



Innovation Point Construction Update – December 2018

- Pedestrian traffic has been relocated onto the first phase of the Harborwalk sidewalk. The balance of the Harborwalk reconstruction, Phase 2, from the trailers to Necco Ct. will continue through the end of 2018. The site has been graded for the new sidewalk which will follow the overlook construction. Light foundations and foundations for the new overlooks are being constructed, and framing and deck construction will continue through December, weather permitting. Temporary access to the dock is maintained daily. Landscaping and certain plantings will be completed in the early spring of 2019 to meet planting season requirements.
- The contractor will continue working on warm weekends to take advantage of the best weather and temperatures left this season. This work is being performed subject to the required approvals of Boston ISD.
- Temporary heating units have been connected to the building, providing heat through temporary ducts from both the west face and the east face of the buildings. These units will remain in operation throughout the winter months. Certain portions of the building are being wrapped to allow work on masonry, steel, and other construction to continue. The openings in the building are being closed up both on a temporary and permanent basis as work progresses.
- Structural steel for the glass enclosure connecting the two buildings has been erected. Concrete has been placed on the 2nd through 5th floor. The 6th floor and roof steel of the glass enclosure will be completed once the west building 6th floor and roof steel is tied into it.
- The steel and concrete deck for the mezzanine level inside of the east building has been completed with interior partitions to begin during December.
- Erection of the 6th floor steel and new roof steel on the west building is underway. The steel and deck will be completed in December allowing construction of the permanent roof to begin. A temporary roof membrane has been placed on the 5th floor concrete slab to keep the balance of the building dry while the new roof is constructed.
- The placement of timber beams, girders and deck around the passenger elevator and freight elevator in the east building is complete except for the northwest corner. The

steel bracing for the exterior walls is in place, the old masonry stair tower and old freight elevator shaft have been demolished. The new concrete block stair shaft foundations and masonry work in the northwest corner of the building is underway. The timber beams and decking will be tied into the new stair shaft as masonry work is completed. This activity has been affected by the frequency of rain last month and will be performed on weekends as weather permits.

- The balance of the concrete decks on the 2nd through 5th floors of the east building will be completed by mid-December. Interior partitions and layout of rough in has begun on the 2nd and 3rd floors. A temporary roof membrane has been placed on the 5th floor deck to protect the building. The roof of the east building has been removed in preparation for the placement of structural steel which will begin before the end of December.
- Cutting and repointing of the exterior masonry façades continues on both buildings. Repair and replacement of damaged brick is performed as part of the restoration process. Mast climbers will continue to be moved around the building as the masonry restoration progresses. Cutting and repointing of masonry will continue for a couple months. Winter weather measures are being implemented to allow this work to continue. This is one of the activities that is temperature sensitive that will also be performed on weekends as temperatures permit this month to take advantage of the best weather left this season. Washing of the facades is being postponed until temperatures permit completion of this work.
- The construction of the new large openings in the south and west faces of the first floor of the west building and on the south face of the east building continues. Once the opening is made, steel framing is placed supporting the existing masonry wall and then the masonry is reconstructed around the steel frame. The work on the large openings will continue.
- The preparation of existing window openings in both buildings is underway to restore masonry and provide the blocking necessary to receive the new windows. Waterproofing and caulking is being placed in the masonry openings to prepare them to receive the windows. Windows installation has begun in both buildings and will continue into January.
- The crane is supporting the erection of the structural steel for the roof and the new 6th floor on the west building. The crane also continues to support placement of timber beams and girders and placement of the mechanical and plumbing risers. The crane will remain on site into the 2019 construction season.
- Rough-in of interior walls and completion of interior masonry restoration is underway in the west building. Mechanical, electrical, plumbing and fire protection rough-in is underway and will continue working from the first floor up through the building over the next couple months. Rough in of the ductwork and piping in the west building core is nearing completion.

- Electrical, mechanical and plumbing rough-in is continuing in the east building. Work will progress from the first floor up through the building. Construction of new ductwork and piping risers continues in the core of east building.
- The pile cap for the new column to support the bridge across Necco Ct. is complete and is protected by a temporary plywood enclosure. Fabrication of materials for the bridge reconstruction is underway. The new column for the bridge will be placed in January with interior abatement and structural improvements to the steel inside the bridge commencing as well.
- The transformer yard walls are complete, placement of the remaining electrical conduit and equipment pads is underway. Placement of the final transformer to provide permanent power to the buildings is being scheduled through Eversource. In preparation for permanent power, work on the main electrical room inside the building is underway. GE and its contractors will continue to coordinate the work in Necco Ct. with Synergy.