



**Phasing Plan  
Cushing Village  
Belmont, MA  
December 1, 2016**

**Project Description**

The proposed Cushing Village mixed-use development includes the construction of three separate buildings (Winslow, Hyland and Pomona) situated on a contiguous below-grade parking structure. Cushing Village includes 115 residential apartment units, approximately 39,000 sqft. of street-level retail space and below-grade parking accommodating 229 parking spaces. The total development is approximately 189,000 gross square feet and the total construction duration is anticipated to be 24-30 months, which is subject to change.

Below is an anticipated sequence of events which will occur during the construction of the project. The information below is representative of the overall sequencing and general timeframes for construction events. The sequencing and durations may need to be modified or adjusted from time to time, however, based on the information we have today, the following information is a reasonable to provide overall general guidance.\*

**Construction Sequencing**

**Mobilization, Demolition & Site Preparation**

We anticipate construction to commence in early 2017. Nauset will commence work by installing all required site fencing, temporary office trailer(s), temporary utilities, layout/engineering and implementation of safety, environmental, and erosion controls.

Once the site is secure and safe, Nauset will commence with demolition of the vacated buildings along Trapelo Road and Common Street. We anticipate the demolition of the existing structures to take approximately 4-6 weeks. Following demolition, we will commence with site preparation at the Winslow building located at the existing municipal parking lot.

We have attached a draft Staging Plan that provides information with respect to site access/egress, site fencing & gates and our proposed site office location, which is subject to modification.

**Site Excavation & Temporary Earth Support**

Excavation of the below-grade parking garage (foundation) will commence at the Winslow building. Temporary earth support will be installed along the site perimeter as we excavate for foundations.

Vehicles entering/exiting the site will do so during posted work day hours only. Nauset intends to coordinate large truck deliveries entering or exiting the site around high traffic times to mitigate the impact during commuter traffic and minimize impacts on neighborhoods.

The intended sequence of excavation and temporary earth support will move from the Winslow building to Hyland (Common Street) followed by the Pomona building (Common – Trapelo). The sequence of foundations and above-grade construction will follow accordingly.

Site excavation and installation of temporary earth support is anticipated to take approximately four months.

### **Concrete Foundations**

Foundations at the Winslow building will commence in spring 2017 and is anticipated to take 3 – 4 months. Following the Winslow foundations, formwork and placement of concrete foundations at Hyland will commence. We anticipate that the foundation work at Hyland to take 3-4 months then foundations at the Pomona building to be completed in three-four months.

### **Structural Steel/Wood Framing**

Once the foundations are complete at the Winslow building, we will commence with steel erection. Steel will be erected to support the deck of the ground and roof levels of the grade-level retail area. Wood framing of the 2<sup>nd</sup>, 3<sup>rd</sup> and roof levels will commence in mid-summer anticipating completion before year's end.

Steel erection at the Hyland building will follow Winslow. Steel erection of the Pomona building will follow Hyland. Wood framing will follow in the same sequence following steel erection.

### **Building Envelope**

Installation of the building envelope includes roofing and flashing, exterior facade, windows and doors, exterior trim, stone and siding, aluminum storefront systems at the retail areas, balcony rails, building-mounted exterior lighting, painting and sealants.

The sequence and schedule of the building envelope system is anticipated as follows:

- Winslow: Six Months
- Hyland: Six Months
- Pomona: Six Months

## **Building “Rough” Mechanical and Electrical Systems**

Once the buildings’ interior wood framing of partitions/ceilings is near complete, our mechanical (sprinkler, plumbing and heating, ventilation and air conditioning) and electrical subcontractors will commence. Installation of piping, duct work, conduit, fire alarm/low voltage wiring and associated equipment will be included in this phase.

The sequence and duration of the installation of rough mechanical and electrical systems is schedule as follows:

- Winslow: 2017 / 2018
- Hyland: 2018
- Pomona: 2018 / 2019

## **Building Finishes & Landscape**

The final phase of work includes interior finishes and exterior landscape. The scope of work relative to interior finishes includes drywall, painting, ceramic tile, interior doors and hardware, cabinets/counters, elevators, lighting, plumbing fixtures, flooring and appliances. Once the building’s electrical and mechanical systems have been installed and inspected, the installation of finishes will commence.

The sequence and duration of the building’s finish system is scheduled as follows:

- Winslow: 2018
- Hyland: 2018
- Pomona: 2018 / 2019

Hardscape and landscaping at each building will essentially coincide with the above time-frames. This work includes sidewalks, planters, plantings and exterior rails.

**\*Please note, this schedule is predicated on a single phase construction, not logistically planning around the existing retail tenant. If the retail remains in operation, which is a possibility, then this schedule will be updated and distributed accordingly as it will change substantially.**

