



Josiah Quincy Upper School Project

JQUS Community Meeting #8 – conference call via Zoom

11/30/21 6:00pm – 7:30pm

Attendees	Name	Company	Present	
	Karl Brown	MSBA	Yes	
	Dion Irish	City of Boston	Yes	
	Kerrie Griffin	City of Boston – PFD	Yes	
	Niall Murphy	City of Boston – PFD	Yes	
	Carleton Jones	City of Boston – PFD	Yes	
	Rohn MacNulty	City of Boston – PFD	Yes	
	Maureen Anderson	City of Boston – PFD	No	
	Evan Brinkman	City of Boston – PFD	No	
	Paul Donnelly	City of Boston – PFD	No	
	Sue McCann	City of Boston - BPS	No	
	Richard Chang	City of Boston - BPS	Yes	
	Pip Lewis	HMFH	Yes	
	Deborah Collins	HMFH	Yes	
	Matt LaRue	HMFH	Yes	
	Alicia Crothers	HMFH	Yes	
	Jason Huestis	McPhail	Yes	
	Jim Liddick	Turner Construction Company	Yes	
	Jack Dawson	Turner Construction Company	No	
	Mike Pirrello	Turner Construction Company	Yes	
	Daniela Ojeda	Turner Construction Company	Yes	
	Jim Dowd	Skanska USA Building, Inc.	Yes	
	Susan Gleason	Skanska USA Building, Inc.	Yes	
	Nery Pascoa	Skanska USA Building, Inc.	Yes	
	Ingrid Anderson	Skanska USA Building, Inc.	Yes – Note Taker	
	Catherine Stone	Skanska USA Building, Inc.	Yes	
	Guests			
	Anna Tse	City of Boston	Yes	
Terry Yin	City of Boston	Yes		
Attachments:				
Presentation Slide Deck				

ATTENDEES / INTRODUCTIONS

- Attendees
 - There were a total of 39 participants including those listed above

- Attachments
 - Please see attached presentation for reference.

- Introductions/Team
 - Rohn MacNulty of the Boston Public Facilities Department (PFD) thanked everyone for attending. He gave introductions of the project team including those from BPS, PFD, Massachusetts School Building Authority (MSBA), McPhail, the Geotechnical Engineer, HMFH Architects, Skanska, the Owner’s Project Manager, and Turner Construction Company, the CM at Risk.

- Question could be submitted by attendees via chat. Translation was available in both Cantonese and Mandarin. The project team anticipates hosting future community meetings in the field office at 216 Harrison Ave. A project website (newjqus.com) has been created to inform the community of all construction updates and advisories.

PROJECT OVERVIEW

- Schedule
 - Jim Liddick of Turner Construction of Turner Construction presented an overview of the construction activities which will be taking place over the next few months. A slide with schedule milestones, shared with the group, summarized the activities described. He stated that some of these dates are flexible. Those listed are:
 - 11/17/21 - /31/21: Demolition of BCEC & Foundations
 - 11/29/21 - 1/5/22: Demolition of Modular Classrooms & Foundations
 - 12/23/21: Drive Test Piles
 - January - March: Mini Piles & H Piles
 - April - May, 2022: Pile Caps & Grade Beams
 - June, 2022: Start Structural Steel
- Site Plan & Renderings
 - Pip Lewis of HMFH Architects reviewed the conceptual renderings, and shared a view looking northeast. The school is a masonry building, six-stories tall, and clad with metallic panels at the large building projections, the full-size auditorium and gymnasium. There will be four levels of classroom spaces. Each classroom includes colorful windows, which will signify this is a “school building” as opposed to an office building.
- Construction Logistics Plan
 - Jim Liddick of Turner Construction noted the mobilization for pile driving will begin by the end of December. This operation will continue through March. This will be a loud operation. Pile driving produces a loud noise, and the work will take a couple months to complete. The covered pedestrian walkway will be created on Harrison and Washington, to ensure safe and clean walking areas.
- Preconstruction Survey & Monitoring
 - Jason Huestis from McPhail, the Geotech, explained the preconstruction surveys of existing structures, surrounding the project site, which occurred over the past few months. All monitoring points have been installed. Currently, the engineers are moving into active vibration monitoring. They will monitor the vibration levels daily. If there are any vibrations which exceed the project thresholds, TCCO and the City of Boston will be immediately notified. In this case, the project team will modify the work to prevent vibrations which exceed acceptable limits.

Properties surveyed include:

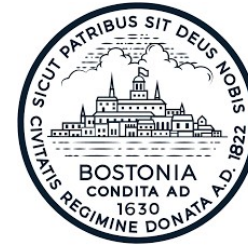
- Oak Terrace Apartments at 890 Washington Street
 - 10 to 20 Pine Street
 - 227 to 239 Harrison Avenue
 - Both sides of Johnny Court
 - Exterior of the Josiah Quincy Elementary School
- The existing conditions survey included an audio/video and supplemental photographic documentation of cracks in floors, ceilings and walls, damaged masonry, windows and doorways, tightness of fit of doors and windows, damaged walls and foundations, groundwater seepage/leaks, and damage to utilities, curbing, pavement and landscape.

- Monitoring points have been installed along buildings adjacent to Pine Street and along the Mass Turnpike abutment along Marginal Road. Each monitoring point consists of a survey nail or screw installed into the concrete or mortar to allow for a repeatable vertical elevation to be obtained. In addition, during building demolition & pile driving, there will be a seismograph set up each work day for collection of vibration data. Data collected to date does not indicate any vibrations over 0.25 inches per second which is the strictest vibration criteria established for the project. The monitoring points are being surveyed twice per week by the contractor during building demolition and during pile driving operations to ensure that they remain within established thresholds. The results of the survey will be provided within 24 hours to the Architect, Geo Tech Engineer and to the City.

QUESTIONS & ANSWERS

- **Susan Chin – I live near the construction project and I can feel the vibrations when I am sitting in my house. I have been feeling vibrations this past week. I only live two blocks from the construction site. I am worried that the shaking will be worse when the pile driving starts.**
 - Jason/McPhail – We have been checking the vibration levels daily. The levels are far below the required thresholds. He further explained how vibrations dissipate over a distance.
 - Richard Chang/Boston Public Schools asked if someone from the project team could visit Ms. Chin at her home to monitor the vibrations from her house. The project team will contact Ms. Chin to schedule a time to visit her.
- **Daniel Chan – Would changing over to small-bored piles be in the plan if H pile vibrations consistently exceeded the threshold?**
 - Jim Liddick/Turner Construction explained that drilling mini piles could be an option. They would need to check the vibration levels first to determine if changes would be necessary. Changing to a different pile type would be difficult at this time. It would require a substantial amount of redesign. If there are issues with vibrations, the team will explore all options.
- **Enoch Liao – Do you have all materials on hand to get through the first phase and the foundation? What will happen if there is a worldwide supply chain shutdown?**
 - Rohn M. – Materials and long-lead times continue to be an issue. The city chose to use CM at Risk for this project for its' flexibility to pre-order materials.
 - Jim L. – The materials to be used over the next few months, piles and structural steel, have all been ordered.
- **Martin Chan – Will the school time be the same for the new school?**
 - Richard C. – Yes, it will likely be the same time schedule for middle and high school.

Rohn MacNulty thanked everyone for attending. The next Community Meeting will be planned for late January or early February. A copy of this presentation slide deck will be available on the BPS website.



Josiah Quincy Upper School

**Community Meeting
November 30, 2021**

Michelle Wu, Mayor of Boston
Dr. Brenda Cassellus, Superintendent of Schools
Dion Irish, Chief of Operations
Kerrie Griffin, Director,
Public Facilities Department

Please submit questions in the Chat

如您需要廣東話翻譯服務,請致電 1-929-276-0169 輸入密碼(Pin): 494 494 255#
如您需要國語翻譯服務,請致電: 1-413-728-0611 輸入密碼(Pin): 963 892 977#



AGENDA

- Acknowledgement of Elected Officials
- Team
- Schedule
- Site Plan & Renderings
- Construction Logistics Plan
- Pre Construction Survey
- Pile Driving & Monitoring
- Questions

Slide decks from the JQUS project Community Meetings can be found at:

<https://www.newjqus.com>

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TEAM

- **Boston Public Schools:**

- Indy Alvarez, Chief of Operations
- Megan Costello, Senior Advisor
- Lindsa McIntyre, High School Superintendent
- Richard Chang, Co-Head of School
- Steve Cirusuolo, Co-Head of School
- Sue McCann, Director of Implementation

- **Boston Public Facilities Department:**

- Kerrie Griffin, Director
- Niall Murphy, Chief of Staff
- Carleton Jones, Assistant Director for Operations
- Paul Donnelly, Assistant Director for Design
- Rohn MacNulty, Senior Project Manager
- Maureen Anderson, Senior Project Manager
- Evan Brinkman, Senior Review Architect

- **Boston Office of Neighborhood Services:**

- Ed McGwire, Director

- **MSBA:**

- Mary Pichetti, Director of Capital Planning
- Karl Brown, Design Director

- **Architect:** HMFH Architects

- Pip Lewis, Principal & Project Director
- Matt Larue, Lead Designer
- Deborah Collins, Senior Associate
- Jason Huestis, Geo Tech. Engineer

- **OPM:** Skanska USA Building

- Dale Caldwell, VP
- Jim Dowd, Project Director
- Susan Gleason, Sr. Program Manager

- **CM at Risk:** Turner Construction

- Jim Liddick, Project Director
- Mike Piriello, Superintendent
- Jack Dawson, Superintendent

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Look Ahead Schedule

Layout: 4 month look ahead				Josiah Quincy Upper School																Date-Time: 29-Nov-21 08:50 Page #: 1 Of 1												
Activity Name	Orig. Dur.	Rem. Dur.	Start	Finish	December 2021				January 2022				February 2022				March 2022				April 2022											
					28	05	12	19	26	02	09	16	23	30	06	13	20	27	06	13	20	27	03	10	17	24						
JQUS - Master Schedule	388	290	01-Jun-21 A	29-Dec-22																												
Milestones	21	21	17-Dec-21	19-Jan-22																												
Design Documents	161	100	04-Aug-21 A	25-Mar-22																												
Permitting	225	127	01-Jun-21 A	04-May-22																												
Procurement	186	166	01-Oct-21 A	29-Jan-22																												
Engineering	302	290	14-Oct-21 A	28-Dec-22																												
Project Events / Incidents / Weather Impacts	80	59	27-Sep-21 A	25-Jan-22																												
Construction	136	124	29-Oct-21 A	16-May-22																												
Demolition	57	57	18-Nov-21	09-Feb-22																												
Demolition [BCEC Building]	10	10	18-Nov-21	02-Dec-21																												
Demolition [Modular Building]	12	12	22-Nov-21	08-Dec-21																												
Demo. Precast Slabs (Modular Building) - *Styrofoam RFI#14	10	10	09-Dec-21	22-Dec-21																												
Demo Foundations (Modular Building Only)	3	3	23-Dec-21	28-Dec-21																												
Demo. Foundations Added Slab *RFI #014 (Modular Building Only)	10	10	29-Dec-21	11-Jan-22																												
Install 24" Sewer Main Relocation	10	10	27-Jan-22	09-Feb-22																												
Site Utilities	15	3	29-Oct-21 A	19-Nov-21																												
Early Site Utilities	15	3	29-Oct-21 A	19-Nov-21																												
Cut and Cap Service Connections - Drain, Water, Sewer	12	3	29-Oct-21 A	19-Nov-21																												
Install Temporary Water Connection for Construction Use	3	3	17-Nov-21	19-Nov-21																												
Excavation	40	40	22-Nov-21	19-Jan-22																												
Site Preparation	40	40	22-Nov-21	19-Jan-22																												
Test Pits for Soil Characterization *McPhail	3	3	22-Nov-21	24-Nov-21																												
Test Pits for Existing UG Fuel Tanks *McPhail	1	1	26-Nov-21	26-Nov-21																												
SOE at Pine Street & Marginal Road	10	10	03-Dec-21	16-Dec-21																												
BCEC Foundation Demolition/Abatement	10	10	17-Dec-21	31-Dec-21																												
Modular Wood Pile Extraction	6	6	29-Dec-21	05-Jan-22																												
Pre Trench / Obstruction Removal for Piles	5	5	29-Dec-21	04-Jan-22																												
BCEC Caisson Removal	7	7	03-Jan-22	11-Jan-22																												
Test Pits for Existing MBTA Foundation Exploration	5	5	05-Jan-22	11-Jan-22																												
Lead Soils Abatement & Disposal - Addendum #03	5	5	12-Jan-22	19-Jan-22																												
Backfill BCEC Foundation to Elevation 20	4	4	12-Jan-22	18-Jan-22																												
Foundations	103	103	17-Dec-21	16-May-22																												
Mobilize for Test Piles & Mini Piles	4	4	17-Dec-21	22-Dec-21																												
Drive Test Piles & Perform Load Test Mini Piles	10	10	23-Dec-21	06-Jan-22																												
Mini Piles (6 Piles) - CL 07	6	6	23-Dec-21	31-Dec-21																												
Mini Piles (4 Piles) - CL 06	4	4	12-Jan-22	18-Jan-22																												
Mobilize H Pile Driving	5	5	19-Jan-22	25-Jan-22																												
Mini Piles (3 Piles) - CL 04	3	3	19-Jan-22	21-Jan-22																												
Mini Piles (3 Piles) - CL 13	3	3	24-Jan-22	26-Jan-22																												
Mini Piles (4 Piles) - CL 10	4	4	27-Jan-22	01-Feb-22																												
H Piles - East	12	12	02-Feb-22	17-Feb-22																												
Mini Piles (6 Piles) - CL 03	6	6	02-Feb-22	09-Feb-22																												
Mini Piles (12 Piles) for Tower Crane	15	15	10-Feb-22	03-Mar-22																												
H Piles - North	11	11	18-Feb-22	07-Mar-22																												
FR/P Tower Crane Foundation	20	20	04-Mar-22	31-Mar-22																												
H Piles - West	16	16	08-Mar-22	29-Mar-22																												
Demobilize Pile Driving	5	5	30-Mar-22	05-Apr-22																												
Remove Asphalt Pavement	3	3	06-Apr-22	08-Apr-22																												
Demo and Abatement Transte Pipe	5	5	11-Apr-22	15-Apr-22																												
Excavate for Pile Caps & Grade Beams	10	10	19-Apr-22	02-May-22																												
Slab on Grade	20	20	19-Apr-22	16-May-22																												
Install Storm Water Infiltration System [UG]	20	20	19-Apr-22	16-May-22																												

█ Actual Work █ Critical Remaining Work
█ Remaining Work ◆ Milestone



Date	Revision	Checked	Approved
29-Nov-21 00:00	INFORMATIONAL ONLY- 11/30/21 Community Meeting		



Upcoming Schedule Milestones

11/17/21-12/31/21: Demolition of BCEC & Foundations

11/29/21-1/5/22: Demolition of Modulars & Foundations

12/23/21: Drive Test Piles

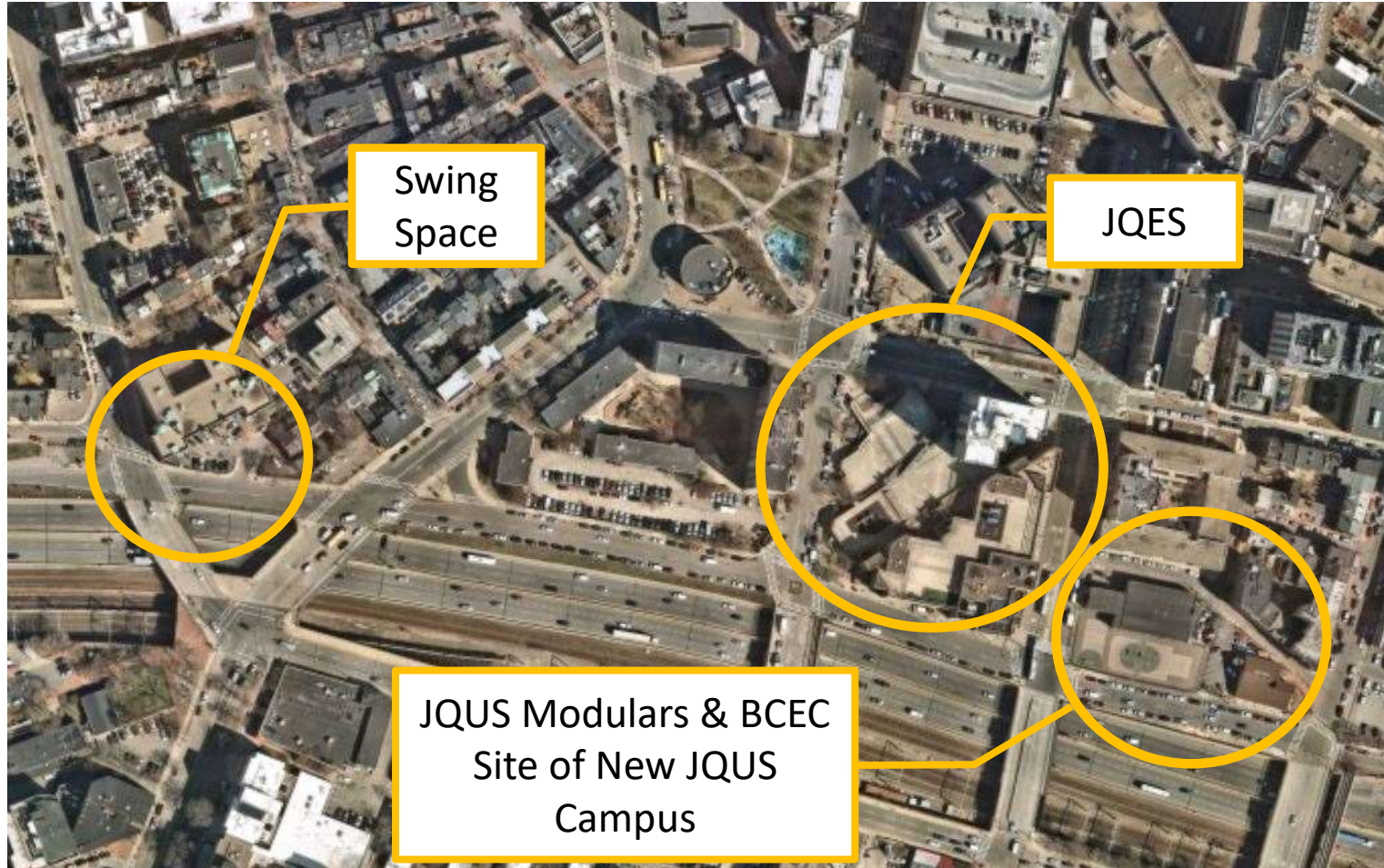
January - March: Mini Piles & H Piles

April - May, 2022: Pile Caps & Grade Beams

June, 2022: Start Steel



JQUS Campus



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CONCEPTUAL RENDERING



View looking Northeast from corner of
Washington Street & Marginal Road

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CONCEPTUAL VIEW LOOKING NORTHEAST



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CONCEPTUAL VIEW LOOKING NORTHWEST

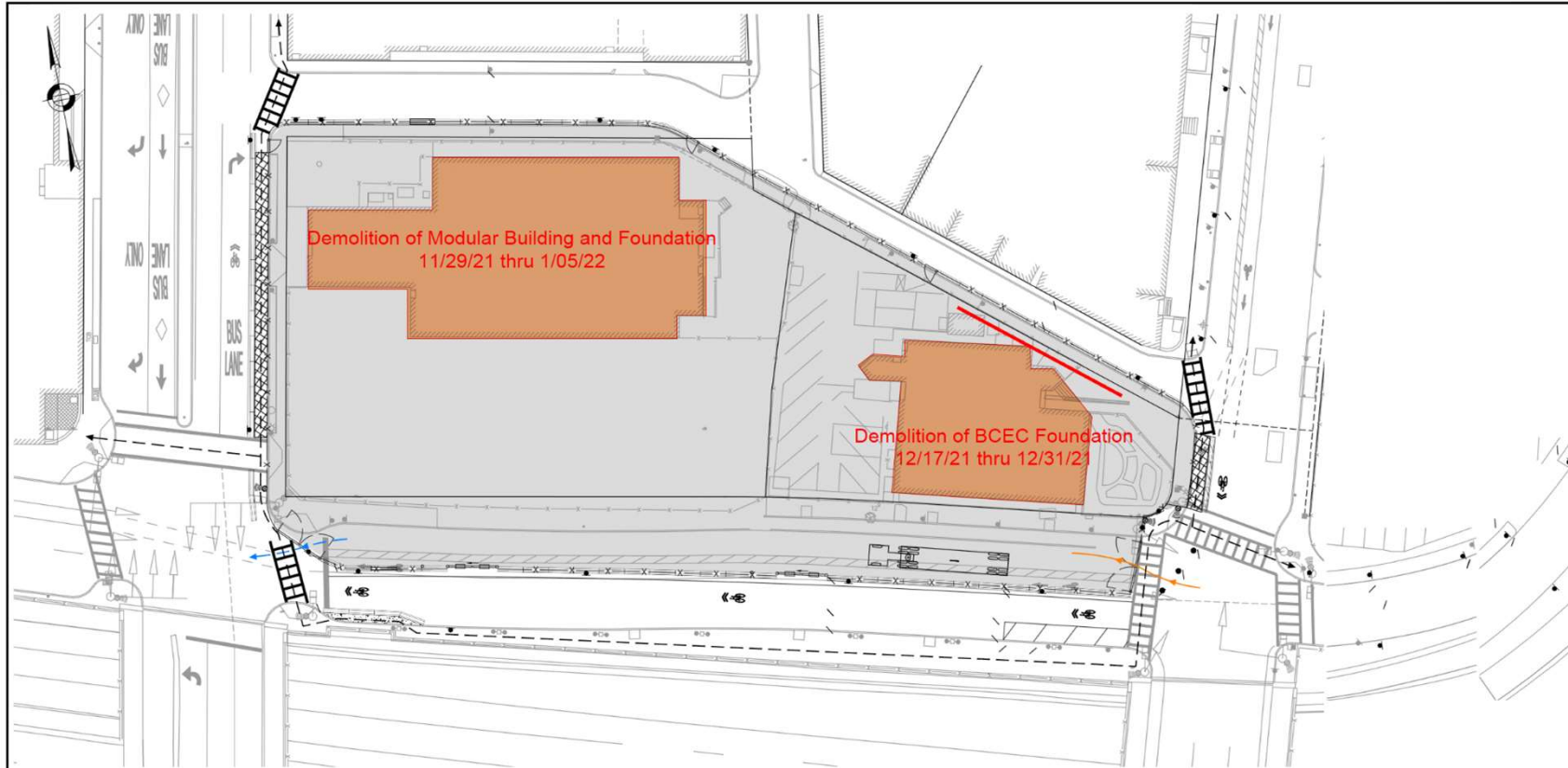


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CONSTRUCTION LOGISTICS PLAN



BUILDING DEMOLITION & FOUNDATION REMOVAL NOVEMBER - DECEMBER



ISSUED FOR CONSTRUCTION



CITY OF BOSTON TRANSPORTATION DEPARTMENT
ENGINEERING DIVISION
CONSTRUCTION MANAGEMENT PLAN

JOSIAH QUINCY UPPER SCHOOL
SITE PREPARATION AND DEMOLITION

BOSTON

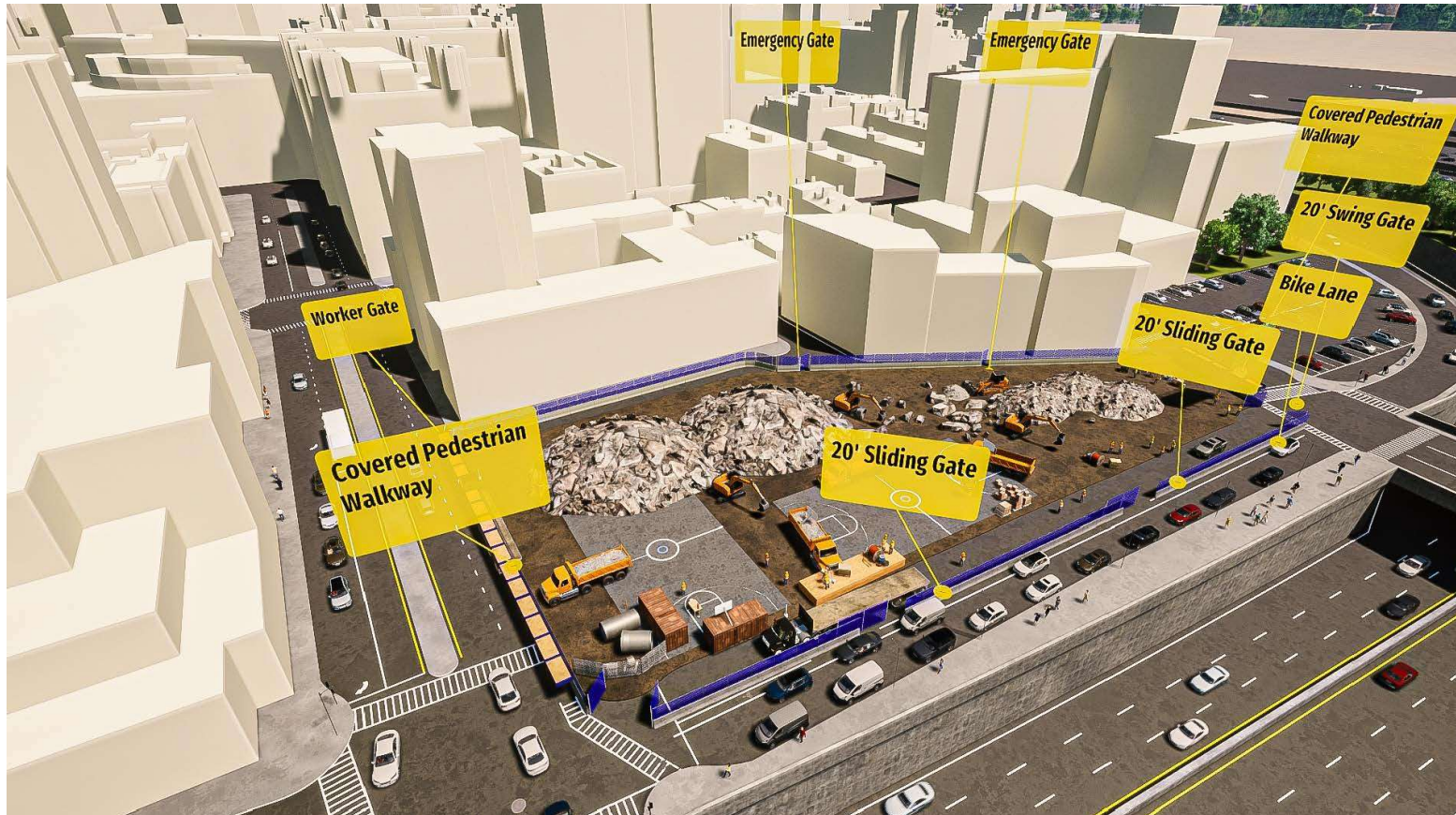
DESIGNED BY K. MARTIN
DRAWN BY C. LYMAN
CHECKED BY K. MARTIN
APPROVED BY R. BURGESS

AREA: 1
DISTRICT: 1

DATE: JULY 21, 2021
DRAWING NO. CMP-006
SHEET 6 OF 17



CONSTRUCTION LOGISTICS PLAN

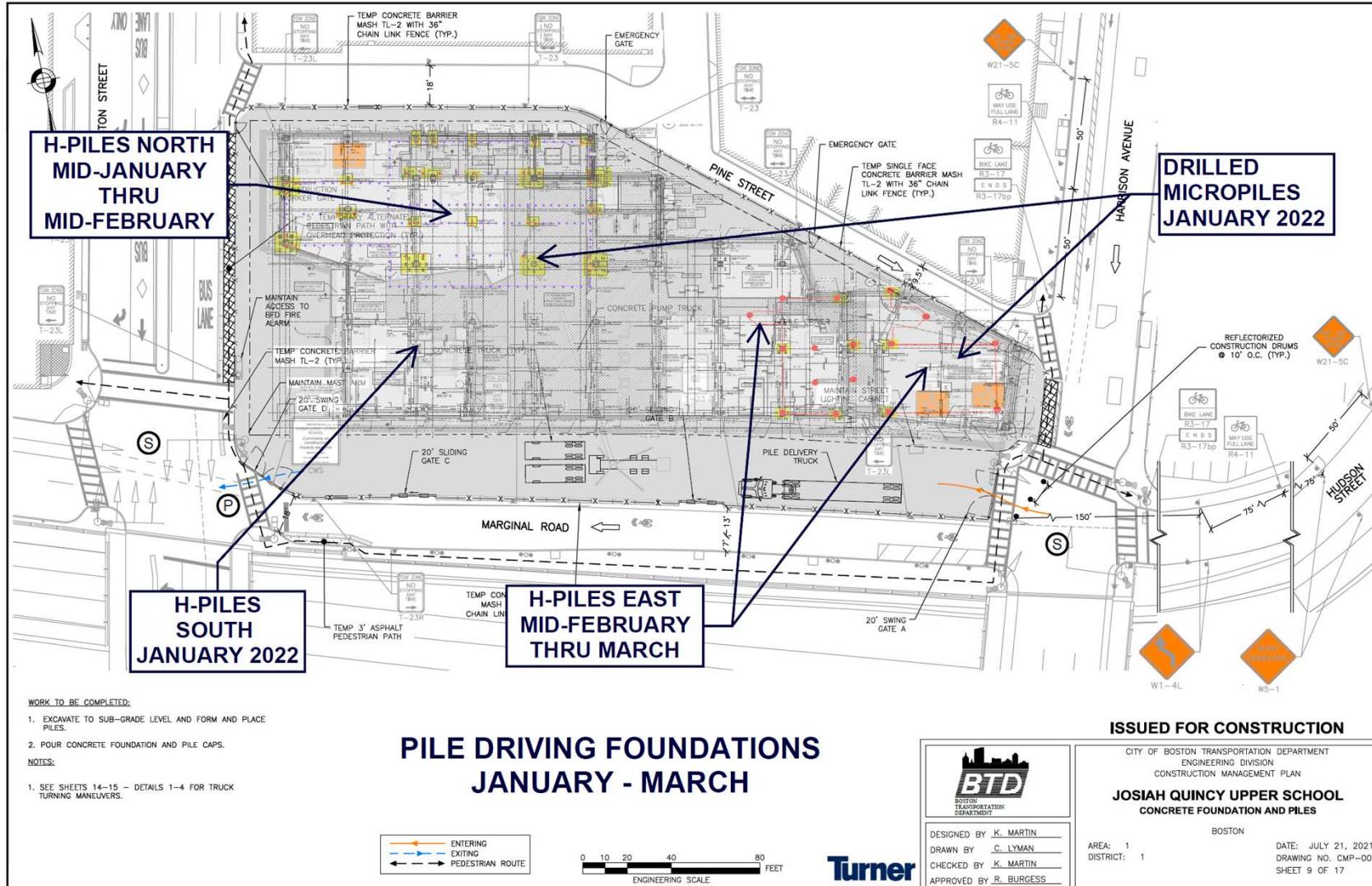


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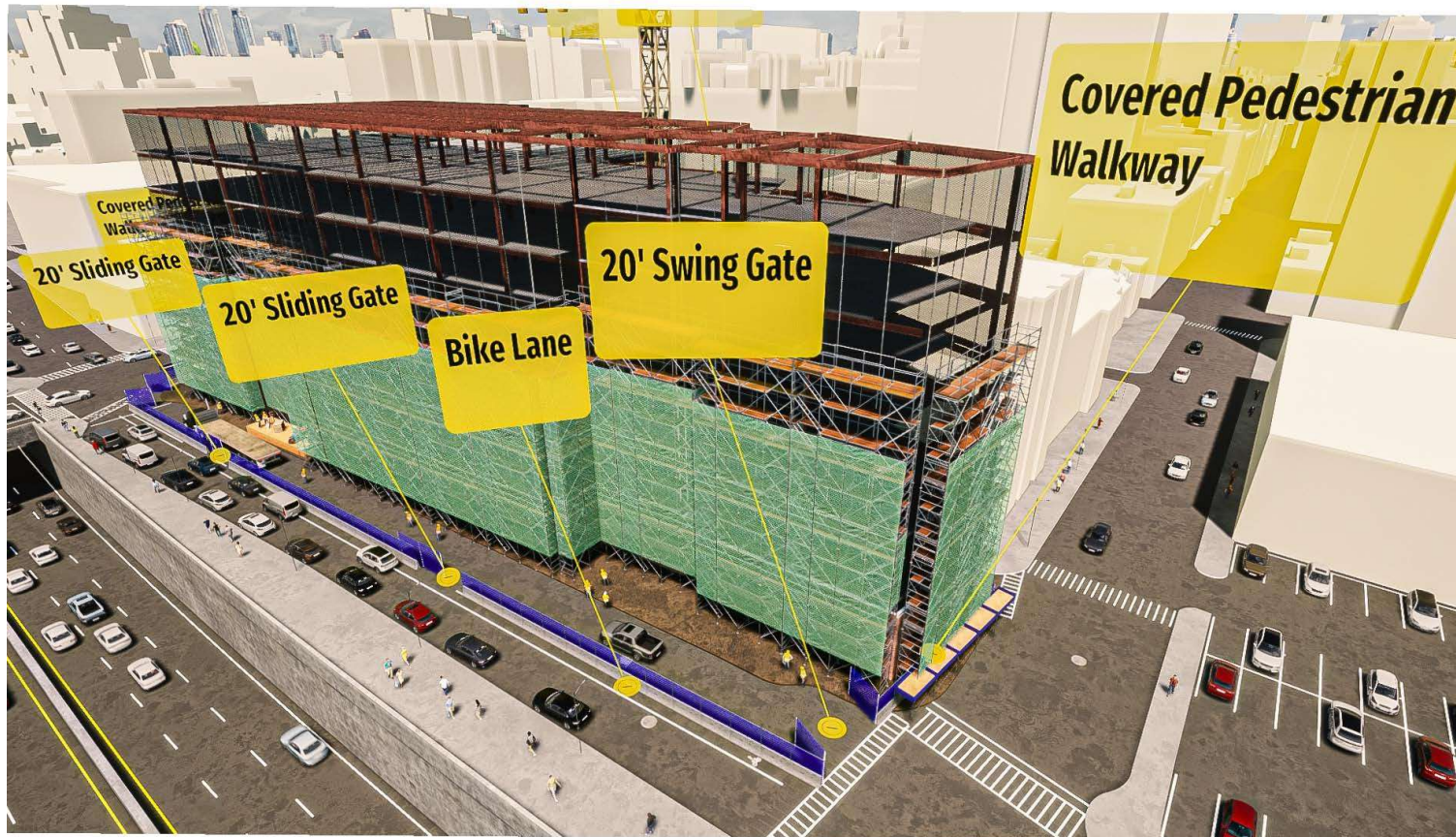


CONSTRUCTION LOGISTICS PLAN





CONSTRUCTION LOGISTICS PLAN



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CONSTRUCTION LOGISTICS PLAN



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PRE CONSTRUCTION SURVEY

A preconstruction existing conditions survey of properties adjacent to the new JQUS building has been performed by McPhail Associates & their subconsultant for the use and benefit of the City of Boston, building owners and Turner Construction. Properties surveyed include:

- Oak Terrace Apartments at 890 Washington Street
- 10 to 20 Pine Street
- 227 to 239 Harrison Avenue
- Both sides of Johnny Court
- Exterior of the Josiah Quincy Elementary School

The existing conditions survey included an audio/video and supplemental photographic documentation of cracks in floors, ceilings and walls, damaged masonry, windows and doorways, tightness of fit of doors and windows, damaged walls and foundations, groundwater seepage/leaks, and damage to utilities, curbing, pavement and landscape.

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MONITORING FOR DEMOLITION & PILE DRIVING

Monitoring points have been installed along buildings adjacent to Pine Street & along the Mass Turnpike abutment along Marginal Road

Each monitoring point consists of a survey nail or screw installed into the concrete or mortar to allow for a repeatable vertical elevation to be obtained.

In addition, during building demolition & pile driving, there will be a seismograph set up each work day for collection of vibration data. Data collected to date does not indicate any vibrations over 0.25 inches per second which is the strictest vibration criteria established for the project.

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QUESTIONS

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