Building 54
Priority Infrastructure Renewal

Town Hall Meeting #4
February 24, 2021
Agenda

- Overall Schedule
  - First Phase, Ending
  - Second Phase
- 55 Building Addition General update
- Communications
- Construction Notification
### Construction Timeline Roll-up

#### CDs
- **6/16/20 - 11/3/20**

#### Enabling Permitting and Construction
- **4/20/20 - 3/26/21**

#### Phase 1: Bathrooms, Water fountains, etc.
- **4/20/20 - 3/15/21**

#### Phase 2: HVAC/Electrical/Roof/Façade/Elevators/Stairs/etc.
- **3/1/21 - 2/1/23**

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54 Summary – Phase 1

Nearing Completion
• Toilet Room Renovations
• New Water fountains
• Selective demo

Next Steps
• Toilet room turn over starting Mid-March
• Removal of temporary restroom trailer – Late March
• Crane mobilization on south side – end of March.
54 – Restroom Before/Progress
54 Summary – Phase 2

2021 Scope

**Site:** Overhead Protection 3/23/21-4/5/21

**Exterior Façade:**
- North 3/2021 to 8/2021
- South 3/2021 to 10/2021
- East 4/2021 to 4/2021
- West 4/2021 to 10/2021

**Electrical:**
- Steel/infill at roof for new electrical room 2/2021-4/2021
- Substation install 5/2021 -10/2021
- Start up/testing/Commissioning 11/2021-12/2021

**Stairs: (2021)**
- Code Upgrades, Q3-Q4

**HVAC**
- Lab Shutdowns 08/2021
- Turn on new lab systems 12/2021

2022 Scope

**Roof**
- Demo of eqpt/pop-ups 03/2021 to 04/2021
- Install new rail system 7/2022 to 8/2022
- Roof Replacement 8/2022 to 10/2022

**HVAC**
- ASHRAE testing 12/2021 to 01/2022
- AHU #1 12/2021 to 6/2022
- AHU #2 05/2022 to 11/2022
- AHU #3 6/2022 to 09/2022

**Elevator Upgrades (2022)**
- Elevator #1 Offline TBD
- Elevator #2 Offline TBD
- Elevator #3 Offline TBD
54 Summary – Phase 2

Impacts:

- HVAC replacement/Improvements:
  - Coordinated selective shutdowns – reduced air flow
  - Lab Hood Shutdowns
- Roof replacement & Removal of Radomes: Cranes on site (south side - McDermott Court/Dot)
- Structural Steel:
  - Impacts to 18th Floor North Side (1819 to 1823)
  - General: Noise and Vibration
- Electrical Room upgrade: Coordinated selective shutdowns
- Stairwell Improvements: Stair access will be limited during rail replacement. Sections will be limited and rerouting pathways will be identified.
- Elevators: (Elevator use/availability will be reduced by 1/3)
- Exterior Improvements (Overhead protected entry points)
Stair access will be limited during rail replacement.

Sections will be limited and rerouting pathways will be identified.

Work anticipated to start Q2-Q4 2021

Work will consist of handrail replacement for code compliant handrails and stop water infiltration

Emergency Egress not impacted.
54 – Bike Racks

- Bike Racks under 54 have been relocated to other adjacent bike rack storage locations.
55 Addition – General Update

Enabling work to start as early as Q3 2021.

Enabling work to have potential impacts to site and entrance/egress pathways.

Stay tuned for a future Town Hall Meeting for 55.
These get issued every Monday morning via email and posted on the MIT Campus Construction Website.

http://web.mit.edu/facilities/construction/updates.shtml#54
54 Project Contacts

Construction questions:

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Other Dept. Impact Questions:

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Questions & Answers