



## **Innovation Point Construction Update – November 2018**

- The first phase of the Harborwalk sidewalk construction is complete with pedestrian traffic to be relocated onto the permanent sidewalk in the Phase 1 area the first week of November.
- 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, framing and deck construction will continue through November. 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 of the plants.
- Certain of the activities which are underway have been affected by the recent frequency of rain events or are temperature sensitive. For the near future, the contractor will be working 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.
- Structural steel for the glass enclosure connecting the two buildings has been erected. Concrete has been placed on the 2<sup>nd</sup> floor and formwork and reinforcing is complete on the 3<sup>rd</sup> through 5<sup>th</sup> decks, which will be placed in early November.
- Structural steel for the mezzanine level inside of the east building has been erected and is being decked this month.
- Erection of the 6<sup>th</sup> floor steel and new roof steel is underway. A temporary roof membrane has been placed on the 5<sup>th</sup> floor concrete slab to keep the balance of the building dry while the new roof structure is constructed.
- The 5<sup>th</sup> floor deck slab was placed in the east building. The 2<sup>nd</sup> floor is being prepared for the deck slab and timber decks on the 3<sup>rd</sup> and 4<sup>th</sup> floors are being repaired in order to receive the new structural concrete deck.
- The placement of timber beams, girders and deck around the passenger elevator and freight elevator in the east building is continuing, tying the building masonry exterior

back to the core in preparation for structural slabs to be placed on each floor of the east building. The steel bracing for the exterior walls is in place and demolition of the existing masonry stair tower and old freight elevator shaft is underway and will continue into mid-November. Once the demolition is complete a new concrete block stair shaft will be constructed in the northwest corner of the building with the timber beams and decking tied into the new stair shaft. This is one of the activities that has been affected by the frequency of rain this month and will be performed on weekends as weather permits.

- 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. Washing of the facades is underway now that the masonry restoration has cured the required duration. 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.
- 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 are being delivered to the site, assembled and placed in the window openings, starting in the west building.
- The crane is supporting the erection of the structural steel for the roof and the new 6<sup>th</sup> floor on the west building. The crane also continues to support placement of timber beams and girders, demolition of the stair and elevator shaft and placement of the mechanical and plumbing risers. The crane will remain on site through the rest of the 2018 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.
- Initial electrical, mechanical and plumbing rough-in is nearly complete in the crawlspace of the east building. Construction of new ductwork and piping risers continues in the cores of both the west and east buildings.

- 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.
- Waterproofing on the west side of the west building has been completed which will allow for construction of the balance of the transformer yard. Once the remaining transformer yard retaining walls are completed, the final transformer will be placed by Eversource to provide permanent power to the buildings. In preparation for that, 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.
- Temporary heating units will be 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.