

# **28 CHESTNUT**

## NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 3.26.23 – 4.1.23**

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

- Saturdays, March 25<sup>th</sup> and April 1<sup>st</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.
    - These crane works will support various trade works with the cranes being moderate to large in size.
    - 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 this week during crane use, Chestnut Street will be closed to through traffic from Poplar Street to Fitchburg Street.
    - Emergency vehicles/first responders will be accommodated on Chestnut Street during crane works.
    - During non-work hours, the crane will be parked with its boom parallel with Chestnut Street to allow for 1-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 a large crane and trucking operation occurring adjacent to Chestnut Street, with larger crane work is projected to start on Monday, March 27<sup>th</sup> at 7:00AM and conclude on Wednesday March 29<sup>th</sup> at 7:00PM.
    - This crane will receive/hoist large pieces of mechanical equipment over the penthouse and landed on the east side of the roof within the future screen wall.
  - 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.
    - On March 27-29, Chestnut Street will be closed to through vehicle travel during crane hoisting works. During off hours, 1-lane of travel will be available.
    - Emergency vehicles/first responders will be accommodated on Chestnut Street during these crane works. During non-work hours, the crane will be parked with its boom parallel with Chestnut Street to allow for 1-way vehicular travel.
  - 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.

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- 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.
  - 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.
  - On Monday, March 27<sup>th</sup>, the concrete jersey barriers will be relocated south of the building and into Fitchburg Street in order to create a hard demarcation of construction limits. This will be followed by south end building façade, southeast landscaping works, and the installation of the project's shallow site utilities.
- **Chestnut and Fitchburg Streets Utility Work:**
    - Eversource Gas will continue the excavation/installation of the new underground gas main working primarily in a north to south direction on Chestnut Street from Poplar Street, with work is being performed during night shift operations.
    - As this work advances towards Brickbottom, the work will switch to day shift.
    - This gas installation work includes backhoes and trucks, currently within Chestnut Street, but soon to advance to Fitchburg Street west of Chestnut, and also onto Linwood Street.
    - The Eversource Electric installation is primarily working well north of the project and the Brickbottom neighborhood as their underground work is substantially completed.
    - 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.
  - **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

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- 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.
  - There has been more detailed scheduling/logistical planning for Fitchburg Street prepared and forwarded to the Brickbottom community as of week ending March 17<sup>th</sup>.
  - 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.
  - Early Summer will 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 and hoisted into position.
  - In a progressive manner, early Summer will culminate most of the project's larger work scopes adjacent to the public ways and which have been visible will begin to recede in conjunction of those site finishes being installed.
- During Midsummer, 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