

Subject

Report on Coffee With the Neighbours information meeting held on 27 May 2014

Subject: renovation of building on Turfdraagsterpad 15-17

Location: Academic Club, Oudezijds Achterburgwal 235

Date: 27 May 2014

Time: 19:30-20:30

Opening

Martijn de Ruiter, programme manager charged with development of the City Centre Campus, welcomes those attending the meeting. Martijn explains that Alex ter Haar, UvA project manager, will be holding a brief presentation to illustrate why the former CREA building on Turfdraagsterpad 15-17 (BG2) is being renovated and explain the UvA's plans for the building.

The selected contractor will then provide an overview of the required construction activities and the relevant planning schedule.

Chérie van der Meer is introduced as City Centre Campus area manager. She will serve as initial point of contact for local residents in any matters relating to the construction and renovation work.

Background to and purpose of renovation work at Turfdraagsterpad 15-17

Alex ter Haar introduces project manager Herman den Besten and supervisor Kees Dix of Maar! Bouwmanagement, who will be supervising the construction activities on behalf of the UvA. Alex provides a brief introduction on the UvA's campus development activities. The University of Amsterdam is working to build four open city campuses that connect the city of Amsterdam with the university and combines the benefits of both. In future, related academic disciplines will be clustered at each campus. The City Centre Campus and Binnengasthuis site will accommodate the humanities faculties and new University Library. Several buildings on the Binnengasthuis site have already been renovated, including the Allard Pierson Museum and Special Collections Library. The former CREA building on the Turfdraagsterpad is next up for renovation. The Faculty of Humanities' Arts and Culture programme will be accommodated here in 2015. The new facility will feature 100 workspaces for professors, senior university and other lecturers, doctoral students, support services and the secretariat. It will also feature fifteen study places and three seminar facilities.

Preparation for the renovation effort commenced over the course of last year. The building has been stripped, cleaned up and prepared for construction. The stripping process revealed various characteristic old details. The building will be restored to its former monumental state over the course of the renovation, which will involve a number of structural challenges. For example, the building is located on a former watercourse. As a result, the foundation piles under the building have deteriorated more extensively than those at other locations in the city centre. These piles will thus have to be replaced. The following activities have also been scheduled for the coming period:

- New ceilings, walls and insulation materials will be installed;
- New building systems, sanitary facilities, lifts, etc., will be installed;
- The roof will be renovated/repaired/insulated;
- The damaged façade will be renovated/repaired;
- The layout of the various rooms will be modified;
- A new floor will be installed on the ground floor.

The UvA is assessing the options for guided tours during the renovation, offering staff members, local residents and students an opportunity to view the building and its many monumental details.

Selecting a contractor

Contractor Friso Bouwgroep has been selected to renovate the building. The UvA is aware that these activities will be carried out in an environment where people live, work and study and has recorded a set of relevant guidelines in the ALSC framework (Accessibility, Liveability, Safety and Communication). This framework was developed in consultation with various local representatives. The contractor has agreed to abide by these guidelines and will set out its plans for the coming months. The ALSC framework is available for download on the UvA website www.uva.nl/binnenstad, and can be found under the heading ‘Publications’.

Explanation of the various activities

Johan Keuning, safety, health and environment official at Friso Bouwgroep, introduces the contracting team. As he explains, the team members have extensive experience working in densely populated environments. Johan offers further details on the construction site layout and efforts to minimise inconvenience to the surrounding environment.

- Where possible, the contractor will work with the doors and windows closed.
- The contractor will respect the agreed time window: cars and construction traffic may only enter the construction site between 07:00 and 11:00.
- The circular sawing machine will be placed inside the building instead of outdoors on the work site in order to minimise noise pollution. Such saws are generally stationed outdoors in view of the amount of dust released during their use;
- Where necessary, a traffic warden will be deployed in order to offer pedestrians and cyclists safe passage and supervise reversing trucks so that the annoying beeping signal can be deactivated. However, this beeping signal cannot be deactivated on all trucks for technical reasons.

Procedure

The foundation work will commence in mid-June. Some 130 foundation piles will be installed under the building. The piles will be wound into the ground, a method that does not generate noise. However, this will require a hydraulic press and generator. Although the contractor will be using a generator type that emits less sound than commonly used models, a low humming sound will be audible. The contractor has suggested carrying out the pile-driving activities over the course of a shorter period. As a result, the work will be completed within three to four weeks rather than six to eight weeks, reducing the amount of annoyance for local residents. A shorter completion time will also help to ease the work schedule. In order to achieve this deadline, however, the contractor will be forced to exceed the working hours set out in the ALSC framework. Those attending the meeting indicate that they prefer a shorter completion time and longer working hours, up until 21:00 or 22:00 at the latest. The parties agree that the work will be carried out on the basis of this schedule. Local residents are requested to contact Chérie van der Meer if work during the evening hours causes unacceptable levels of inconvenience.

Johan explains which activities are expected to cause noise and inconvenience during the renovation effort:

- A generator used to supply electricity for the foundation work.
- The compressor used in façade repair work.
- The assembly and disassembly of scaffoldings.
- A building crane will be used on several occasions. Where possible, this crane will be stationed on the construction site (within the site fences);
- The delivery and removal of equipment and materials (between 07:00 and 11:00). Temporary exemptions will be applied for in order to accommodate specific activities or shipments outside of the agreed time windows.

Where possible, noisy machines will be stationed on the side of the canal (Grimburgwal), at the furthest possible distance from residential buildings.

Planning schedule

The contractor has started work inside the building. Based on the current planning schedule, the first foundation piles should be wound into the ground in mid-June. This work will be carried out indoors. The first scaffoldings will be erected in late June. Once the scaffoldings are in place, efforts to repair the façade will commence. Work on the building exterior is set to continue until the end of November. The scaffoldings will be taken down in December. The indoor work will continue through March 2015. The building will be completed by the end of March 2015 and will be prepared for use before the summer so that it can be taken into operation in the new academic year.

Questions from audience members

- One audience member expresses doubts as to whether the contractor will stick to the agreement and refrain from working before 07:00. The contractor indicates that this agreement is solid and will be adhered to. However, staff will arrive at the construction site before 07:00.
- One audience member requests further information on the construction site layout, especially the location of the emergency assembly point near the pétanque playing area. The contractor explains that this location will only be used in the event of an emergency situation. Construction workers need to know where to assemble in the event of an emergency. This particular site was selected because of its proximity and central location. Chérie van der Meer adds that temporary bicycle racks will be placed along the pétanque playing area to compensate for those removed from the area across from the former CREA building entrance.
- An audience member wants to know how materials will be transported to and from the construction site. All materials will be transported via the Nieuwe Doelenstraat and Binnengasthuisstraat, within the agreed time window. This time window may only be deviated from in highly exceptional cases.
- An audience member asks where the contractor's staff members will be parking. Five parking spaces have been reserved for contractor staff on the UvA's parking facility on the corner of the Binnengasthuisstraat and Nieuwe Doelenstraat. These spaces are currently being used by hotel De L'Europe. One audience member indicates that the UvA regularly parks on the Kloveniersburgwal pavement. The UvA representatives explain that this is in violation of existing agreements, and promise to prevent this from occurring in future.
- One audience member asks whether similar meetings will also be organised for the other UvA projects at the Binnengasthuis site. Martijn indicates that a Coffee With the Neighbours session will be organised as soon as new developments arise.

For further information on the activities, please contact City Centre Campus area manager Chérie van der Meer by calling 020 – 525 7724 or sending an email to: omgevingsmanager-binnenstad@uva.nl