Perkins Eastman MEETING RECORD

Date Prepared: 02/08/2013

Project Name: Martin Luther King Jr. School A&E

Project Number: 47931.00

Subject: Community Meeting

Meeting Location: Morse School, 40 Granite Street, Cambridge, MA

Meeting Date: 02/07/2013

Prepared By: Daniel Riggs

Participants Richard C. Rossi – Deputy City Manager

Michael J. Black, City of Cambridge – Construction Project Manager

Dana Ham, CPS - Director of Facilities John Pears, Perkins Eastman – Principal

Mark Boyes Watson, Boyes Watson Architects – Principal

Bill Brown, Brown Sardina - Principal

Jonathan Rich, Rich-Caulfield, MLK Joint Venture - CEO Community Members: Refer to attached Sign-In Sheet

Item No	Notes	Action by / Date Req'd
1	 <u>City – General:</u> Rich Rossi welcomed the community and project team. He explained that the purpose of this meeting is to update the community on the project developments and schedule going forward. 	Record
2	 Perkins Eastman – Architectural Project Update by John Pears: Project timeline presented with construction phase beginning in summer/ fall 2013. The next meeting would be a Special Permit Hearing on April 16, 2013 to which the community is encouraged to come and provide support for the project. Context elements in design were presented as a condensed version of information shown in previous meetings. Project overview diagrams showing existing context to remain, public & private, circulation and the separate school identities. Site design presented (Bill Brown further explained site design, see Item No 3). Building setbacks. John Pears explained how these relate to those of the existing building. Massing model photographs. 	Record

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	 Shadow studies of the proposed building during the Spring/ Fall Equinox. 	
	Perspective Rendering at the school entrance courtyard.	
	Slide explained King St with interior renderings and	
	diagrams.	
	 Daylighting design and Netzero slide showing the building 	
	usage during different periods of the day.	
3	Brown Sardina – Landscape Architecture / Site Update by Bill	Record
	Brown:	
	 New dedicated preschool play area with constructed and 	
	vegetative screening elements.	
	Full basketball court with shade trees and evergreen	
	visual screens.	
	Turf play area with play structure. Integrated Firstwork gazes	
	Integrated Firetruck acess.Courtyard garden with integrated handicap access.	
	 Undulated sidewalk for richer community experience at 	
	Putnam Ave.	
4.	Rich-Caulfield, MLK Joint Venture (Rich-Caulfield Joint Venture) —	
	Construction Pre-Planning Explanation by Jonathan Rich	
	Rich-Caulfield, MLK Joint Venture introduction. Jonathan	
	Rich introduces the role of construction manager, firm	
	history and relevant experience and introduces his project	
	team members.	
	Role of communication, work site safety, work hours,	
	traffic management, and noise and dust mitigating efforts.	
	 Site highlights and preliminary logistic design of construction site. 	
	Demolition overview and phasing.	
5.	Community Comments:	
O .	a) How will traffic and parking be handled by the	
	construction team?	
	The logistics during construction will be carefully	
	managed by the construction team along with	
	the city and will follow guidelines that have been	
	put in place.	
	b) How will the construction team control dust during demo	
	and abatement?	
	Wetting is the main way of controlling the dust as well as the people site as a people and a set all as the second	
	well as through site management and control of	
	the vehicles exiting the site.	
	c) Construction schedule has changed from Winter Demo to Summer demo, why? Can we change it further?	
	Johnner demo, why? Can we change it former?	

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- The demo schedule changed because of a far greater amount of hazardous material on site then was previously thought. Pushing the schedule further back would impact the expected opening date and further prolong construction process in the neighborhood.
- d) How will the vibration from machinery be controlled? Will it ruin the foundations of our homes?
 - The geotechnical consultant will put in place vibration monitoring systems at multiple locations surrounding the site
 - Subject to owners' approval, all abutting homes will be surveyed prior to demolition of existing school to create a record of the physical condition of the home prior to any construction work. The surveys will be made available to homeowners.
- e) How will storm water be controlled?
 - The storm water and site drainage will be much improved from current state after project completion.
 - During construction the project team will perform mandated erosion control measures.
 - Street will also be cleaned frequently during construction to prevent clogging of catch basins.
- f) How do you control noise? In the past, air compressors are a problem.
 - The city monitors noise ordinances and stops work if necessary or if complaints are lodged and work is deemed too noisy. City will provide advance warning of especially noisy periods in the construction as well as a number to call.
- g) Will the demo and construction be phased?
 - The demo will be phased as outlined by Rich-Caulfield, MLK Joint Venture. Construction will also be phased, the details of which are to be determined. Construction is scheduled to begin in late summer/ early fall. Schedule will be posted on the city bulletin board and project website weekly.
- h) Will sulfur burning equipment be allowed on site? Are emissions controlled?
 - All emissions standards will be controlled in accordance with mandated regulatory standards.

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> Multiple vehicles will be present on site at the same time, with as many as 50 subcontractors involved.

- i) How does the communication get conveyed back to the community? How do agreements / guarantees become solidified or put in paper and ink?
 - The design is still in development, but aspects of the project will become "set in stone" as they are approved by city agencies. These documents will be public record and accessible by the community.
 - Mark explained the approval process.
 - Plans will always be submitted, therefore accessible as public record, before work can be done.
 - All work will be done according to City of Cambridge requirements.
 - The project website will be updated weekly with new project information.
- Parking regulation: what is to stop contractor/ subcontractors from taking resident parking spaces?
 - Rich-Caulfield, MLK Joint Venture will inform and/or educate all subs of parking policy.
 - City will ticket and tow non-Cambridge residents parking in resident spaces.
- k) Is this the final design?
 - No, the design is not yet finalized. At present the architects are trying to refine the design to reduce the size and height of the proposed building wherever possible to create additional outdoor space.
- How many parking spaces? Why are there more? How can we reduce traffic in the neighborhood?
 - There are fewer parking spaces provided than currently regularly parked on site.
 - Many of the parking spaces are now enclosed within the building.
 - City has active programs designed to cut down on car traffic.
- m) Is the building to be constructed from poured concrete?
 - No, the exterior materials are still under development, but there will be no poured concrete used for the exterior cladding of the

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buildings.

"Mustardy Yellow" in renderings appears concrete.

- n) Is there on-street parking?
 - Yes, same number as in existing on McGee Street and an increased number on Kinnaird Street.
- o) Preschool play area close to high traffic intersection, is this safe?
 - Bill explained the physical and visual screening measures involved in the landscape plan for the area.
- p) Will the brown "sculptural" elements be a hazard because of rubber-neckers? Shouldn't it be clean and disappear like the public library? Bike placement can be an eyesore.
- q) Basketball court concerns. Where is the garden [City Sprouts] from previous iterations? How can lighting be controlled in the basketball court?
 - The design is on-going and therefore subject to change. The City Sprouts program was changed due to the clarification of the owner and the school committee's needs. City Sprouts were moved to a position on the roof of the Lower School gymnasium. The school had requested a full-size basketball court and the proposed location is the only place on the site large enough to accommodate it and still leave space for a turf ball play area. Location of street lighting and possible controls may be considered in coordination with the City. Lighting can also be partially blocked by the proposed vegetative screens surrounding the court. This location creates greater visibility from the public way which enhances safety.
- r) Next meeting date: 7 P.M. April 16, 2013 at the Planning Board, 344 Broadway Cambridge.

cc: Michael Black for distribution to City/CPS & Design Team

Attachments: Sign-In Sheet and Powerpoint