



## Innovation Point Construction Update – January 2019

- 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. is continuing. Foundations for overlook decks are complete. Deck construction will continue into February. Light foundations and light poles have been installed. Electrical wiring installation is underway. The Phase 2 harborwalk sidewalk will be placed as weather conditions permit. 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.
- Temporary heating units have been installed and are 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 or tented to allow masonry, concrete, and other construction to continue. The openings in the building are being closed up on a permanent basis as work progresses.
- Structural steel for the glass enclosure connecting the two buildings has been erected. Concrete has been placed on the 2<sup>nd</sup> through 5<sup>th</sup> floor. The 6<sup>th</sup> floor and roof steel of the glass enclosure has been erected and will be completed with the west building 6<sup>th</sup> floor and roof steel in January. A temporary roof membrane has been placed on the 5<sup>th</sup> floor concrete slab to keep the balance of the west building dry while the new roof is constructed. Once the high roof and 6<sup>th</sup> floor roof steel are complete, the concrete deck slab will be placed and construction of the permanent roof will commence.
- The steel and concrete deck for the mezzanine level inside of the east building has been completed. Interior partitions and MEP equipment rough-in has begun on the mezzanine level.
- The placement of timber beams, girders and deck around the passenger elevator and freight elevator in the east building is now complete. Temporary steel bracing will be removed once the balance of the concrete slabs in the northwest corner of the east building are placed on each floor. The new concrete block stair shaft masonry work in the northwest corner of the building is complete to the 5<sup>th</sup> floor and will be completed through the final roof elevation by early February.

- The concrete decks on the 2<sup>nd</sup> through 5<sup>th</sup> floors of the east building have been completed, except for the northwest corner at the freight elevator. Interior partitions and rough in has begun on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors. A temporary roof membrane has been placed on the 5<sup>th</sup> floor concrete slab to protect the building. Placement of structural steel for the columns supporting the roof steel is underway. Roof structural steel will continue into early February. Once the roof steel is complete the concrete deck slab will be placed and construction of the permanent roof will commence.
- Cutting and repointing of the exterior masonry façades is one of the activities that is temperature sensitive and will be performed as conditions permit. Winter weather measures are being implemented to allow this work to continue around the building. Cutting and repointing is continuing in the area that has been tented and heated between the buildings. Cutting and repointing of masonry from mast climbers will continue in the southwest corner and northeast corner of the west building as weather permits. Washing of the facades has been 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, then the masonry is reconstructed around the steel frame. The work on the large openings will continue.
- Masonry restoration, blocking and waterproofing around the window openings is complete. Window installation is continuing in both buildings. Caulking and sealing around the new windows as well as placement of window trim is in progress.
- 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 and to support placement of the mechanical and plumbing risers and equipment. The crane will remain on site into the 2019 construction season.
- Rough-in of interior walls and interior masonry restoration is underway in the west building. Mechanical, electrical, plumbing and fire protection rough-in is continuing on the first 4 floors of the west building. This will continue and include the 5<sup>th</sup> floor over the next couple of months. Rough in of the ductwork and piping risers in the west building core is complete.
- Rough-in of interior walls and interior masonry restoration is underway in the east building. Electrical, mechanical and plumbing rough-in is continuing in the first 3 floors of the east building. Rough in of the ductwork and piping risers continues in the core of east building.
- The new column for the Necco Ct. bridge has been placed. The base of the column will be encased in concrete to protect it from vehicles. Scaffolding is being erected on both sides of the Necco Ct. bridge to the full height of the bridge to support the

reconstruction of the bridge structure and skin. Scaffolding erection will take the balance of January. The scaffolding will span Necco Ct to allow vehicle and pedestrian traffic to be maintained below during rehabilitation of the bridge. Fabrication of structural steel, curtainwall and metal panels for the bridge reconstruction is underway. Abatement of lead-based paint from structural members inside the bridge has commenced in order to prepare the surfaces for welding. Structural steel improvements to the bridge will follow abatement. GE and its contractors will continue to coordinate the work in Necco Ct. with Synergy.

- The final transformer has been placed in the transformer yard by Eversource. Work on the main electrical room inside the building is underway to prepare for the electrical gear and permanent power. Electrical gear installation will occur in early February. Once electrical gear is in place, Eversource will energize the permanent power to the building.