



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

- The first phase of the Harborwalk construction continues with the Harborwalk temporarily located onto the existing parking lot. The existing Harborwalk was removed in the area of the first phase, new light bases and conduit have been installed and excavation and placement of the subbase for the Harborwalk is underway. The concrete and landscaping associated with the first phase of the Harborwalk will be placed in September.
- The balance of the Harborwalk reconstruction, Phase 2, from the trailers to Necco Ct will be constructed from 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.
- Structural steel for the glass enclosure connecting the two buildings is being erected. Structural steel work in the glass enclosure area will continue through the month. Structural steel is being delivered for erection of the mezzanine level in the east building.
- The removal of the balance of the west building roof is underway to make way for construction of the new 6<sup>th</sup> floor and roof. A temporary roof membrane has been placed on the fifth floor concrete slab to keep the balance of the building dry while the new roof structure is constructed. Erection of the structural steel for the west building 6<sup>th</sup> floor will commence after the existing roof removal is complete.
- The fifth floor concrete slab in the west building has been placed. Preparations are underway for concrete slab placement on the second, third and fourth floors of the west building. Rough-in of interior walls and completion of interior masonry restoration will follow concrete slab placement.
- The slab on grade was placed in the east building. The columns have been encased in concrete below the first floor and the first floor structural slab has been placed. Column bracing and encasement above the first floor will commence once the concrete slab has cured. Construction of the mezzanine floor will also commence once the first floor concrete slab is accessible.

- The timber beams, girders and deck have been restored in the opening from the freight elevator that was demolished on all floors but the fifth floor in the west building. Completion of the remaining beams, girders and deck is underway.
- The placement of timber beams, girders and deck around the passenger elevator and freight elevator in the east building is continuing, tying the building to the core in preparation for structural slabs to be placed on each floor of the east 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. Electrical, mechanical and plumbing rough-in will commence in the crawlspace of the 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 commencing.
- Cutting and repointing of the masonry façades continues 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 façades will be performed once the masonry restoration is completed after mortar has cured for the required duration.
- The construction of the new large openings in the first floor of the west building continues. Two have been braced with the masonry reconstruction in process while other openings are being made and braced. The work on the large openings will continue into October.
- Masonry openings for the new windows on the 4<sup>th</sup> and 5<sup>th</sup> 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 preparation of existing window openings in both buildings 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 exterior façade restoration work.
- The crane is supporting removal of the roof of the west building and the erection of the structural steel for the roof and the new 6<sup>th</sup> floor. The crane continues to support placement of timber beams and girders and placement of the mechanical and plumbing risers. The crane will remain on site through most of the 2018 construction season.
- The new switch and transformer in the new transformer yard were placed into operation on August 25 servicing the 253 Summer St. and Melcher St buildings. The existing electrical transformer that remains has been de-energized and will be removed by Eversource allowing for completion of the new transformer yard. GE will continue to

work closely with Synergy, its tenants and Eversource to complete the electrical equipment revisions on Necco Ct.