

MEETING RECORD

Perkins Eastman
Architects DPC

Meeting Date	10/06/2021		
Project Name	Tobin Montessori Vassal Lane Upper Schools	Project Number	79131.00
Subject	Community Meeting – Design, Monitoring, Construction		
Meeting Location	Video Conference	Date Prepared	10/07/2021
Prepared By	Sarah Oakes	s.oakes@perkinseastman.com	T: 617-241-5569
Presenters	City of Cambridge: Brendon Roy		
Panelists	City of Cambridge: Owen O’Riordan, David Kale, Louie DePasquale. Bryna Charlton, Kate Riley, Catherine Woodbury, Iram Farooq CPS: Kenneth Salim, Jim Maloney, Daniel Coplton-Newfield, Vedad Konjic DHSP: Ellen Semenoff Perkins Eastman: Caitlin Gilman, Dan Arons, Carolyn Day, Carmen Torres CDM Smith: Jill Greene, Mark Salvetti, Michael Schultz Traverse Landscape Architects: Kris Bradner, Jacqueline Reising, Evan Davenport WT Rich: Brian Santos, John Rich, Doug Thomas		
Attendees	Alex Alephoritis, Amy Stein, Beth Britz, Joyce Hackel, Becky Zu, Carlos Fornos, Christine Pace, Deborah Gevalt, Gina LaRoche, Kathy StJohn, Kendall Tynes, Kesari Mudhgouni, Kristen Smith, Lillian Hsu, Lisa Pecora, Lucy Patton, Nancy Haslett, Peggy Barnes Lenart, Robin Bonner, Sarah Oakes, Seungjun Lee, Victoria Greer, Wendy Zens, Jay Yesselman		

The following is a record of the conversation following a viewing of the pre-recorded presentation posted on the project website.

ITEM	QUESTION / COMMENT	RESPONSE
1	From: Gina LaRoche Can you let us know when the loudest time will be for demolition? RE - vibration and noise?	Response by: WT Rich Loudest time will be January-March timeframes. Demo in the winter helps with dust and debris control. Late November start.
2	From: Christine Pace Related to that, it would be so helpful to have a weekly schedule so those of us who work from home sometimes and in the office sometimes, can plan each workday accordingly? As in—a weekly email to the community that outlines what we can expect?	Response by: The City of Cambridge General schedule posted on site bulletin boards. When work starts ramping up, weekly updates will occur with construction schedules and updates. That said, it is a little difficult to pin down what is happening when and where on the site. The team does work when deliveries and weather allow, so we will try to be specific in our updates, but we can't be specific with for example at 2PM something is happening. If the weekly e-mails become too redundant, we might start posting on the project page.
3	From: Anonymous Attendee Has the location of the water tank changed? Wasn't the previous placement of the water tank the reason that the 3 large oak trees	Response by: The City of Cambridge The removal of those trees was largely because of the building needing to come down, and building the new building. The soil contaminants on site changed how we did the foundations for the

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	had to be cut down? Could the demolition of the trees have been prevented?	site. The storm water tank had very little to do with the trees reason for coming down.
4	From: Anonymous Attendee I believe the Gym is 4 stories will the new solar design be the equivalent of adding an extra floor?	Response by: Perkins Eastman We're just designing this down, but we're hoping it will be a ballasted area, but we wouldn't be going higher than the gym. In some areas the solar panels are right on the roof, and others it is ballasted.
5	From: Joyce Hackel Can the city commit to planting grass playing fields or are you considering synthetic crumb rubber fields?	Response by: The City of Cambridge No synthetics, all grass.
6	From: Anonymous Attendee Is there any possibility that the open spaces could be opened before fall 2025?	Response by: The City of Cambridge It would be rather difficult due to building the building while having the fields open. Brian Santos: I agree with that, summer isn't right for planting, we'd time that for Spring and late Fall.
7	From: Peggy Barnes Lenart The playground areas at Tobin were well used, good amenities.. Is there more specific info about the playground access hours and size for the community? Any water features with shade?	Response by: Traverse Landscape Architects Each of the playgrounds in the video would be accessible to the community. There are large openings within the fencing, all open similarly to the way it was used prior. For example, when kids are out at recess, community members may have shied away from using the playgrounds during that time. There is some separation from outside play areas and outdoor learning spaces. No splash parks anticipated in the current design. Shade structures and shade trees are being provided in specific playground areas.
8	From: Peggy Barnes Lenart More info about community meeting space with good acoustics - not the auditorium space?	Response by: Perkins Eastman We are studying the acoustics for all of the spaces very closely with our Acoustics consultant, dining which could be used for meetings, professional development space, and heart of school on the 3rd floor, as well as the Gyms. The spaces that will actually be available will be scheduled with the city
9	From: Peggy Barnes Lenart Any possibility of green roof with solar?	Response by: The City of Cambridge Right now, due to the mechanical systems and solar on the roof, a green roof is not feasible
10	From: Joyce Hackel If we have a question about what's going on is the on-site office now open to the public? Can we just walk up, knock and talk to someone during the work week 9-5 pm?	Response by: The City of Cambridge The possibility for people from the community to go to the onsite trailers is there, but we prefer you to call first, only because we have a lot of meetings going on, so we'd prefer you call us first so we can set up a meeting. Kate Riley & Brendan Roy's numbers are on the project website. As the project goes, we'll try to set up a safe way for people to walk up to the onsite office.
11	From: Anonymous Attendee If the city were to acquire some of the Armory, what would be the	Response by: The City of Cambridge As we don't own it, and do not have access, we are not designing at this time how we could use it. We met with the Armory, and went

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	process to develop and integrate that into the Tobin project?	through the process of how it could be acquired. It isn't a quick process, the general area where the Armory lot would square off the school property, will be staging for the construction project. If it does become available we can come up with a way to work it into the site.
12	From: Wendy Zens How will outdoor maintenance such as snow plowing, mowing and cleanup of vandalism and trash management be handled? As a park or as a school?	Response by: The City of Cambridge Storm water facility, bio swales, playing fields, all will be public works responsibility. When it comes to snow plowing, it is our expectation that DPW would be responsible for plowing pathways and entryways. Other areas would be the schools responsibility.
13	From: Anonymous Attendee With projections for more heat waves, please consider some outdoor water features for community as was in the previous Tobin playground. Very appreciated and used in the previous Tobin playground space. Thank you for considering community comments.	Response by: The City of Cambridge We are only at 60% CDs so there is still a chance for those features to be included.
14	From: Joyce Hackel What is the timeline for the landscape and tree planting. Will that all wait until 2025?	Response by: WT Rich Yes, we're hoping for fall of 2024, but most likely Spring and Fall of 2025. Brendan Roy, with as large of a landscape package as this school has I hope for 2024, but most likely 2025.
15	From: Anonymous Attendee Multi-use paths - ideas about safe design for bikes and pedestrians, e.g., width and marking of "lanes"?	Response by: Traverse Landscape Architects The multiuse path from Concord & Fern to Vassal will be 12' wide with a 2' shoulder on either side. Some areas where we're working with fitting in buffers like near the Armory it might be a little less than 2' shoulder, but they will be asphalt with a dashed line down the center per what the City of Cambridge wants to see.
16	From: Jay Yesselman Sorry I just got here. When do you expect demolition to occur?	Response by: The City of Cambridge Abatement will start November and December. Demolition will start in January. We'll make sure to give plenty of updates, via flyers and bulletin boards with weekly activities.
17	From: Joyce Hackel Just wondering, odd question but why are there so many lights on inside the Tobin School 24 /7?	Response by: WT Rich Insurance reasons. OSHA Requirement as well
18	From: Lucy Wilhelm The alarm bells continue to ring randomly around the clock; is there a plan to finally turn them off? They've been going for my 42 years as a neighbor...	Response by: The City of Cambridge We were unaware of that. That is something we can hopefully as quickly as Thursday 10/7 get turned off. Thanks for bringing that to our attention.

ITEM	GENERAL COMMENTS RECEIVED
1	From: Gina LaRoche Thank you for all the hard work you have done to work with the neighbors... although my house shakes more than I anticipated - I feel like you have done an excellent job communicating the impact and listening to our needs

Attachments: A recorded version of video portion of the presentation is available at [WEBSITE ADDRESS](#), the question and answer period of the presentation was not recorded.