

# 303 Third Street Cambridge, MA Mixed-Use Development

Brian Tufts - Structural Option

## Project Team

Owner: Extell Development Corporation & Equity Residential

Architect: Cetra/Ruddy Inc

GC/CM: Bovis Lend Lease

Structural Engineer: McNamara/Salvia Inc

MEP Engineer: MGJ Associates

Civil Engineer: Tetra Tech Rizzo

Geotechnical Consultant: McPhail Associates, Inc

## General Building Data

Location: 303 Third St Cambridge, MA

Number of Floors: Between 5 and 8 above grade  
2 below grade parking levels

Occupancy: Primarily residential with some retail

Size: 485,227 SF residential and 7,500 SF retail

Construction Date: July 2006 - October 2008

Total Project Development Cost: \$246 million

Delivery Method: Design-bid-build with a GMP

## Structural System

- \* 5" slab on grade reinforced concrete
- \* 20' deep caissons bear on 3 TSF bearing material
- \* WF beams and girders typically cambered 1/2" - 1 1/2"
- \* Floors typical composite construction 4 1/2" slabs
- \* 25' typical beam span

## Electrical System

- \* 2 primary power distribution boards
- \* 2 300 kVA transformers provide 120/208V to panels
- \* Backup power via 750 kW generator

## Mechanical System

- \* 2 cooling towers each for north and south building totaling ~150,000 CFM per building
- \* 5 water cooled AC units service lobby and fitness areas
- \* 14 rooftop air conditioning units service corridors
- \* 4 boilers totaling 23,300 MBH

## Lighting System

- \* Residential units typically lit with 208V pole mounted lights with 175W Metal Halide lamps
- \* Service areas lit with 120V flush mounted fixtures with two T5 lamps

## Architecture

330 Third Street is a large mixed-use development situated in urban Cambridge, MA. The site is located a short distance from the Massachusetts Institute of Technology and other prominent Cambridge landmarks. As such, 303 Third Street aims to create a green outdoor space within the site and a modern, elegant façade to attract busy city professionals. It consists of two large building (North and South) segments forming a U, with a green space filling the center. The design seeks to maximize rentable space while maintaining a comfortable living environment for its occupants.

