

District: City of Boston
School Name: Josiah Quincy Upper School
Recommended Category: Feasibility Study – Feasibility Study Agreement Extension Request
Date: December 6, 2017

Recommendation

That the Executive Director be authorized to extend the completion date in 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”), from December 31, 2017 to December 31, 2020.

Discussion

The City received an invitation to Feasibility Study at the November 18, 2009 Board meeting. The City conducted an initial Feasibility Study that concluded with a recommendation to combine the JQUS and the Boston Arts Academy into a co-located facility. After further investigation, the City discovered that construction would be significantly more costly than initially estimated and would not be the best solution for the City because of the configuration of the proposed site. Consequently, the City and the MSBA agreed to study a potential project for the JQUS on an alternate site, without a co-located school option. The City then conducted a second Feasibility Study, at its sole expense, and concluded that the best option would be to replace the existing JQUS with a new facility on the site of the McKinley School in the South End of Boston.

The City presented the option of a new facility on the site of the McKinley School in the South End of Boston, as its preferred solution, to the MSBA Facilities Assessment Subcommittee (“FAS”) on May 4, 2016. During this FAS meeting, FAS members met with City officials to discuss the status of the City’s master planning efforts and the City’s reported capacity within the existing high school facilities, future plans for the current McKinley School students, anticipated use of the former Abraham Lincoln School upon completion of the proposed project, and specific items related to the City’s preferred solution and how it meets the City’s educational needs. On May 25, 2016, the MSBA Board approved the City’s preferred solution and notified the City that the relocation plans for the McKinley School students must be provided in order for the MSBA Board to approve the City’s proposed project scope and budget.

The City then informed the MSBA that the City needed additional time to evaluate how this potential project would align with the City’s overall plan and educational vision. Concomitantly, the City then requested an extension of time to the Feasibility Study. Subsequently, the Board voted on November 9, 2016 to authorize an extension of time through December 31, 2017 for the City of Boston to complete the feasibility study and schematic design work for the potential JQUS project.

Since that time, the City has requested an additional extension of 30 months to the Feasibility Study Agreement to further reconsider its site selection for the potential JQUS project and complete a new Preliminary Design Program, a new Preferred Schematic Report and a Schematic Design (see attached letter).

Based on a review of the potential projects in the MSBA grant program, the estimated grants and projected schedules for these projects, and the MSBA’s annual cap, MSBA staff recommends an extension of 36 months to the Feasibility Study Agreement subject to the following conditions:

- 1) The MSBA will be able to review the City's submittal for the Project Scope and Budget Agreement on or after July 1, 2020. If the City completes its submittal for the Project Scope and Budget Agreement before July 1, 2020 and the current schedules and grants for the potential projects in the MSBA grant program change then the MSBA will work with the City to potentially consider a Project Scope and Budget Agreement prior to July 1, 2020.
- 2) The City must complete its site selection process and local actions and approvals on or before June 30, 2019. If the City is unable to meet this timeline, then the MSBA may request that the City consider withdrawing its Statement of Interest for the JQUS, submit a new Statement of Interest, and await a potential second invitation from the MSBA Board to enter the Eligibility Period phase of the MSBA's process.

MSBA staff recommends that the Board vote to authorize an extension of time to the Feasibility Study Agreement between the MSBA and the City of Boston from December 31, 2017 to December 31, 2020 to allow the City of Boston to complete feasibility and schematic design work for the potential project at the Josiah Quincy Upper School, at its sole expense.