
BRE-BMR 4563 Horton LP

4570 Executive Drive • San Diego, CA 92121
Phone: (858) 485-9840

VIA EMAIL

November 17, 2022

Charles S. Bryant
Community Development, City of Emeryville
1333 Park Avenue
Emeryville, CA 9460
510.596.4361 (direct)
cbryant@emeryville.org

Re: Noise Waiver for Building 14

Dear Mr. Bryant,

As you are aware, BioMed Realty is currently in the construction phase for Building 14 (Parking Structure) and Building 2 (R&D Building) in accordance with the Development Agreement and Conditions of Approval.

We are sympathetic to the City and community's sensitivities with respect to construction noise and we are currently ensuring that our construction is both within the allowable noise levels and within the allowable construction working hours from 7am to 6pm on weekdays.

We kindly request your consideration of this Noise Waiver request to allow extended working hours on Mondays from 5:00 am – 7:00 am at Building 14 through May 2023. Building 14 is a concrete structure and the work to be done in this time frame, as outlined in the attached documents, is for stressing of post tension cables in the concrete. The noise level which is driven by the tensioning equipment which is significantly quieter than typical construction activity, will entail a construction crew of 3, and will contribute to a safer working environment.

Please refer to following for additional information:

- Exhibit A for a photo of this work occurring at Building 14 to communicate the nature of the activity.
- Exhibit B for a site plan showing the adjacent neighboring residential developments, future buildings, and the Artist Co-op for site context.
- Additional information from Hathaway Dinwiddie Construction regarding this request and information about the activities being requested.

Thank you in advance for your consideration and we look forward to the City Council's review.

A handwritten signature in black ink, appearing to read 'Ethan Warsh', with a stylized, flowing script.

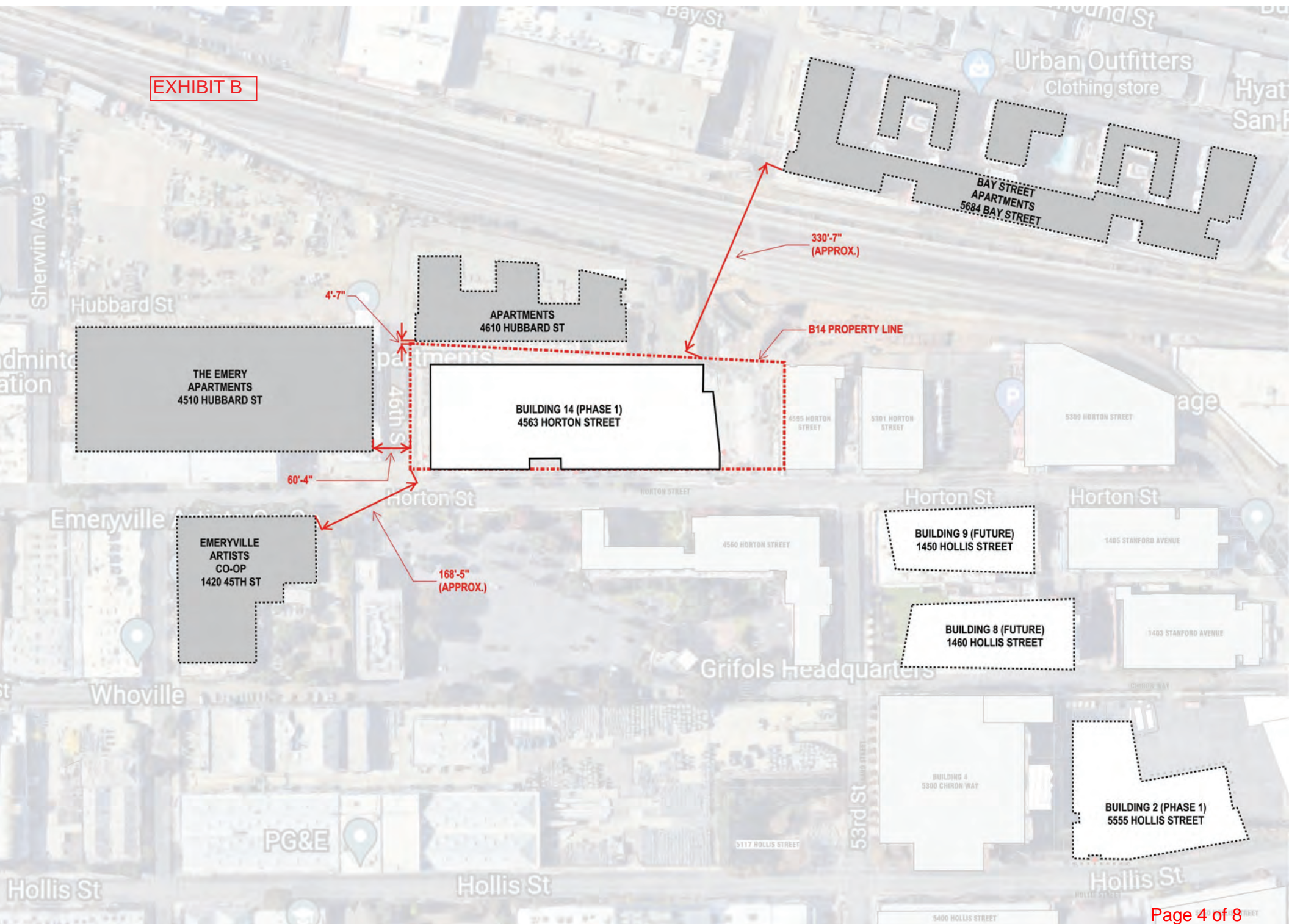
Ethan Warsh
Director, Development
BioMed Realty

Exhibit A



Photo of the stressing of post tension cables in the concrete. The 2 workers shown are performing the work. The 3rd worker, foreman providing oversight, is not shown. This photo was taken at Building 14 on November 14, 2022.

EXHIBIT B





Alex Ojeda
275 Battery Street
San Francisco, CA 94111

November 16, 2022

Charles S. Bryant
Director of Planning and Building
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

Dear Mr. Bryant,

This letter is to request a waiver from the construction hours in the City of Emeryville Noise Ordinance. This letter is in regards to the development of the BMR B14 Garage at 4563 Horton Street under permit number: B2021-0224.

1. We hereby request approval to work on Monday's from 5am to 7am until May 30, 2023.
2. The work being conducted during these hours is "stressing" of post tension cables. (See exhibit 1 for details).
3. A single post tensioning "Ram" will be used during these hours. (See exhibit 2 for details).
4. Stressing consists of tensioning (using Rams), to many thousands of pounds of force, steel cables in the suspended slabs in order to provide structural support.
5. Work to be performed around perimeter, and middle section of the building (See exhibit 3 for details).
6. Noise level is much lower than general construction noise activities (Rams typically operate around 60-65 dBa). The noise level is similar to that of household vacuum cleaner during operation.
7. Early morning stressing increases site and worker safety since only the crew performing the work is on-site and no other crews are around. Stressing is inherently very dangerous due to the possibility of cables snapping during tensioning.
8. Early stressing activities allow for a standard 7am start on Monday for our crews and eliminates much of the overtime work that they will have to perform. Long term overtime worked by crews has been shown to reduce safety and productivity due to increased worker fatigue and accident rates.
9. Contact: Alex Ojeda. Phone: (415) 652-6052. E-Mail: ojedaa@hdcco.com

Thank you for your consideration of our waiver request. Please feel free to reach out should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Ojeda".

Alex Ojeda
Senior Project Manager

Enclosures: Exhibits 1, 2, & 3
CC: Ethan Warsh, Misa Chlouba, Ron Assa

Exhibit 1: Typical "Stressing" activity. This activity is performed by a 3 man crew.



Ram Operator

Pump Monitor

Not Pictured: Foreman/Supervisor

Exhibit 2: Equipment Specifications

SJ
SERIES

POST-TENSION AND STRESSING JACKS
TONNAGE RANGE: 20 & 30

Power Team

Model Shown:

SJ2010, SJ3010



Features

ONE OF THE MOST DURABLE MONO-STRAND JACKS IN THE INDUSTRY.

- Ideally suited for work on slab-on-grade where dirt, heat and high volume use take their toll.
- Available in single or double-acting models.
- Standard single-acting units have a 10" stroke.
- Standard double-acting units have an 8.5" stroke.
- Service repair is simple and components are long lasting and easily replaced.
- 3" detachable seater nose assembly easily replaced with optional 6" nose assembly.
- The jack of choice for high-rise and elevated work, thanks to fast return time and light weight.
- All hydraulic fluid controls are internal for more efficient and safer operation during tensioning and retraction.



Optional Dead-end Seater

Dead-end seaters for production work and field work available on special order. (Part #400120)

SPECIFICATIONS

Pump Type	PE60 Electric 2-Speed Post Tensioning Pump
Power Rating	1-1/8 hp
Voltage	115 V
Frequency	50/60 Hz
Amperage	25.0 A
Motor Phase	1 ph
Max RPM	3000 rpm
Valve Part Number	9500
Valve Type	4-Way, 3-Position (Tandem Center) Manual Valve
Valve Type/Function	4-Way, 3-Position / Advance Hold Return
Valve Function Details	Advance position holds pressure with motor shut off. Return position advances cylinder with motor running and returns cylinder with motor shut off.
Control Switch	On/Off/Pulse

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Exhibit 3: Map of Work Location (red lines)

