

# Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #5

11/10/20

	Name	Company	Present
Attendees	Karl Brown	MSBA	Y
	Mary Picetti	MSBA	Y
	Pat Brophy	Office of the Mayor	Y
	Brian McLaughlin	City of Boston – BPS	Y
	Richard Chang	City of Boston – BPS	Y
	Carleton Jones	City of Boston – PFD	Y
	Rohn MacNulty	City of Boston – PFD	Y
	Maureen Anderson	City of Boston – PFD	Y
	Pip Lewis	HMFH	Y
	Matt LaRue	HMFH	Y
	Jim Dowd	Skanska	Y

- Attendees
  - There were a total of 74 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, 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 team. By the JQUS building being 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. Swing space modifications that will be made for the Arlington St. building for the 2021 Academic school year will start in June of 2021.
  - Jim/OPM gave a detailed overview of the project schedule and where it falls in the MSBA guidelines. The team has just completed the schematic design module within the MSBA guidelines and is now awaiting to have funding

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awarded by the City. Currently the project is beginning the design development module of the MSBA process.

- 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. Modulars sites to be combined to create a single JQUS 6 – 12 building.
- Site Historical Significant
  - Matt/HMFH Gave the historical overview of the site and how it ties into the city of Boston
- 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.
- 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.
  - Matt LaRue/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 JQUS 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 presented the locating public light elements on the east side of the building and on the west side. Pine street to be provided on the elevations in order to brighten up the areas etc.
- Building Sections
  - HMFH gave an overview of the current building layout and how the different floors are intended to be utilized. The 1<sup>st</sup> and 2<sup>nd</sup> 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
  - 1<sup>st</sup> floor
    - HMFH walked through the 1<sup>st</sup> floor of the building from the main entrance and how it will open up to a spacious and welcoming 1<sup>st</sup> floor.
  - 2<sup>nd</sup> floor
    - HMFH noted how the 2<sup>nd</sup> 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 ( 3<sup>rd</sup> to 6<sup>th</sup> floor )

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- HMFH iterated how the floors from the 3<sup>rd</sup> to the 6<sup>th</sup> 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
  - 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.
- Architectural expression
  - HMFH presented how the building expression reflects the diversity of the school population and how the windows are being tied into the façade.
- Conceptual Elevations
  - HMFH presented exterior renderings of the building and how they coordinate with one another etc. This shows how the PV on the roof will be maximized and from the street and tell the story of what the building can be done to save energy and participate in a larger goal for the city. Elevations from North, South, East and West were presented and to show how the current concept is for the building.
- 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 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 is the building height?**

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- The building height is 116 ft. tall. The building is 116 ft. tall but it is still 6 stories. These accommodate spaces that need very high ceiling such as a gym or an auditorium etc. We are stepping back after the 2<sup>nd</sup> floor on the Pine St. façade so the building will not feel as large. The roofline is adjacent to some of the buildings in the vicinity etc. We are making sure the exterior/interior spaces are properly accommodating everything in the Educational Program. The first 40ft. of the building will be using brick patterns similar to that on the adjacent town houses.
- **Are there site plans or will the slides be available for public review? Did the design team incorporate the design changes some of the concerns as to height and the footprint of the building? In the latest iteration of the design and in terms to the pine street side of the building. What is that compared to what currently exists**
  - Yes, the slides will be distributed as well as all the public meeting minutes as well. Since the last building was shown to the community, the design has developed so that the straight edge condition along Pine St has been stepped back. At the same time, at certain spots, the elevation of the building went straight up, as you can see what we did was push as much of the building into the southern façade. We are trying to work with what we can to have the volume of the building pushed towards Marginal Rd. and to have the Pine St façade step back. This alters how we will build along Pine Street As you move along Pine street , the building will be a few ft. off of the property line and there will be parts where it is 15ft. or more from the property line. The presentation shows how Pine Street occurs in the section etc. The building steps aback and gives a more light and relief into the lower level.
- **There are 4-story townhouses along Pine St, could you talk more about the experience for pedestrians and residents along Pine St?**
  - Project Team reiterated above response that the Building has been stepped back from Pine St putting majority of building volume on the Marginal Street side and even hanging over the sidewalk on the Marginal Street side.
- **What is the plan for the Arlington Site after the Swing Space is no longer needed? Would the Arlington site be able to be a housing site for the community?**
  - As we move from Arlington Street to the new building the BCEC will be utilizing the Arlington St. building. BPS will be keeping the building in the BPS inventory but there are currently no future plans for the building yet.
- How will you coordinate with the other individuals?
  - We will have having meetings with those individuals who live close and in order to have a more productive dialogue as we move forward in the project.

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- **How will you change the area so people can have walks in the areas still etc.?**
  - On the school side, the sidewalks will be dimensioned to be more of a typical neighborhood width of sidewalk. So we will talk about putting plantings along those spaces.
  - We have moved the cafeteria and the loading dock to the south side of the building so these service areas and areas of more pedestrian activity could be relocated away from Pine Street to keep it as much as an an-is condition as possible.
- Brian/BPS noted that BPS will issue a link on the BPS website so the slide-deck will be available to all.
- Richard/BPS noted that there were discussion about the JQUS Elementary School City Council about future utilization of the building which is still in discussion.
- Q&A
  - **What is the height of the building measured from grade?**
    - The building height is 116' not including the elevator penthouse. The building height is 116 feet exclusive of mechanical equipment and the elevator head house. With the head house 138 ft. in total
  - **Does every classroom face at least on exterior wall so that all classrooms have at least one window?**
    - All classrooms will have windows. Not all of the rooms though have exterior facing windows but will have some kind of interior windows to allow for light to come in.
  - **I had concerns about how often the system will be working in 85 years, is it still or will it need to be update at the time. I want to make sure that BPS keeps these systems operable. Will it have operable windows?**
    - The building will not have operable windows due to the close proximity of the highway. Any air that comes into the building will be filtered through the HVAC system.
  - **Have any shadow studies been conducted?**
    - Shadow studies have been done for the project. They have helped us shape the upper floors of the building.
  - **I wonder if it works better for the Pine Street side neighbors if the whole foot print is moved 2-3 feet to the south?**
    - In the design, we have moved the school as far toward Marginal as we could. We have even received air-rights so that parts of the building can hang over Marginal.
  - **How many students can the new building hold?**
    - It can hold 650 students.
- **Is there any way the shadow study results with the present design be made available to the public? Pine Street is extremely narrow presently and it may be**

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**beneficial to the school and the neighborhood for the school to widen the sidewalks on that side. Also concerned that Pine Street doesn't turn into a dark alley**

- **Could the architect present a discussion of the public realm around the building, including sidewalk widths, street trees and street furniture zones (there appear to be some only on Marginal Road), and public bike racks. Are there street sections that can be shown? With this number of students, I hope the sidewalks have been planned to allow them to circulate (and congregate) freely, while also accommodating this busy part of the neighborhood for residents. It doesn't look to me like the sidewalks (particularly on Hudson and Washington Streets) are more than minimally wide to allow universal circulation.**
  - It is a tall building, there will be shadows cast by the building as mentioned we have done what we can to prevent it as much as possible. We pushed it to the south as we could. We have spaces projecting over the property line to minimize our effect on Pine Street. We have gotten approval for that. It allows us to maintain a base of the building for the and then step back from there the variety of dimensions , we are also holding the back from curb as we can so along pine street , we are getting a full 5 ft.' sidewalk at a minimum and that is a fully accessible width. In places where they can be wider they will be.
  - The shadow that shows, at the early morning hrs. there still is sunlight coming down pine street than that will help the vegetation along that edge will survive etc. the other sidewalks and in the other parts of the site keeping it 10 ft. there, or 8'ft' minimum. We are including the bike lane on the sidewalk but we will have a fairly wide sidewalk on the south side. So there will be plenty of space for bicycle and foot traffic. We are also trying to provide plenty of bicycle parking on the site as well some of it may go out into open areas , trying to see what areas they can be put .
- **Are these slides available online? If so, can you share a link, please?**
  - The slides will be made available.
- **A current 2nd grader at JQES can start 6th grade in the new JQUS, correct?**
  - Yes
- **What about securing locking up electric scooters etc.?**
  - They can use the bicycle parking
- **Any discussion about tech in the new building?**
  - The full state of the art tech is part of the funding provided by the MSBA, to insure that the building is properly operable and up to current and future for many years etc. hard to stay current. Wireless technology throughout the building so students will not need to be a data jack to plug in their devices etc. The type of devices or models have not yet bene determined. The technology doesn't get specified too early so we have to wait until we get closer to the building construction finishing.

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- **Is there an idea of what the materials for the exterior will be?**
  - The base of the exterior are envisioned as being brick. As it moves up, we are not sure what materials on the upper level. We could extend the brick up or it could transition to an “identify” could be a metal panel. Terracotta is also to be used on parts of the building etc.
- **Will there be a dance room?**
  - Yes
- **When will current students move to the Arlington St site, is it at the beginning of next school year (Sep 2021)?**
  - the current students will move to Arlington street for the beginning of next school year
- **Air Quality concerns**
  - Through studies it has been shown that displacement air will work better as a whole as opposed to a forced air system. The air coming into the building will be utilizing the Merv-14 air filtration..
- **BPS noted the 1<sup>st</sup> 2 floors would be available for community use**
- **Will there be a library in the school?**
  - Yes, it will be mostly digital but there will be physical or other things for the school to use. There will be a book collection of roughly 1000 volumes.
- **Just thinking about the school plans and how it is very open, in term of the situation an active shooting, how was security looked at?**
  - We’ve had meetings to bps staff and to accommodate these situations. We can’t talked about the specifics right now but BPS has looked into it throughout the meeting. Double doors to bar people from coming in etc. The first 2 floors can be locked off from the rest of the building. We are planning the stairways in the building so afterschool and on weekends so the building becomes a community resource etc. so the cafeteria become very active on the evenings and weekends etc. So there are community meetings in the auditorium etc. very rare school systems.
- **Will there be security cameras?**
  - Yes
- **Has parking been discussed? Will there be a designated parking lot and/or garage in the area that staff and visitors can use?**
  - No parking to be created with the new building, we have talked to BTM, and continue to do so about possibly identifying a space that could be utilized for the school but no new parking on this project.
- **We were discussing the openness of the school, openness from the outside or within the building or outside or both?**
  - I was thinking more in terms of the inside the building and more of a lockdown possibility and containment etc. so internal vs external.