



Mercantile  
CENTER

---

WELCOME

G R E A T P O I N T I N V E S T O R S

F R A N K L I N R E A L T Y A D V I S O R S



**Governor  
Charles D. Baker**



**Mayor  
Joseph M. Petty**



**EQUITY PROVIDED BY  
New England Carpenters  
Combined Funds**



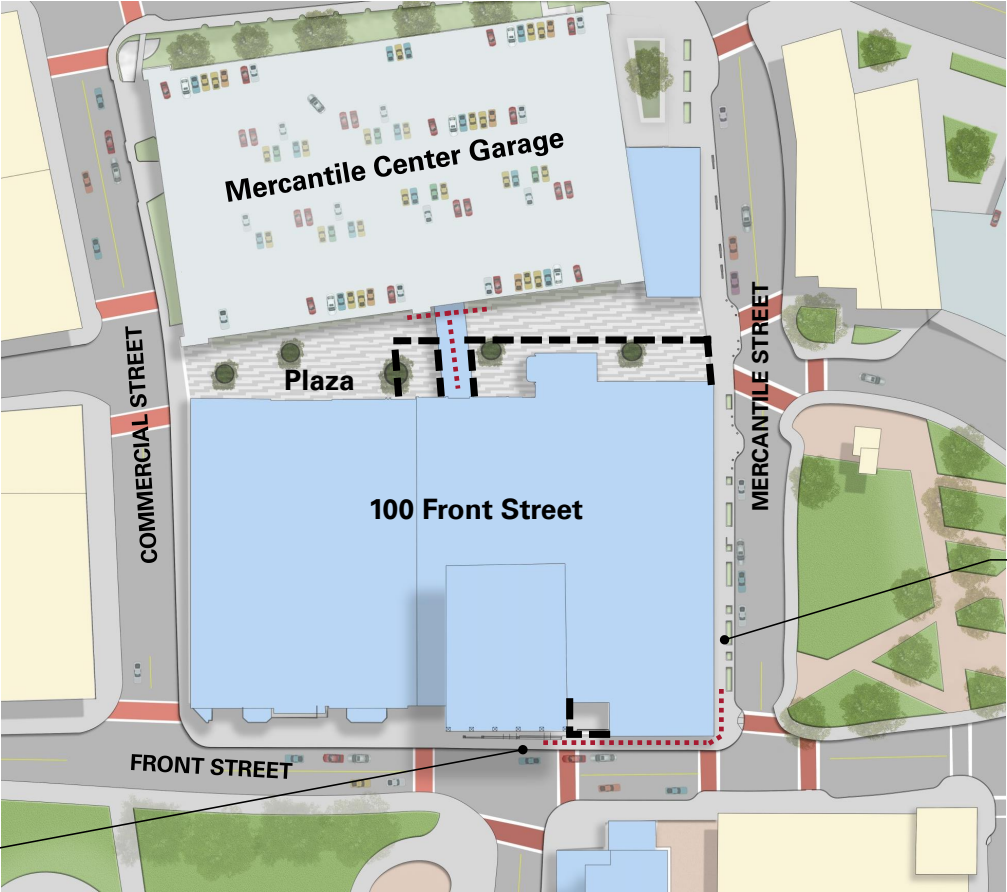


Mercantile  
CENTER

Site Logistics Plan

# PHASE 1 SITE LOGISTICS PLAN

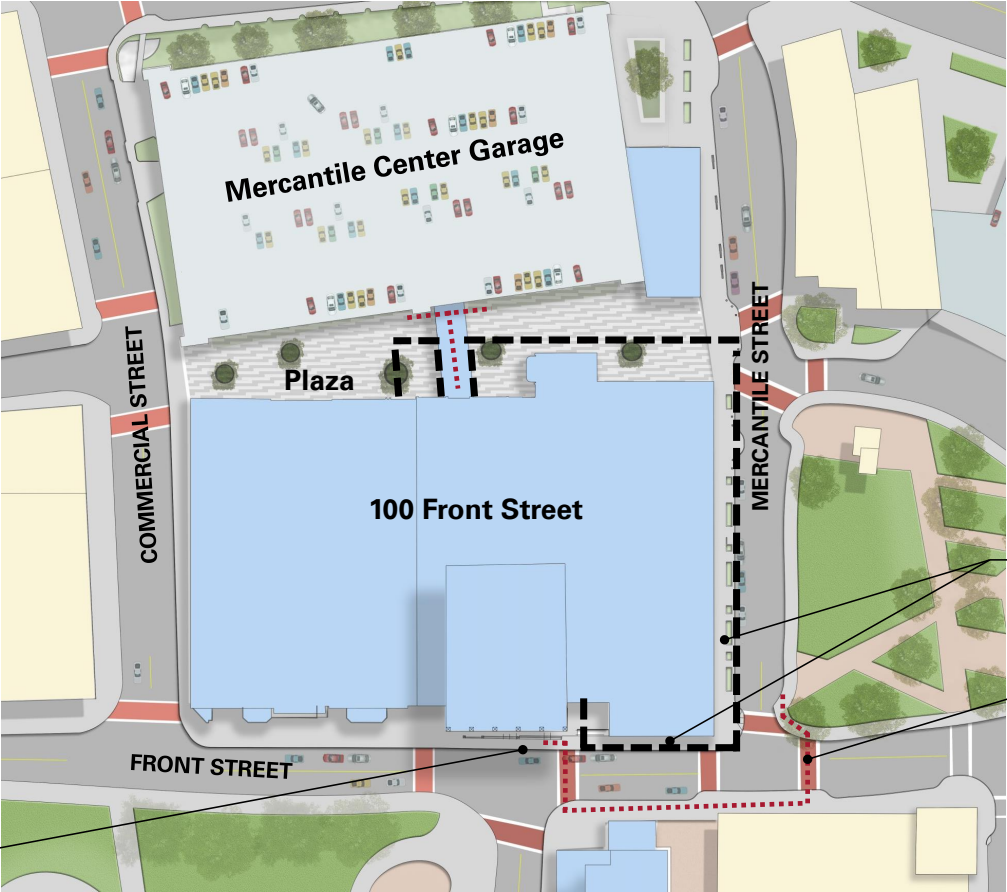
- Site Fence w/ Scrim
- ... Pedestrian Access





# PHASE 2 SITE LOGISTICS PLAN

- Site Fence w/ Scrim
- ... Pedestrian Access



Sidewalk Closed  
During Façade Work

Pedestrian Route During  
Sidewalk Closure

Main Entrance



FRONT  
STREET  
JV, LLC

FRANKLIN  
REALTY  
ADVISORS










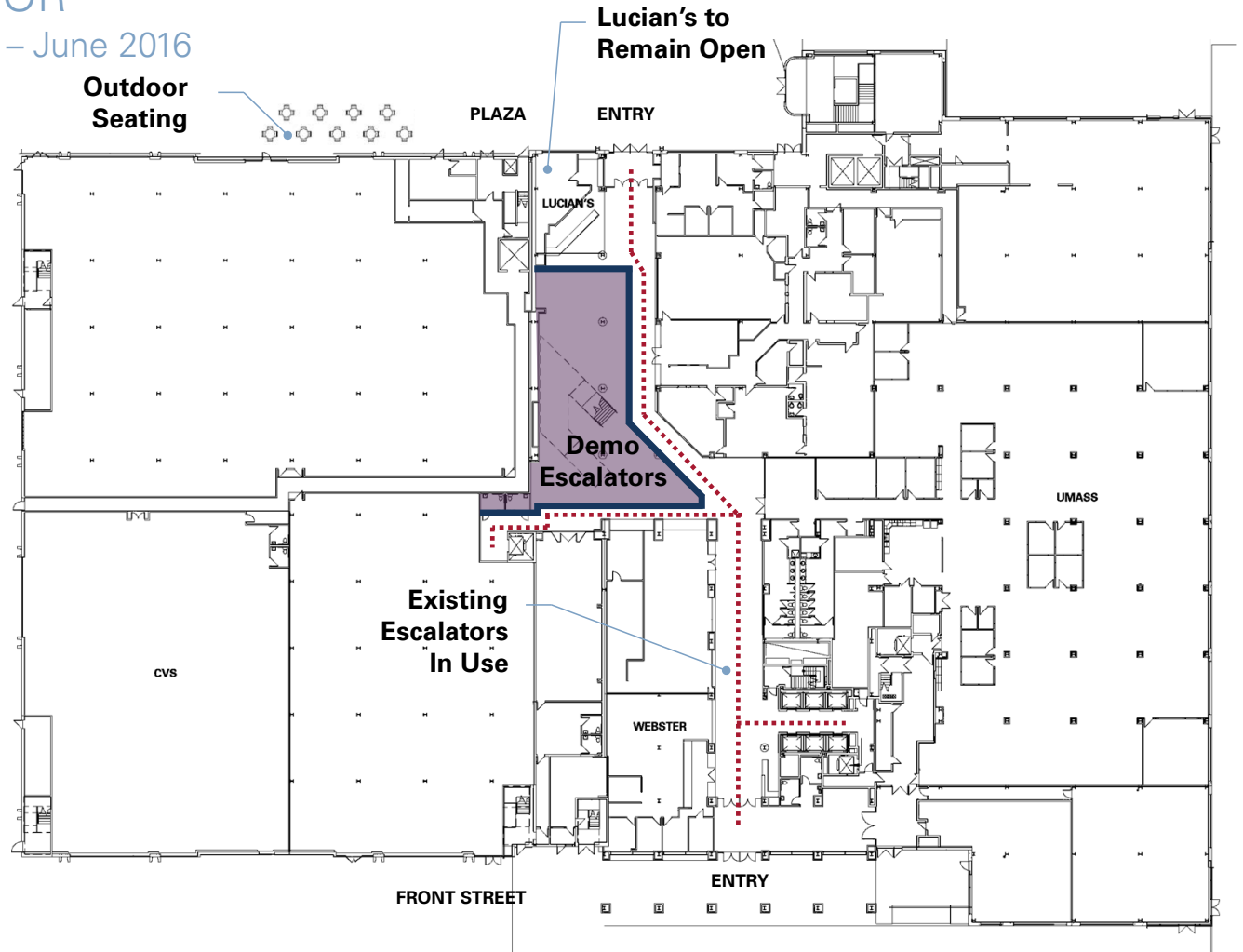
Mercantile  
CENTER

# Common Area Phasing Plan

# PHASE 1 FIRST FLOOR






Estimated Duration: March – June 2016

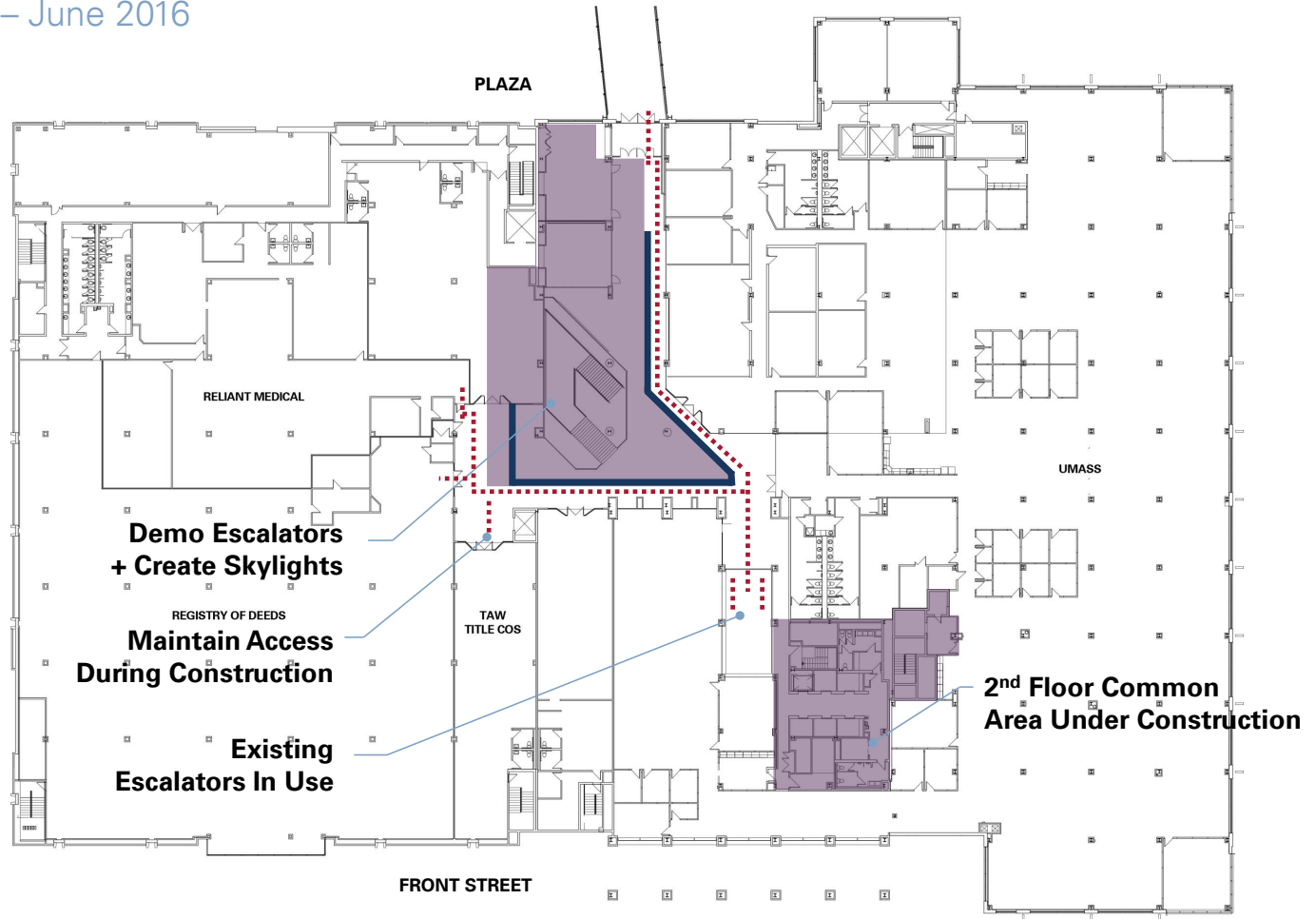
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 1 SECOND FLOOR






Estimated Duration: March – June 2016

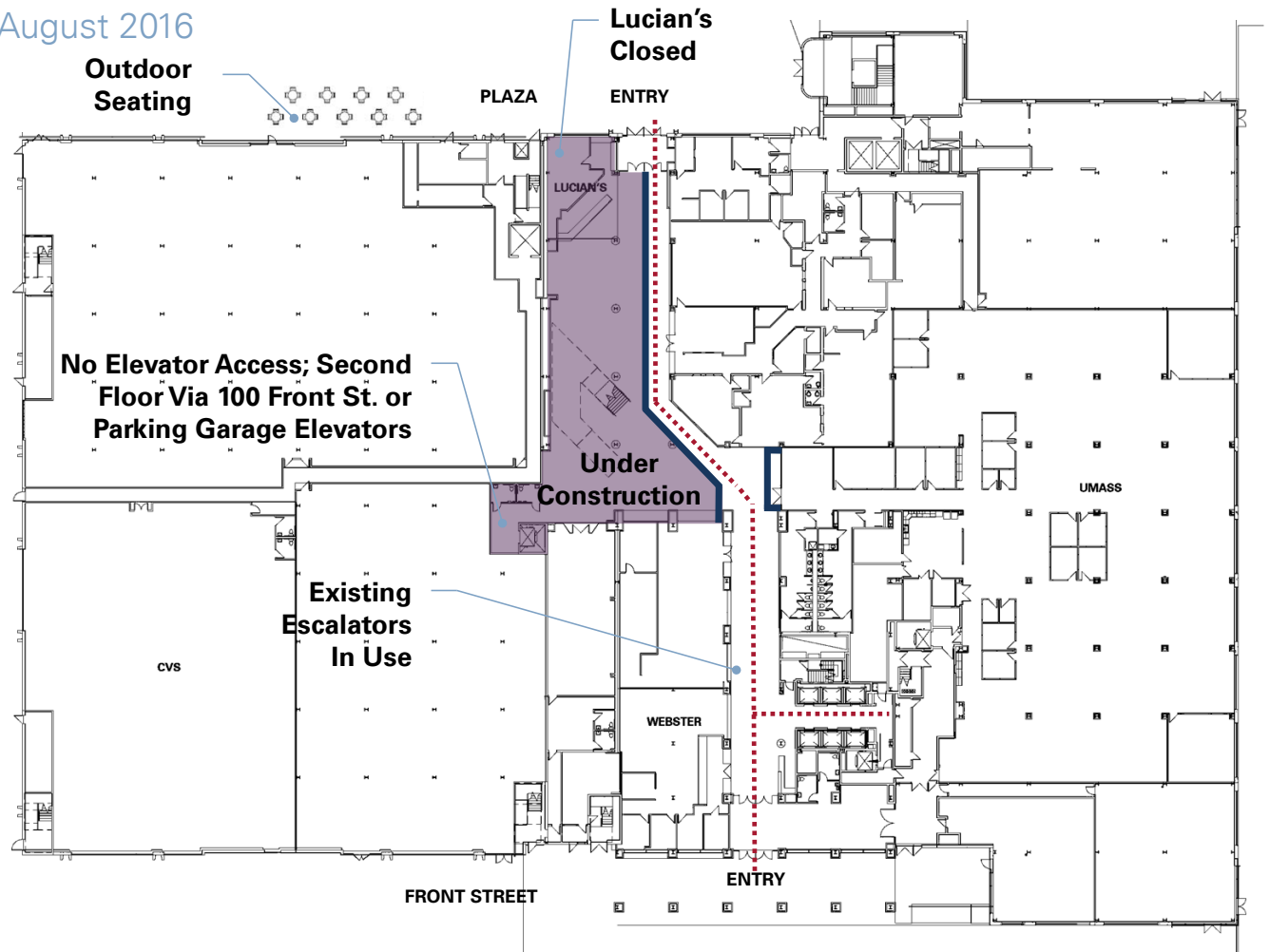
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 2 FIRST FLOOR






Estimated Duration: July – August 2016

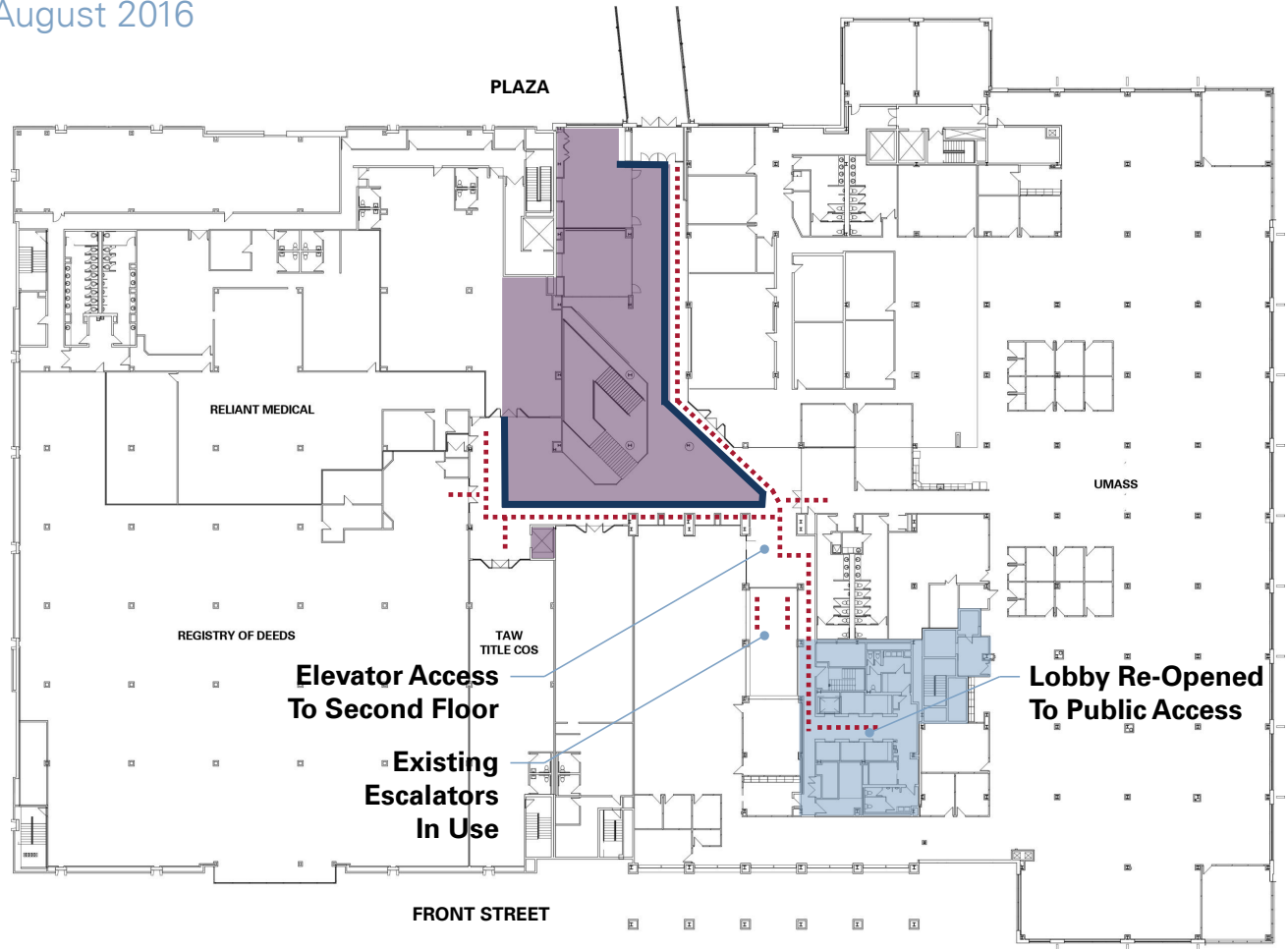
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 2 SECOND FLOOR






Estimated Duration: July – August 2016

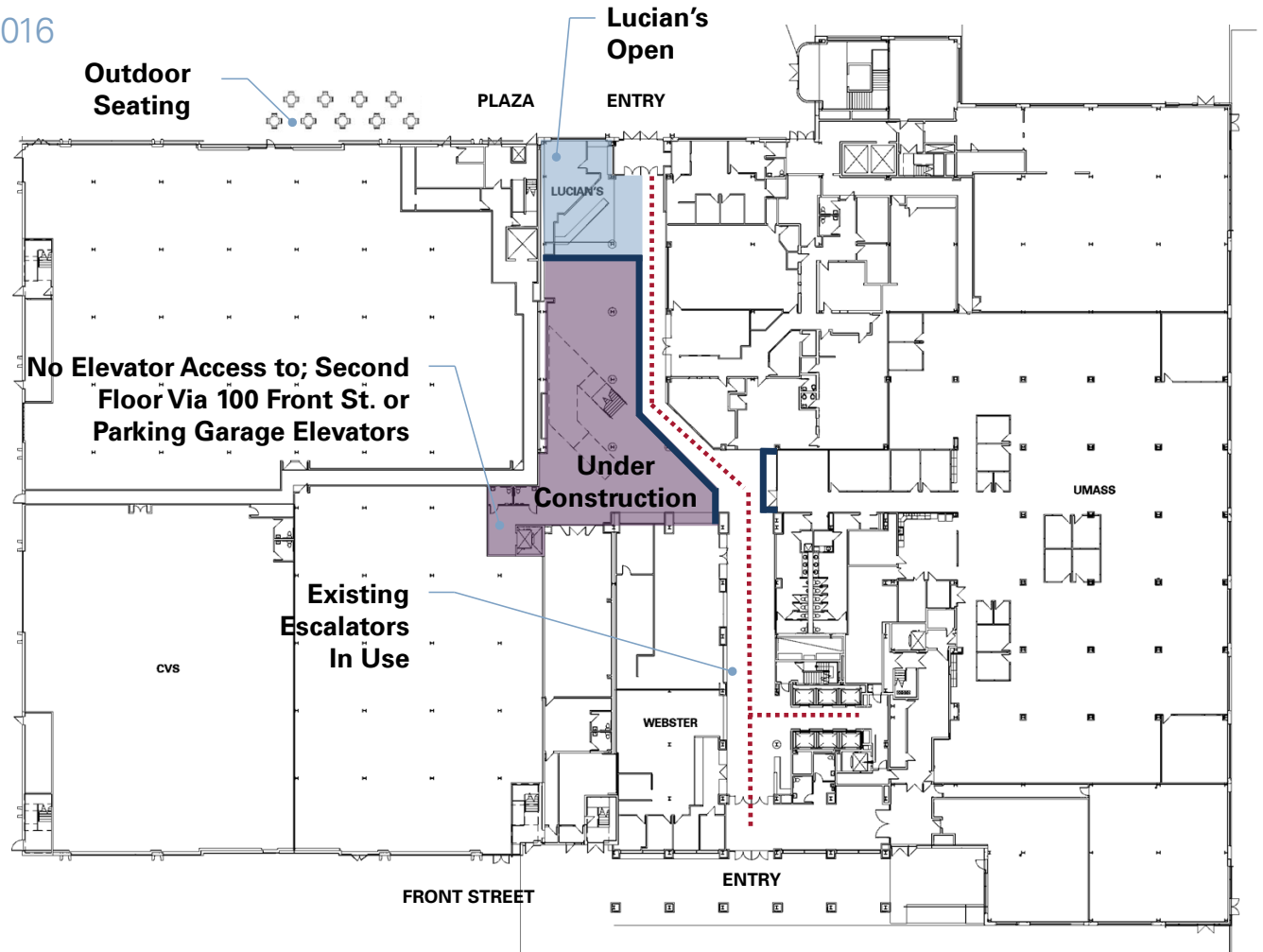
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 3 FIRST FLOOR






Estimated Duration: Sept 2016

-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 3 SECOND FLOOR

Estimated Duration: Sept 2016






-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access

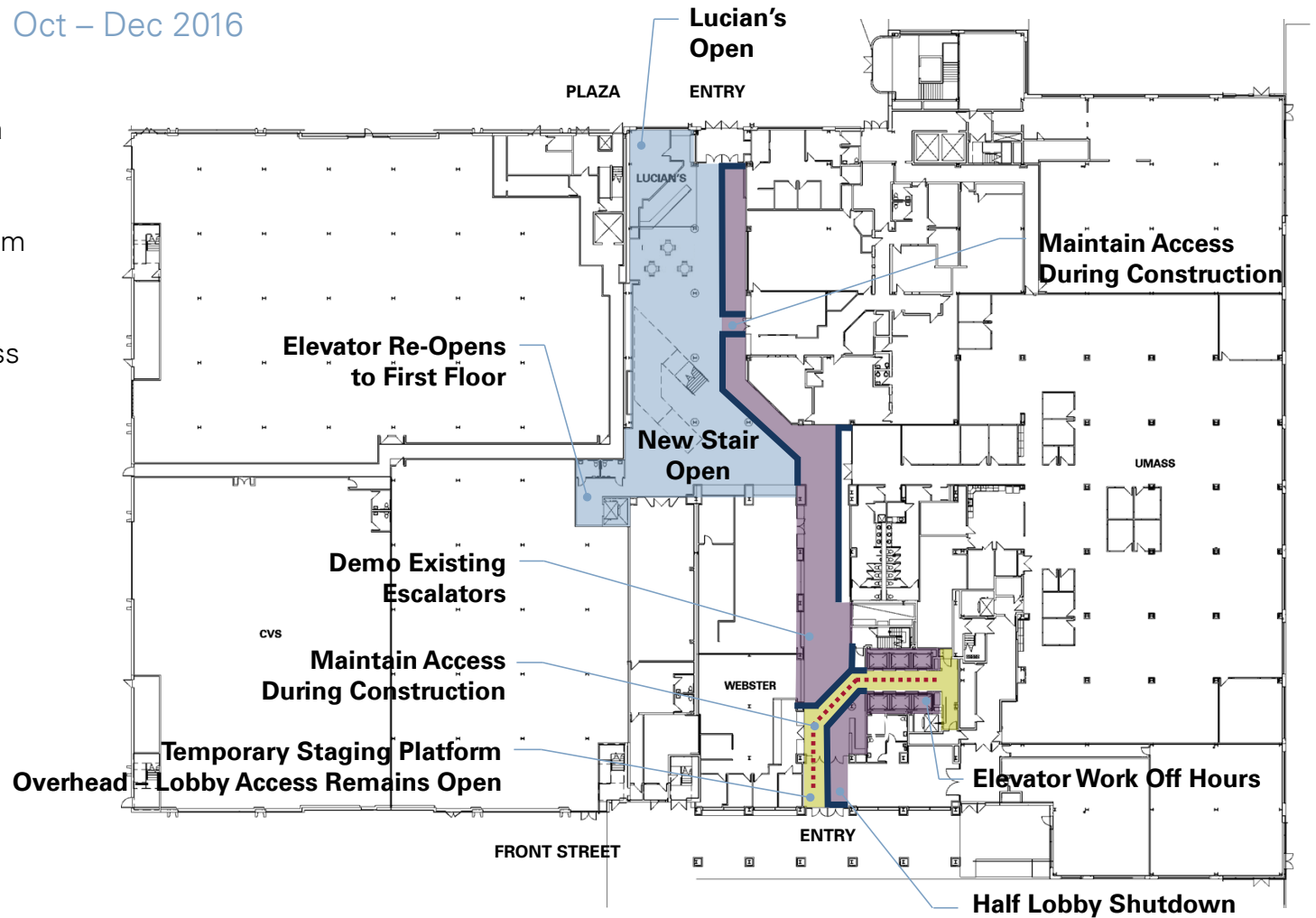




# PHASE 4 FIRST FLOOR






Estimated Duration: Oct – Dec 2016

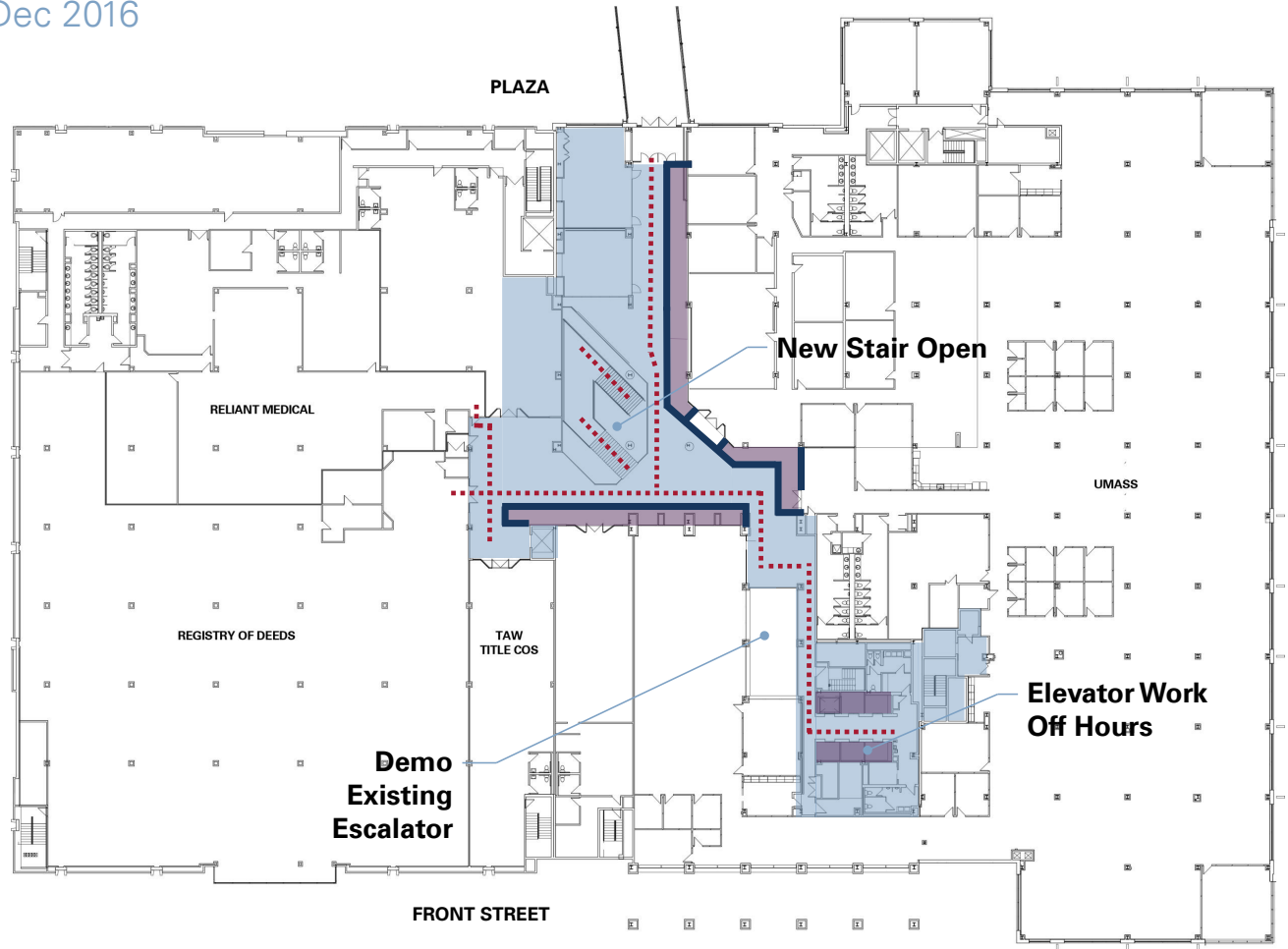
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 4 SECOND FLOOR

Estimated Duration: Oct – Dec 2016

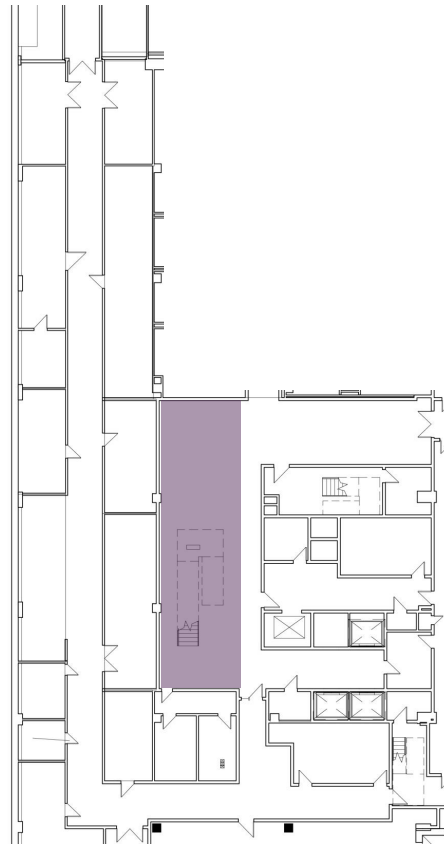
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 4 BASEMENT + LOBBY PLAN

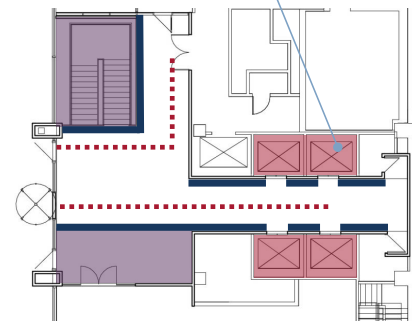
Estimated Duration: Oct – Dec 2016

-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Off Hours Work
-  Temp Partition
-  Pedestrian Access



120 FRONT ST BASEMENT







## Elevator Work Off Hours

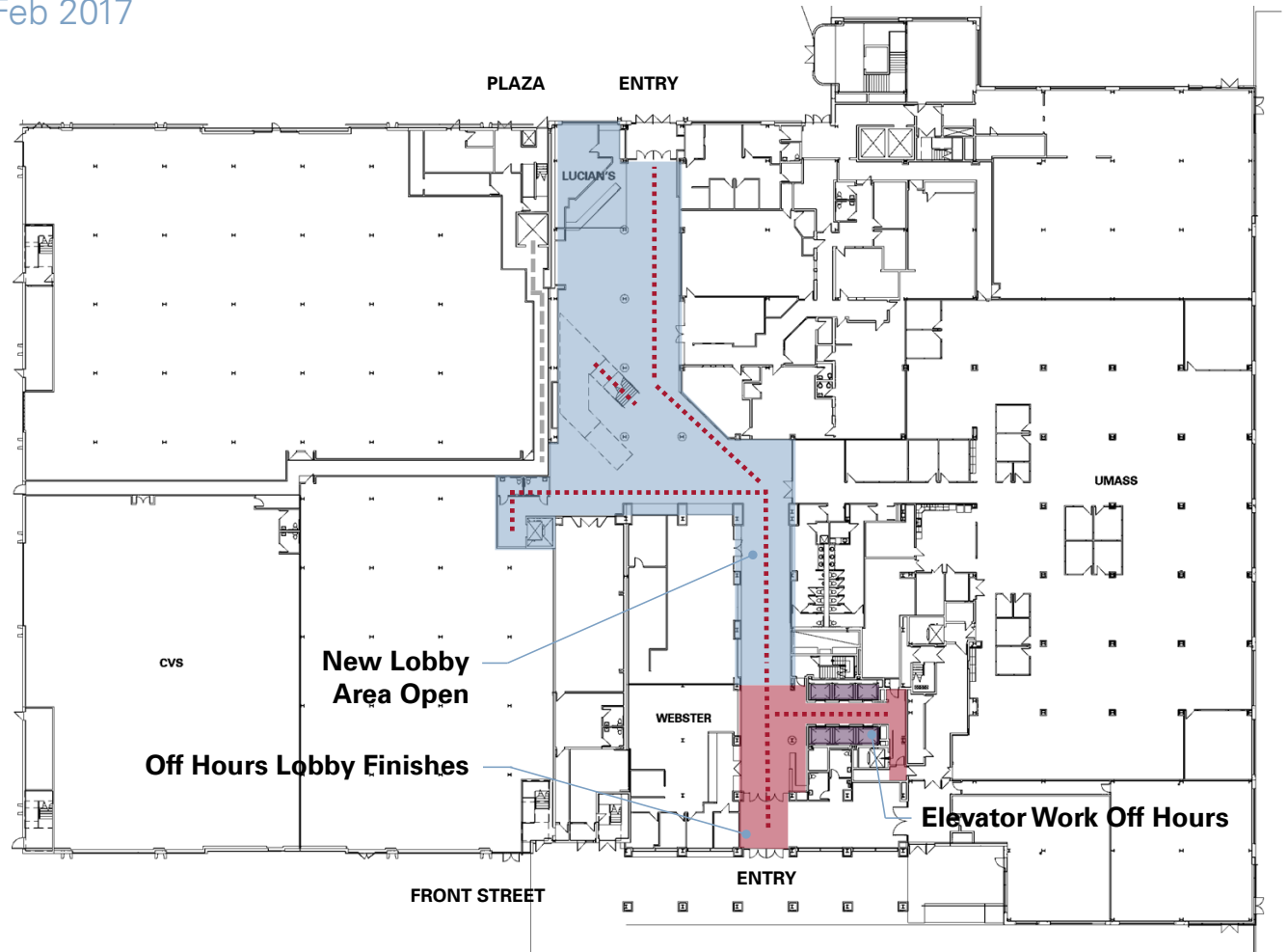


120 FRONT ST LOBBY

# PHASE 5 FIRST FLOOR






Estimated Duration: Jan – Feb 2017

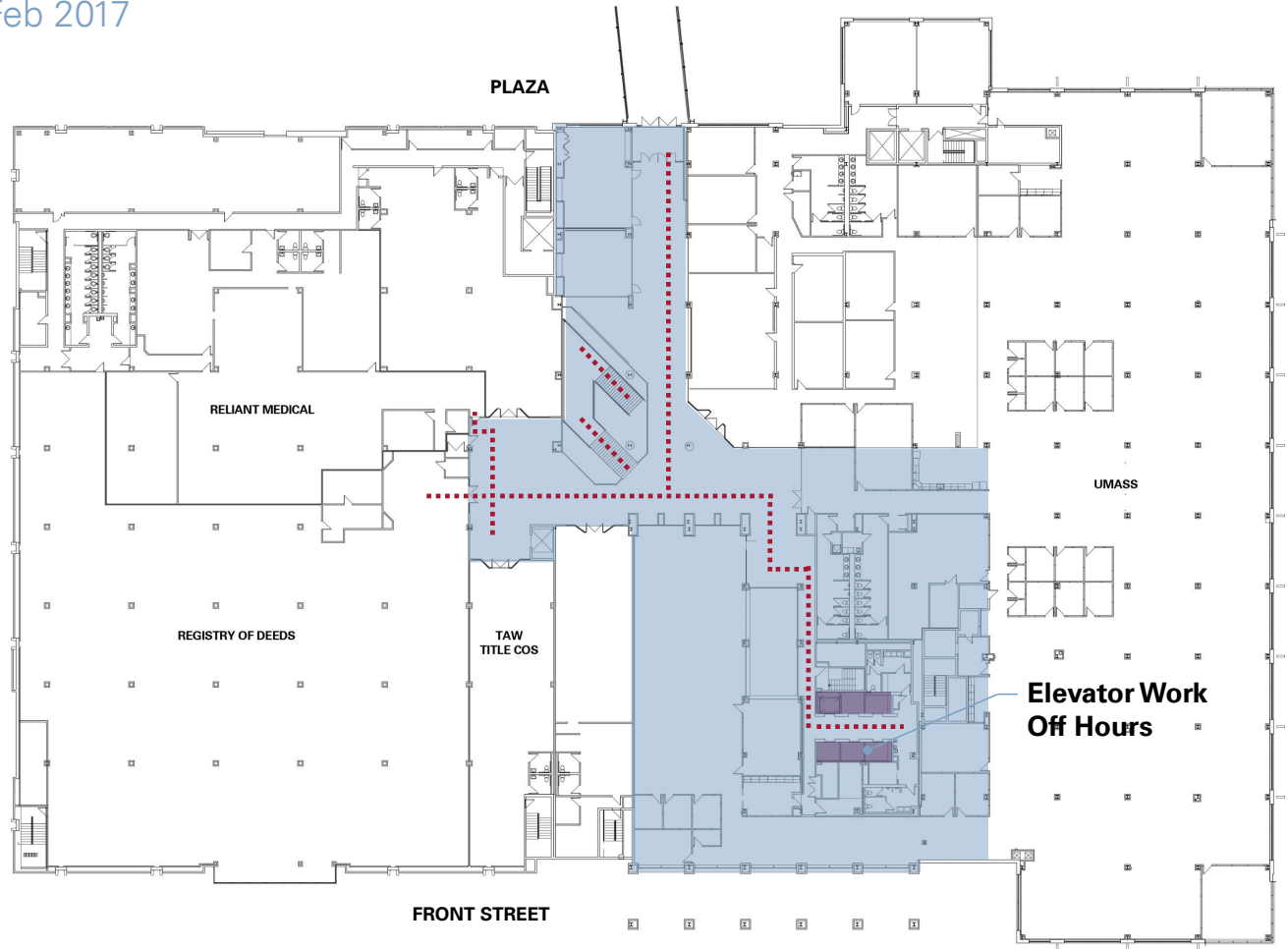
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Off Hours Work
-  Temp Partition
-  Pedestrian Access



# PHASE 5 SECOND FLOOR







Estimated Duration: Jan – Feb 2017

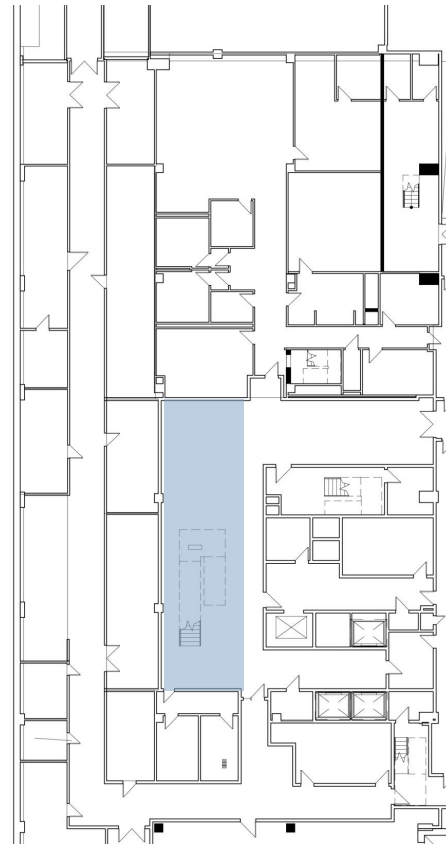
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access



# PHASE 5 BASEMENT + LOBBY PLAN

Estimated Duration: Jan – Feb 2017

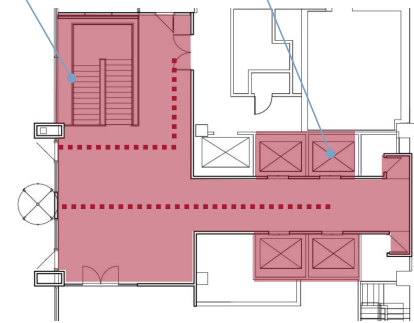
-  Lobby Work Area
-  Work Complete
-  Overhead Platform
-  Temp Partition
-  Pedestrian Access
-  Contractor Access



120 FRONT ST BASEMENT

Off Hours Work  
As Needed

Elevator Work  
Off Hours



120 FRONT ST LOBBY

# WORK PHASING SCHEDULE

Work Phasing		Work Phasing										
Work Sequence	Timeline	100 Front Street Elevator Lobby - 1st Floor	100 Front Street Elevator Lobby - 2nd Floor	110 Front Street - North Escalators / Stair	Lucians Restaurant	100 Front Street South Escalators	90/110 Common Corridors - Part 1	Common Corridors - Part 2	110 Front Street 2nd Floor Conference Area	1st Floor - Registry of Deeds Elevator Access	100 - 120 Front Street Tunnel	120 Front Street Lobby
1	March - June 2016	Open	Closed	Closed	Open	Open	Closed	Open	Closed	Open	Open	Open
2	July - August 2016	Open	Open	Closed	Closed	Open	Closed	Open	Closed	Closed	Open	Open
3	Sep-16	Open	Open	Closed	Open	Open	Closed	Open	Closed	Closed	Open	Open
4	Oct - Dec 2016	Staging In Place - Work Overhead	Open	Open	Open	Closed	Open	Closed	Open	Open	West Half Closed	Staging In Place - Work Overhead
5	Jan - Feb 2017	Open - Night Finishes	Open	Open	Open	Corridor Open	Open	Open - Night Finishes	Open	Open	Open - Night Finishes	Open - Night Finishes





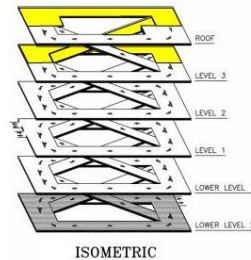
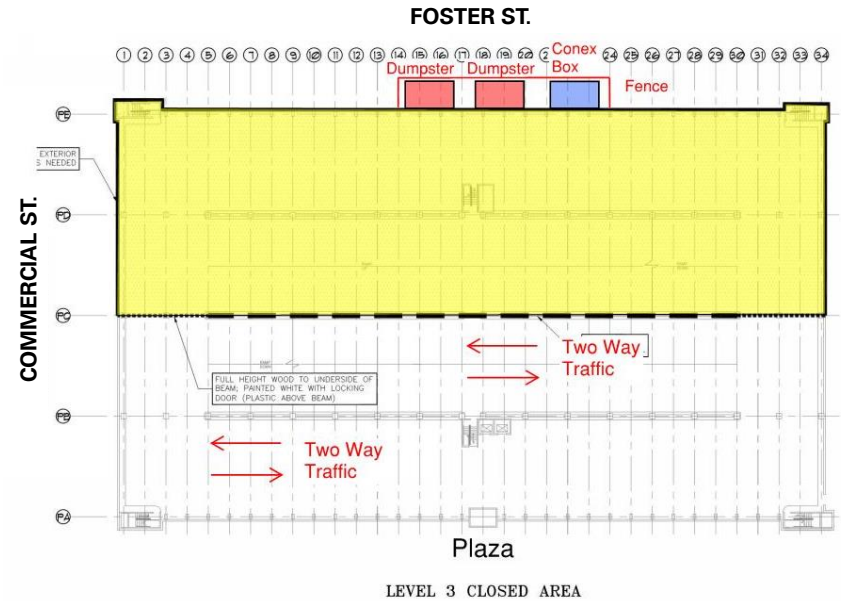
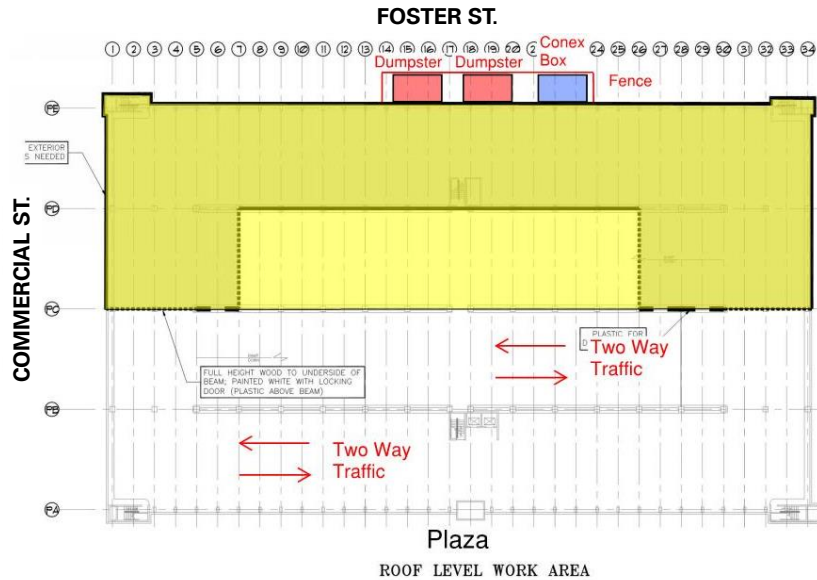
Mercantile  
CENTER

## Garage Phasing Plan



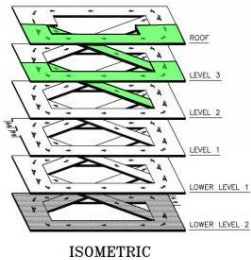
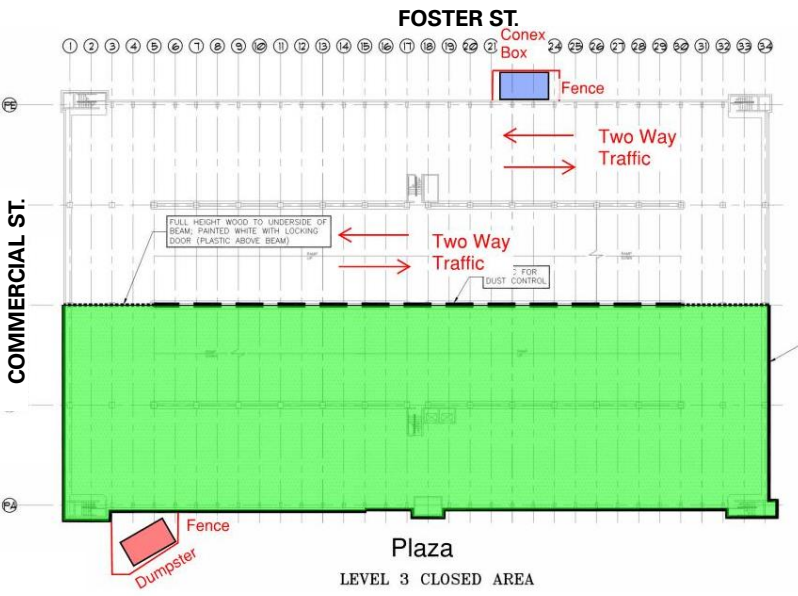
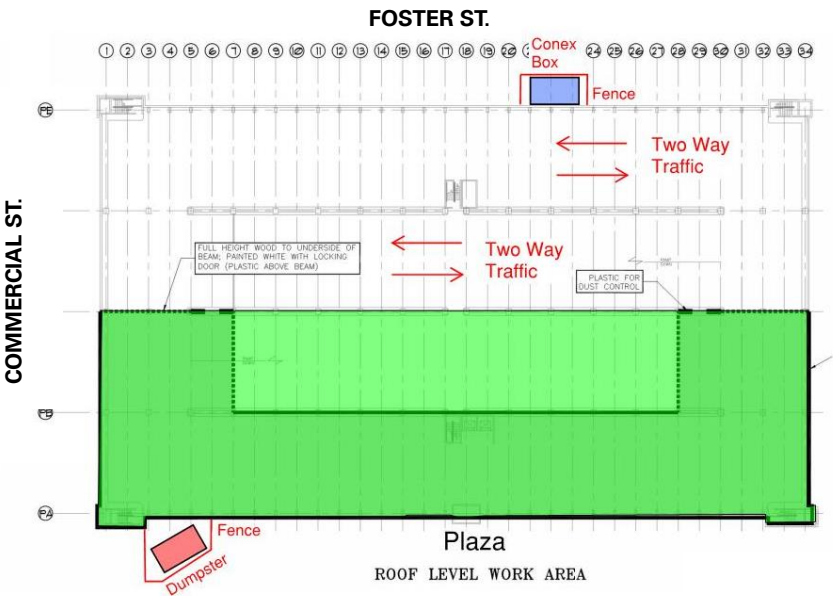
# GARAGE PHASING PLAN PHASE 1

Estimated Duration: 8 weeks | April 4 – May 28



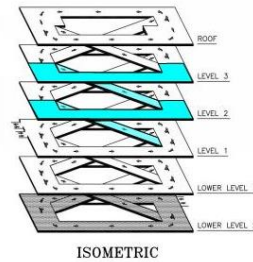
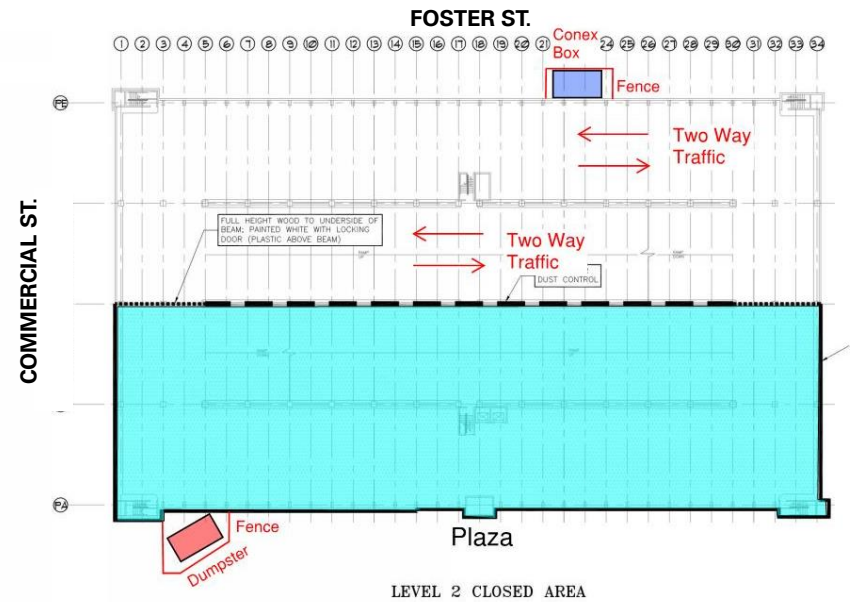
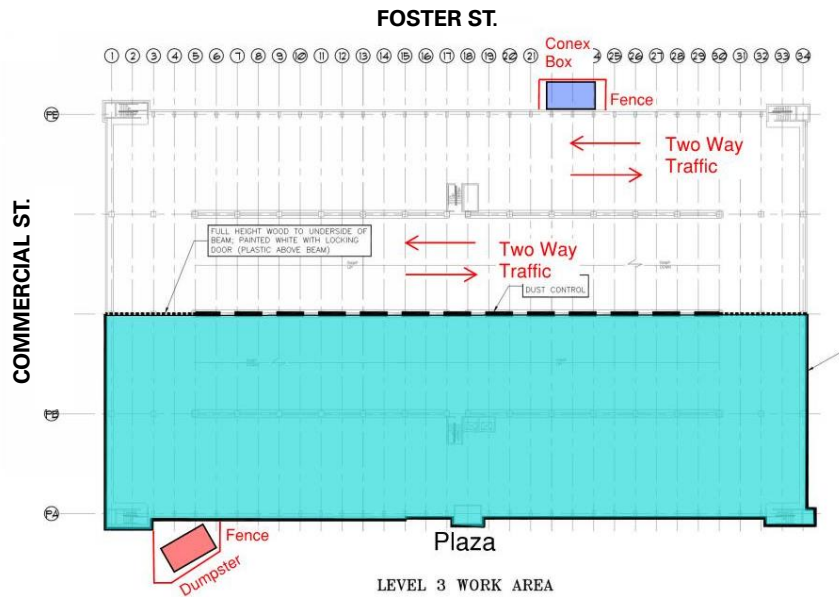
# GARAGE PHASING PLAN PHASE 2

Estimated Duration: 7 weeks | May 30 – July 15



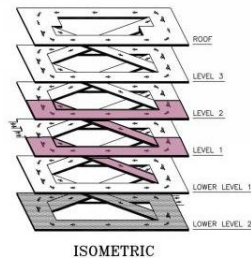
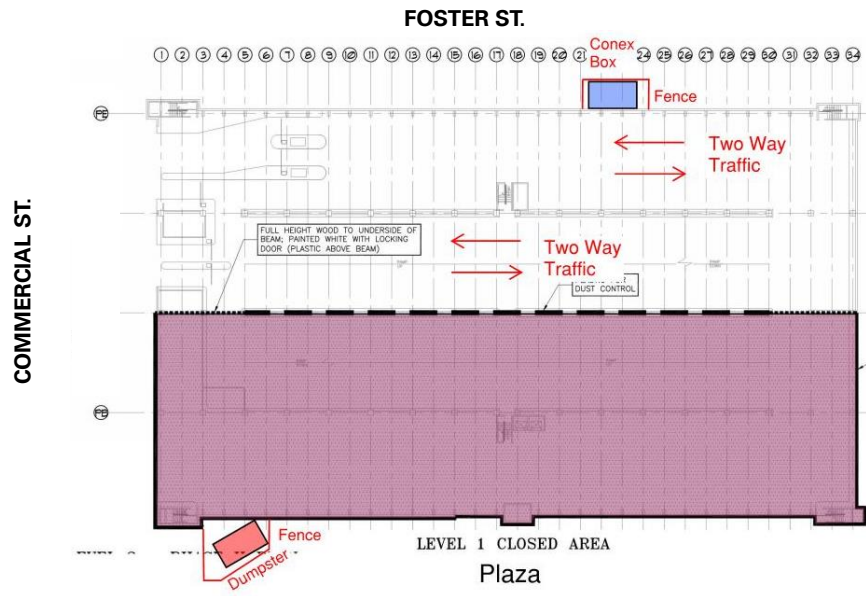
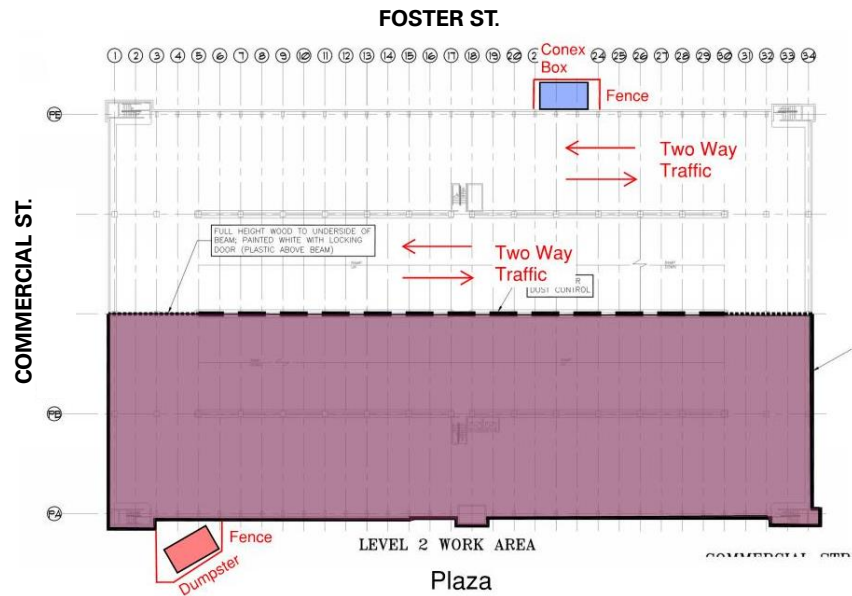
# GARAGE PHASING PLAN PHASE 3

Estimated Duration: 7 weeks | July 18 – Sept 2



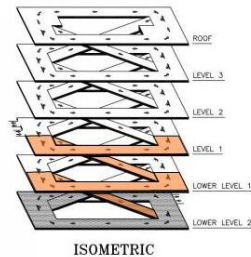
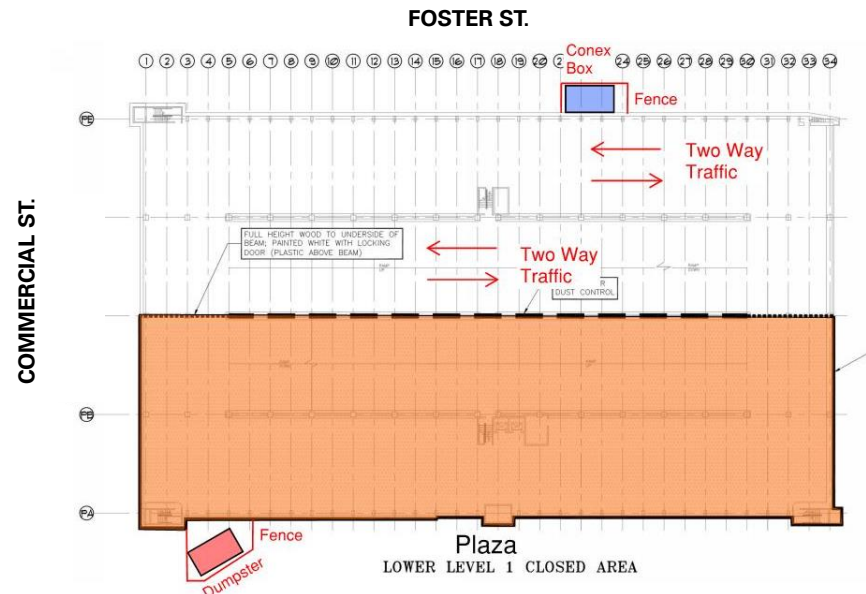
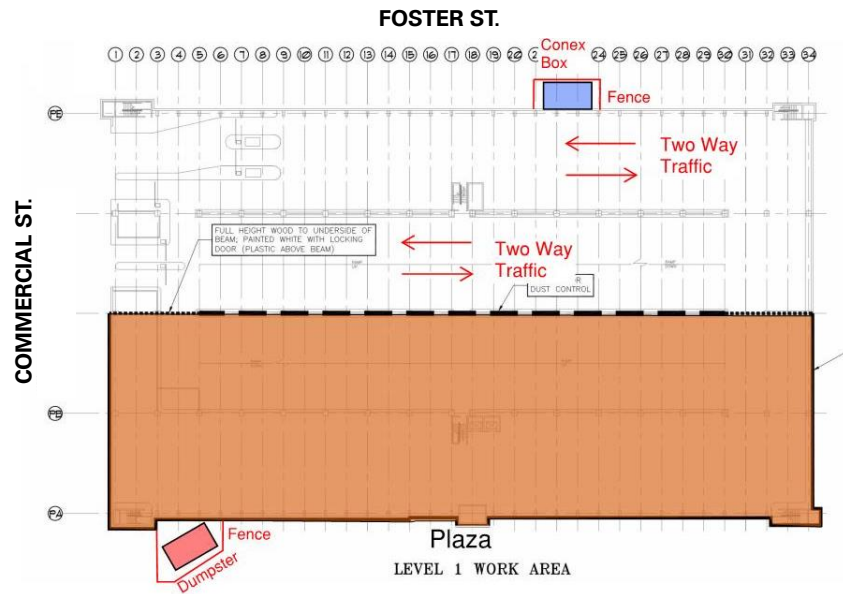
# GARAGE PHASING PLAN PHASE 4

Estimated Duration: 7 weeks | Sept 5 – Oct 21



# GARAGE PHASING PLAN PHASE 5

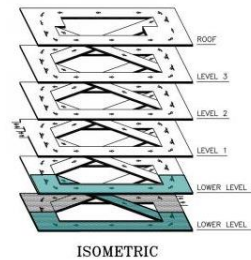
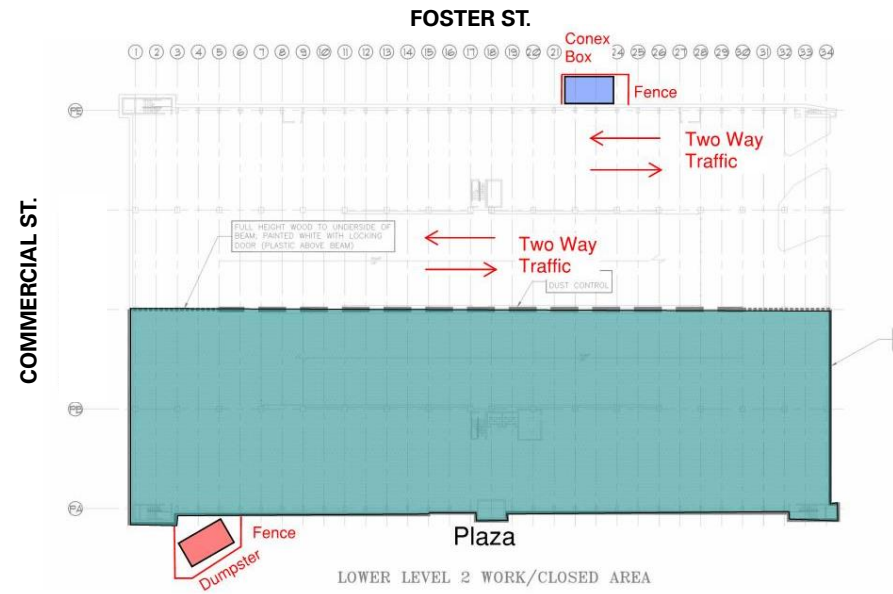
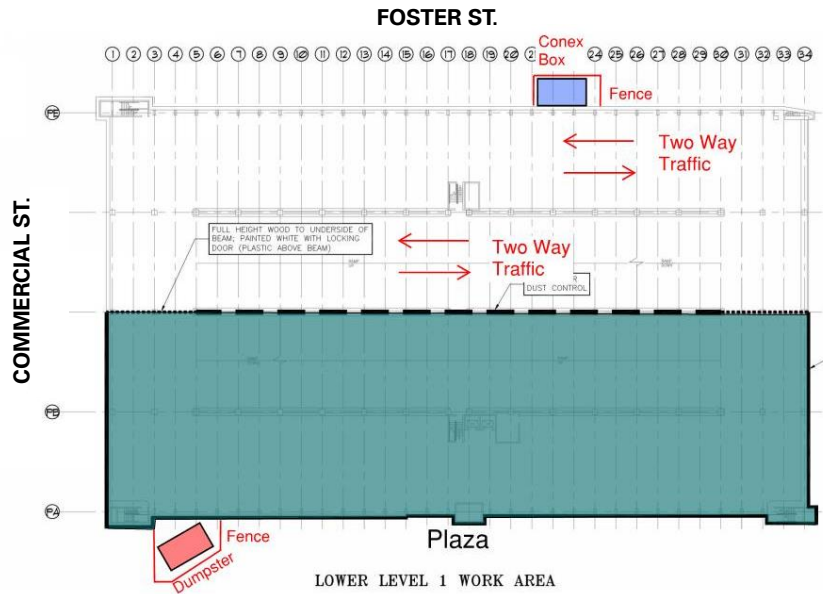
Estimated Duration: 6 weeks | Oct 24 – Dec 2





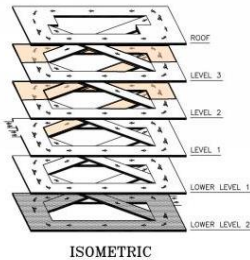
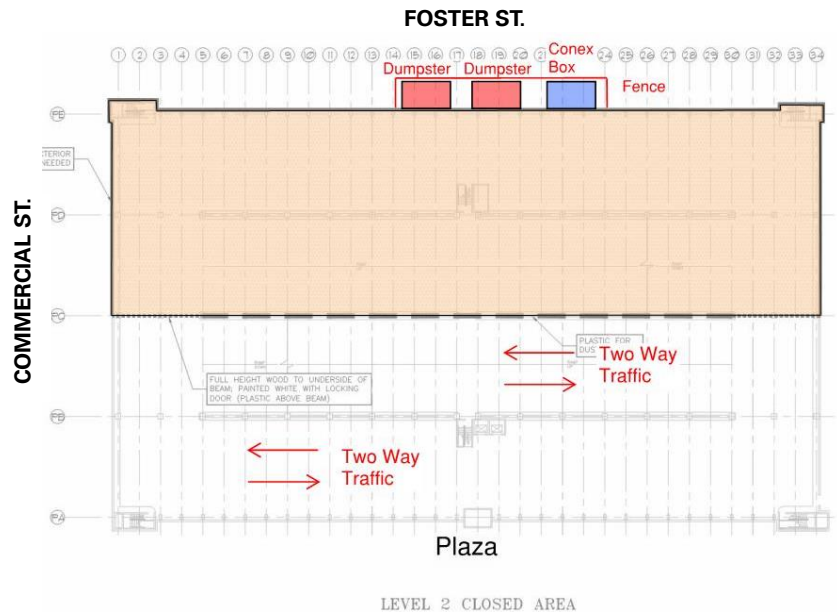
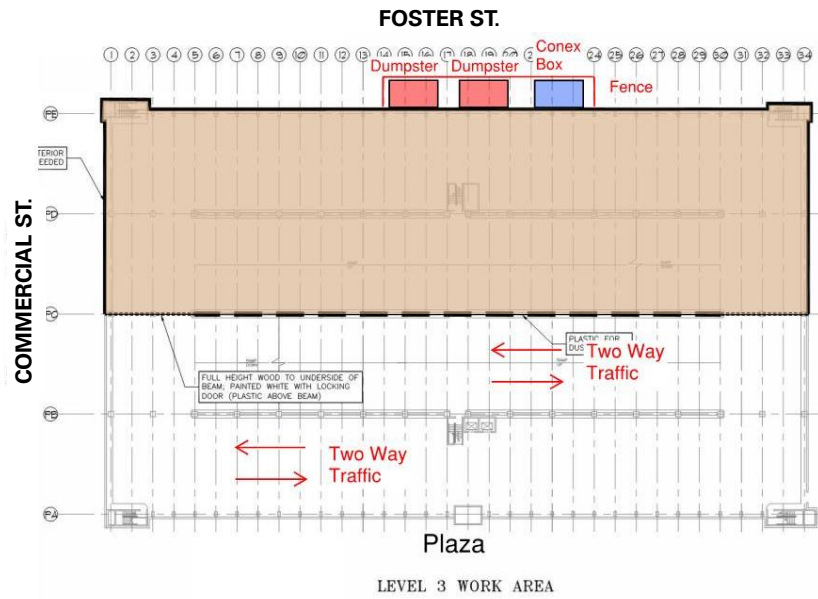
# GARAGE PHASING PLAN PHASE 6

Estimated Duration: 7 weeks | Dec 5 – Jan 13 (2017)

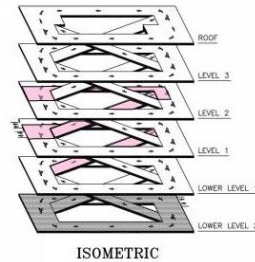
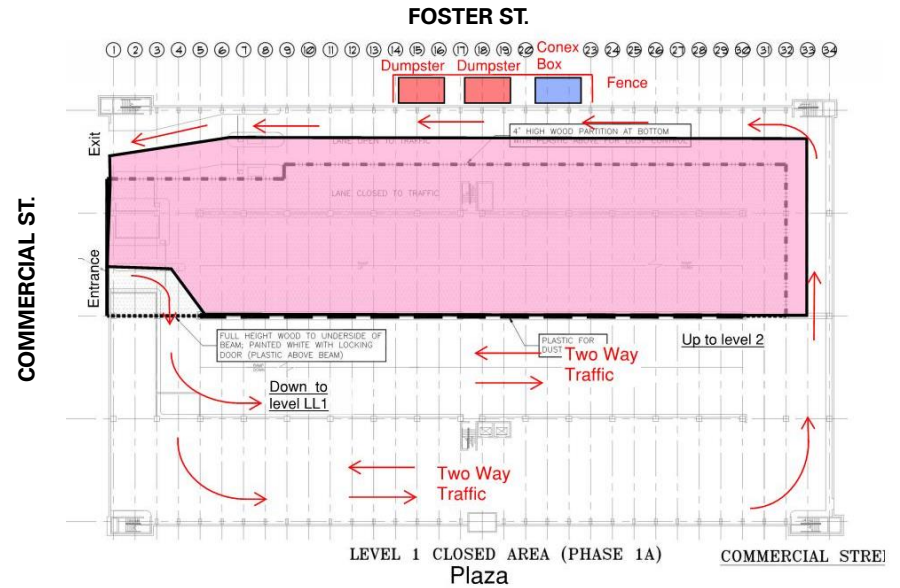


# GARAGE PHASING PLAN PHASE 7

Estimated Duration: 7 weeks | Jan 16 – Mar 3



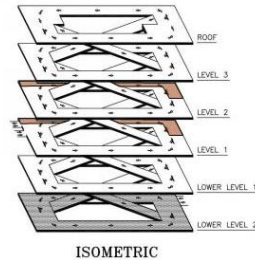
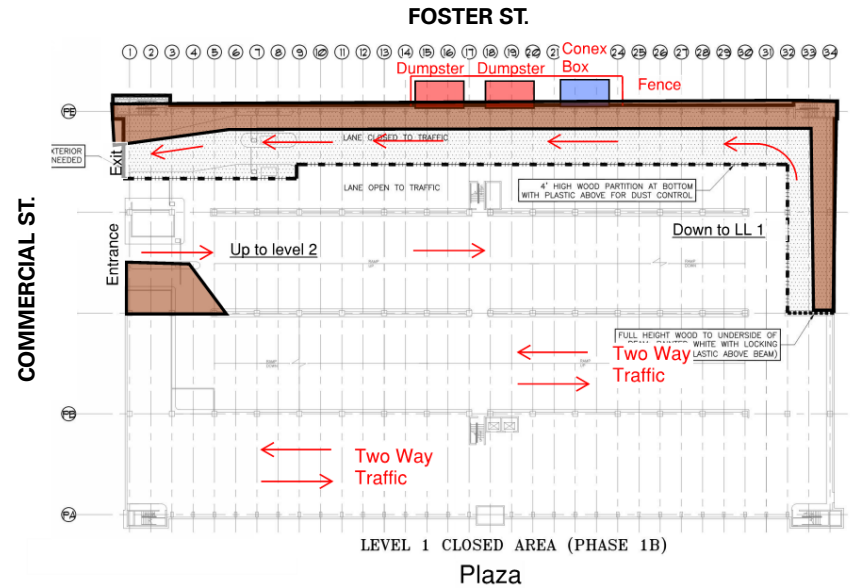
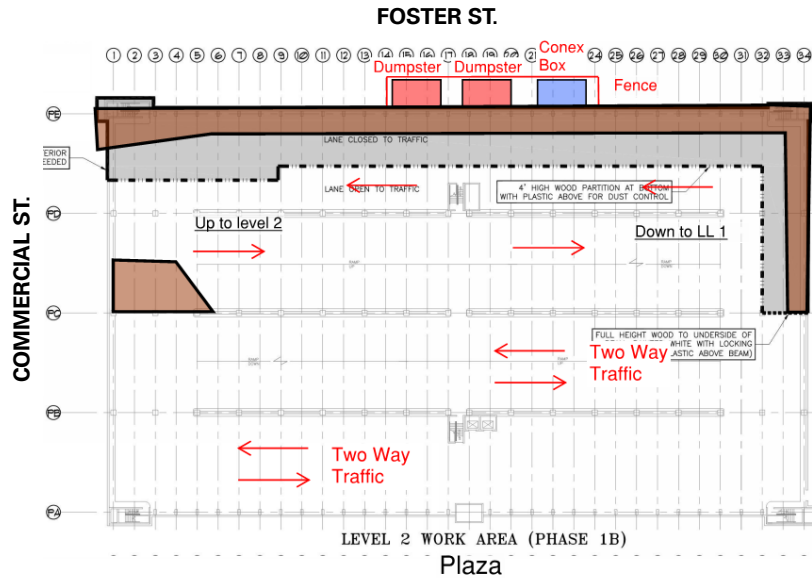
Estimated Duration: 7 weeks 8A + 8B combined | Mar 6 – April 21





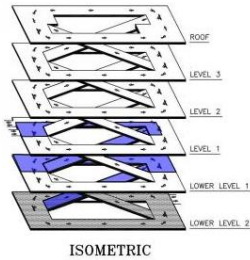
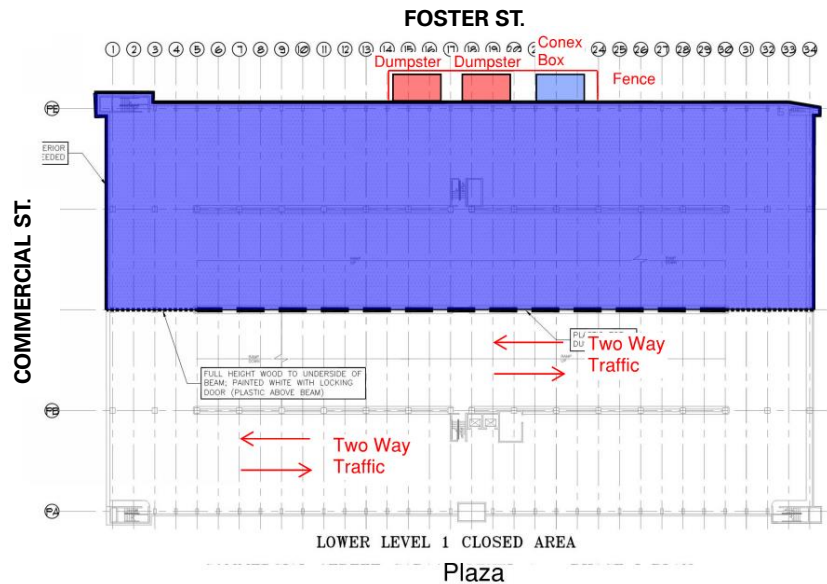
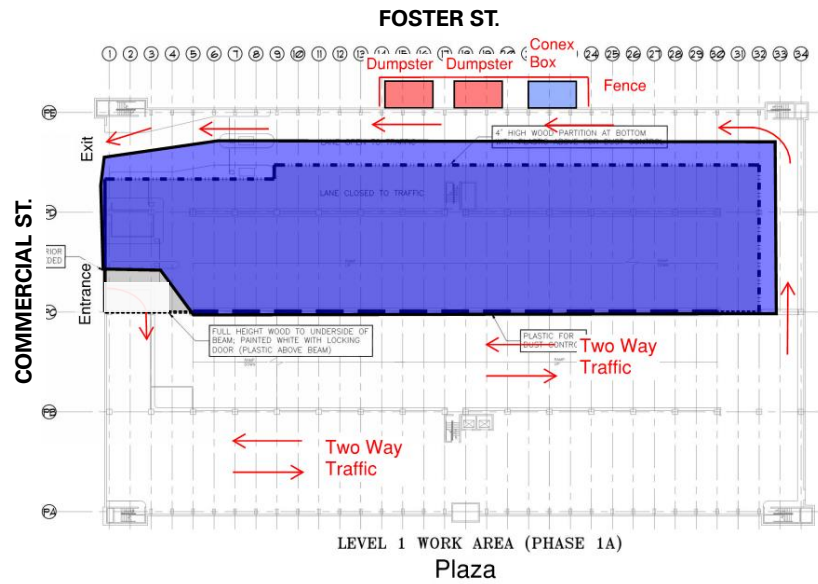
# GARAGE PHASING PLAN PHASE 8B

Estimated Duration: 7 weeks 8A + 8B combined | March 6 – April 2



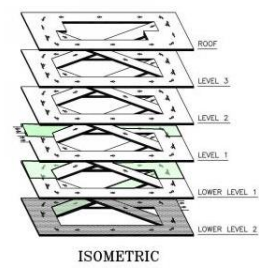
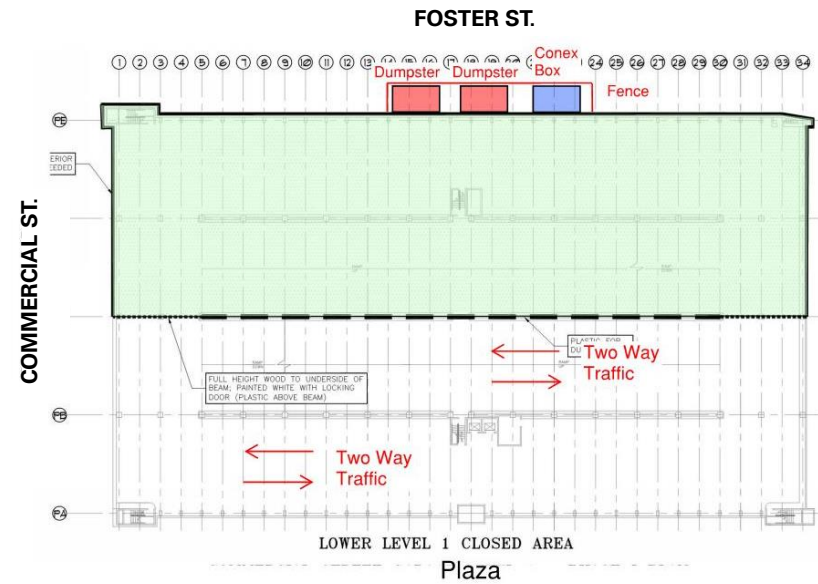
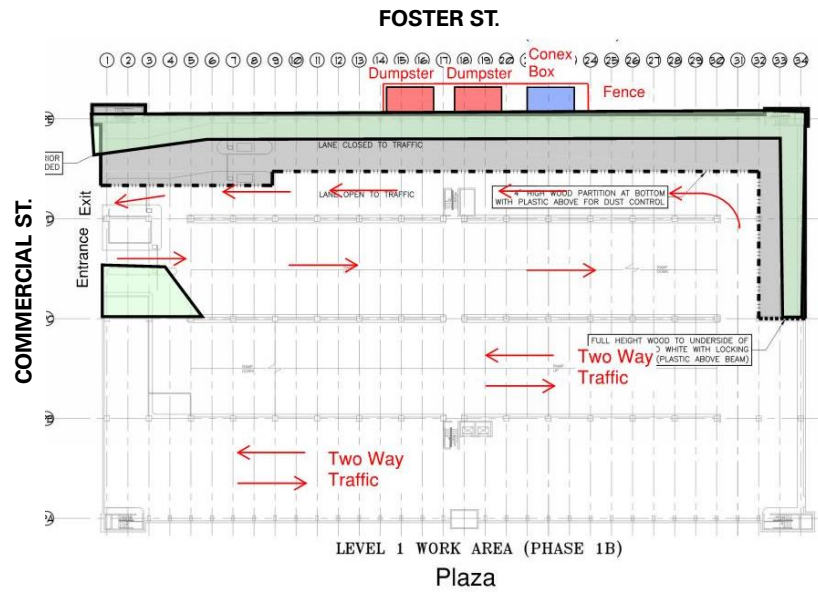
# GARAGE PHASING PLAN PHASE 9A

Estimated Duration: 6 weeks 9A + 9B combined | April 24 – June 2

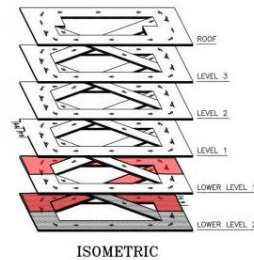
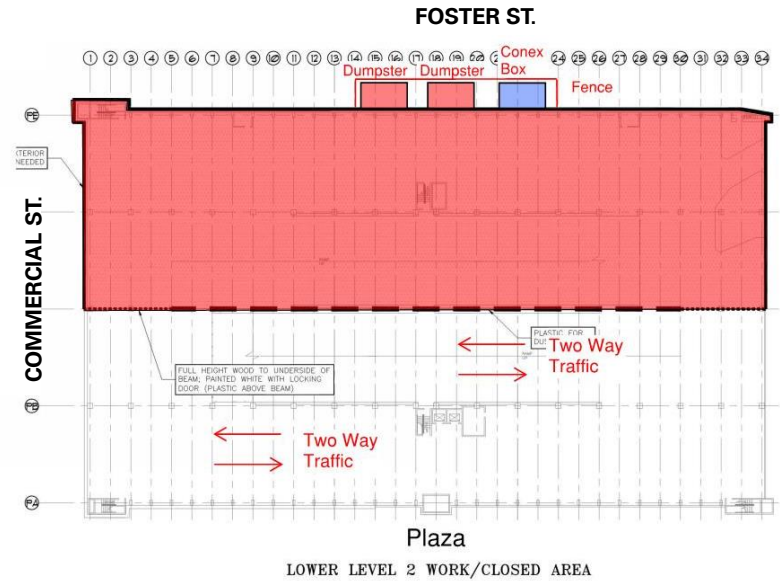


# GARAGE PHASING PLAN PHASE 9B

Estimated Duration: 6 weeks 9A + 9B combined | April 24 – June 2



Estimated Duration: 7 weeks | June 12 – July 28





Mercantile  
CENTER

---

THANK YOU