

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2

5/21/20

	Name	Company	Present
Attendees	Pat Brophy	City of Boston – Chief of Operations	Y
	Brian McLaughlin	City of Boston – BPS	Y
	Richard Chang	City of Boston – BPS	Y
	Rob Consalvo	City of Boston – BPS	Y
	Steven Cirusuolo	City of Boston – BPS	Y
	Rohn MacNulty	City of Boston – PFD	Y
	Maureen Anderson	City of Boston – PFD	Y
	Evan Brinkman	City of Boston – PFD	Y
	Lisa Hy	City of Boston – ONS	Y
	Pip Lewis	HMFH	Y
	Deborah Collins	HMFH	Y
	Ania Matteson	HMFH	Y
	Jim Dowd	Skanska	Y
	Sovathya Sar	Skanska	Y

- Attendees
 - There were a total of 28 attendees including those listed above.
 - See attached zoom chat for attendee sign-in.
- Attachments
 - Please see attached presentation for reference as well as the ZOOM chat log.
- Introductions
 - Richard Chang of Boston Public Schools (BPS) introduced the Josiah Quincy Upper School (JQUS) Project to all of the presentation attendees in its current iteration.
 - 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. Given that the building is to 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.

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2

5/21/20

- 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
 - 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

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2

5/21/20

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
 - 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 currently 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.

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2


5/21/20

- 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 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 modulars)
 - Efficient master scheduling to optimize space and resources.
- Question & Answers – See attendees questions in quotes with follow up answers from Project Team listed below:
 - “What is the parking situation?”
 - Team to look at moving forward, there will be limited parking available onsite.
 - “From Oak Terrace, former housing next next-door to the north of the site. I know the design team is just starting the schematic design phase so I wanted to know if there are any elevations or anything about any of that on the pine street site just because the height of the building will rise to over 100 ft. tall. I am currently interested in seeing the two buildings facing each other would feel like from along Pine Street. It is not a wide street.”
 - We are aware of the height and working with HMFH to see about addressing that in the best way we can.
 - It is a large building on that site but doing large manipulation in fact on Pine Street in order to maximize the amount of sunlight that goes into pine street and we have done – continue to do that throughout the

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2

5/21/20

- project but can't  around that the building is very large. Which makes it very palatable. The gym was cantilevered out in order to avoid as much spaces on Pine Street as possible.
- “What are things in placed for air pollution in the area – population about fine particles and pollution in the area and in one of the drawings there is outdoor area while it is nice but worried about air pollution mitigation what is the plan or thinking in that area?”
 - The mechanical engineers are looking at providing the building with MERV-14 filters and filter it to a level that is – beyond what the team normally does for schools and at a level that was shown in studies in LA.
 - The windows on the building are not operable so all the air coming into the building has been filtered- making sure the buildings have to have better air standards- something we are including in the building to be thought about
 - “We also own Taitung village across the street – two questions – how many students is the school serving? Are there any setbacks from the surrounding street – and is it built to the property line?”
 - School is designed for 650 students and due to the site configuration it is a zero lot line and conforming to the site properties.
 - How many students are in the current JQUS building
 - It is 550. Anticipated 650 capacity within the next few years. Currently expecting the organic growth right now with the 650 students. Giving students from Clark Kent to also join the school.
 - “Are there any other things where the schools will lead up the following questions? This would include things such as bussing, traffic studies – are there models that are being looked at about start times/dismissal times etc. How does that fall about and in the process for the kids? “
 - The school is currently serving 6th to 12th graders. It is only the 6th graders who are bussed to school. Since there are only 6th graders there are few kids around. The buses will use the existing JQES Elementary School bus-drop-off. The schools have staggered start times of about one hour. We have been asked by the client to be careful of conflict with vehicles with where the parking situation is. We are providing bicycle parking at the building in order to obtain the LEED point to get LEED silver certification. The Washington street was designed for students safety since it'll allowed a large number of students to not be standing on a narrow sidewalk but to have a broad plaza that can be gathered around to be opened around and waiting in the afternoon is important for traffic and traffic safety because of the areas in the school we will be accessing the handicap ramps in all directions from the site. Looking at school zone signage in the area. To slow down traffic there are some in the area already built that may need to be moved with the school project

Josiah Quincy Upper School Project

JQUS Community Meeting Minutes #2

5/21/20

- to increase the school zone area in size. We have already started that thinking. There is also the Silver Line bus that is put it conveniently into the school, as is the Orange Line.
 - Because it is in Chinatown and the south end there are a lot of students that will be walking.
- “First impression in terms of the massing in comparison to the elementary school, it looks like the school is 5x larger than the school, wondering what it would look like compared to the JQES.”
 - The building is currently 116ft from the ground floor to the floor of the roof. There are taller buildings in the area. It is taller than the Quincy Elementary school. The first and second floor are tall floors because they contain the gym and the auditorium. Getting space guidelines for the school construction since it is a small site. Everything is stacked on-top of each other.
- “Who is the school expected to serve?”
 - The current situation is that the JQES is a feeder school to JQUS. The vast majority of students are coming from the elementary school, only about twenty-five or thirty students are not from the JQES.
- “Does the school only serve the Chinatown Area?”
 - So the school service area extends about a mile from your school choice – extends out more because of the area. We have students from Brighton, Roxbury or Charlestown.