

# Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #4

10/13/20

	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
	Richard Chang	City of Boston – BPS	Y
	Hussen Mohammed	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

- 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. 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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- 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.
  - 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 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
- 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 )
    - 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.

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- 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?
    - 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

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- 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 street 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.
  - 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

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- 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.