

## CONSTRUCTION IMPACT NOTIFICATION

*This Rider contains conditions that are material to your decision to enter into a License Agreement. Please read this Rider carefully. Your execution of the License Agreement will indicate your agreement with and acceptance of the following provisions and the Rider shall be incorporated into and become a part of your License Agreement.*

### **RIDER TO MIT GRADUATE STUDENT HOUSING LICENSE AGREEMENT**

The following terms and conditions are attached to and incorporated by reference into your License Agreement as entered into hereby. In the event of any inconsistency or discrepancy between the terms and conditions of the License Agreement and the following terms and conditions, the following terms and conditions shall apply.

During the current term of your License Agreement through approximately July 31, 2025, MIT Housing & Residential Services anticipates that the following construction work will be undertaken in or adjacent to your Building. Except in emergency situations or unless otherwise noted, the construction work is expected to take place as indicated below. Non-emergency work within residential units will be scheduled on an as-needed basis, generally not before 8:00 am. Notwithstanding the foregoing, please be advised that public agencies and commercial property owners/developers may perform work outside of the work hours specified in this Rider.

**Please note that the construction work and schedules listed below are preliminary only and will be subject to modification at any time. MIT reserves the right to change the scope and/or schedule of the construction work and initiate additional projects and repairs at any time beyond the scope and schedule of projects described below. In the event of any material changes or additions, MIT will use reasonable efforts to provide notification to residents in a timely manner.**

*Westgate Apartments (540 Memorial Drive, Cambridge, MA 02139 – Building W85): 2 Total Construction Riders*

#### **1. New West Campus Graduate Housing Development on Vassar Street (Buildings W87, W88)**

Construction of the new graduate residence on Vassar Street, Graduate Junction (Buildings W87, W88), at the former site of Building W89 and the West Lot, is expected to be completed in August 2024. The project scope will include, but not be limited to, construction of the new residence, and site and landscape work, some of which may require the use of heavy equipment. Pedestrian and vehicular travel routes will be impacted along Vassar Street, including closure of the Vassar Street sidewalk and cycle track adjacent to the site. Pedestrians will be directed to cross to the sidewalk on the south side of Vassar Street and cyclists will be detoured to an in-street bike lane. Additionally, the pedestrian railroad crossing connecting Vassar Street to Fort Washington Park will be closed throughout construction.

The sequence of construction activities is expected to consist of continued construction of interiors, utilities, and landscaping. Impacts from these activities may include increased truck traffic, additional beeping from back-up alarms, and noise generated by machinery during concrete finishing. The project may also require additional lighting on site after sunset.

Standard working hours for the project are expected to follow the City of Cambridge construction work hours of 7:00 am to 6:00 pm on Monday–Friday and Saturday from 9:00 am to 6:00 pm. Reasonable efforts will be made to minimize inconvenience to residents when possible.

Please visit <http://web.mit.edu/facilities/construction/updates.shtml#w87> for regular construction updates. If you have any questions regarding this project, please contact the project team via email at [west-campus-grad-info@mit.edu](mailto:west-campus-grad-info@mit.edu).

**2. Eversource Greater Cambridge Energy Program (GCEP)**

Eversource is planning to construct a new [underground substation in Kendall Square, Cambridge](#), along with five underground duct banks housing eight new 115-kilovolt (kV) transmission lines. Eversource has petitioned the Energy Facilities Siting Board (EFSB) and construction is set to begin in late 2024 and extend through 2028 if plans are approved. Impacts of the activities may include increased truck traffic, beeping from back-up alarms, noise generated for machinery, lighting as needed on site after sunset, and road and sidewalk access disruptions as utilities are installed. Reasonable efforts will be made to notify abutting residents in advance of planned activities that may cause significant noise or major disruptions.

Standard working hours for the project are expected to follow the City of Cambridge construction work hours of 7:00 am to 6:00 pm on Monday–Friday and Saturday from 9:00 am to 6:00 pm. Some City-permitted, after-hours work may be required to accommodate large equipment, traffic disruptions, and other activities.

**3. Notice of Lead Testing**

The Massachusetts Lead Law (105 CMR 460.00) requires the removal or covering of lead paint hazards in residences built before 1978 where any children under the age of six reside. Westgate, a residence built before 1978, is actively undergoing a comprehensive lead inspection. Testing for all two-bedroom apartments in each low-rise building is complete, and a Letter of Compliance for those units is on record. Testing of one-bedroom and efficiency apartments in the high-rise building continues, with an anticipated completion in May 2024. Documentation for high-rise units will be available after testing is complete. After you have signed your license agreement, you will be asked to sign a Tenant Lead Law Notification.

If you have any questions, please contact Housing & Residential Services via e-mail at [westgatequestions@mit.edu](mailto:westgatequestions@mit.edu).