



BOSTON CITY COUNCIL

Committee on Ways and Means
Tania Fernandes-Anderson, Chair

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REPORT OF COMMITTEE CHAIR

October 19, 2022

Dear Councilors,

Docket #1210, message and order for an appropriation order in the amount of Thirty Million Three Hundred Thousand Dollars (\$30,300,000.00) to cover the cost designing, constructing, equipping and furnishing a new building for the Josiah Quincy Upper School was sponsored by the Administration and referred to the Committee on October 5, 2022. The Committee held a hearing on October 17, 2022.

Summary of Legislation

Docket #1210 is an order for an appropriation in the amount of \$30,300,000 for the purpose of paying costs associated with designing, constructing, equipping and furnishing a new six story Josiah Quincy Upper School (JQUS) building at 900 Washington Street. This includes payment of all costs incidental or related thereto. This appropriation is in addition to the \$182,841,467 originally appropriated in December 2020 for this project.

Information Received at Hearing

The Committee held a hearing on Monday, October 17, 2022. Director of Public Facilities Department (PFD), Kerrie Griffin; Assistant Director of Operations, Carleton Jones; Sr Project Manager for JQUS Project, Rohn McNulty and Sr Project Manager for MSBA/Schools, Brian McLaughlin, testified on behalf of the Administration.

Sr Project Manager Rohn McNulty presented an overview of the project, the budget, and underutilized business enterprise (UBE) strategies used thus far. The new Josiah Quincy Upper School is slated to open for the 2024 school year and will accommodate grades 6-12 with room for up to 650 students. The new building will have 35 educational spaces, including 29 classrooms, outdoor roof space, an auditorium, a black box theater, a gymnasium, and a cafeteria.

It was explained that the budget for this project was originally appropriated two years ago for \$193,591,467, with \$54,075,966 to be reimbursed by the Massachusetts School Building Authority (MSBA) facilities grant. Despite early value engineering efforts, an additional appropriation is needed now, two years later, due to unforeseen conditions on site, like running into older building foundations and abandoned/undocumented utility lines, and an unexpected rise in costs due to supply chain issues and inflation. Throughout the project so far, costs have risen for things like roofing materials, sheet metal, curtain wall, glass, and gasoline needed for trucking materials to and from manufacturers. Currently, with 80% of the building bought out

and 22% of the project complete, after adjusting soft costs, contingency costs, and construction costs accordingly, there is about a \$30 million dollar shortfall.

Regarding UBE strategies and efforts, it was explained that the city has a UBE goal of 10.4%, with the current UBE subcontractor value around \$14M, with \$19M in subcontracts yet to be awarded. Efforts made thus far to meet the UBE goal include sending information on bidding opportunities to UBE advocates and contacting known UBE subcontractors to encourage them to prequalify and submit a proposal.

During the hearing, Councilors questioned the panel on timeline predictions, UBE strategies, value engineering efforts, and other facility specifics. As for timeline information and related predictions, it was explained that currently, they are on track to complete steel installation in December and that the sub-contracts left to buy out are those for furniture, fixtures, and equipment. The panel confirmed they made the best efforts to compress the timeline of the project from the start and that the project's Construction Management, Turner Construction, has been incorporating a commitment plan into the sub-contracts to ensure the project remains on track and is completed on time. It was also confirmed that while a UBE pipeline program for large projects does not exist, PFD is doing as much outreach as possible. As for value engineering efforts, the panel explained that further value engineering at this stage would impact the school's educational program and negatively impact MSBA funding of the project. Finally, the panel was asked about how they plan to heat the school this winter and the status of the HVAC in the building. The panel explained that they are working with National Grid to get a temporary gas line to the school to avoid the costs of diesel heat and that the building will be equipped with displacement air systems and several filters throughout the building to mitigate the effects of air pollution in the area.

Committee Chair Recommended Action

As Chair of the Committee on Ways and Means, I recommend moving the listed docket from the Committee to the full Council for discussion and formal action. At that time, my recommendation to the full Council will be that this matter **OUGHT TO BE READ FOR THE FIRST TIME AND ASSIGNED FOR FURTHER ACTION.**



Tania Fernandes-Anderson, Chair
Committee on Ways and Means