

28 CHESTNUT

NORTH RIVER LEERINK

Construction Update For 28 Chestnut Street - Scheduled Activities for 5.23.23 – 6.10.23

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

- Saturdays, May 27th, June 3rd, and June 10th are projected to be workdays.
- Extended work hours next Monday thru Friday are anticipated.
- There is no work scheduled for Monday, May 29th, in observation of the Memorial Day holiday.
- Sundays June 4th, 11th, 18th and 25th, and July 2nd and 10th are also expected to be workdays (interior only).
- These Saturday, and Monday thru Friday overtime work hours will be compliant with the City of Somerville ordinances. Saturday and Sunday start of work hours is 9AM.

- **North End Work:**
 - There will be fewer 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 moderately-sized cranes.
 - With the crane works lessening, there will be an increase of forklift work within Chestnut Street in support of the Level 1 brick veneer installation.
 - 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.
 - 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.
 - With the recently closed-in south end material load-in bays on Levels 3 & 4, there will be less forklift work and material load-in from this south end of Chestnut Street.
 - It's projected that there will be small volume intermittent concrete placements occurring, as well as small crane works to continuously tender ongoing roofing work.
 - 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 activities at street grade similar to the work recently at the building's southwest corner (near the transformer) as work of this area of Level 1 will continue to advance, including steel framed louver openings, steel stud and wall sheathing, masonry veneer, etc.
 - Levels 4 terrace, and 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 < 10 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.

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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 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 project’s north end parking lot.
- **Chestnut and Fitchburg Streets Utility Work:**
 - Eversource Gas has completed the installation of their new underground gas infrastructure within Fitchburg Street West which connects Chestnut Linwood Streets.
 - To reinstall the cobblestones displaced by this work, albeit they have not advised as to their schedule for that work.
 - Similarly the building’s gas service is to be installed from Chestnut Street, south to the building, which will occur in the general area of the building’s southwest corner.
 - Have not yet committed to a schedule to install this service, although all parties are aware that this is needed for early June 2023,
 - Eversource Electric has remobilized to Fitchburg Street East to install primary underground cabling.
 - While yet to commit to a schedule, it’s anticipated that they will have intermittent presence within Fitchburg Street during the weeks of May 29th, and June 5th and 12th, with the goal being to have Eversource completed with this primary cabling work by week ending June 16th.
 - 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 streetlights that are to be installed on Chestnut Street.
 - In anticipation of the Fitchburg Street (north side) and Chestnut Street (east side) existing light poles/lights being removed in preparation for replacement, these 2 existing lights will be removed and temporarily replaced with light fixtures affixed to the sidewall of the new building.
 - More information on this Eversource Electric work will be forwarded when received.
 - 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 and into the early Summer 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.

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- 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.
 - Shallow utility work includes the previously installed and activated two fire hydrants on Chestnut Street, the first located near the Chestnut/Fitchburg corner, the 2nd being north of the building's main entrance.
 - Phase 1 of this site finishes work will include the east side towards the MBTA and south side towards Brickbottom.
 - Phase 2 of this site finish work will include shallow underground utilities, granite curb, concrete sidewalk and concrete paver installation between the south end of the building and Fitchburg Street East.
 - As the east/south sides advance, Phase 3 of the site finishes work on the west towards the full width of Chestnut Street will commence in June.
 - 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 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.
- 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