

SDQD Communications Meeting

September 2, 2020

Construction – Next 4 Weeks (New Items Shown)

- Quad plaza demolition
 - First phase plaza demolition - South of Pool Building
 - Paver removal - second phase
 - Waterproofing abatement and disposal – second phase
 - Fire Alarm system separation under plaza
 - Relief Cut to isolate Plaza and Healey
 - Chain link fence and protection barricade installation at street level for plaza parapet works
 - Parapet demolition between Healey/Quinn, around McCormack building Loading Dock and near McCormack Theater

Progress



Science Center paver and abatement removal



Plaza with pavers and waterproofing removed

Progress



North side of Science Center in Beacons Lot



Upper Level of Science Center

Progress - Webcam



OxBlue

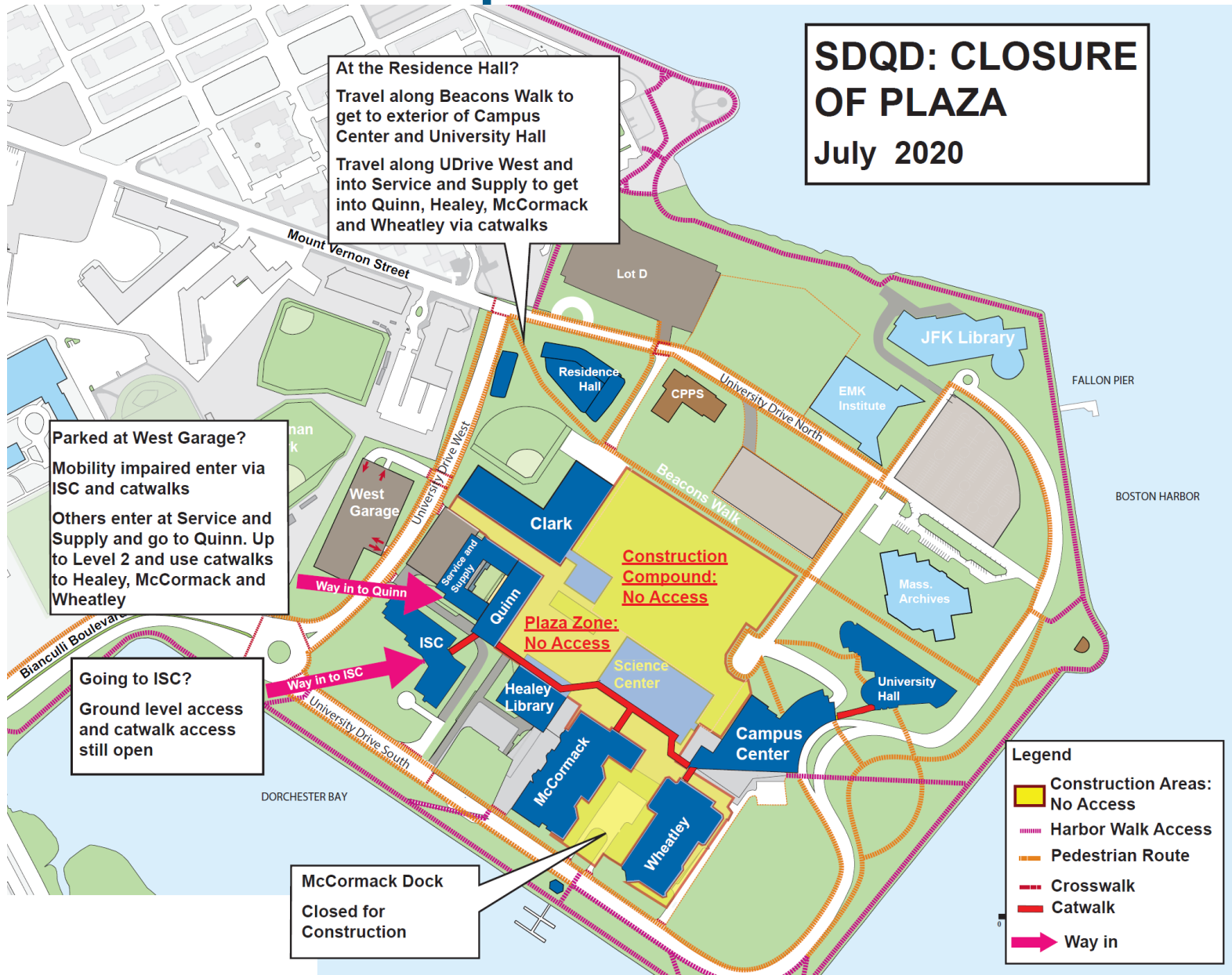
SDQD on September 1, 2020

<https://app.oxblue.com/open/gilbane/UMASSBostonSDQD>

Campus Movement

SDQD: CLOSURE OF PLAZA

July 2020



Campus Access Restrictions

SAFETY FIRST!

- **NO ACCESS TO PLAZA**
DEMOLITION WORK ONGOING
- **NO ACCESS TO BEACONS LOT AND ITS ACCESS ROAD**
DEMOLITION WORK AND CONSTRUCTION VEHICLES
- **NO ACCESS TO SCIENCE CENTER AT ALL**
DEMOLITION WORK AND HAZARDOUS MATERIAL ABATEMENT
- **NO ACCESS TO SUBSTRUCTURE**
DEMOLITION WORK IN, ABOVE AND BELOW
- **BE ALERT FOR SIGNS AND DON'T CIRCUMVENT BARRIERS**

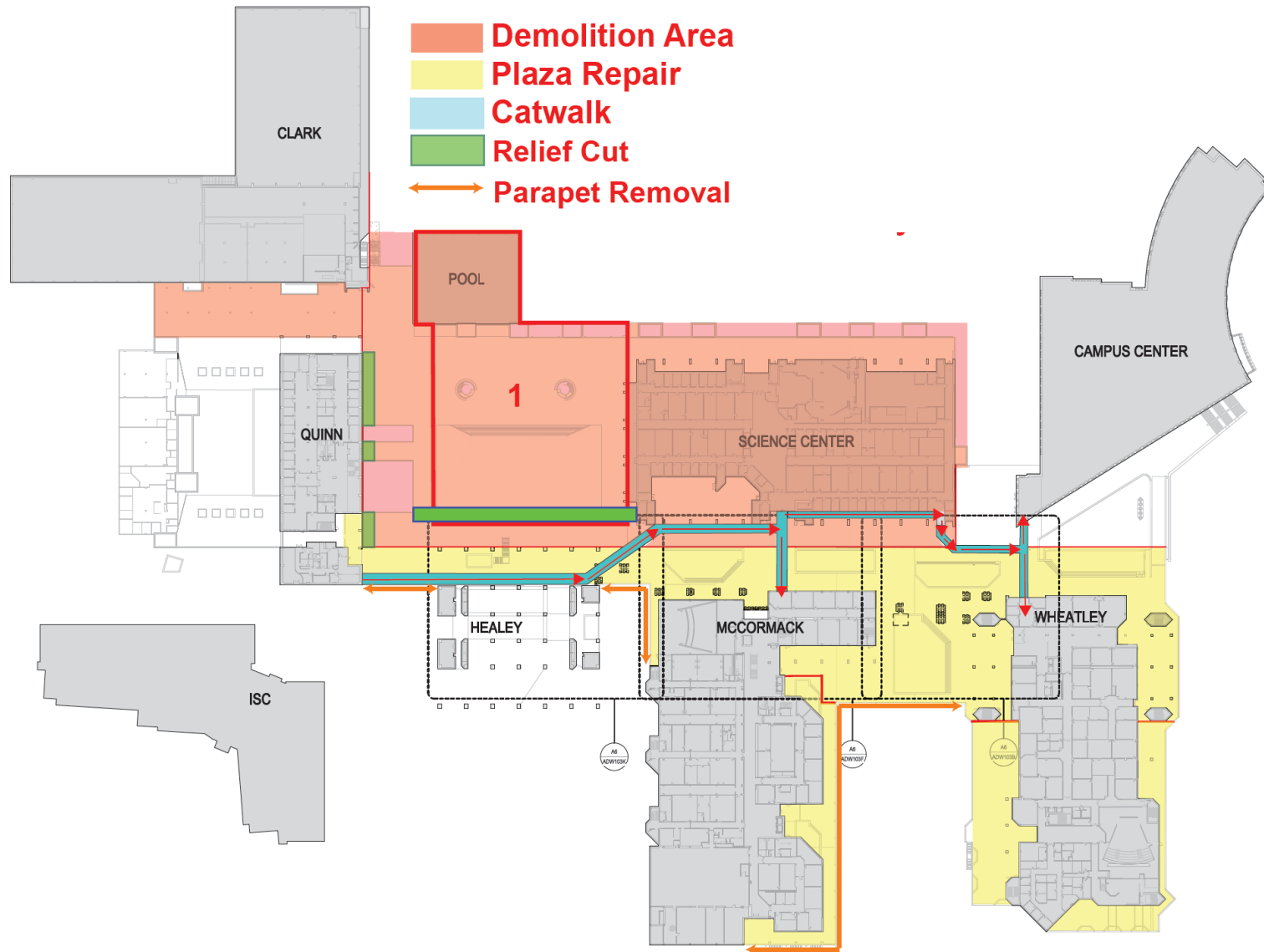
Quad Development – Plaza

| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|--|--------------|------------------------------|---|
| • Select pre-cast concrete walkway paver removal - First Phase adjacent to Pool, Quinn, Healey and Science Center (north) | Low | Complete | Visual impact. Authorized personnel within construction area. Work areas will be contained to within isolated plaza. |
| • Select pre-cast concrete walkway paver removal - Second Phase adjacent to McCormack, Wheatley and Science Center (south and west) | Low | 8/24/20 - 10/2/20 ONGOING | Visual impact. Authorized personnel within construction area. Work areas will be contained to within isolated plaza areas. |
| • Phased Plaza waterproofing abatement and disposal following walkway paver removal - First Phase adjacent to pool, Quinn and Science Center (north) | Medium/High | 8/3/20 - 9/4/20 ONGOING | Work will be carefully performed with contained machinery by certified staff and monitored to state regulations by 3rd party independent agent. Authorized personnel, only, allowed within construction area. Method of removal has been reviewed and approved by permitting authority. Noise impacts to limited areas of adjacent buildings when machine in operation. |
| • Phased Plaza waterproofing abatement and disposal following walkway paver removal - Second Phase adjacent to McCormack, Wheatley and Science Center (south and west) | Medium/High | 8/31/20 - 10/2/20 ONGOING | Work will be carefully performed with contained machinery by certified staff and monitored to state regulations by 3rd party independent agent. Authorized personnel, only, allowed within construction area. Method of removal has been reviewed and approved by permitting authority. Noise impacts to limited areas of adjacent buildings when machine in operation. |
| • Fire Alarm system separation Plaza to Quinn, Healey Buildings | Medium | 9/8/20 - 9/16/20 | PENDING APPROVAL Work will have no safety or nuisance impact. Will involve short duration disabling and re-programing of fire alarm system. |

Quad Development – Plaza

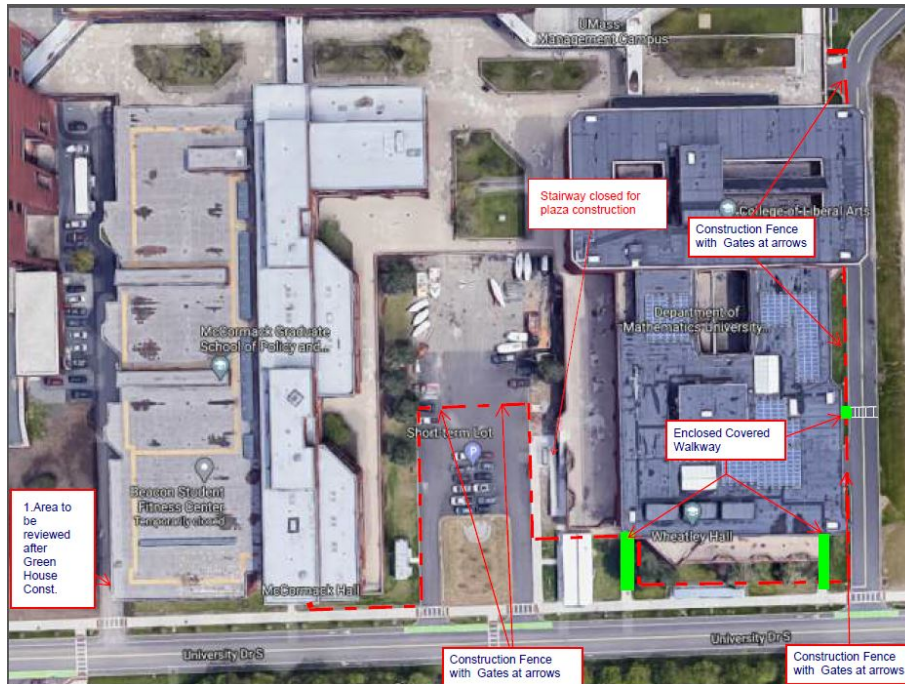
| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|--|--------------|-------------------|---|
| • Relief Cut isolated separation between Plaza and Quinn Building | Medium/High | 7/27/20 - 9/4/20 | Limited work to carefully separate existing Plaza from east side of Quinn Building along existing expansion joint. Minimal impact at UL adjacent to Quinn. Visual and audible impact at Plaza Level requires short duration demolition work with demolition hammer with remote controlled machinery to remove slab. Sound monitoring will be in effect with major separation work complete prior to fall semester. |
| • Commence first phase Plaza Demolition - South of Pool Building | Medium | 9/9/2020 - | PENDING APPROVAL AND SYSTEM SEPARATION WORK. Demolition work is contained within construction area. Activity visible from pedestrian walkways. Likely to be noise and vibration impacts to neighboring buildings. Monitoring will be undertaken. |
| • Relief Cut isolated separation between Plaza and Healey Building | Medium/High | 9/14/20 - 9/25/20 | Limited work to carefully separate existing Plaza from north side of Healey Building along existing expansion joint. Visual, audible and vibration impacts at Plaza Level and may migrate to UL/LL areas of Healey (WUMB and Library based staff). Sound monitoring will be in effect. Work requires short duration demolition work with remote controlled machinery. Authorized personnel, only, allowed within construction area. |
| • Chain link fence and protection barricade installation on street level between Healey/Quinn, around McCormack lower level Loading Dock and adjacent to McCormack Theater area between Healey and McCormack | Medium | 9/2/20 - 9/11/20 | Visual impact for fence installation at street level. Requires short duration vehicle access. Authorized personnel, only, allowed within construction area. |
| • Existing parapet demolition and removal between Healey/Quinn, around McCormack building Loading Dock and near McCormack Theater | Medium/High | 9/3/20 - 9/18/20 | Visual and audible impact at Plaza Level and may migrate to UL/LL of Healey and (WUMB and library based staff). Work requires brick and concrete demolition work with remote controlled machinery. Authorized personnel, only, allowed within construction area. |

Plaza Construction and Demolition



McCormack Dock Closure

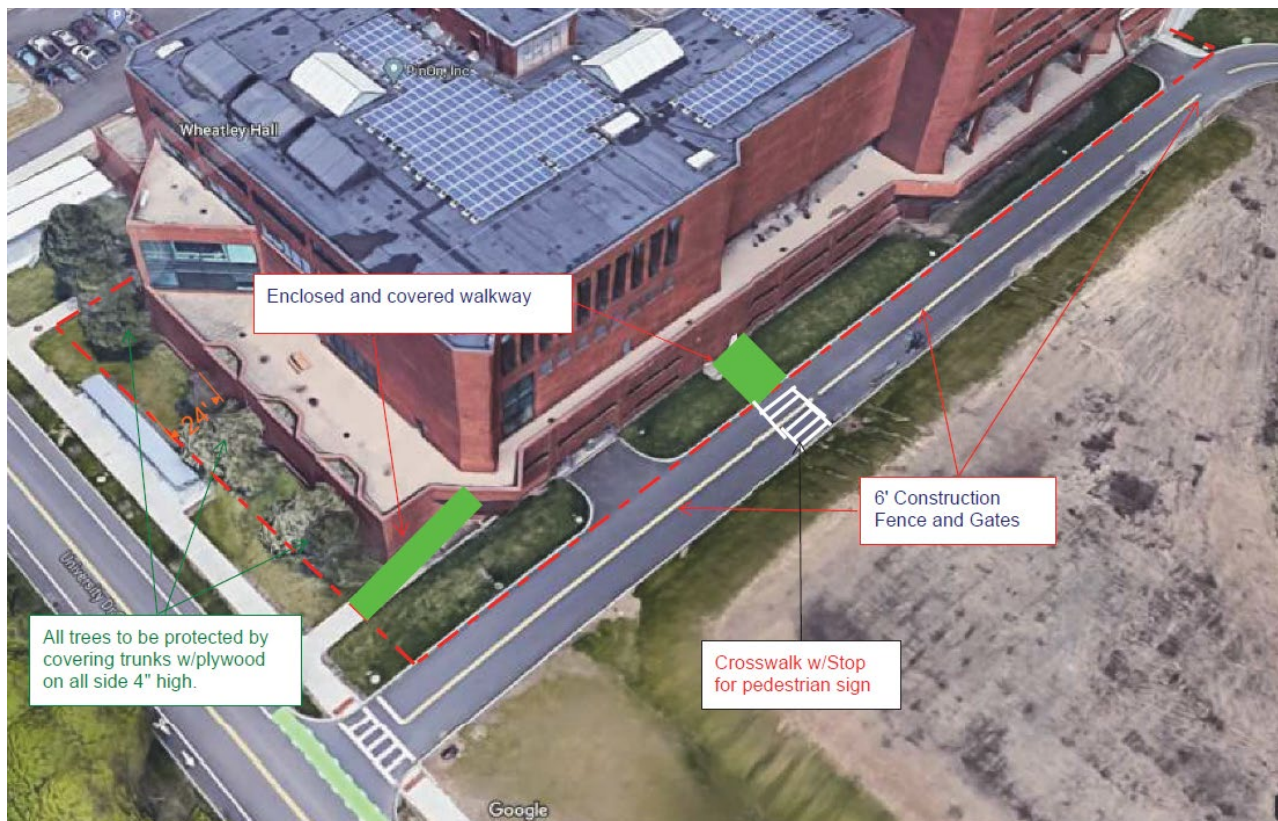
- McCormack dock to be closed off with fencing to facilitate substructure repair work and plaza parapet work. Closure is needed for plaza safety with parapet work above. DO NOT ENTER FENCED AREAS!



- Areas beneath the McCormack (1st phase) and Wheatley (2nd phase) parapets adjoining the building would also be fenced off. DO NOT ENTER FENCED AREAS

Access Road Impacts

- Fencing along south-east side of Wheatley to facilitate 2nd phase of plaza parapet work above. Reviewed by Campus Center Operations. DO NOT ENTER FENCED AREAS
- Will affect road to southern Campus Center drop off.



Science Center Demolition

| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|---|--------------|------------------------------|---|
| • Isolation of existing systems in preparation for demolition | Medium | Ongoing | No impacts outside Science Building. Authorized personnel within construction area. Select start/stop of existing systems. |
| • 3rd and 4th Floor - ACM abatement and disposal | Medium | Ongoing | No impacts outside Science Building. Isolated area access is contained within building to select certified individuals and independent testing agent who is monitoring the works. No one can accidentally enter these areas. Material is moved out via Beacons Lot to an authorized disposal site. All work being undertaken in accordance with relevant regulations. |
| • 1st and 2nd Floor - ACM abatement and disposal | Medium | 8/10/20 - 9/25/20 ONGOING | No impacts outside Science Building. Isolated area access is contained within building to select certified individuals and independent testing agent who is monitoring the works. No one can accidentally enter these areas. Material is moved out via Beacons Lot to an authorized disposal site. All work being undertaken in accordance with relevant regulations. |
| • Lower Level - Concrete floor sawcutting | Medium/High | 6/29/20 - 9/4/20 ONGOING | Audible impact within Lower Level. Areas to be cordoned to all but construction personnel. |
| • Science Building north façade masonry veneer demolition - UL/LL | Medium/High | 8/17/20 - 9/18/20 ONGOING | Limited visual impact from distance along Beacon's Path and University Hall. Work area contained to north side of existing Science Building with temporary construction fencing. Areas cordoned to all but construction personnel. Limited noise impact. |

Quad Development – Pool Building Demolition

| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|--|--------------|----------------|--|
| • Exterior brick wall removal | Medium/High | Complete | Visual impact with authorized personnel and equipment, only, within construction area. Work areas limited to construction trades and 3rd party independent agent. |
| - | - | - | - |
| • Pool Building demolition – major bulk demo | Medium/High | Complete | Limited visual impact for distance viewing along Beacons Path. Work contained within temporary construction fence area at former Beacons Lot for building dismantling. No access to construction area, except trade workers. |

Clark Athletic Center - Renovation

| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|---|--------------|----------------------------------|--|
| <ul style="list-style-type: none"> Interior Permanent and Temporary partition framing – Plywood and wall surfaces | Medium/High | Complete | Limited impact. Work area isolated within Clark Athletic Center lobby and Upper Level Creative Room. Coordinated with Campus Operations. |
| | | | |
| <ul style="list-style-type: none"> Clark interior drywall partition installation - based on Code Official approval | Low | 8/31/20 - 9/18/20 ONGOING | Work area contained and isolated within Clark Athletic Center UL Creative Space. |
| | | | |
| <ul style="list-style-type: none"> Construction of new Athletic Center components | Low | Ongoing | Work contained within new Lobby and Upper Level locations. Work involves construction of new walls, flooring and utilities to finish offices, treatment suite and storage. |

McCormack and Wheatley Stabilization

| LOCATION/ACTIVITY | IMPACT LEVEL | DATES PROPOSED | IMPACTS TO BE EXPECTED |
|---|--------------|--|---|
| • New sanitary plumbing piping tie-ins Lower Level Wheatley and McCormack buildings. | High | To be Confirmed and Scheduled for least impact to campus | Isolated sanitary sewer shutdown in McCormack and Wheatley to occur off-hour Friday to Saturday. Once scheduled, will result in building drain systems off-line for 8 hour period. <u>During this time restrooms will be closed and drains cannot be used.</u> |
| • Selective demolition, exposure of existing structural components | High | 6/15/20 - 9/4/20 ONGOING | Work underway. Minimal visual impact within former garage. Work areas are coordinated with UMB Facilities and isolated to Upper and Lower Levels below Wheatley and McCormack. |
| • Isolated Hydro-Demolition method for removal of existing deteriorated concrete decking - Upper Level Wheatley and McCormack <u>NO ENTRY TO GARAGE AREAS</u> | High | 8/3/20 - 10/9/20 ONGOING | Work underway. Minimal visual impact within former garage, isolated to Upper and Lower Levels below Wheatley and McCormack. Areas of water-based demolition, closed to all but limited Trade access to contained space. |
| • Temporary disconnect and relocation of select existing electrical and lighting fixtures | Medium | Ongoing | Work is ongoing, coordinated with repair work and isolated to Upper and Lower Levels of former garage under Wheatley and McCormack. Select Fire Alarm system disabling/re-enabling is coordinated with UMB Operations. |
| • Demolition and removal of former ductwork plenum enclosure - Upper Level McCormack (near loading dock) | Medium | 6/26/20 - 9/25/20 ONGOING | Visual impact within former garage. Work area isolated to Upper Level of McCormack and coordinated with other ongoing work and UMB Operations access. |
| • Concrete Column lead paint abatement | Medium | Investigation complete - work to be scheduled | Work includes isolation and containment of select concrete columns to collect material and cordon locations for trade worker access only. Limited to Upper Level/Lower Level of McCormack and Wheatley. Limited noise impact. |
| • Paint prep and new painting in UL/LL | Low | 7/27/20 - Fall 2020 ONGOING | Minimal visual impact at select areas existing steel support framing in UL/LL. Prep and paint areas are contained with tarps and limited access for trades, only. Limited noise impact. |
| • New support bracing UL McCormack, Wheatley | Medium/High | 8/17/20 - 9/25/20 ONGOING | Select areas of limited impact in McCormack first floor: Beacon Fitness Room, Aerobics, Lab 518, Lab 116 requiring floor hole in-fill and repair. |

Questions?

Additional questions or comments?

masterplan@umb.edu

Report Construction Related Issues:

Facilities Service Response

Facilities@umb.edu

617-287-5450

Service & Supply Building UL-01