



Josiah Quincy Upper School Project

JQUS Community Meeting #7 – conference call via Zoom

06/08/21 6:00pm – 7:30pm

	Name	Company	Present
Attendees	Karl Brown	MSBA	Yes
	Mary Pichetti	MSBA	No
	Christy Murray	MSBA	No
	Pat Brophy	City of Boston - Office of the Mayor	No
	Ed Flynn	City of Boston - Councilor	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	Yes
	Sue McCann	City of Boston - BPS	Yes
	Richard Chang	City of Boston - BPS	Yes
	Lisa Hy	City of Boston	Yes
	William Moose	City of Boston – BTD	Yes
	Pip Lewis	HMFH	Yes
	Deborah Collins	HMFH	Yes
	Matt LaRue	HMFH	Yes
	Alicia Crothers	HMFH	No
	Jason Huestis	McPhail	Yes
	Jim Liddick	Turner Construction Company	Yes
	Jack Dawson	Turner Construction Company	Yes
	Jim Dowd	Skanska USA Building, Inc.	Yes
	Susan Gleason	Skanska USA Building, Inc.	Yes – note taker
Nery Pascoa	Skanska USA Building, Inc.	No	
Guests			
	Anna Tse	City of Boston	Yes
	Gabriela Herrera	City of Boston	Yes
	Terry Yin	City of Boston	Yes
Attachments:			
HMFH Community Final Slide Deck 6-8-21			

ATTENDEES / INTRODUCTIONS

- Attendees
 - There were a total of 42 participants including those listed above

- Attachments
 - Please see attached presentation for reference.

- 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 Architects, Skanska, the Owner’s Project Manager, and Turner Construction Company, the CM at Risk.

- Sue McCann of BPS noted that this is the 7th community meeting. Thanked everyone for attending and stated BPS's mission.

PROJECT OVERVIEW

- Schedule
 - Rohn/PFD gave an overview of the current project schedule, noting the upcoming Groundbreaking Ceremony to be held on June 15th. Swing space modifications to the Arlington St. building will be completed for the start of the 2021-2022 Academic school year. Demolition of the Modular Classrooms and the BCEC will begin in July.
 - Jim/OPM gave a detailed overview of the project schedule and where it falls in the MSBA guidelines. The team is completing the Design Development module with a submission to the MSBA scheduled for June 17th. Construction Documents will be completed by the end of 2021.
- JQUS Campus
 - Matt/HMFH gave an overview of the planned site for the JQUS project and how it will allow the Boston Chinese Evangelical Church site and the 900 Washington St. Modular Classroom sites to be combined to create a single JQUS 6 – 12 building.
- Site Urban Condition
 - Matt/HMFH talked about the current condition of the area and how the project will recondition it and revitalize the area to have it feel appropriate to the surrounding area.
- Streetscape Character/Parking
 - Matt/HMFH presented a Site plan for the JQUS project. This layout will allow for synergy between the two schools due to their close proximity. The main entrance of the JQUS School is on Washington Street.
 - Matt/HMFH gave an overview of the current vehicular and pedestrian traffic patterns. The JQUS building is filling out the entire site from property line to property line. On Marginal Road there a delivery entrance and the bus drop off zone. The bike lane is at street level. Each intersection has a new crosswalk.
 - Matt/HMFH reviewed the current number of parking spaces, 46 total resident and metered spaces, and the new design with 32 spaces. The design team is continuing to work with the Boston Transportation Department on this scope.
 - Matt/HMFH - Pine Street Building Elevations, HMFH presented exterior renderings of the building and how they coordinate with the neighborhood.
 - Matt/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.
 - 1st floor
 - HMFH walked through the 1st floor of the building from the main entrance and how it will open to a spacious and welcoming 1st floor.
 - 2nd floor
 - 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.
 - Typical Academic Floor (3rd to 6th floor)
 - 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
 - The rooftop space is for gathering and outdoor groups, exercise, science space, and mechanical equipment. The entire perimeter is screened.
- Logistics

- Jim L/Turner presented the preliminary logistics plan outlining the traffic and pedestrian patterns. As the CM, Turner is responsible for the impact on the community/neighborhood. Their top priority is maintaining the safety around the perimeter of the project site. Gates and site access for material deliveries were outlined. Signage and the crane location were also noted.
- Preconstruction Survey
 - Jason/McPhail discussed the preconstruction survey for abutters and adjacent properties within the zone for inspection. They are working with Feldman Surveyors to review properties within 150 feet of the construction zone.
 - Jason/McPhail noted they are documenting all structures which is protection for abutters. The survey will allow the team to identify any potential damage a result of the construction activities. The list of properties noted on the slide are being contacted.
 - Oak Terrace Apartments at 890 Washington St.
 - 10-18 Pine Street
 - 227 to 239 Harrison Ave.
 - 4 to 8 Johnny Court
 - Exterior of the Josiah Quincy Elementary School
 - Certified letters were sent to request access to view interiors.
 - Odd number units on Johnny court are beyond the 150' radius.
 - The construction vibration threshold selected is very conservative. These vibrations would not cause damage to structures. The team does not expect any damage. The team asks that you consider allowing access to your space.
 - Construction monitoring during construction includes deformation and vibration measurements, measured continuously, 24 hours per day. The sensors will notify the design and construction team of any impacts.
- A copy of the slide deck will be available on the BPS website.

QUESTIONS & ANSWERS

- **Susan Chu – what is the assessment, will there be pile driving?**
 - Jason – the building will be supported by H-piles and mini-piles (small portion of the building). Fine cracking of walls may occur at these low-level limits. We are using a lower vibration level, which were achieved on other projects, with this type of pile.
 - Rohn M – It is of utmost importance to the City to protect the surrounding property.
- **Lydia Lowe – an abutter survey question. We normally have a late August, Chinatown Block Party on Maple Place and Johnny Court. Will the construction timeline and traffic situation affect our ability to hold that weekend event? What about surveys for the odd number side of Johnny Court?**
 - RM – we need more information and dates for the event to properly answer. We can connect outside this meeting to confirm details. The odd number side of Johnny Court is beyond the 150 foot survey zone.
- **Angie Liou - Are certified letters being sent to these addresses? Many of these buildings are occupied by renters and the owners don't live on site.**
 - RM – we have discussed this at our project meetings.
 - Jason - The letters have been sent to the building owners. Property owners are responsible for maintaining the building and any claims.
- **AL - Following up on outreach to abutters, are the certified letters also in Chinese, and what kind of response rate have you had from abutters (excluding Oak Terrace - I know we met with you)? You will get no response to letters.**
 - RM/Jason – We have not been updated on the number of responses. Jason would need to follow up with Feldman. Letters were sent out in English, Spanish, Mandarin and Cantonese.

- **Susan Chu, CCBA - I know one of the property owners on pine street. If they don't receive a notice, who should they reach out to?**
 - RM – they should reach out to me at PFD.
- **Sonia Patel - I am sorry I may have missed it. The groundbreaking starts at 10:30am but what time do we anticipate it will finish?**
 - RM – the event is scheduled for 10:30-11:30 with speakers first.
- **SP - What about scooters or electric scooters? Lock them to the bike racks, that is BPS policy?**
 - Sue McCann – BPS has no formal policy. If there is room on rack, that would be the place to lock it.
- **Lisa Harris – is their indoor bike storage?**
 - Matt – there are a series of racks along Marginal Road. LEED establishes the distance to the front door. Bikes will have protection from the elements from the overhang in this area.
- **LH - Transportation – the project is removing parking spaces for construction. Will faculty have parking spots?**
 - RM – there is no parking on site. Everyone will need to find their own transportation.
 - Sue McCann – There are currently 3 or 4 spaces at the Modular Classrooms now. Staff use public transportation. There is no place to add parking.
- **Angela Soo Hoo – will the bike are be fenced?**
 - RM – no, bicycles will need locks, there are security cameras, and the racks are in a front of a window within a high traffic space on city property.
- **Zuleyka Reyes - will there be cameras in the school and outside?**
 - RM – yes, the team has been meeting with BPS security.
- **Angela S. – The Arlington Street lot has parking. So, none of those spaces will be replaced?**
 - RM – correct.
- **Lydia Lowe - We have had a lot of issues with graffiti and vagrancy in this area recently. Are there ideas about how to keep the area feeling safe and active throughout the construction period?**
 - JL – lighting, without impacting neighbors, will be used, they plan on removing graffiti and maintaining a clean appearance.
- **Angelo S. & Zuleyka – will the school have metal detectors?**
 - Sue McCann – BPS safety service will determine if this is required.
- **Susan Chu - maybe your group could ask the surrounding property owners if they would allow you to install lights in their buildings facing the school on their building exteriors.**
 - RM – the site will be appropriately lit during construction.
- **Lisa Harris – are there gym locker rooms, showers?**
 - Matt – second floor plan, shows location.
 - Pip – there are 4 locker rooms: boys and girls MS and HS.
- **Kin Cheung - Will the meters on marginal road be removed? And what about the residential parking on the street, will this be removed?**
 - RM – the team is working with BTM to determine the distribution of parking surrounding the building. No determination yet. Maintaining the most possible.
- **Lisa Harris – theater seating #?**
 - HMFH – 435 seats. PIP – standard MSBA size
- **LH - Gym layout with bleachers?**
 - RM – 300-400 seats, design is still in development
- **LH - different types of athletic treatment rooms – ice machine?**
 - Pip – yes, a training room is included, a medical-type room. Wrestling would use gym for meets.
 - Sue McCann – students would see the trainer for taping in special room and the medical office is on the first floor.
- **Sonal Patel – gym is large – is there a wall in the middle?**
 - Matt – yes, the court can be divided into 2 teaching spaces. Cross court set up with a divider curtain. The bleachers retrack too.
- **Angela – number of students?**
 - RM - 650 students.



- **Kin – is this new for HS?**
 - RM - It is a middle upper school, grades 6-12.
- **Lisa Harris – stage design? Curtain, lights, etc.**
 - Matt – very sophisticated level of standard, back drop curtains, and line sets, can customize for theatrical. Black box theater is a separate space, no built in seating, flexible space, used as a teaching space. Open space to stage sets.
 - Carleton – auditorium stadium seating, you are only seeing half in this slide. Enter the room in middle elevation. Down and up to seating. Elevator to mezzanine seating. ADA accessible.
- **Angela - 650 so shouldn't the auditorium fit at least the whole school? I thought I heard that the seating was for only 450. Did I hear wrong?**
 - Matt – number is from MSBA publishes guidelines, funding the project, they dictate the size of the space. Only 2/3 of the student body.
 - Sue M – this is not unlike other BPS facilities. Assemblies are by grade level.
 - Pip – they can use multiple seating areas, or the gymnasium.
- **Sonal – are there cameras in gym? COVID, etc.**
 - Pip – some video and streaming in auditorium, black box and gym. With connectivity to each. Early in design now. Detail is developed between now and January.
 - Sue McCann – there are rapid changes in technology, may be different in the future. We wait until the end of the project to procure these items.
 - Pip - we plan on flexibility.
- **Lisa Harris and Angela - I think I missed this, but will the school have a computer lab and library ?**
 - Matt – Media center on first floor, set up is multipurpose, soft seating area, working area, also zones for instruction. The collection throughout, hard and digital copy, seminar room adjacent for group meetings. The media specialist's office. Charging areas, power throughout.
 - Pip - Computer Lab – entire school set up for wireless technology. Very flexible fluid environment for technology. The tablets are everywhere.
 - Sue McCann – 1 to 1 ratio for student laptop usage. More common practice to be mobile.
- **Sonal – can students bring better devices? Latest technology is key. Is this an option.**
 - Sue M – security is an issue with personal devices. Can't predict future policy issues.
- **Classrooms – space on the walls, put glass or paint to write on the walls, bring innovative items to new buildings. Not the old ways of teaching, utilizing spaces and walls, want to make sure everyone is thinking about this.**
 - Matt – designed for the building to respond to teaching. Provide a range of spaces, for the teachers to choose how to teach. Take advantage of hallways, etc. furniture flexible, hands on based projects, collaboration.
- **Lisa Harris – details, hallways access, nooks, private teacher spaces, or with peers, intimate settings.**
 - Matt – small group instruction rooms with glass walls, spaces not owned by teachers or class, shared.
 - Sue McCann – other projects, mobile whiteboards and flexible furniture, spaces to be flexible.
- **Florence Knight – flexible, children needed moving furniture, become active after being on computers for so long.**
 - Sue M – designers have done many surfaces, like at the Dearborn, writable surfaces, Bolling Building, used on a daily basis. Can create cubbies with them.
 - Matt – mobile can be writing or technology, and storage, sinks, science room experiments, soft seating appealing, bean bags, durable items, that can move. Rooftop space is great to get them moving, lessons can be taught up there.
- **Lisa Harris – what is room at right?**
 - Matt – double height space of Music room, same with the band room, small mid-level rooms.
 - Pip – midlevel spaces have separation for band, sound, with two sets of doors.
- **LH - Roofdeck – is it shaded? Furniture? Comfort?**
 - Matt – design in development, idea is to be in the sun part of the year, with many shaded areas, posts with sun screening which can be used in June.



- **LH – is there protection at perimeter?**
 - Matt – roof screen, metal, 9 feet tall, can't climb, similar to the Elementary School.
- **Sonal – electric scooter charging? Students needing option for scooters.**
 - Matt/RC - Provide the option for future. Can engage families in the future. Infrastructure in place. Talk to scooter vendors too.
- **Lisa Harris – drop off for parents? How many cars?**
 - Matt – intent is the length of Washington street – 5 spots, bus in in the middle, school bus is Marginal.
 - Pip – used a transportation consultant to determine how students arrive, the number of cars, area is well served by public transportation. 22 cars on an average day.
- **Sonal – future travel, other modes of transport. Transit, bicycle, walkers, scooters, etc. Very easy access the bike lane and walking. It is become easier.**
 - RC – parent drop off, difficult when busses share the lane with cars, this separates them.
 - Pip – we reviewed lots of options for bus cuing, can do this across the street at the elementary school with crossing guards, due to staggered school start times.
- **Angela - will these spaces be available for students to use after school for homework?**
 - RC – this will be a programming item.

Rohn/PFD – this has been a very informative meeting. We have a great project, great team, and we are ready to get started. There will be another community update in the Fall.