - Cranes in use will be moderately sized.
    - All trucking to support these north end works will enter/exit the neighborhood from the north, Chestnut, Joy and Poplar Streets.
    - Anticipated that <20 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, including load-in for multiple crafts, primarily utilizing forklifts.
  - There will be intermittent crane/trucking works occurring adjacent to Chestnut Street.
    - The crane works projected for the south end will be moderate in size.
  - Similarly, there will be intermittent small volume concrete placements occurring.
    - This will include concrete redi-mix trucks and a concrete pump being setup adjacent on Fitchburg Street near the construction barriers.
    - This concrete operation will not impede the usage of Fitchburg Street or the Brickbottom resident parking at the Brickbottom building, and a minimum of one lane for vehicular travel will remain open at all times.
  - 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 < 15 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.

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- 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.
- A new activity which will commence the week of March 27<sup>th</sup> (+/-) will be the removal of the winter paving installed on the north edge of Fitchburg Street and towards the building.
  - Removal of paving will coincide with the start of the shallow underground utility installations, the general sitework soft and hardscape finishes.
  - This work may include resetting the jersey barriers more towards the mid-point of Fitchburg Street so that a more defined barrier between construction and the public can be established.
- **Chestnut and Fitchburg Streets Utility Work:**
  - Eversource Electric completed underground electric conduit works at the Fitchburg and Chestnut Street intersection, and there is a new drain line to be connected to the existing manhole within this same intersection.
    - Wet weather forecasted for early the week of March 12<sup>th</sup>, this new drain work may be attempted later in the week, or deferred until the week of March 19<sup>th</sup>.  
Additional information/ coordination will be forwarded to Juan as this drain installation time approaches.
    - Anticipated that this will be a 3-day excavation, installation, and backfill/road surface patch operation.
    - Vehicular/pedestrian travel lanes will be maintained, however there will be intermittent detours around this work area when needed to maintain the safety of the public and the construction workers.
  - Eversource Gas and Eversource Electric will continue the excavation/installation of the new underground gas main and electric services working in a north to south direction.
    - These public utility installations include backhoes and trucks within Chestnut, Poplar, Joy and Linwood Streets, with the gas installation advancing southerly on Linwood Street, and will turn easterly on Fitchburg Street where the gas will enter the new building in the building’s southwest corner.
    - Eversource Electric installation is primarily working within Chestnut St, between Fitchburg and Poplar Streets.
  - With the increased activities within Chestnut Street, there has been daily police detail assigned in order to help manage/protect the public’s interest, and to help interface those with the ongoing works.
    - In summary, to ensure the Eversource Electric and the buildings’ construction works allow for normal vehicular and pedestrian travel (albeit reduced), and to ensure pathways are available in the event of emergency vehicles needing to traverse the work areas.
  - Efforts are being made to acquire more information from the public utilities as to their individual work schedules and will be included in future notifications as it is received.
  - All efforts will be made to maintain a minimum width of 1 vehicle drive lane on all streets 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 spring and into early summer.
  - 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 spring 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, 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.
  - 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.
- During the early Summer, 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.
- By late Summer, 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