

New SOM/Academic Building Construction Impacts

The following memo provides the major phases of construction in the upcoming new building project and corresponding effects on the community. We are doing the most we can to minimize disruption to the community, but of course a project of this size brings traffic, noise, dust and other disruptions. We hope this advance notice of what to expect helps you plan accordingly to mitigate negative effects. We will provide additional updates at each stage of the process. Please contact Ed Jacques edward.jacques@simmons.edu with any questions about construction.

Phase 1 - Preparation of the Site

Start: June 06

Approximate Duration: 8 weeks

Scope: Installation of perimeter fencing, arrival of cranes and equipment, demolition of the existing surface parking lot, initial removal of soil in preparation for the 5 story underground garage. The slurry plant will be located in front of the college center. This equipment generates the slurry mix which comprises the garage walls.

Major Impacts on the Community:

- Parking is limited to the Palace Road garage at the end of May 06
- Entry drive reduced to a single lane intermittently in area just passed the Park Science building/corner of new garage
- Guard shack will be relocated closer to the Palace Road garage entry
- Pedestrian access must be around the perimeter of the existing parking lot
- Increased traffic from construction vehicles. To minimize this, a temporary road for construction vehicles will be created between the Science Center and Lefavour buildings for access and egress of construction traffic only
- Increase in noise and dust, minimal impact on people

Intermittent periods of rotten egg type odors, mostly between 6am and 5pm. The odors are caused by disturbing the organic layers underground, about 12-14 feet deep. The contractor is required to treat excavated soils to minimize, but not eliminate the odors. Once these soils have been removed off site each day, the odors will dissipate.

Phase 2 – Installation of the Underground Garage Frame

Start: July 06

Approximate Duration: 5 months

Scope: Soil removed by cranes and excavators; steel beam frame of the garage walls built.

Major Impacts on the Community:

- Increased number of dump trucks hauling soil off site
- Entry drive reduced to a single lane intermittently in area just passed the Park Science building/corner of new garage
- Slightly higher noise from the slurry plant, similar to a concrete truck, used to create the material for the garage wall.
- Increased outside dust will be generated by these activities, but the contractor will be keeping the soil wet to help mitigate dust from blowing around campus
- Some intermittent odor, as detailed in Phase 1
- Increased intermittent noise and vibrations due to the machine used to excavate the foundation sections

Phase 3 – Initial Garage Excavation and Ground Level Plaza Construction

Start: November 06

Approximate Duration: 5 months

Scope: Soil removal and excavation for garage, steel beam placement, initial concrete pouring

Major impacts on the Community:

- Most disruptive part of the project.
- Increased noise due to frequency and quantity of equipment being used simultaneously; will be slightly louder than typical rush hour traffic
- Similar traffic, dust and smell to previous phases

Phase 4 – Garage Construction

Start: March 07

Approximate Duration: 13 months

Scope: Underground excavation and garage construction.

Major Impacts on the Community:

- Increased traffic due to 30 to 50 daily dump truck trips, with occasional increases of another 20-30 daily trips by concrete trucks, will cause more congestion on campus
- Potentially strong rotten egg odor as described in Phase 1
- Less dust and smell because all work is taking place underneath the concrete floor constructed in Phase 3
- We are excavating floor by floor instead of in one open pit so smells should not be as severe as during One Palace Road construction. The entire removal of these soils should be complete by May 07.

Phase 5 – Construction of the Building Structure

Scheduled Start: May 07 –

Approximate Duration: 5 months

Scope: Assembly of the new building's steel frame and concrete for all floors and roof.

Major Impacts on the Community:

- Traffic impact will be slightly increased due to delivery of steel
- Noise will be slightly more due to added cranes and the erection of the steel, particularly at the south end of the Palace Road building (adjacent to existing ramp).

Phase 6 – Exterior Walls

Scheduled Start: September 07 –

Approximate Duration: 7 months

Scope: installation of the exterior skin of the building.

Major Impacts on the Community:

- Traffic impact same as previous phase due to deliveries of other materials
- Noise will increase slightly due to the construction on the exterior of the new building particularly at the south end of the Palace Road building (adjacent to existing ramp)
- The existing Palace road garage ramp will be closed and the new ramp to underground parking opens during this phase. Approximately 100 additional parking spaces available to the community on the first level of the new garage. All existing spaces in the Palace Road garage will remain.

Phase 7 – Interiors and Building Systems

Scheduled Start: December 07

Approximate Duration: 10 months

Scope: Installation of the interior walls and finishes, and mechanical, electrical and plumbing systems.

Major Impacts on the Community:

- Traffic impact same as previous phase
- Reduced noise, dust and odor impacts, since work is primarily inside the new building shell

Phase 8 – Landscaping**Scheduled Start: June 08****Approximate Duration: 2 months**

Scope: Installation of side walks, paving, plantings, grass and other site amenities.

Major Impacts on the Community:

- Traffic and noise impact fairly minimal
- Some short periods of bad smells from asphalt paving
- Dust slightly increased from delivering and removing construction materials and debris, and addition of topsoil

Phase 9 – Garage Full Occupancy**Scheduled Start: September 08**

Scope: New garage will be fully online.

Major Impacts on the Community:

- More parking spaces available

Phase 10 – Building Fit Out**Scheduled Start: September 08****Approximate Duration: 4 months**

Scope: Installation of fixtures, furniture and equipment (FF&E), and of technology and audio visual equipment, commissioning of all building systems.

Major Impacts on the Community:

- Traffic and noise impacted by deliveries from medium to large trucks, similar to the truck traffic at existing shipping and receiving.
- Limited dust and odor impacts

Building Completed: January 09