

District: City of Boston
 School Name: Josiah Quincy Upper School
 Recommended Category: Preferred Schematic
 Date: May 18, 2016

Recommendation

That the Executive Director be authorized to approve the City of Boston, as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing Josiah Quincy Upper School facilities with the construction of a new facility on the site of the McKinley School in the South End of Boston. MSBA staff has reviewed the Feasibility Study and accepts the City's Preferred Solution.

District Information	
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	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	N/A

District Information	
Acreage of Site	Adjacent Arlington and Church Street Parcels – 1.0 acre Washington Street Parcel (temporary modular units) – 1.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program, students are spread over three facilities, and use of a local YMCA for delivery of their physical education curriculum is required.
Original Design Capacity	Unknown
2015-2016 Enrollment	507
Agreed Upon Enrollment	650
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 650 students serving grades 6-12.

MSBA Board Votes	
Invitation to Eligibility Period	N/A
Invitation to Feasibility Study	November 18, 2009
Preferred Schematic Authorization	October 2, 2013
Re-Categorization from Preferred Schematic to Feasibility Study	November 19, 2014
Vote to extend the term of the Feasibility Study Agreement	June 3, 2015
Preferred Schematic Authorization	On May 25, 2016 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on November 9, 2016
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	74.06%

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	HMFH Architects, Inc.

Discussion

The existing Josiah Quincy Upper School (“JQUS”) occupies three buildings: the former Abraham Lincoln School, a four-story structure with an area of approximately 72,444 square feet (“sf”), the Church Street building, a 17,600 sf three-story office building on an adjacent site between Arlington Street and Church Street that totals approximately one acre, and temporary modular classroom units (~17,000 sf) located on a 1.9 acre site at the intersection of Washington Street and Marginal Road. The three facilities house students in grades 6-12.

The former Lincoln School building was constructed in 1911 and received a minor electrical system upgrade in 1983, new windows in 1996, technology improvements in 1999, new boilers

and a control system upgrade in 2000, and a new roof in 2008. The adjacent Church Street office building was built in 1920 and renovated in 2006. The temporary modular classrooms located on Washington Street were built in 2000. The City identified numerous deficiencies in the Statement of Interest submitted for the JQUS, such as the mechanical systems, and the lack of adequate spaces in the facilities, including the science classrooms/labs, cafeteria, library/media center, gymnasium, and auditorium. The City reported that using three separate facilities plus an off-site YMCA for physical education is inhibiting its delivery of the educational curriculum.

As part of the Feasibility Study, the City and its consultants performed an evaluation of major building systems for each of the three buildings associated with the JQUS. The Abraham Lincoln School facility's lighting and fire alarm systems do not meet current standards. There are also issues with heating and cooling throughout the building, and there are a number of issues regarding accessibility. The adjacent Church Street office building's systems are in fair condition, however, the majority of the systems in these two buildings are near the end of their useful life and need to be replaced. These two facilities are located within the Bay Village Historic District, which would require that all options, with the exception of a "No Build" option, receive full approval by the Boston Landmarks Commission.

The modular classroom units were originally intended to provide space for a few years to accommodate a temporary expansion of the JQUS. The modular classroom units are located on a property that is subject to a land swap agreement. As it will not be available long-term, an existing conditions review of this facility was not performed.

In conjunction with its consultants, the City performed a comprehensive assessment of its educational program and received input from educators, administrators, and facilities personnel. A significant goal of the proposed project is to house all of the students in the JQUS into a single facility that contains all the spaces needed for delivery of the curriculum. Because of the insufficient size and layout of the existing Abraham Lincoln School and Church Street building, significant reconfiguration and expansion would be required to meet the educational needs.

The City was originally invited into the MSBA's grant program on November 18, 2009 to study the deficiencies identified at the JQUS. As part of the Feasibility Study conducted, the City studied potential solutions for the JQUS students, as well as a combined option for a co-located school for the JQUS students and the students of the Boston Arts Academy. A Preferred Solution for a co-located school was approved at the October 2, 2013 Board of Directors meeting to proceed into Schematic Design. However, based on the information and costs of the further developed Preferred Solution, the City and the MSBA agreed it prudent to suspend moving forward with the proposed Preferred Solution located on Parcel 25, and to further consider other potential site options. The Board of Directors authorized the City to proceed with separate projects to address the educational needs of JQUS and the Boston Arts Academy at its November 19, 2014 Board meeting.

The City continued its investigation into other potential sites for the JQUS, and revisited and updated options at the Arlington Street site (former Abraham Lincoln School) and adjacent Church Street site. The updated preliminary evaluation of options include:

Option	Description of Updated Preliminary Options	Construction Cost
0	Base repair of Arlington and Church Street Buildings, add connector	\$43.5 M
1.1	Demolish Church Street Building –addition/renovation of Arlington Street Building – reduced program area	\$55.7 M
1.2	New construction at Arlington & Church Street	\$91.7 M
2.0	Base repair/renovation of existing McKinley School	\$36.0 M
2.1A	Addition/renovation of McKinley School with surface parking	\$75.5 M
2.1B	Addition/renovation of McKinley School with structured parking	\$75.3 M
2.2A	New construction at McKinley School site with surface parking	\$84.6 M
2.2B	New construction at McKinley School site with structured parking	\$87.0 M
3	New construction at Charlestown Lot A	\$93.6 M

Upon further review, MSBA staff and the City agreed to four options for further development and consideration in the final evaluation and development of preliminary design pricing as presented below. A fifth option, “Option 0,” the Base Repair Option of the Arlington and Church Street Buildings, is presented below for comparison, however it was not further developed as it could not accommodate the programmatic needs of the school.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 0: Base repair/reno of Arlington & Church Street Buildings	97,973	96,573 \$356/sq. ft.	1,400 \$375/sq. ft.	\$5,313,085	\$40,245,508 \$411/sq. ft.	\$61,729,972
Option 2.0: Base repair/renovation of McKinley School	77,400	77,400 \$374/sq. ft.	0	\$4,284,888	\$33,240,541 \$429/sq. ft.	\$51,495,401
Option 2.1: Add/reno at McKinley School	150,000	67,200 \$396/sq. ft.	82,800 \$374/sq. ft.	\$8,749,780	\$78,840,549 \$526/sq. ft.	\$107,077,894 (includes optional parking)
Option 2.2: New construction at McKinley Site***	150,000	0	150,000 \$489/sq. ft.	\$9,798,733	\$83,277,026 \$555/sq. ft.	\$114,548,499 (includes optional parking)
Option 3: New construction in Charlestown	150,000	0	150,000 \$507/sq. ft.	\$16,664,733	\$92,687,644 \$618/sq. ft.	\$123,309,808

* Marked up construction costs

** Does not include construction contingency

*****District’s preferred option**

The City has selected “Option 2.2: New construction at the existing McKinley School site” as the Preferred Solution to proceed into Schematic Design. The City selected “Option 2.2” as its preferred alternative because it provides for an optimal layout to support the City’s educational program, it is located in the area of the community it serves, it meets the City’s Climate Change Resiliency Policy, and it provides an opportunity to improve the area with a facility that is more

compatible with the South End Landmarks Commission guidelines. The City noted that the two base renovation options (“Options 0” and “2.0”) do not meet its educational needs as outlined in its educational program. “Option 2.1” provides sufficient space to accommodate the City’s educational program, however, reuse of the existing facility results in a compromised layout and the existing low floor-to-floor heights challenge system upgrades. Additionally, connection to the addition, the energy efficiency of the finished building, and conforming to current standards of the South End Landmarks Commission guidelines will require new exterior walls. “Option 3” was deemed too far removed from the existing school community, has significant pedestrian safety issues, and was more expensive.

The City presented an updated Preferred Solution to the MSBA Facilities Assessment Subcommittee (the “FAS”) at the May 4, 2016 meeting, during which members of the FAS and the City discussed the following: the status of the City’s Master Planning and reported school capacity within the City’s existing high school facilities; future plans for the current McKinley School students; anticipated use of the former Abraham Lincoln School when the proposed project is complete; design and fit-out of the science rooms; incorporation of break-out and shared use spaces that facilitate supervised small group and project work and how additional dialogue with the educators could improve the building layout; locations of the small group rooms; the sensitivity of the proposed design to the neighborhood; generating natural light in the center of the school; the integration of technology throughout the school and its potential for E-Rate funding; the benefits of voice amplification systems in the classrooms and other instructional spaces in the building; the locations of the special education classrooms; year round use of the facility; and community outreach.

The Preferred Solution requires relocation of the South End McKinley School students. The MSBA has notified the City that relocation plans must be provided in order for the MSBA Board of Directors to approve the City’s proposed project scope and budget, which is currently scheduled for November 9, 2016.

The proposed site includes potential issues with a utility easement, leased space along the east side of the property, and the potential prescriptive rights along the backside of three row houses that face Dartmouth Street, which the City is in the process of resolving. The MSBA has notified the City that it must resolve these issues and ensure full ownership, control, and exclusive use of the proposed site in order for the MSBA to enter into a Project Funding Agreement for the proposed project.

MSBA staff reviewed the conclusions of the Feasibility Study, all subsequent submittals, and the enrollment data with the City and found:

- 1) All initial paperwork required has been processed, including an executed Initial Compliance Certification, the School Building Committee form, and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the City for a design enrollment of 650 students in grades 6-12 for the Josiah Quincy Upper School.
- 3) MSBA reviewed the Feasibility Study and subsequent material, and finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this

study was appropriate, and the City's Preferred Solution is reasonable, cost-effective and meets the needs identified by the City.

- 4) As part of the Schematic Design phase, the City will benefit from further dialogue with educators to improve the efficiencies and the layout of the building and better align it with the educational plan.
- 5) The City has submitted an operational budget for educational objectives and a capital budget statement for MSBA review.
- 6) The City's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education, as part of the schematic design submittal prior to a Project Scope and Budget Agreement.
- 7) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, with the exception of variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.
- 8) As part of the Schematic Design phase, the City will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the City of Boston be approved to proceed into Schematic Design to replace the existing Josiah Quincy Upper School facilities with the construction of a new facility on the site of the McKinley School in the South End of Boston.