



Josiah Quincy Upper School

**Abutters Meeting
New JQUS Building Presentation
July 13, 2021**

Kim Janey, Mayor of Boston
Dr. Brenda Cassellius, 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 1 929-266-3193 輸入密碼(Pin): 791 026 249#
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AGENDA

- Acknowledgement of Elected Officials
- Team
- BPS & JQUS Mission
- Schedule
- JQUS Campus
- Design
- Preliminary Logistics Plan
- Pre-Construction Survey
& Construction Monitoring
- Questions and Comments

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

<https://www.bostonpublicschools.org/school/quincy-upper-school>

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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 Cirsuolo, 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:**

- Lisa Hy, Neighborhood Liaison

- **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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BPS & JQUS Mission

The Boston Public Schools (BPS) is committed to transforming the lives of all children through exemplary teaching in a world-class system of innovative, welcoming schools. We partner with the community, families, and students to develop in every learner the knowledge, skill, and character to excel in college, career, and life.

Our responsibility is to ensure every child has great teachers and great school leaders. At BPS, we tailor instruction to meet the individual needs of every student. Together, we are:

- Strengthening teaching and school leadership
- Replicating success and turning around low- performing schools
- Deepening partnerships with parents, students, and the community
- Redesigning district services for effectiveness, efficiency, and equity

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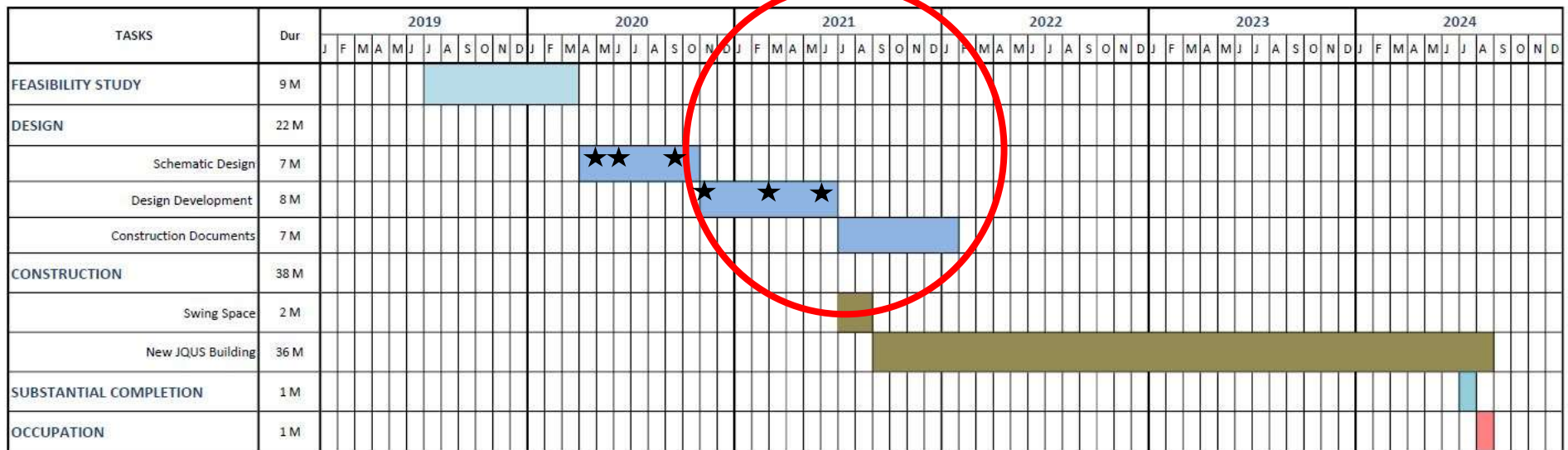
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SCHEDULE

Construction Start: end of 2020-2021 school year
Construction Complete: start of 2024-2025 school year

WE ARE HERE



Community Meetings:

May 12, 2020
 June 2, 2020
 October 13, 2020
 November 10, 2020
 March 23, 2021
 June 8, 2021

★ Community Meetings

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SCHEDULE DETAIL

Detailed Design (MSBA Module 6)

Design Development

- CM at Risk Contract
- Swing Space Package
- Design
- Cost Estimating
- Schedule
- MSBA PFA

Construction (MSBA Module 7)

Construction

- Swing Space
- Site Mobilization
- Demolition of Modulares & BCEC
- Foundations

Look Ahead Schedule

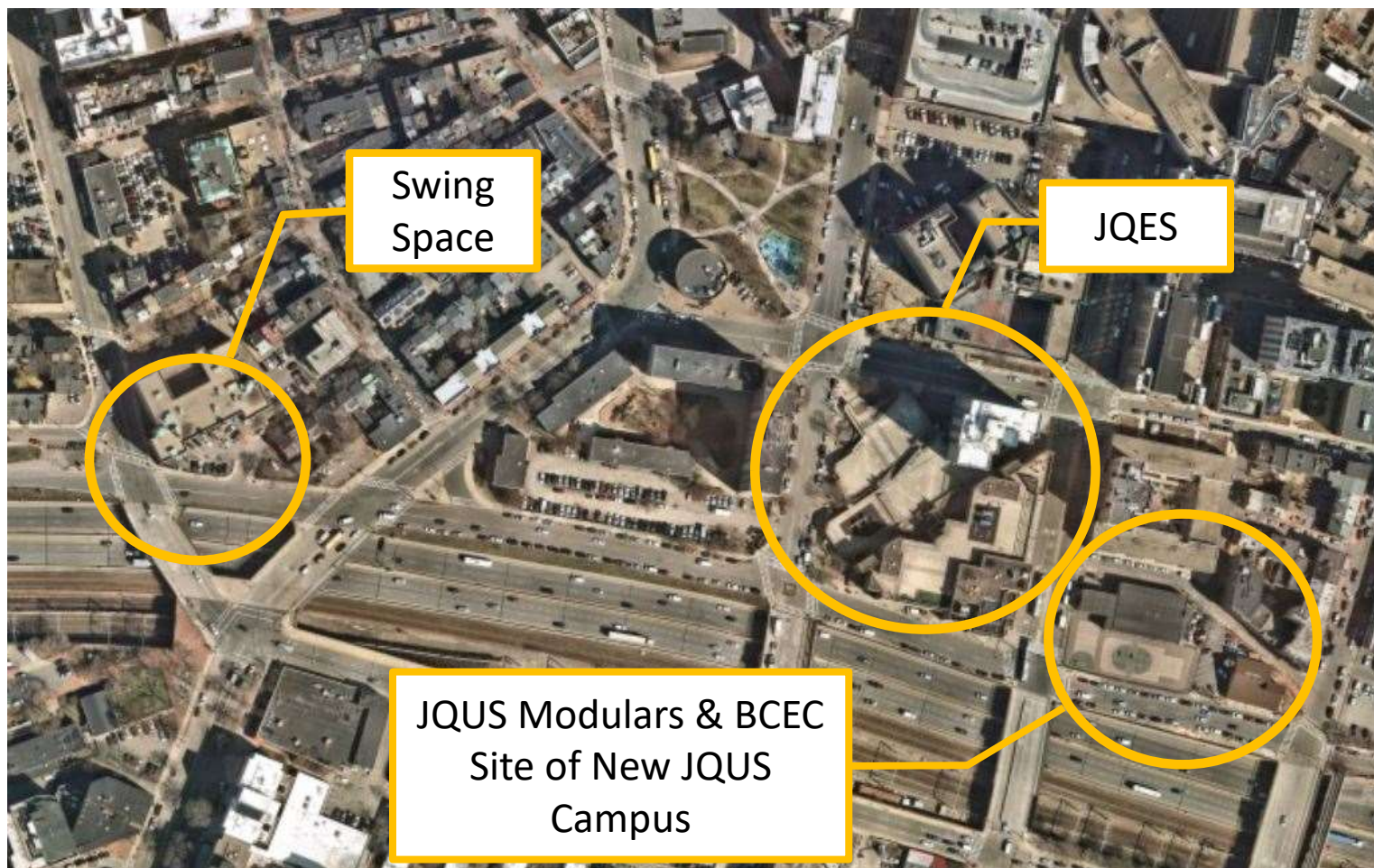
- Jersey Barriers
- Perimeter Fencing & Gates
- SWPPP
- Cut & Cap Utilities
- Demo of Buildings

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JQUS Campus

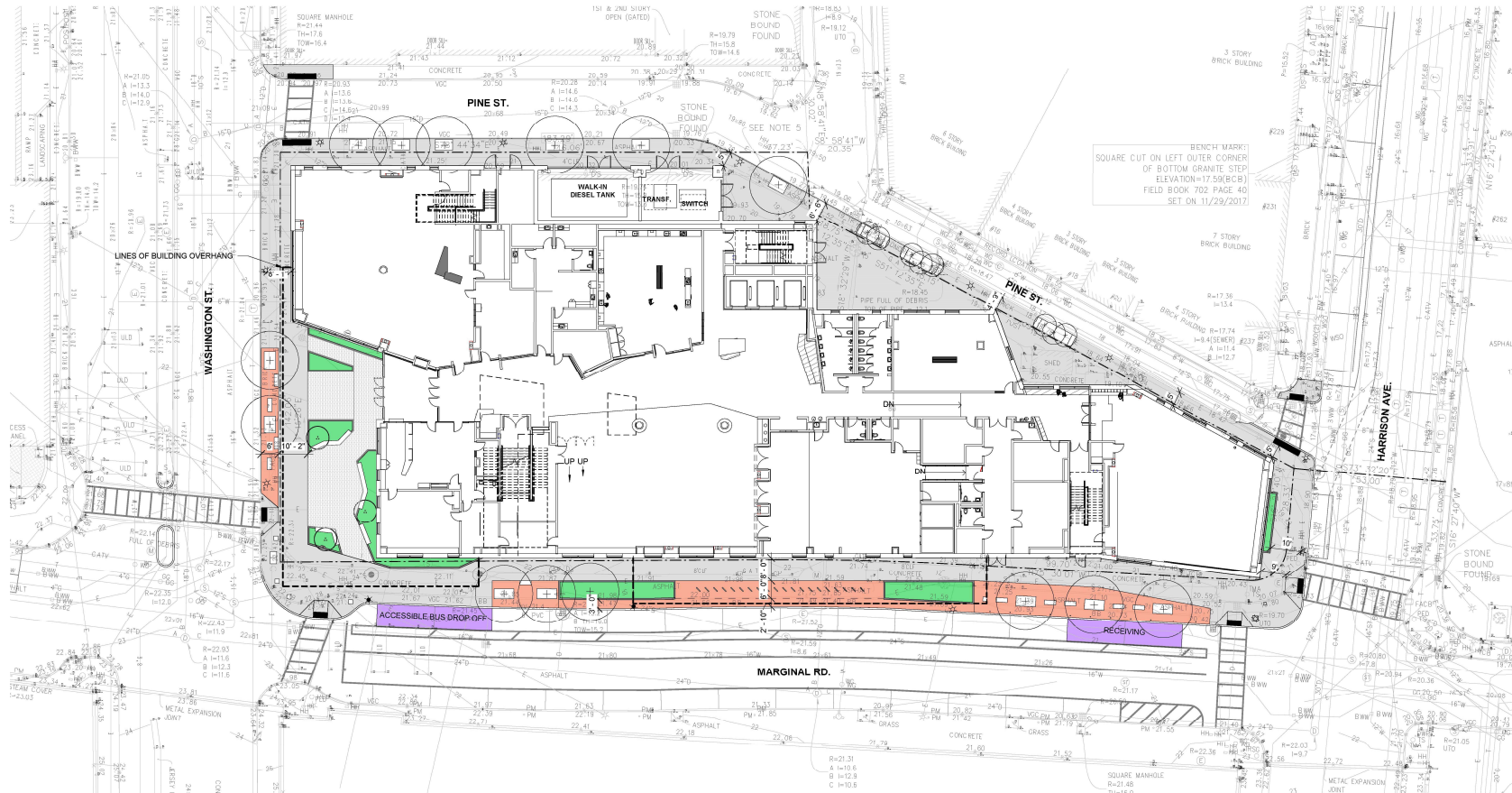


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STREETSCAPE CHARACTER

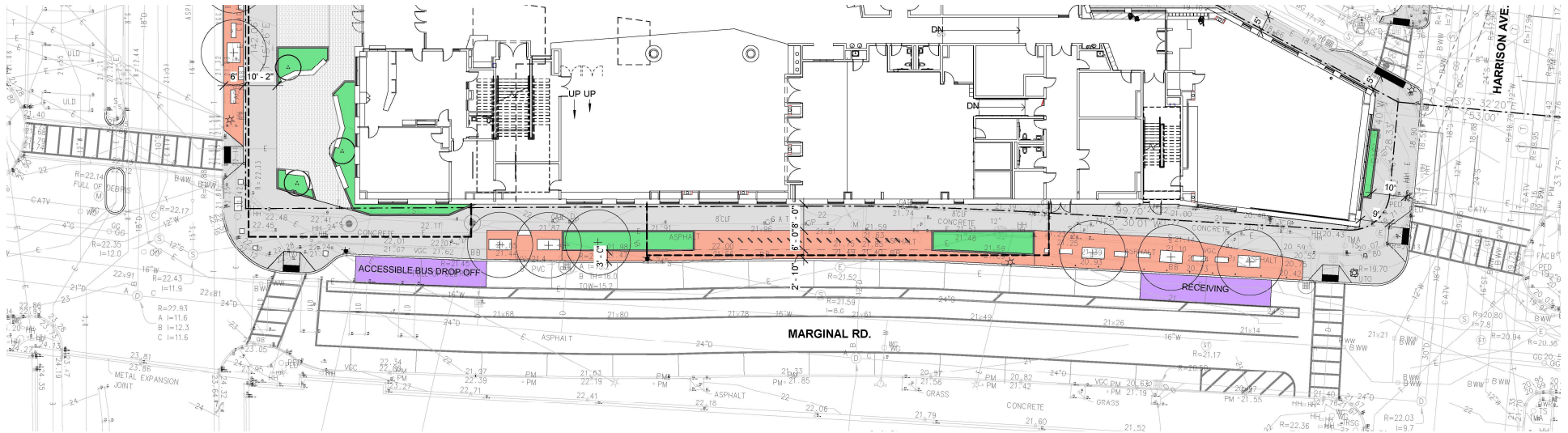


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STREETSCAPE- Enlarged



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JQUS Parking Summary

EXISTING PARKING

Washington St. east-side = (5) Resident Spaces

Pine St. north-side = (9) Resident Spaces

Marginal Rd. north-side = (16-17) Resident Spaces

Marginal Rd. south-side = (14) Metered Spaces

Washington St. north of Pine St. = (1) Resident Space near existing fire hydrant

TOTAL = (46) spaces

JQUS NEW PARKING

Washington St. east-side = (0) for drop-off at main entrance

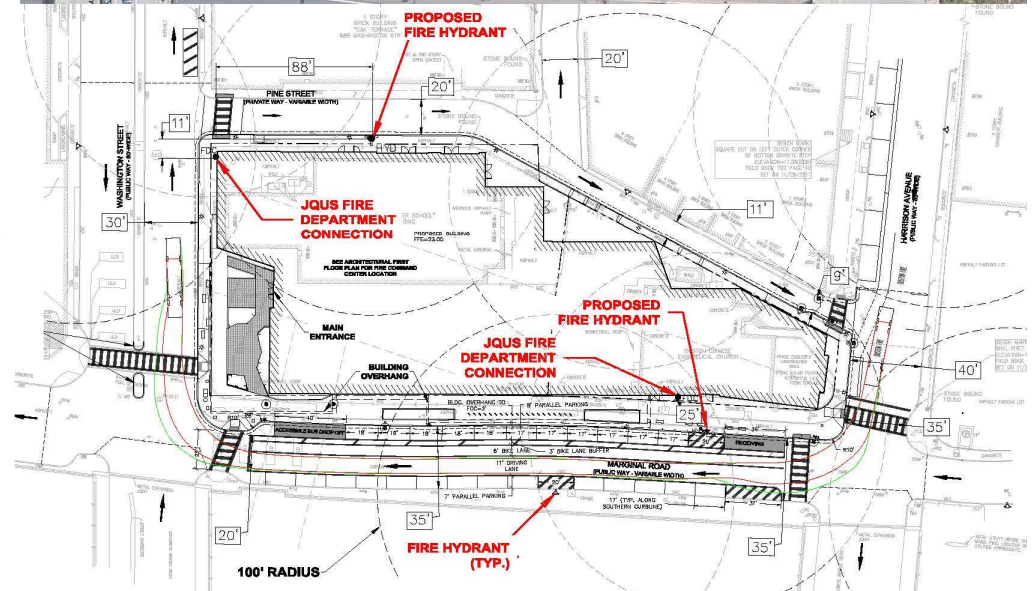
Washington St. north of Pine St. remove Resident Space near existing fire hydrant per BFD

Pine St. north-side = (8) Resident Spaces, with new crosswalk

Marginal Rd. north-side = (11) Resident Spaces, and with an accessible-bus drop-off zone and a receiving zone, with possible off-hours parking, tbd

Marginal Rd. south-side = (14) Metered Spaces

TOTAL = (33) spaces



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STREETSCAPE- Entry



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CONCEPTUAL RENDERING



View looking Northeast from corner of
Washington Street & Marginal Road

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STREETSCAPE



View looking East along Pine Street at Maple Place

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STREETSCAPE



View looking Southwest along Pine street towards Washington street

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1ST. FLOOR PLAN



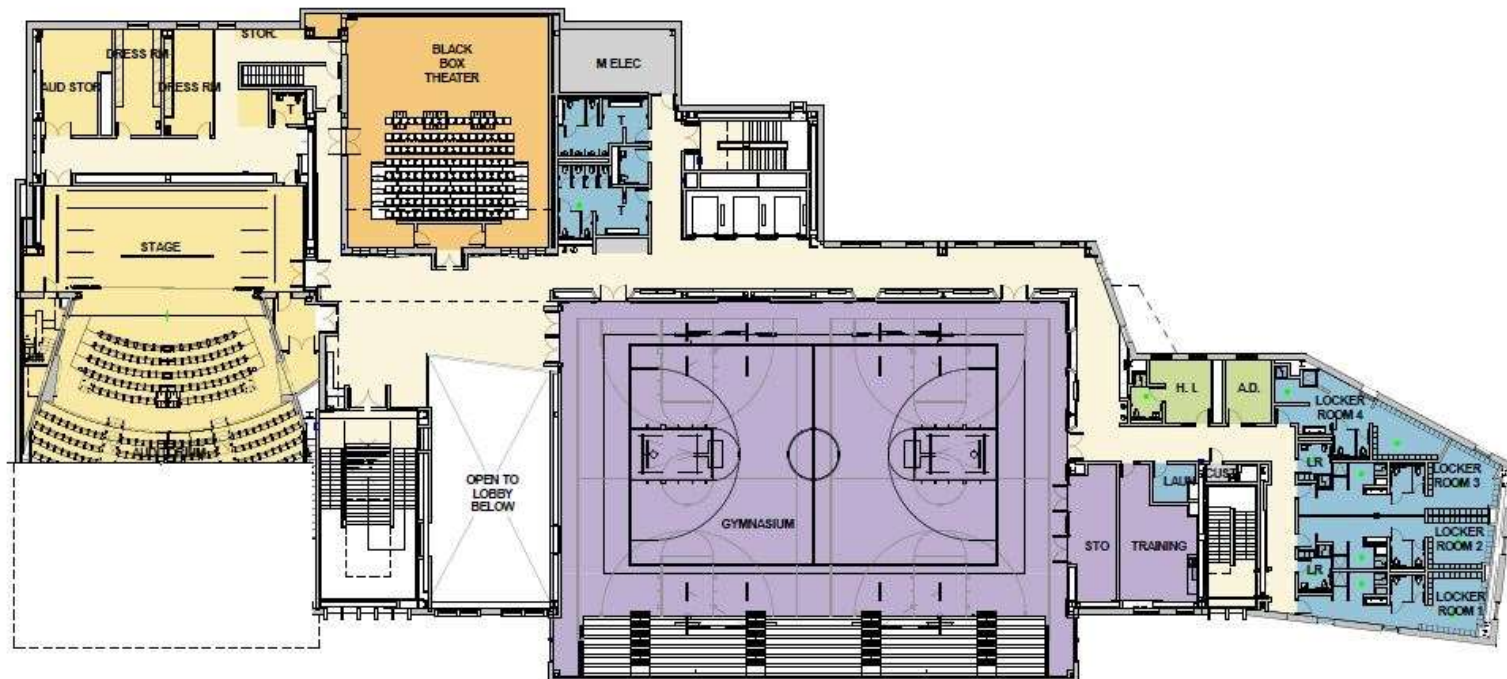
first floor plan

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2ND. FLOOR PLAN

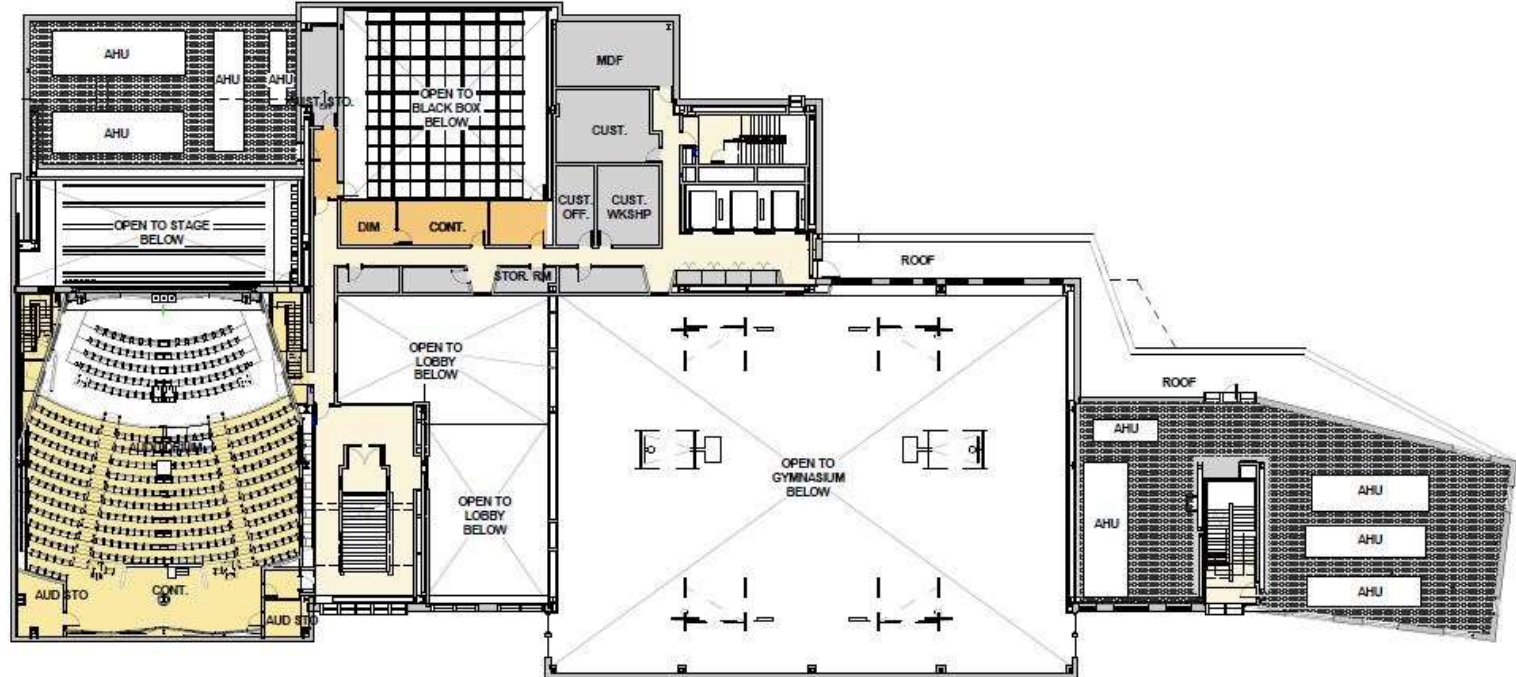


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3RD. FLOOR PLAN



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4TH.-6TH. FLOOR PLANS



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ROOF PLAN

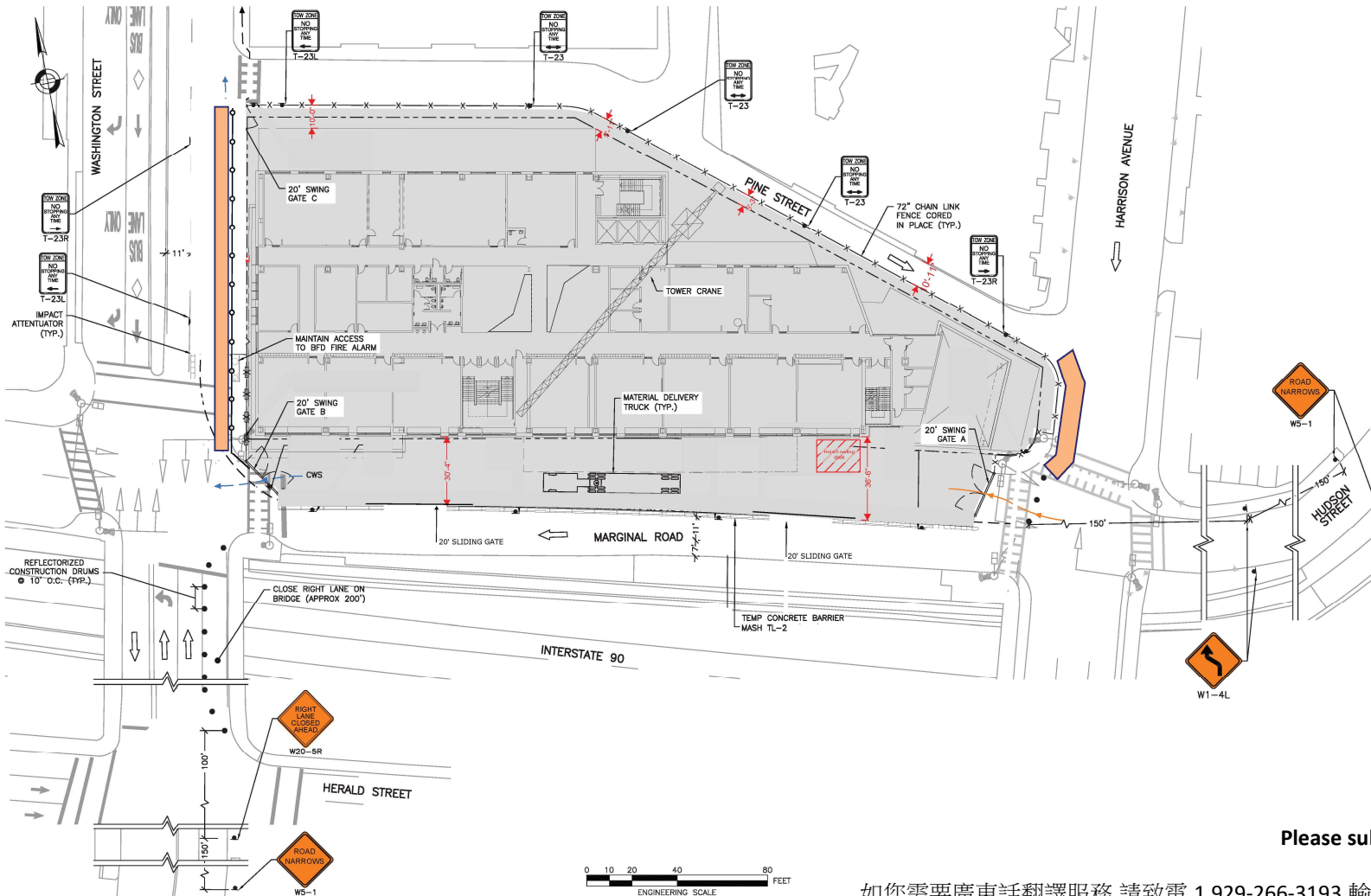


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CONSTRUCTION LOGISTICS PLAN

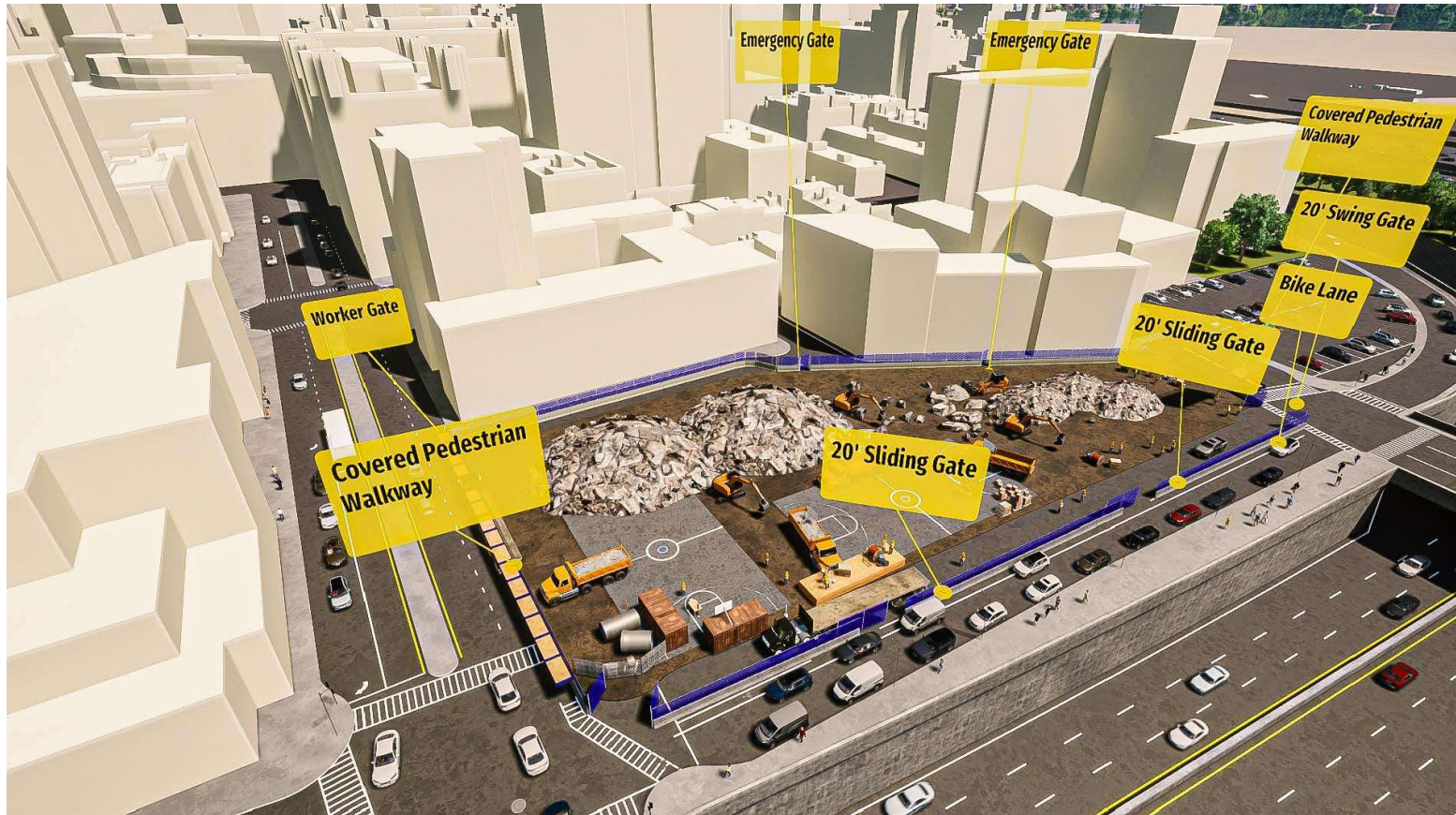


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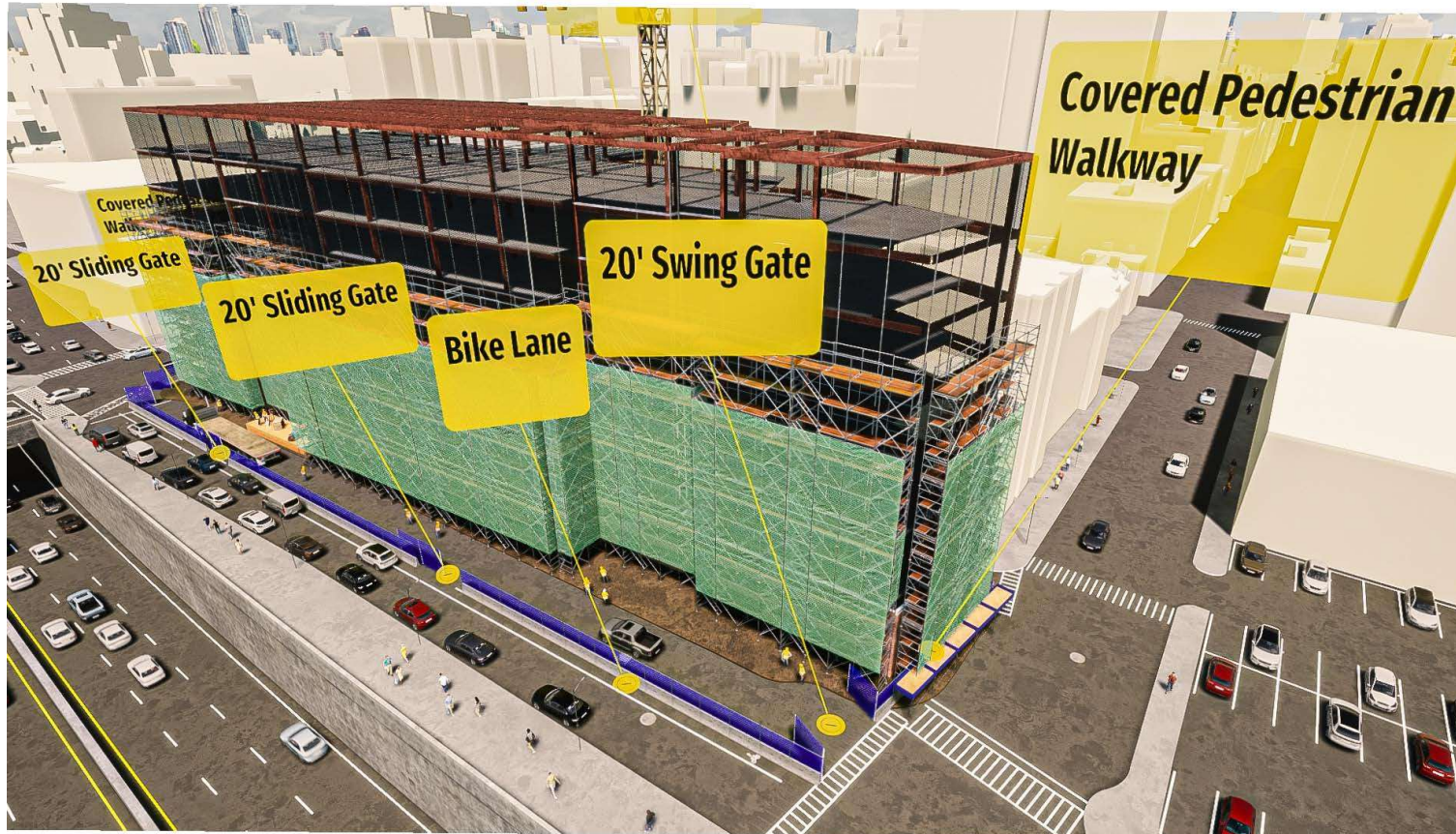


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PRE CONSTRUCTION SURVEY

A preconstruction existing conditions survey of properties adjacent to the new JQUS building is being performed by McPhail Associates for the use and benefit of the building owners and Turner Construction. Properties being surveyed include:

- Oak Terrace Apartments at 890 Washington Street
- 10 to 18 Pine Street
- 227 to 239 Harrison Avenue
- 4 to 8 Johnny Court
- Exterior of the Josiah Quincy Elementary School

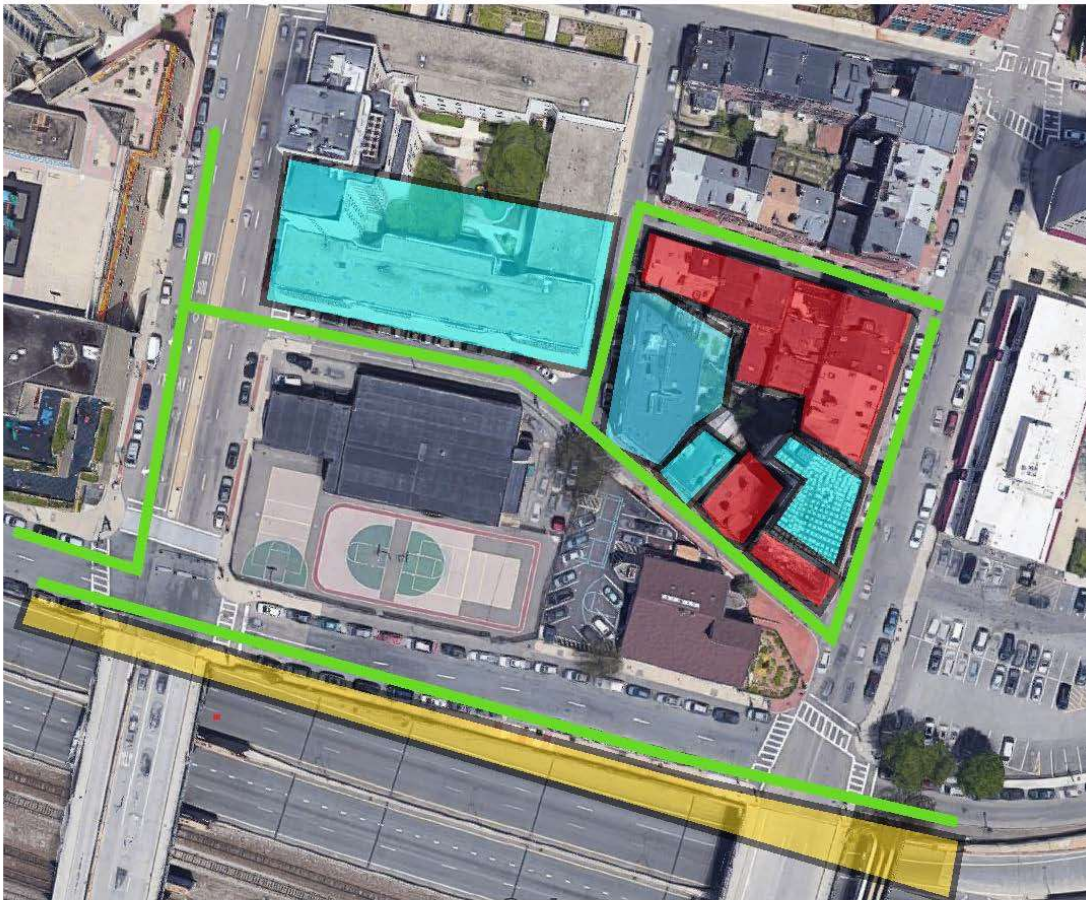
The existing conditions survey will include an audio/video and supplemental photographic documentation of cracks in floors, ceilings and walls, damaged masonry, windows and doorways, tightness of fit of doors and windows, damaged walls and foundations, groundwater seepage/leaks, and damage to utilities,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


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PRE CONSTRUCTION OUTREACH



 Awaiting MassDOT access/license approval via client

 Exterior Precon complete

 No response to notice/email/call

 Main owner responded, setting up dates for interior coverage in June/July, including some tenants



CONSTRUCTION MONITORING

Prior to the start of demolition, monitoring points will be installed along buildings adjacent to Pine Street

Each monitoring point will consist of a survey nail or screw installed into the concrete or mortar to allow for a repeatable vertical elevation to be obtained. Once installed, the Contractor would perform daily or weekly monitoring as required by the contract documents. By having a professional surveyor install and set a baseline on the existing buildings

The monitoring points will be 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.

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QUESTIONS

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SWING SPACE

With minor modifications, the entire staff and student body of JQUS will co-locate within the Arlington Street building for the duration of the construction of the new building.

Work in the Arlington Street Building will include:

- Bringing underutilized spaces back online
- Addition of a new HP Accessible Toilet
- Science classroom refurbishment
- Conversion of the Student Lounge into Classrooms
- Expansion of the Cafeteria

Future planning steps include:

- Clean out of both the Lincoln Building building & the Modulares
- Packing and moving (both internal to the Arlington Street building and from the modulares)
- Efficient Master scheduling to optimize space and resources

Para interpretación al español por favor marque al

1 316-512-3016 PIN: 199 062 739#

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如您需要廣東話翻譯服務，請致電 1 402-792-8311 PIN: 455 282 926#