

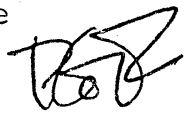
CITY OF CAMBRIDGE

147 HAMPSHIRE ST., CAMBRIDGE, MASSACHUSETTS 02139

PUBLIC WORKS DEPARTMENT

Conrad C. Fagone
Commissioner

TO: Conrad Fagone

FROM: Paul Feloney 

DATE: December 16, 1981

RE: Tobin School

I have visited the Tobin School on two occasions, most recently the morning of December 16. On both occasions there was considerable water on the roof. Today there was considerable wet snow and slush, and rain was falling.

My observations are:

- A. There are no problems with the structural integrity of the building which pose any threat to life and/or safety.
- B. Drains are high over corridor at West end. Gypsum board ceiling has been saturated and portions removed at corridor near by Boys Toilet. This is unsightly and still leaking but not a danger.
- C. Roof leaks in Girls Toilet, East end and ceiling is saturated. I recommended to Master and custodian that saturated material be removed. This is the most dangerous condition. Roof above appears to be draining well with some local ponding.
- D. Auditorium - ceiling has been stained in two areas. One under an equipment penthouse where there had been trouble with condensate drainage, another under roof- both now remedied. Major drainage is working well- may be minor ponding due to normal deflection.

Major result is the odor of mildew from wet carpet- Ventilation recommended.
- E. Cracks in First Floor corridor, East end unsightly but not a danger. Not unusual in concrete buildings, especially ones with deep pile foundations.
- F. Severe settling in Basement- this is actually an un-occupied crawl space with a minimum mud (rat) slab. Settlement is extensive but not important.

Remedies (Specific)

- B. This needs drain relocation and possibly reroofing
- C. Reroofing only.

Remedies (General)

Building is a roofers night mare, with countless flashing, drainage and caulking conditions. Needs constant examination and maintenance.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To : Mr. Robert Healy
City Manager

Date : December 18, 1981

From : Conrad C. Fagone, Commissioner *CF*
Public Works Department

Reference

Subject : Council Order No. 1 - Vice Mayor Russell - October 26, 1981
Structural Roof Defect - Tobin School

Enclosed is the report you requested on the Tobin School conducted by City Architect, Paul Feloney. My discussions and review with Paul Feloney indicate there are no immediate structural problems at the Tobin School. However, there are severe maintenance problems that could lead to structural problems in the building if not corrected.

Enclosure



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

Tel. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

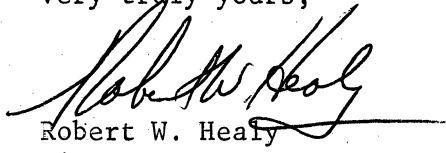
City Manager

December 21, 1981

To the Honorable, the City Council:

With respect to Awaiting Report Item No. 6 inquiring if any part of the Tobin School is not in use due to a structural roof defect, enclosed please find copy of a report from the Public Works Department.

Very truly yours,



Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Three

Re: Response to Awaiting Report Item No. 6
regarding the Tobin School.

12/21/81

Referred back to
Engn to arrange a
New tour at request
of C. Russell

In City Council,

December 21, 1981

12/21/81

- Placed on File -
Copy to Oliver
Brown and to
School Dept

- John McCarthy
copies sent to the City Mgr.
Oliver Brown + John McCarthy
12/22/81 mh