Agenda

- Project Summary
- Schedule Overview
- Existing Conditions
- Occupant Impact
- Building 10-West & Presidents Courtyard
- Q&A
Building 13 Façade Scope of Work

WORK ACTIVITIES

- Repair and Patch Top of Columns Exterior
- Repair and Patch First Floor Beams (Underside and Vertical Elevation.)
- Repair and Patch Concrete Spalls at Building Face.
- Waterproof Recessed Concrete Areas at Windows.
- Clean Building Exterior

NOT INCLUDED IN SCOPE

- Window & wall replacement
- Painting of exterior window trim
- Lighting improvements
- HVAC and building balancing
- Landscaping/Hardscape
Schedule goals

Façade renovation schedule

Note that dates are subject to change

Project phases and schedules

<table>
<thead>
<tr>
<th>Section</th>
<th>Scaffold</th>
<th>Cleaning and Masonry repair</th>
<th>Demobilization</th>
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<td>I façade</td>
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<tr>
<td>MIT.nano</td>
<td>Lift only</td>
<td>Mar – Jun 2018</td>
<td>May 2018 – Jun 2018</td>
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<td>II façade</td>
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<tr>
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<td>Jun – Aug 2018</td>
<td>Aug – Sept 2018</td>
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<td>III façade</td>
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<td>South façade (President’s Courtyard)</td>
<td>TBD</td>
<td>Oct – Nov 2018</td>
<td>Nov 2018</td>
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Building 10 façade restoration and window replacement project
Windows are scheduled to be removed from June-August 2018 in the President’s Courtyard as part of the Buildings 4, 8 & 10 project. Scaffolding is scheduled to be installed in March.
Building 13: Existing conditions

Concrete sill with failed waterproofing

Concrete sill with drainage system
Building 13: Existing conditions

North Elevation
hardscape improvements

Nano connection to 13
Building 13 Orientation

North Elevation

South Elevation

President Courtyard

South Elevation

NANO Courtyard

Building 10 (connection)

Nano (connection)

West Elevation

East Elevation
Building 13 Scope of Work : South Elevations
(President Courtyard and NANO Courtyard)

President Courtyard Side
Timeline : June – Dec 2018
• (6) Beam Repair under slab
• (21) Concrete Repairs
• (7) Metal Flashing Repairs

NANO Courtyard Side
Timeline : March-June 2018
• (1) Beam Repair Under Slab
• (2) Column Repairs
• (2) Concrete Repairs
• (1) Metal Flashing Repair
**Building 13 Scope of Work East & West Elevations**

**West Elevation**

**Building 13 (West Elevation)**
Timeline: June-Nov. 2018
- (2) Column Repairs
- (23) Concrete Repairs

**East Elevation**

**Building 13 (East Elevation)**
Current Exterior Façade area will become interior area via New NANO Building.
Timeline: Mar.-June 2018
- (4) Column Repairs
- (3) Concrete Repairs
Building 13 Scope of Work: North Elevation

Timeline: Feb. - Sept. 2018

- (10) Beam repairs under slab
- (11) Column repairs
- (46) Concrete repairs
- (11) Metal flashing repairs

North Elevation

Building 13 (North Elevation)

- Metal Flashing
- Beam End Repair
- Column Repair
- Underside Repair
- Typical Concrete Repair

Nano Connection
Nano Courtyard
Underpass

Building 10

Building 10

Nano Connection
Nano Courtyard
Underpass
Building 13 Façade: North Elevation Work Plan

Completion Goal for June
Building 13: Communications & Outreach

Our goal is to provide information about construction activities and their expected impacts (noise, vibration) to you in advance so you can plan your work and ask the team any questions.

- **Individual meetings**: with key contacts in offices to brief on scope of work, schedule, anticipated impacts.

- **Information sessions (like this one)** at major milestones.

- **Forecast emails**: projected activities and impacts, sent to key contacts.

- **Construction notifications**: Facilities’ Construction web page:
  
  http://web.mit.edu/facilities/construction/updates
Building 13: Impact to Offices

- Building will Remain Occupied Throughout Repairs.
- Visual impact from both Building 13 repairs as well as Building 10 west repairs
  - Scaffolding
  - Swing staging
  - Laborers
  - Windows will be covered
- Limited Noise (7am-3pm)
  - Wash-downs
  - Concrete patching and repairs
- Most Noise (11pm-7am)
  - Demolition
  - Heavy chipping and concrete saw
Building 13: Impact to Labs

- Minimal Impact
- Vibration Monitoring
- Dust control (saw cutting with HEPA filter vacuum attachment)
- Turner and MIT PM regularly checking interior conditions
- Window Protection → Building is under negative pressure
Masonry restoration
(Saw cutting example)
Bldg 13: Project Adjacencies

10 West

**Scope:**
- Removal of old windows
- Repair cracked and damaged brick
- Remove and rebuild brick parapet
- Repair and paint cast iron spandrels
- Replace steel lintels and relieving angles above window openings
- Re-point entire brick façade
- Clean existing brick and stone masonry
- Installation of new windows
- Interior repairs to window opening

**Schedule:**
- **Scaffolding:** March 2018
- **Relocations:** April-June 2018
- **Masonry/window demo:** June 9th
- **Masonry/window install:** Mid-August 2018
- **Demobilization:** November 2018
Building 13: Presidents Courtyard Mobilization

President’s Courtyard Logistics Plan
Facade Repair and Window Replacement
Tentative Schedule: Feb 18 thru Dec 18
Contacts

Construction questions:

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PRIMARY CONTACT

Space questions:

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Team includes:

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Questions & answers