

## **28 CHESTNUT**

NORTH RIVER LEERINK

### **Construction Update For 28 Chestnut Street - Scheduled Activities for 6.18.23 – 6.14.23**

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

- Saturdays, June 17<sup>th</sup> and 24<sup>th</sup> are projected to be workdays.
- Extended work hours next Monday thru Friday are anticipated.
- There is no work scheduled for Monday, May 29<sup>th</sup>, in observation of the Memorial Day holiday.
- Sundays June 18<sup>th</sup> and 25<sup>th</sup>, and July 2<sup>nd</sup> and 10<sup>th</sup> 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 start of work hour 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 with moderately sized cranes.
  - With the crane works lessening, and the street barriers and fencing reset, the sitework finishes are projected to start.
  - 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 decreasing quantities of aerial and scissor lifts being used by tradesman as the installation of the building's façade elements is nearing completion.
  - 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, including load-in for multiple crafts, primarily utilizing forklifts.
  - 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) and along Chestnut Street as the works of these area of Level 1 will transition from the masonry veneer installation to the installation of the Eversource Gas building service to the site's finish hard and soft scape works.
  - Levels 4 terrace, and Levels 5-6 roof installations will continue.

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- 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.
  - 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.
  - There is an upcoming need to utilize a crane within Fitchburg Street to hoist materials to the east side of the new building’s roof. This will be a 1-day event, pending schedule confirmation. Once a date is targeted a request to Brickbottom to accommodate will be made. It is currently projected to occur on or around the week of June 26<sup>th</sup>.
- **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, but is projected to occur the week of June 26<sup>th</sup>.
    - Eversource Electric has some remaining work in Fitchburg Street East to complete.
      - While yet to commit to a schedule, it is anticipated that they will have intermittent presence within Fitchburg Street East during the weeks between June 19<sup>th</sup> and July 28<sup>th</sup>.
      - Including localized excavation at the two electric manholes in order for the new city street lights underground conduit and cabling to be installed.
      - New city street lights will be installed along Chestnut Street, and will be controlled by a new City Light Control Cabinet which will be located at the eastern end of Fitchburg Street, adjacent to the existing fire hydrant.
      - 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.
    - All efforts will be made to maintain a minimum width of one vehicle driving lane on all streets during these public utility installations.
  - **Additional Projected Works and Project Milestones:**
    - There will be continuous work on the building’s sidewall facades throughout the Summer with the façade being substantially completed for early July.
      - To mirror the continuous works ongoing within the interior portions of the building, with works projected to be substantially complete for the end of August.

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- 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 on Fitchburg Street 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.
- In the Spring, finish sitework resumed.
  - To include construction activities on all sides of the project, and 2 newly activated fire hydrants on Chestnut Street, the first located near the corner of Chestnut/Fitchburg, and the second being north of the building's main entrance.
  - These hydrants are available for fire department use if needed.
  - Phase 1 of the finish sitework included the east side towards the MBTA, & the landscape plantings required in this area have been substantially completed.
  - Phase 2 of the finish sitework will include soil works, shallow underground utilities, granite curb, concrete sidewalk and concrete paver installation, and soft landscape plantings at the south end of the building.
  - There has been more detailed scheduling/logistical planning for Fitchburg and Chestnut Streets forwarded to the Brickbottom community as of the weeks ending March 17<sup>th</sup> and June 9<sup>th</sup>.
  - As the east/south sides advance, Phase 3 of the site finishes work on the west towards the full width of Chestnut Street will complete in July.
  - 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 late Summer, 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