

28 CHESTNUT

NORTH RIVER LEERINK

Construction Update For 28 Chestnut Street - Scheduled Activities for 4.23.23 – 4.29.23

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

- Saturdays, April 22nd and 29th are projected to be workdays.
- Extended work hours next Monday thru Friday are 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 large cranes.
 - 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.
 - Exterior wall work will continue on all elevations, including the roof.

- **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 small volume concrete placements occurring.
 - This will include concrete redi-mix trucks setup on Fitchburg Street within the construction barriers.
 - Exterior wall construction will continue on all levels on all elevations.
 - To include 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 and within the construction barriers.
 - South and west of the building, and at street grade, there will be various works performed to continuously "reset" the work areas 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.
 - At the eastern property line adjacent to the MBTA, landscape work will continue in a south to north progression with most access for these works originating from the projects' north end parking lot.

28 CHESTNUT

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- **Chestnut and Fitchburg Streets Utility Work:**

- Eversource Gas has substantially completed the new underground gas main working primarily in a north to south direction on Chestnut Street from Poplar Street, without any anticipated additional night work.
 - As this work advances into Fitchburg Street and adjacent to Brickbottom, the underground gas 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 onto Linwood Street.
 - Recently Eversource Gas has disclosed that their tentative schedule for installing their underground gas main on Fitchburg Street, west of Chestnut Street will start mid-May, completing early June.
 - As more info from the gas company is received, it will be forwarded within these notifications.
- The Eversource Electric installation is primarily working well north of the project and the Brickbottom neighborhood as their underground work is substantially completed.
- There will be an upcoming added Eversource Electric underground conduit installation at the far east end of Fitchburg Street for a new City Light Control Cabinet, to be located north of the existing fire hydrant. When fully installed, it will control the new city street lights that are to be installed on Chestnut Street.
- With the increased activities within Chestnut Street, there has been daily police detail assigned 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.
- Continuous 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.

- **Additional 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. All efforts will be made to minimize the quantity of days that this will be requested.
- 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 17th.
 - As the east/south sides advance, Phase 2 of the site finishes work on the west towards the full width of Chestnut Street will commence in late May.

28 CHESTNUT

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- 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.
- o During Midsummer, the project will be nearing completion, 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, 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