

District: City of Boston  
 School Name: Josiah Quincy Upper School  
 Recommended Category: Amendment to Feasibility Study Agreement  
 Date: May 27, 2015

**Recommendations**

That the Executive Director be authorized to extend the term of the Feasibility Study Agreement between the MSBA and the City of Boston, as part of its Invitation to Feasibility Study for the Josiah Quincy Upper School (“JQUS”) by five additional months, from June 30, 2015 to November 30, 2015, in order for the District to complete the phases of the grant program through Project Scope and Budget.

<b>District Information</b>	
District Name	City of Boston
Early Childhood Center(s)	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facility(s)	1 (PK-12) 1 (1-12)
Elementary School(s)	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle School(s)	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High School(s)	3 (6-12) 3 (7-12)
High School(s)	22 (9-12)
Priority School Name	Josiah Quincy Upper School
Type of School	Middle-High School
Grades Served	6-12
Year Opened	Josiah Quincy Upper School (housed in three buildings): 1911 – former Abraham Lincoln School 1920 – small office building located at 16-29 Church Street adjacent to former Abraham Lincoln School 2000 – temporary modular classroom building located two blocks from the former Abraham Lincoln School at 900 Washington Street
Existing Square Footage	72,444 – former Abraham Lincoln School 17,600 – adjacent office building 17,000 – temporary modular classroom building
Additions	None
Acreage of Site	Adjacent Arlington and Church Street Parcels: 1.0 acre Washington Street Parcel (temporary modular units): 1.9 acres

<b>District Information</b>	
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its current educational program and that students are spread over three facilities, and requires use of a local YMCA for delivery of their physical education curriculum.</p>
Original Design Capacity	Unknown
2014-2015 Enrollment	497 (grades 6-12)
Agreed Upon Enrollment	650 (grades 6-12)
Enrollment Specifics	The City and MSBA have previously agreed upon no more than 650 students in grades 6-12 for the Josiah Quincy.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 18, 2009
Preferred Schematic Conditional Authorization	October 2, 2013
Re-categorization from Preferred Schematic to Feasibility Study	November 19, 2014
Amendment to Feasibility Study Agreement	On June 3, 2015 Board agenda
Preferred Schematic Authorization	March 2016
Project Scope & Budget Authorization	September 2016
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	74.06%

<b>Consultants</b>	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	HMFH Architects, Inc.

## **Discussion**

The District was originally invited to collaborate on a Feasibility Study with the MSBA in November of 2009. The MSBA Board of Directors subsequently approved the City's request to include studying the feasibility of a combined JQUS and Boston Arts Academy ("BAA") and, on October 2, 2013, the MSBA Board of Directors approved the City of Boston's preferred solution to replace the existing JQUS and the BAA with a new facility located on Parcel 25.

As the costs of adapting the site for a combined school facility became more defined, the City was not clear as to whether the use of Parcel 25 was the most appropriate and cost-effective solution for the City. The MSBA and the City discussed these issues and mutually agreed that it was prudent to pause with the proposed Parcel 25 solution so the City could identify and consider alternative sites for the JQUS and BAA.

Pursuant to conversations between the MSBA and the City of Boston, the City requested to separate the two potential projects from a co-located school to individual projects in the MSBA's capital pipeline. On November 19, 2014, the Board of Directors voted to rescind its October 2, 2013 vote to accept the City of Boston's preferred solution to replace the existing JQUS and the BAA with a new facility located on a new site.

On November 19, 2014, the Board of Directors also invited the City of Boston to continue to collaborate with the MSBA to conduct a second Feasibility Study and Schematic Design for a potential project for the JQUS. The invitation to collaborate with the MSBA to conduct a second Feasibility Study is subject to certain conditions that are set forth in the Board vote and accompanying memo, including the study being based on the previously agreed upon enrollment of no more than 650 students in grades 6-12 and subject to the City being solely responsible for the costs of this second study.

The City has now requested that the MSBA extend the term of the Feasibility Study Agreement, as amended. MSBA staff reviewed the City's request for an extension, and recommends continuation of collaboration between the City of Boston and the MSBA, in accordance with the following:

- 1) The City and its consultants complete and submit an updated Preliminary Design Program to the MSBA by October 1, 2015.
- 2) The City and its consultants complete and submit an updated Preferred Schematic Report in February 2016 for consideration by the MSBA Board of Directors at its scheduled March 2016 Board meeting.
- 3) The City and its consultants complete and submit a Schematic Design Submittal to the MSBA in August 2016 for consideration by the MSBA Board of Directors at its scheduled September 2016 Board meeting.
- 4) The City has stated its commitment to completing the study within the period defined above.

Based on the review outlined above, staff recommends that the Executive Director be authorized to extend the term of the Feasibility Study Agreement between the MSBA and the City of Boston, as part of its Invitation to Feasibility Study for the Josiah Quincy Upper School by five additional months, from June 30, 2016 to November 30, 2016, in order for the District to complete the phases of the grant program through Project Scope and Budget.