

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #3

6/2/20

	Name	Company	Present
Attendees	Pat Brophy	City of Boston – Chief of Operations	Y
	Brian McLaughlin	City of Boston – BPS	Y
	Rob Consalvo	City of Boston – BPS	Y
	Lindsa McIntyre	City of Boston – BPS	Y
	Ellen McDonough	City of Boston – IGR	Y
	Carleton Jones	City of Boston – PFD	Y
	Rohn MacNulty	City of Boston – PFD	Y
	Pip Lewis	HMFH	Y
	Jim Dowd	Skanska	Y

- Attendees
 - There were a total of 67 attendees including those listed above.
- Attachments
 - Please see attached presentation for reference as well the ZOOM chat log.
- Introductions
 - Rohn MacNulty of the Boston Public Facilities Department (PFD) went through introductions of the project team including those from BPS, PFD, Boston Office of Neighborhood Services (ONS), Massachusetts School Building Authority (MSBA), HMFH Architect's, and Skanska, the Owner's Project Manager.
 - Brian McLaughlin of BPS noted that this is the second community meeting of many that will occur for the JQUS project. The project will be meeting multiple times over the course of the project to update the community on its progress and in order to allow for community feedback to be given to the project. By allowing the building is be built across from the Josiah Quincy Elementary School it would allow the JQ Community to have a K-12 campus which has been a vision for the school leaders.
- BPS & JQUS Mission
 - Brian/BPS reiterated that the project for the new school will follow the BPS & JQUS mission in order to provide an environment of learning where it can allow exemplary teaching in a world-class system of innovative, welcoming schools.
- Schedule
 - Rohn/PFD gave an overview of the current project schedule. Currently the project is to break ground in June 2021 with the beginning of the construction of the new school and swing space modifications that will be made for the Arlington St. building for the 2021 Academic school year.
 - Jim/OPM gave a detailed overview of the project schedule and where it falls in the MSBA guidelines. In the PDP submittal to the MSBA, the design team worked with BPS Central Office and the JQUS head-masters to put together the Educational Program for the project which drives the design of the school.
- JQUS Campus

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- Rohn/PFD gave an overview of the planned site for the JQUS project and how it will allow the Boston Chinese Evangelical Church and the 900 Washington St. Modulares to be combined to create a single JQUS 6 – 12 building.
- Project Design Goals
 - HMFH presented the projects design goals which were developed through the collaboration of BPS Central Office, Josiah Quincy, HMFH, PFD and Skanska.
 - General
 - Exemplify the City’s sustainability and resiliency goals
 - Integrate state of the art materials, assemblies and systems
 - Experience
 - Emphasize visibility and transparency
 - Provides access to natural lighting
 - Warm, welcoming, accessible, and secure
 - Materials
 - Durable materials and finishes
 - Prioritize natural/sustainable materials that are contextually grounded
 - Layout
 - Provide good sightlines for teacher supervision
 - No excess or wasted space
 - Image
 - Design should acknowledge the adjacency of the Mass Turnpike and the opportunity it presents to further the educational vision of BPS and of the JQUS in particular.
- Site Plan
 - The team presented a Site plan for the JQUS project. This would allow for there to be a synergy between the two schools due to their close proximity. The main entrance of the JQUS School is on Washington Street.
 - Pip/HMFH gave an overview of the current vehicular and pedestrian traffic patterns. It was noted that the JQES and the JQUS start at different times during the school day. The building is filling out the entire site from property line to property line. Currently there is no outdoor recreational space except for the space on the roof
- Building Sections
 - Pip/HMFH gave an overview of the current building layout and how the different floors are intended to be utilized. The 1st and 2nd floor are intended to be shared community spaces that contain the cafeteria, gymnasium, media center and the black-box theatre. The plaza is a covered area allowing students to be able to wait on the exterior of the building without being exposed to the elements
- Building Layout
 - 1st floor

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- Pip/HMFH walked through the 1st floor of the building from the main entrance and how it will open up to a spacious and welcoming 1st floor.
- 2nd floor
 - Pip/HMFH noted how the 2nd floor is also a public space with the inclusion of the gymnasium, black box theatre and auditorium on the same floor. The locker rooms are currently designed to be above the ALT PE so sound would not be an issue with the orchestra room right above it.
- 3rd to 6th floor
 - Pip/HMFH iterated how the floors from the 3rd to the 6th floor are roughly the same. Every floor will have 2 grades on each floor. Each floor has an adult presence whether it is guidance, the IB office etc. The small fluctuations in the building are due to spaces such as the band and orchestra spaces.
- Rooftop
 - Pip/HMFH presented the rooftop plan showing how mechanical units in the building are on the edge of the building allowing for the roof to be used for items such as the Solar Array, student garden, outdoor fitness, project seating areas and outdoor learning.
- General Building Notes
 - The stairwells and elevators are important due to the height of the building. There are 3 elevators that will be used to move students around as well as three stairwells throughout the building.
 - The classrooms will have southern light exposure allowing for the students classrooms to have plenty of natural light.
- Interior Character Options
 - HMFH presented design ideas from other schools to present ideas of how the JQUS could be designed. The intent is to bring in plenty of natural light to allow the building to look outside and see the surrounding area.
- Proposed Massing
 - Two images were presented to use the proposed massing of the building. The building is shown for reference. There have been no exterior materials selected yet. The new JQUS building is larger than the JQES but it shows how the building fits into the scale of the area. An additional image shows the building from the northwest corner. This will allow the building to be recognized as a single campus/unit.
- Swing Space
 - Brian/BPS discussed the proposed Swing Space modifications that will be required to allow for this project to be successful. HMFH has been working with BPS-Central Office and BPS-Josiah Quincy to do a “fit” of the modular classrooms in the Arlington St. Building and noted that it is viable. In order to

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co-locate within the Lincoln Building on Arlington St. the following work will need to be done.

- Work in the Lincoln building will include
 - Bringing underutilized spaces back online
 - Addition of a new handicap accessible toilet
 - Science classroom refurbishment
 - Conversion of the Student Lounge into Classrooms
 - Expansion of the cafeteria
- Future planning steps include:
 - Clean out both the Lincoln Building & the Modulars
 - Packing and moving (both internal to the Lincoln and from the modular)
 - Efficient master scheduling to optimize space and resources.
- Question & Answers
 - What was the rationale of the cafeteria on the 1st floor and if the gym were on the 1st floor and vice versa?
 - We started with the cafeteria looking at different areas. We worked with the BPS food services and building services and it was concluded that the best spot for the cafeteria would be on the 1st floor due to the moving of food and other materials in/out of the building. This minimizes the “mess” coming out of the kitchen. You can see the direct connection to the exterior of the building with the cafeteria without needing to take a long journey throughout the building.
 - The gym is on the 2nd floor of the building because it is so large. The gym would not fit on the 1st floor since it is 10,000 sq. ft., if it was on the 1st floor this would cause the gym to protrude past the current footprint of the building. By having these two spaces set up like this it makes it so public access can be limited to the 1st two floors of the building.
 - The spaces have been planned so they function well in junction with one another. When the building is open, BPS-Central Office will be working with school leaders to have the community be able to use the building outside the regular school community activities.
 - How will the school deal with the air pollution in the area?“
 - With the mechanical engineer and address some of the concerns. We are aware of the air quality issues in the area. The building is being designed to use MEERV-14 filters which is above the standard of the typical school building. In studies in many large city schools such as Las Vegas show that these filters have a great impact on the ultra-fine particulates. All of the windows in the building will be fixed so the only air that comes in will be that comes through the mechanical system. It is also noted that the higher you are in the City of Boston the better the air

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- quality is , so it should be noted that the air in rooftop area should not be a concern
- Current the school has the SEI program that is currently in Chinatown, is there any ideas of that program moving?
 - We have the SEI program where the students do not need to move around. The program is currently available. In the new building we will have sufficient spacing and budget to put into existence the heritage program where we will be teaching Mandarin, Cantonese and Spanish. We are currently committed to implementing that in the new building. In the newer building we will be able to put that program together.
- Will the roof level be open to the public?
 - Similar to the other public spaces of the building that would need to be worked out with School Leaders as well as the Central Office of BPS.
- Will the spaces be available for instrument storage in the building and talking about the larger group spaces
 - For the storage rooms in the building we are providing the amount of storage that the MSBA allows. In regards to general storage spaces, we have looked at our consultants to look at the # of instruments that we are anticipated that the students will have and how we can house.
 - In the cafeteria, we are providing chair and table storage so inventory can be rolled away if we wanted to utilize the space for something else. There are trash and recycling rooms located throughout the building with a large trash and recycling room on the 1st floor.
- Question about the movement of instruments
 - With the music room being located away from the auditorium, the larger instruments will need to use the elevator to be transported. In some other schools you have to go form building to building, it is not far of a walk.
 - From one building to the other it is not that far of a walk.
- Questions regarding fewer grade 12 classrooms than 11
 - The classroom sizes are the product of the BPS system. The classrooms are graded in these pairs, there is flexibility for what grades these classrooms can be used for.
- What is the policy for room rental for spaces such as the auditorium for ceremonies?
 - It is a similar response to the roof. It will need to be a discussion with JQUS school leadership and Central Office. As the building goes on, the district can figure out how certain spaces will be utilized. Requests will need to be made in a timely manner to make sure there is appropriate access to those spaces that don't impact the operations of the JQUS educational program.
- How will the team deal with air quality management during construction?

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- We make sure that the CM has dust control practices and also air monitoring. Throughout the project air monitoring is done to make sure the particulates are in the air as well as no idling vehicles in the vicinity by the project.
- What will the process be going forward for the building design feedback review?
 - As mentioned earlier in the presentation, we are early in the design phase. We intend on bringing in the community meeting towards the end of the summer which is towards the end of the Schematic Design Phase. There is currently no confirmed date yet.
- Can the 1st and 2nd floors be closed off from the upper floors?
 - Yes it can be. The 1st and 2nd floor being separated from the upper floors was one of the main considerations taken into the design of the building. We wanted to make sure the public spaces are on the 1st and 2nd floor and we made sure there is a stairway that goes to the top of the floor. We want to make easier for the school department to allow other entities to use the building by closing them off in this manner. We plan on programming the elevators so they can only be used by the allowed staff and that the stairways are locked to prevent people wandering around.
- Will the new JQUS be open to all students in the city of Boston or will the JQES have priority and students who live in the neighborhood
 - We will maintain the policy that JQES students have priority to the JQUS School. After getting all of the students from the JQES School, any leftover seats will be allocated through the enrollment office where students with disabilities, ESL needs and any other students with interest in the school can be put into the admission pool. The enrollment will increase from 550 students to 650 students per the cities projections.
- What is the date anticipated date of the school to be open and usable?
 - The building is currently anticipated to be fully usable in July 2024 with the school itself being ready for the September 2024 opening.
- What is the construction timeline?
 - Currently the swing space work will begin a year from now and be ready for the fall 2021 academic year.
- What is the parking situation?
 - If any parking is to be included onsite it will be very limited. The intent is for the project team to reach out to BTM to include a few dedicated spots for the school but we are currently not fully committed to that. We do not want to affect the parking spaces that are already limited in Chinatown as is. Any parking included in the project will not be part of the construction project.
- What noise mitigation for the gym and the cafeteria?
 - It has been stated that we are early in design so we don't have the details yet. We will be constructing the gym will be on the floating floor

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with a concrete ceiling. With the cafeteria and the air space and a floating floor with insulating in the gym so any impact noises will not be heard in the cafeteria. Even so, a gym is a classroom and needs to be quiet at times so students can listen to the instructors. There are also classrooms on top of each other and the auditorium to make sure there is proper acoustic isolation. We are working with acoustic engineers to make sure we are aggressively talking the concern so it is not a problem.

- How many levels are there in the JQUS building?
 - The building is 6 stories with an occupied roof.
- Will the gyms have air vents in the gym?
 - The gyms are using displacement air in the building which is not a loud system.
- What is the team doing to look at the oak terrace apartments in regards to noise? Will it be employing acoustic controls in those spaces to minimize the noise?
 - We have to go along with the city noise ordinances to make sure noise isn't above the allowable amount.
- Will the gym have an intercom system?
 - The gym is a teaching space and will have communications in the gym as well.
- What are the dimensions of the gym?
 - Approximately, the gym is 10k square foot and 90 ft. x 125 ft. long. That is approximate. The gym is big enough to have a full basketball court or two half courts. It would be large enough to have a full basketball game going on or two volleyball courts set up.