



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

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OFFICE OF THE CITY MANAGER

August 13, 2001

To: Robert W. Healy, City Manager

From: Bob Bersani, Inspectional Services

Subject: Council Order #33, dated 7/30/01 RE: Report on Issues Surrounding Harvard's Construction on Oxford and Hammond Street.

This construction project is a four story structure, including a basement approximately 28 ft. below grade, that will contain a data center, computer labs and office space. The building is supported on footings as opposed to piles. As excavation to a depth of 34 ft will be required for the construction of the foundation, work to date has involved primarily the construction of an excavation support system consisting of a slurry wall along one side of the site and soil-cement walls along the other sides. The soil-cement walls are installed using the "Geo-Jetting" process involving the auguring of 40 in. diameter grout columns 50 feet into the ground with cement grout injected by high pressure pumps into the loose soils. Steel beams are then inserted into half of the grout columns with the assistance of a low impact vibratory hammer. The geo-jetting method is considered to be less disruptive to the surrounding structures as compared to the alternative method available of driving sheet piles. The soil cement walls are complete and the slurry wall is scheduled to be completed by August 17th. The excavation for the basement has begun and is expected to continue through the end of October. At the peak of the excavation phase, approximately 40 trucks per day will be required to transport the soil off the site.

This project has been designed in accordance with the requirements of the Massachusetts State Building Code and accepted engineering practice and a building permit has been issued. Also, a Project Review Special Permit was issued for this project by the Planning Board.

The State Building code contains provisions for the protection of adjoining property from any damage caused by the construction of a structure. Related to this requirement, Harvard conducted a detailed survey of the physical condition of the properties in the vicinity of the project site prior to the start of construction activities. The purpose of these surveys was to document the condition of nearby structures prior to construction start such that any potential damage resulting from the construction could be validated and corrective action taken. These surveys consist of technical reports, photographs, and videos for a total of eight buildings surrounding the site. Copies are available for review at the ISD. Additionally, because of concerns expressed by the neighbors, Harvard required Haley and Aldrich, Inc., the geotechnical consultant for the project, to install seismographs adjacent to the construction to monitor vibrations from

the construction operations. The readings from these instruments, as contained in Haley and Aldrich report dtd. 7/18/01, showed the maximum vibration encountered was approximately half of the threshold value allowed in the vicinity of historic buildings. The project manager for Harvard for this project has advised me that copies of this report were distributed to each of the abutting neighbors.

As concerns the report that Wynn Management will not allow Harvard access to Wynn managed buildings(64 Oxford Street) to inspect for damage, I spoke to both the Harvard project manager and the Wynn representative responsible for 64 Oxford Street. Both representatives stated that they are working cooperatively with each other and are unaware of the source of this report. The Wynn representative stated to me that he was not aware of any damage to his building at this time. He stated that he would be doing an assessment the week of 13 August and if any problems were uncovered, he would address them with Harvard.

Ms. Denise Ferris, The Harvard senior project manager for this project, has stated that efforts are being made to keep the abutters informed of construction activities. To date, this has consisted of two community meetings(one prior to construction start) and regular updates by mail and e-mail as construction activities change. Ms. Ferris is the point of contact for concerns or problems related to this project. She can be reached at 617-495-1234. Also, ISD can be contacted and we will insure appropriate action is taken.

In summary, it appears that method selected for the construction of the foundation for this structure, as contrasted to other construction methods available, would be expected to minimize the potential for damage to adjacent structures. Further, the precautions taken by Harvard prior to the start of construction appear to be prudent measures that should facilitate resolution of property damage claims that may arise during construction.

Concerning compliance with the Noise Ordinance, Harvard and the contractor are aware of the requirements of this Ordinance and have advised ISD that they have taken steps to insure that future violations will not occur. The Cambridge Police Dept. by attached e-mail dtd. 8/2/01 has advised me that they have requested that the ECC dispatch Cambridge Police Units for any complaints received concerning the 60 Oxford Street address. For incidents involving violations of the Noise Ordinance, ISD will be notified by both the Cambridge Police and the ECC.

Very truly yours,



R. R. Bersani

cc:

Commissioner Watson
Don Drisdell

From: "Bongiorno, Richard " <RBongiorno@CambridgePolice.Org>
To: ""RBersani@ci.cambridge.ma.us"" <RBersani@ci.cambridge.ma.us>
Copies to: ""PSnow@ci.cambridge.ma.us."" <PSnow@ci.cambridge.ma.us.>
Subject: 60 Oxford St. Noise Complaints
Date sent: Thu, 2 Aug 2001 13:52:20 -0400

Dear Bob:

I contacted our Emergency Communication Center, Paula Snow, to alert her to the information you received about Harvard Univ. Police responding to 60 Oxford St. (Harvard building under construction) as it relates to noise. A check with our calls for service to the location is minimal with only two calls recently. Many times our ECC will receive calls on Harvard U property and will notify the University Police for their response, but again, the Oxford St. address has not generated reports recently according to their records. In any event, I asked our ECC to dispatch Cambridge Police Units to that address if we receive complaints of any kind. If it is determined that the complaint violates our noise ordinance, officers will be instructed to provide me with a report of the incident. I in turn will send the report along to you.

I am told that if a noise complaint is received by our ECC particularly as it relates to contractors starting work early, ECC will e-mail you with the call for service. If you need further clarification or info, feel free to call me.



8.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager Richard C. Rossi, Deputy City Manager

September 10, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 01-209, regarding a report on issues surrounding Harvard's construction on Oxford and Hammond Streets, received from Inspectional Services Commissioner Robert Bersani.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert W. Healy
City Manager

RWH/mec
Attachment



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Consent Agenda #8

Awaiting Report Item
Number 01-209, regarding
a report on issues
surrounding Harvard's
construction on Oxford and
Hammond Streets.

In City Council September 10, 2001

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