



Innovation Point Construction Update – August 2018

- The first phase of Harborwalk construction began with relocation of the Harborwalk onto the existing parking lot, removal of the existing Harborwalk lights, abandonment of wells in the Harborwalk and mobilization of materials. The Harborwalk will be reconstructed in phases. Demolition of the existing Phase 1 Harborwalk and excavation for the new Phase 1 Harborwalk light locations (the existing lights will be refurbished for re-use) and sidewalk will begin in early August, followed by construction of new light foundations and new sidewalk.
- The balance of the Harborwalk reconstruction, Phase 2, from the trailers to Necco Ct will be constructed from mid-September through the end of 2018. The temporary walkway for that phase has already been constructed. Landscaping and certain plantings will be completed in the early spring of 2019 to meet planting season requirements of the plants.
- The first-floor concrete deck in the west building has been placed. The slab for the lobby area between the buildings within the future glass enclosure has been placed. The existing first floor of the west building has been removed providing a new “first” floor space that showcases the timber frame construction and is over 17 feet tall. The columns have been braced with the lower cast iron portions of the columns wrapped in concrete. Preparations continue for concrete placement on the fifth floor of the west building which will be placed in August.
- Preparations continue for the slab on grade in the east building. All remaining underground utilities have been completed and the grade beams supporting depressed slabs have been placed. Reinforcing steel for the concrete encasement of the columns will complete shortly.
- The timber beams, girders and deck have been restored through the fifth floor of the west building, tying the existing floors back into the concrete core. The original stairs in the NW corner of the building have been removed and were replaced with beams and timber decking to close up the opening from the stair removal. The opening from the freight elevator that was demolished is being closed up on each floor with timber beams, girders and decking.

- The welding of clips and support angles on the east core required to support the beams and timber decking is nearing completion. Placement of timber beams, girders and decking tying the building back to the core in the east building is underway.
- Construction of the masonry walls of the freight elevator in the east building is complete and the remaining core shaft wall is being placed as the timber deck replacement advances up through the building.
- Initial electrical, mechanical and plumbing rough-in continues in the crawlspace and on floors of the west building. Construction of new ductwork and piping risers continues in the west building which is being coordinated with construction of the core's interior masonry walls.
- 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 commencing.
- Brick masonry restoration mock-ups are complete for each step in the masonry restoration process. Cutting and repointing of the masonry façades are underway on both buildings. Repair and replacement of damaged brick is performed as the restoration progresses. Mast climbers will continue to be moved around the building as masonry restoration progresses. Cutting and repointing of masonry will continue for several months. Washing of the facades will be performed once the masonry restoration is completed and mortar has cured for the required duration.
- Masonry openings for the new windows on the 4th and 5th floors on the south side of the east building will be completed when masonry restoration moves to the south façade of the east building. The first of the large openings in the first floor has been cut into the west building. As bracing and reconstruction of the opening continues additional large openings will be made on the south facades. The preparation of existing window openings is underway to restore masonry and provide the blocking necessary to receive the new windows. Masonry repairs of the interior walls is performed when weather precludes façade restoration work.
- The crane continues to support placement of timber beams and girders as well as placement of the mechanical and plumbing risers. Steel erection will commence in early August with erection of the steel for the glass enclosure between the two buildings. The crane will also support removal of the roof of each building and the erection of the structural steel for the mechanical spaces and the new 6th floor. The crane will remain on site through most of the 2018 construction season.
- The ductbank from the telephone manhole on Necco St. into the building is complete. GE will continue to work closely with the owners of Necco Ct. and Necco St. to maintain access during completion of this work.

- Electrical ductbank installation at the west end of Necco Ct. will be completed in sequence with Eversource work to replace the transformers. A new switch and transformer have been energized by Eversource above elevation 19.5 in the newly constructed transformer yard. GE is working closely with Synergy, its tenants and Eversource to coordinate the changes to electrical service in the 253 Summer St. and Melcher St. buildings.