



ARROWSTREET

SQUANTUM SCHOOL

COMMUNITY MEETING

QUINCY, MA
25 JUNE 2024

PREPARED FOR
CITY OF QUINCY / MAYOR THOMAS P. KOCH
QUINCY PUBLIC SCHOOLS / KEVIN W. MULVEY, SUPERINTENDENT

PROJECT TEAM



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

ARROWSTREET
ARCHITECTURE & DESIGN

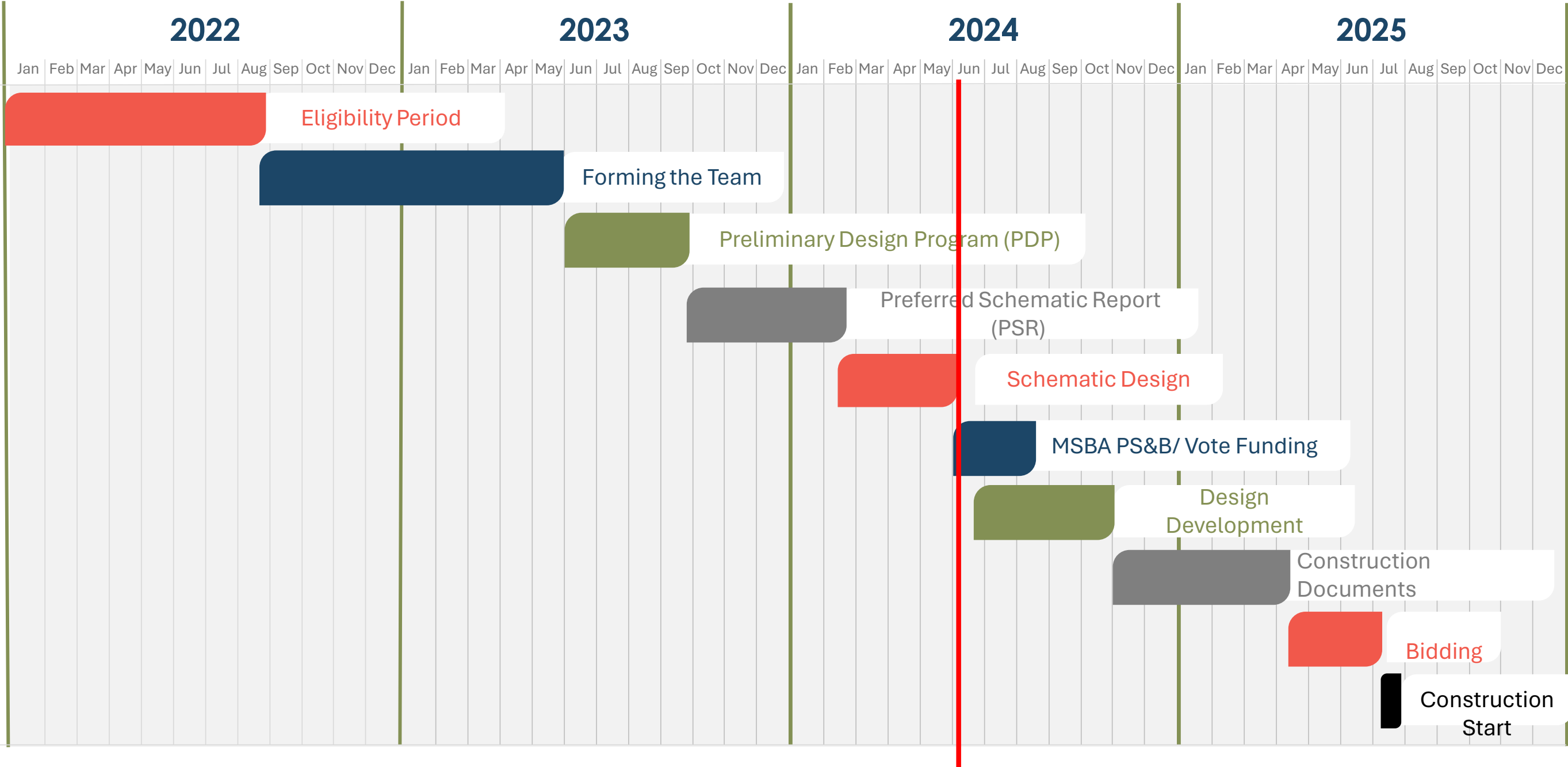
ARCHITECT



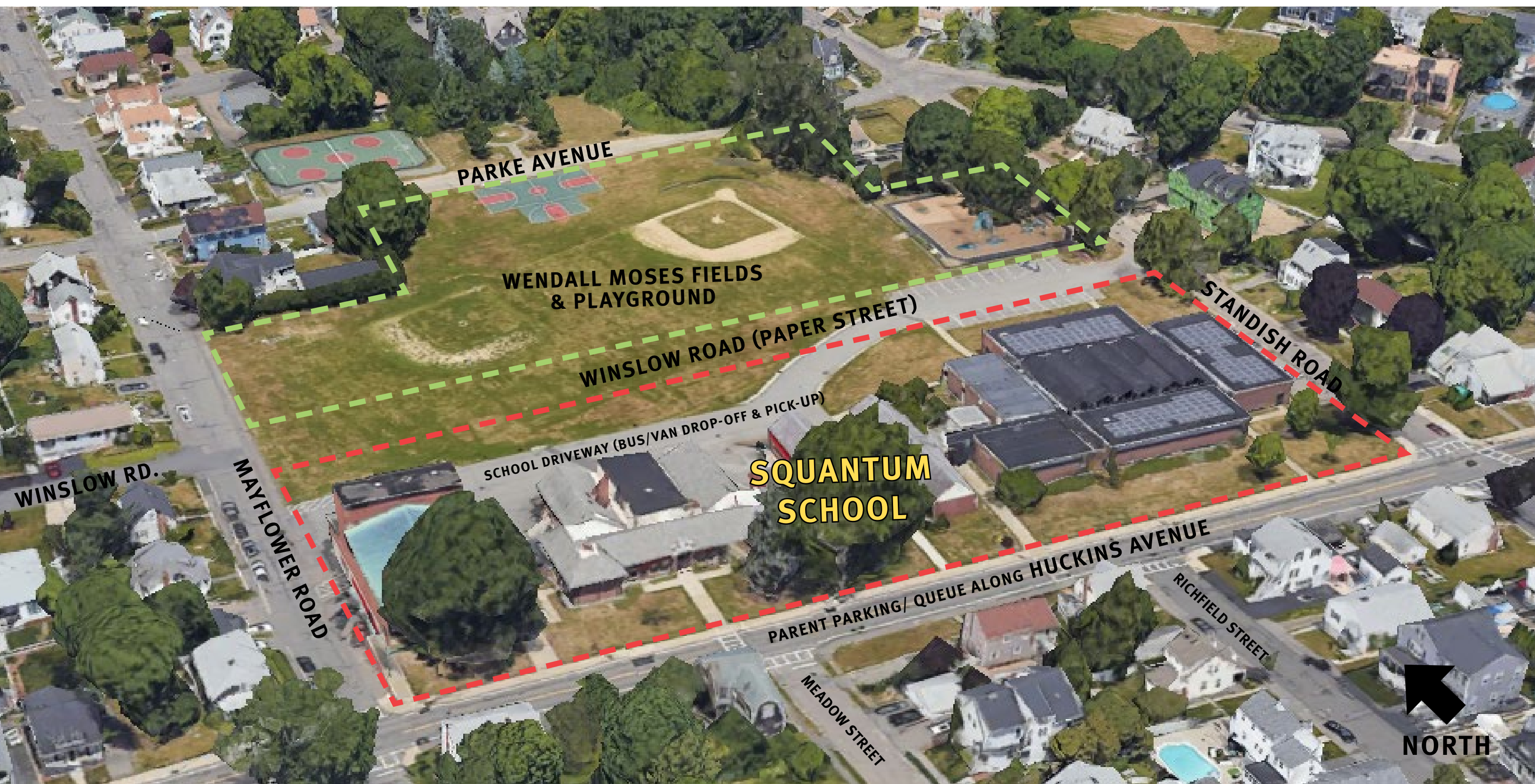
OWNER'S PROJECT MANAGER



Current Project Timeline

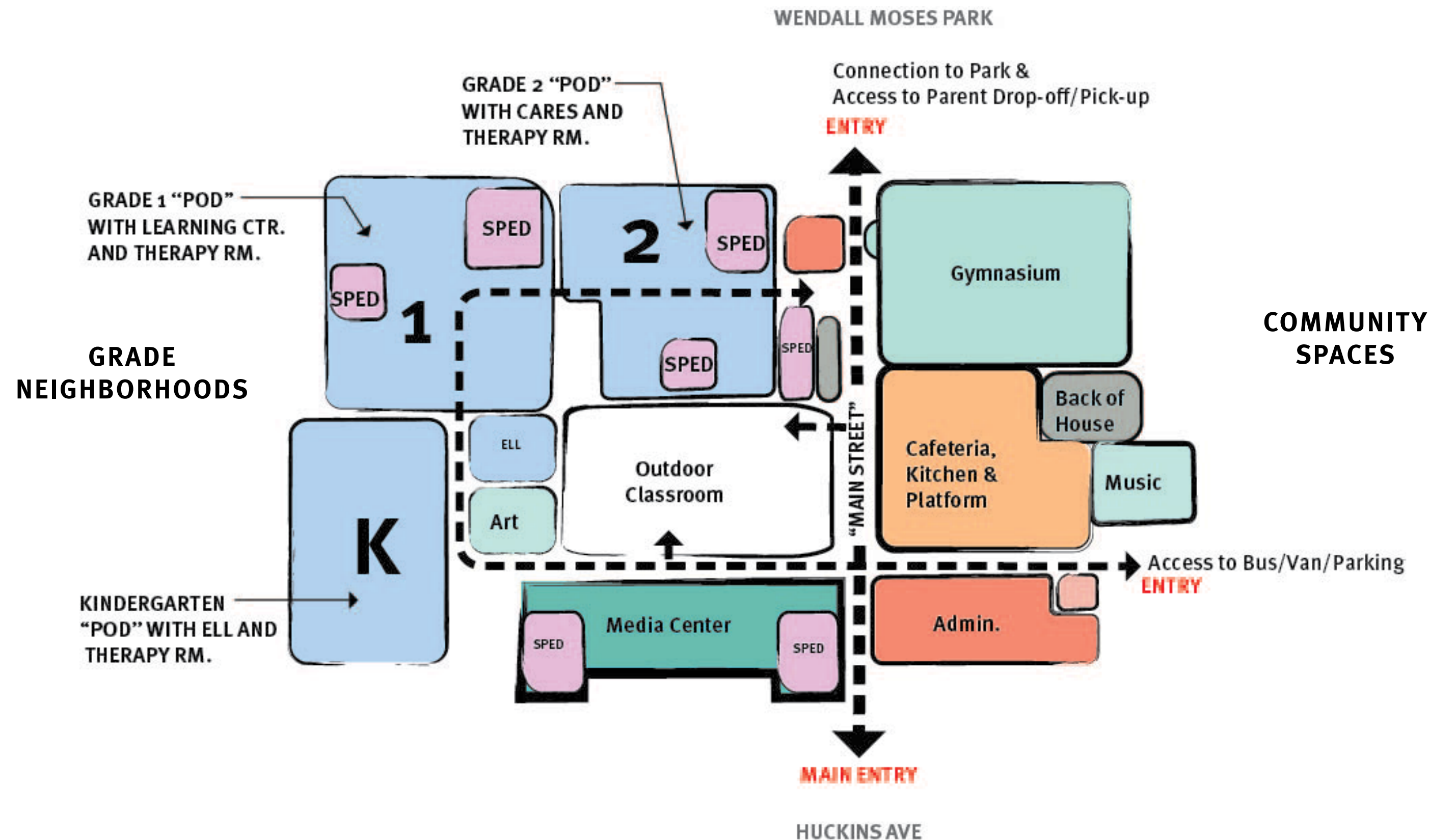


EXISTING SITE AND PROPERTY BOUNDARIES





Building Organization/ Key Adjacencies



FLOOR PLAN
FIRST FLOOR

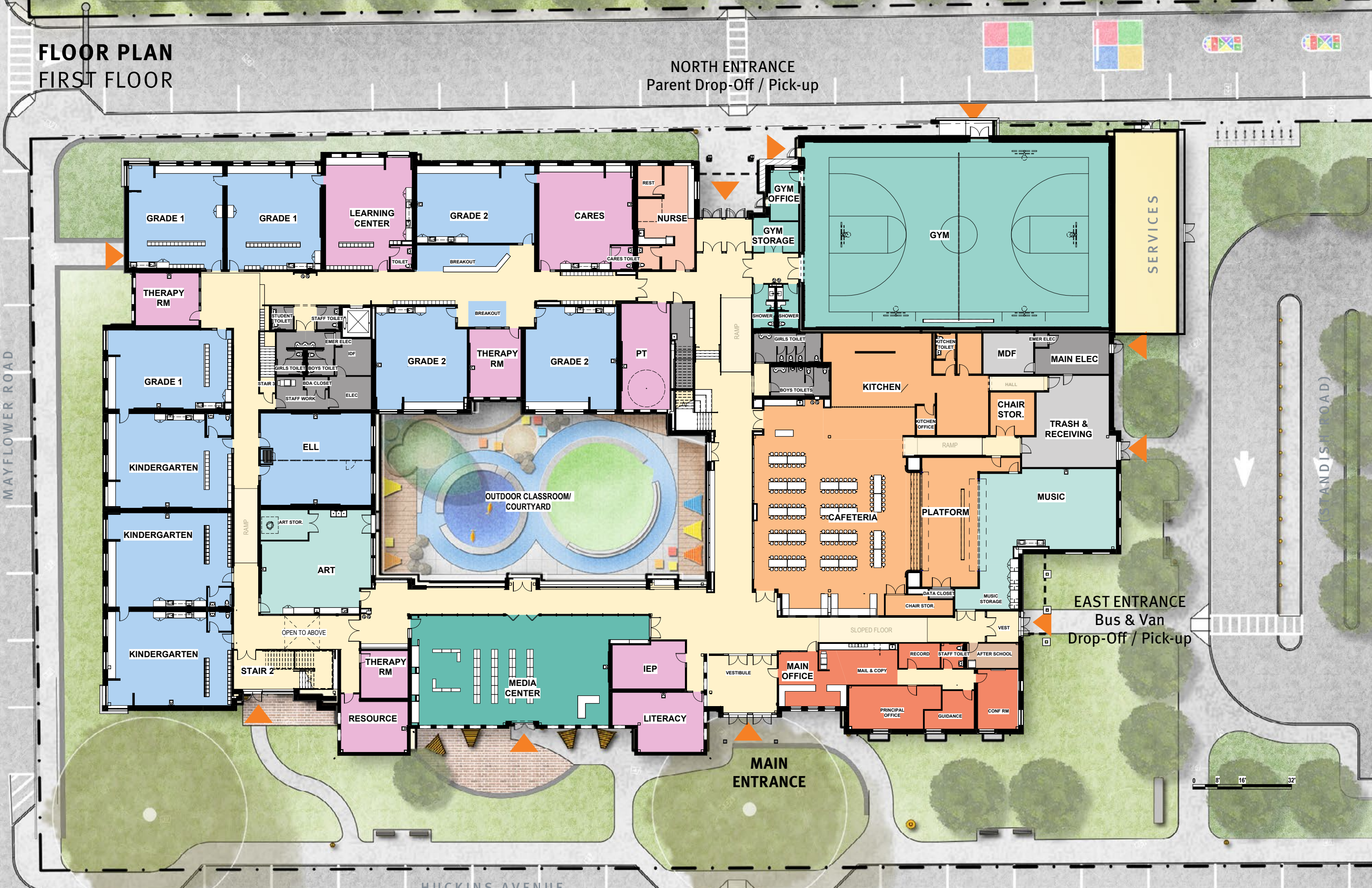
NORTH ENTRANCE
Parent Drop-Off / Pick-up

MAYFLOWER ROAD

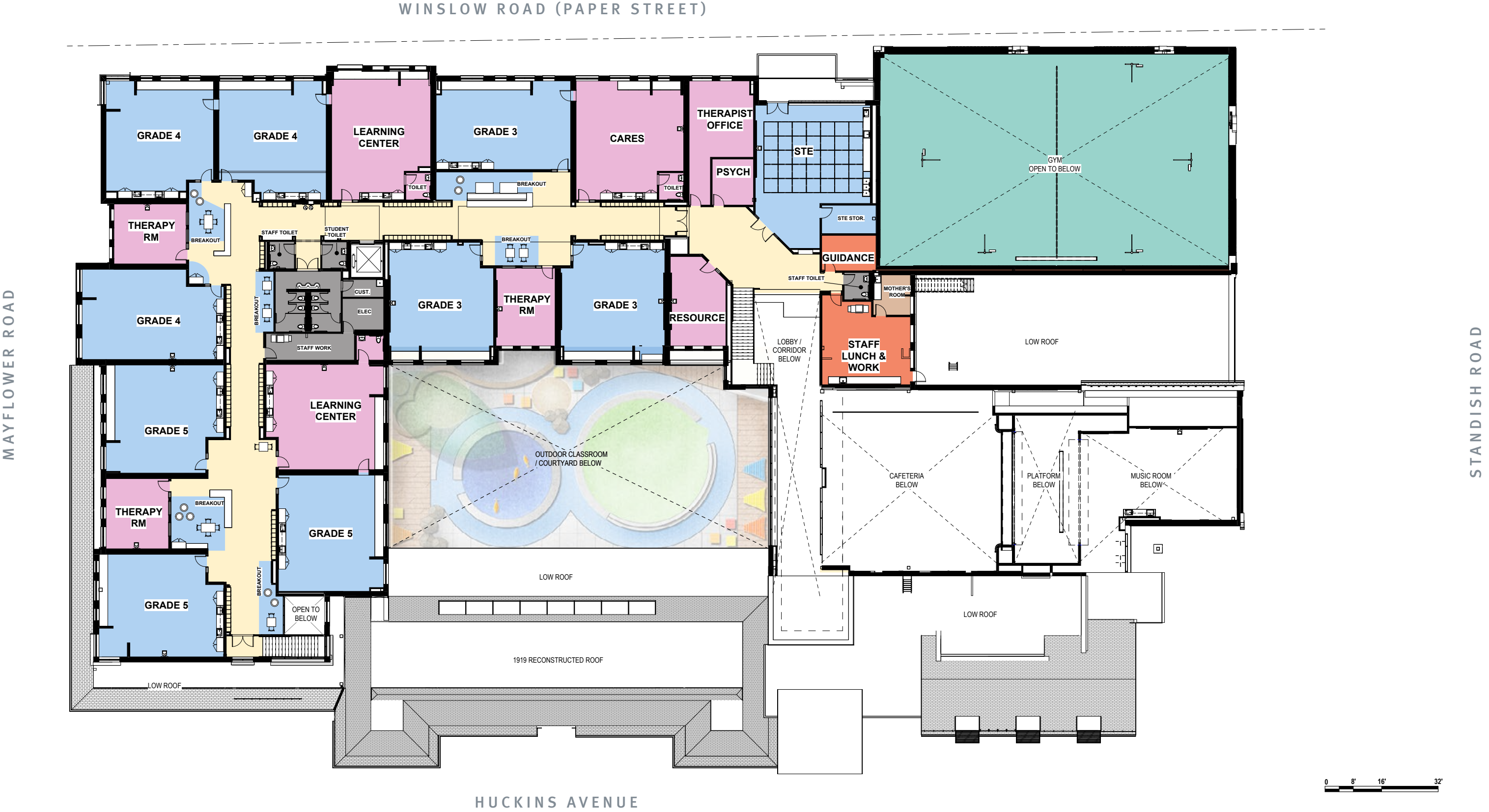
(STANDISH ROAD)

HUCKINS AVENUE

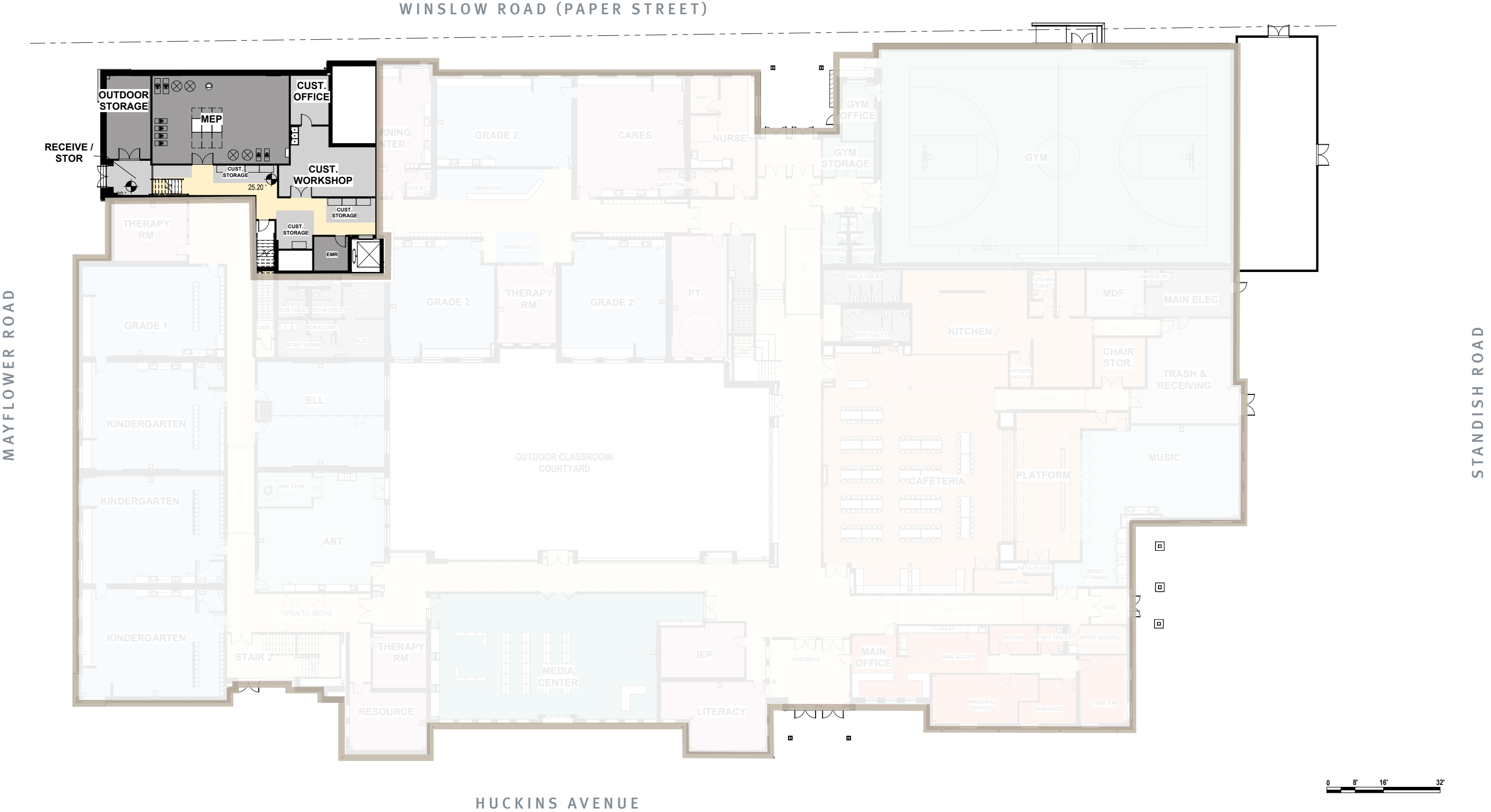
0 8' 16' 32'



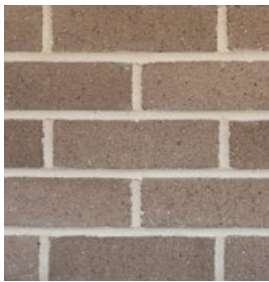
FLOOR PLAN
SECOND FLOOR



FLOOR PLAN
BASEMENT FLOOR



EXTERIOR DESIGN PRECEDENTS



CONTEXT/MASSING

Residential, New England Style Architecture, Scale and elements should relate to neighboring homes, front porch

MATERIALS

Materials that compliment existing masonry, traditional residential facade treatments, but in different applications (orientation, scale, color)

HISTORIC REFERENCES

Squantum Inn, Lee's Inn, Squantum Yacht Club

EXTERIOR DESIGN STUDIES

EXISTING SCHOOL / HUCKINS AVENUE / STREET VIEW APPROACH FROM THE WEST



EXTERIOR DESIGN STUDIES

NEW SCHOOL / HUCKINS AVENUE / STREET VIEW APPROACH FROM THE WEST



EXTERIOR DESIGN STUDIES

EXISTING SCHOOL / HUCKINS AVENUE / STREET VIEW APPROACH FROM THE EAST



EXTERIOR DESIGN STUDIES
NEW SCHOOL / HUCKINS AVENUE / STREET VIEW APPROACH FROM THE EAST





EXTERIOR DESIGN STUDIES
SOUTH FACADE / HUCKINS AVENUE



EXTERIOR DESIGN STUDIES
SOUTHEAST CORNER



EXTERIOR DESIGN STUDIES
NORTH FACADE / WINSLOW ROAD



EXTERIOR DESIGN STUDIES
NORTHWEST CORNER / WINSLOW RD. & MAYFLOWER RD.



EXTERIOR DESIGN STUDIES
SOUTHWEST CORNER / MAYFLOWER RD. & HUCKINS AVE.



INTERIOR OF MAIN LOBBY



INTERIOR OF MAIN LOBBY



INTERIOR OF CAFETERIA



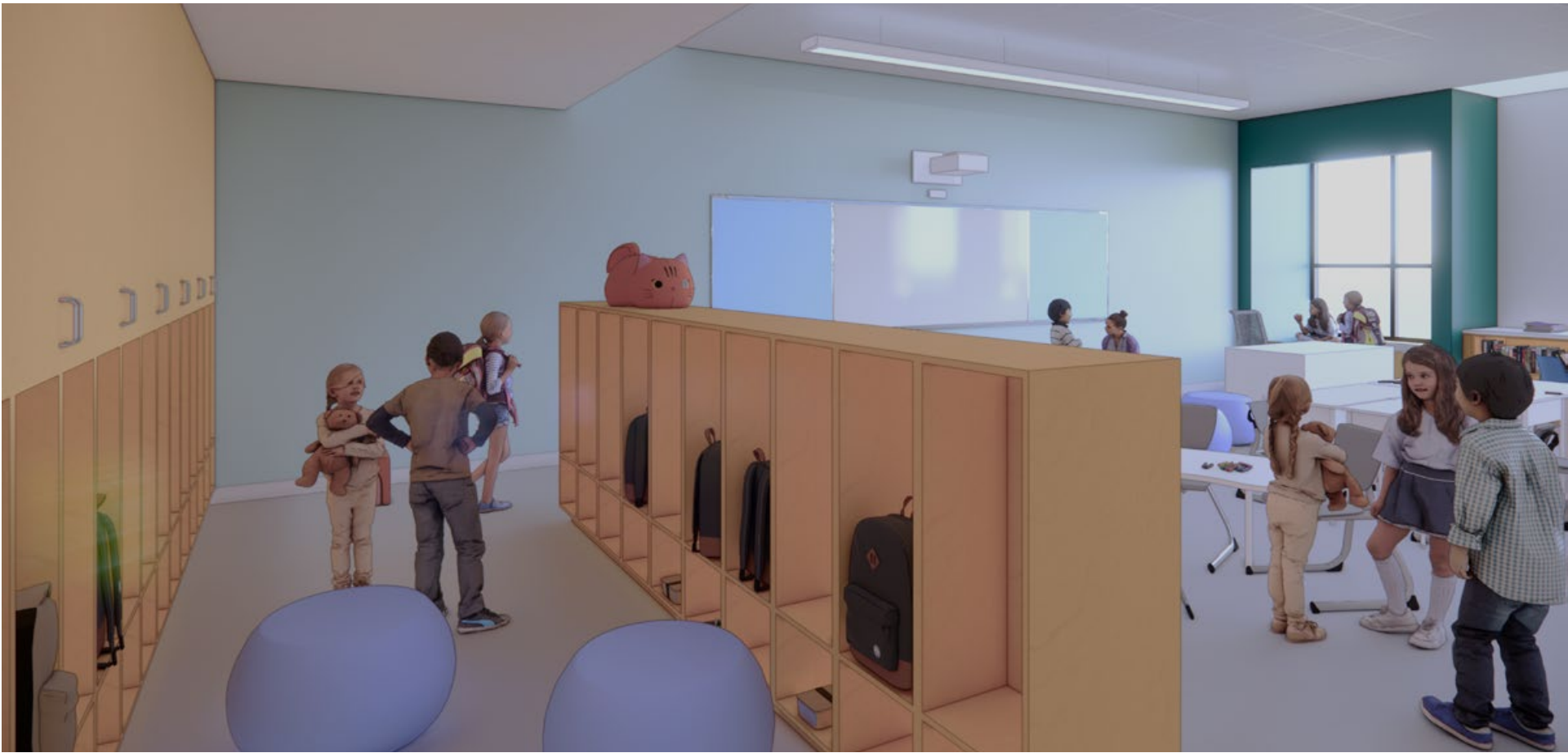
INTERIOR OF MEDIA CENTER / LIBRARY



INTERIOR OF TYPICAL CORE CLASSROOM

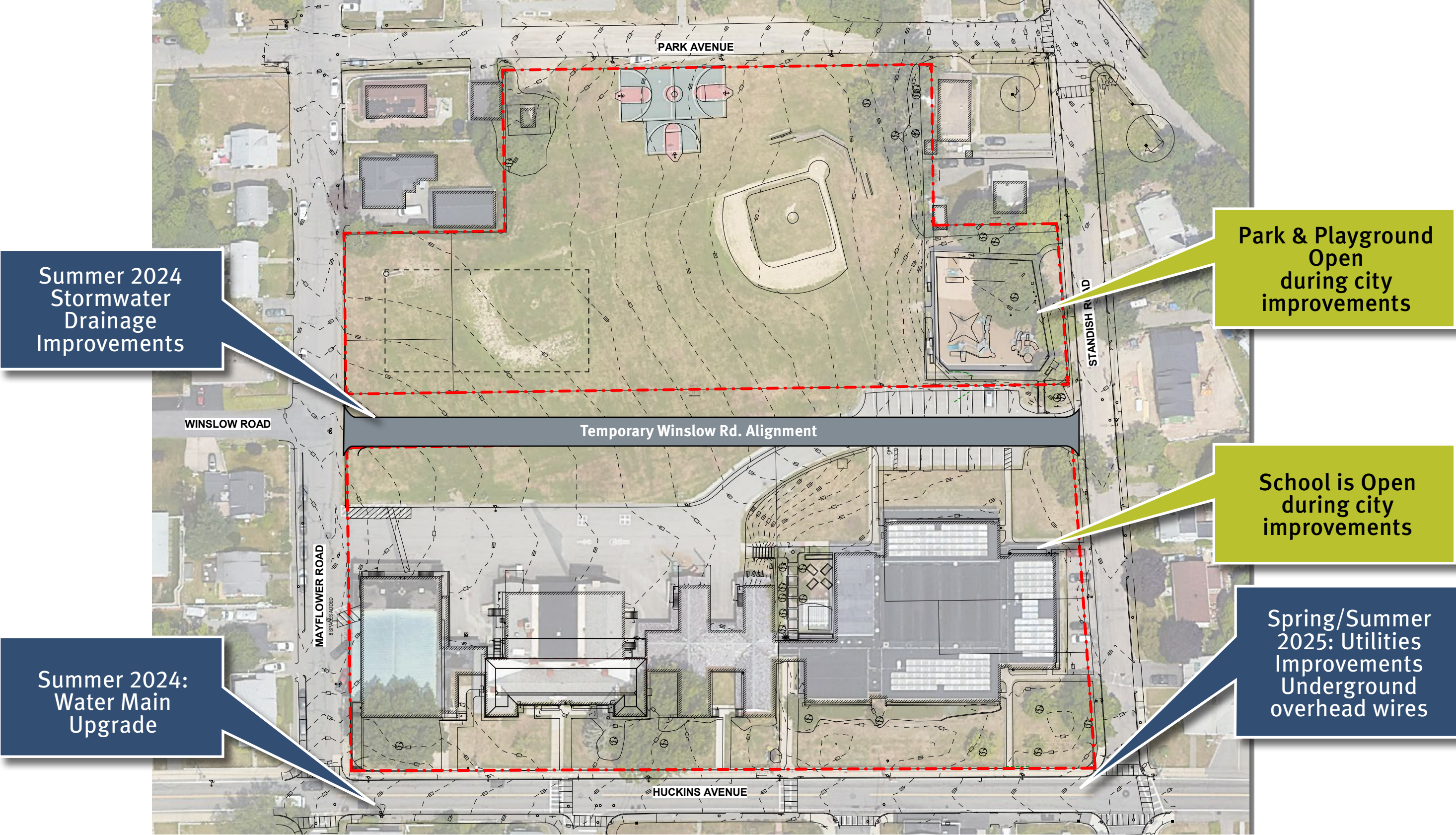


INTERIORS OF TYPICAL KINDERGARTEN CLASSROOM

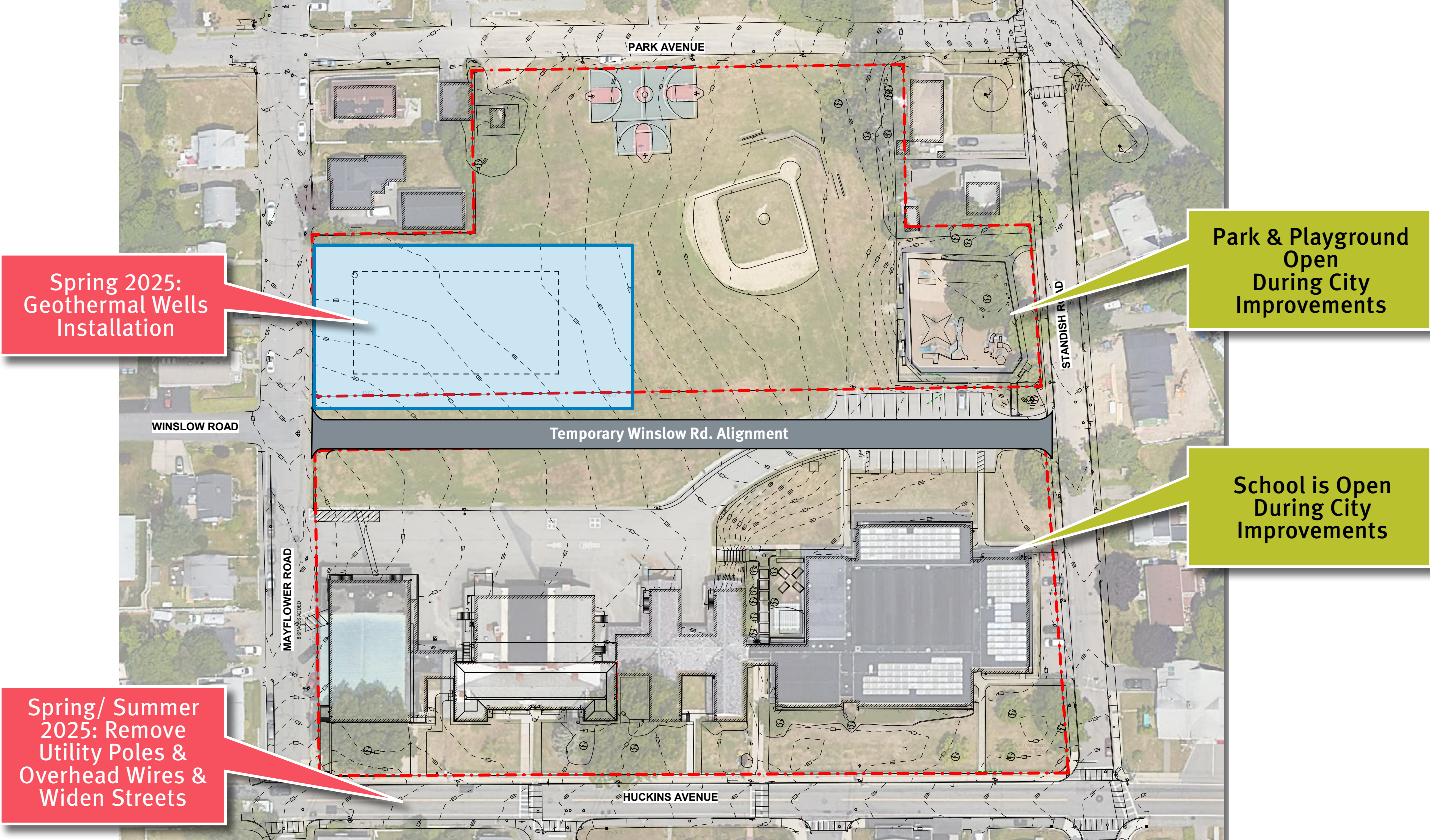


PHASED CONSTRUCTION

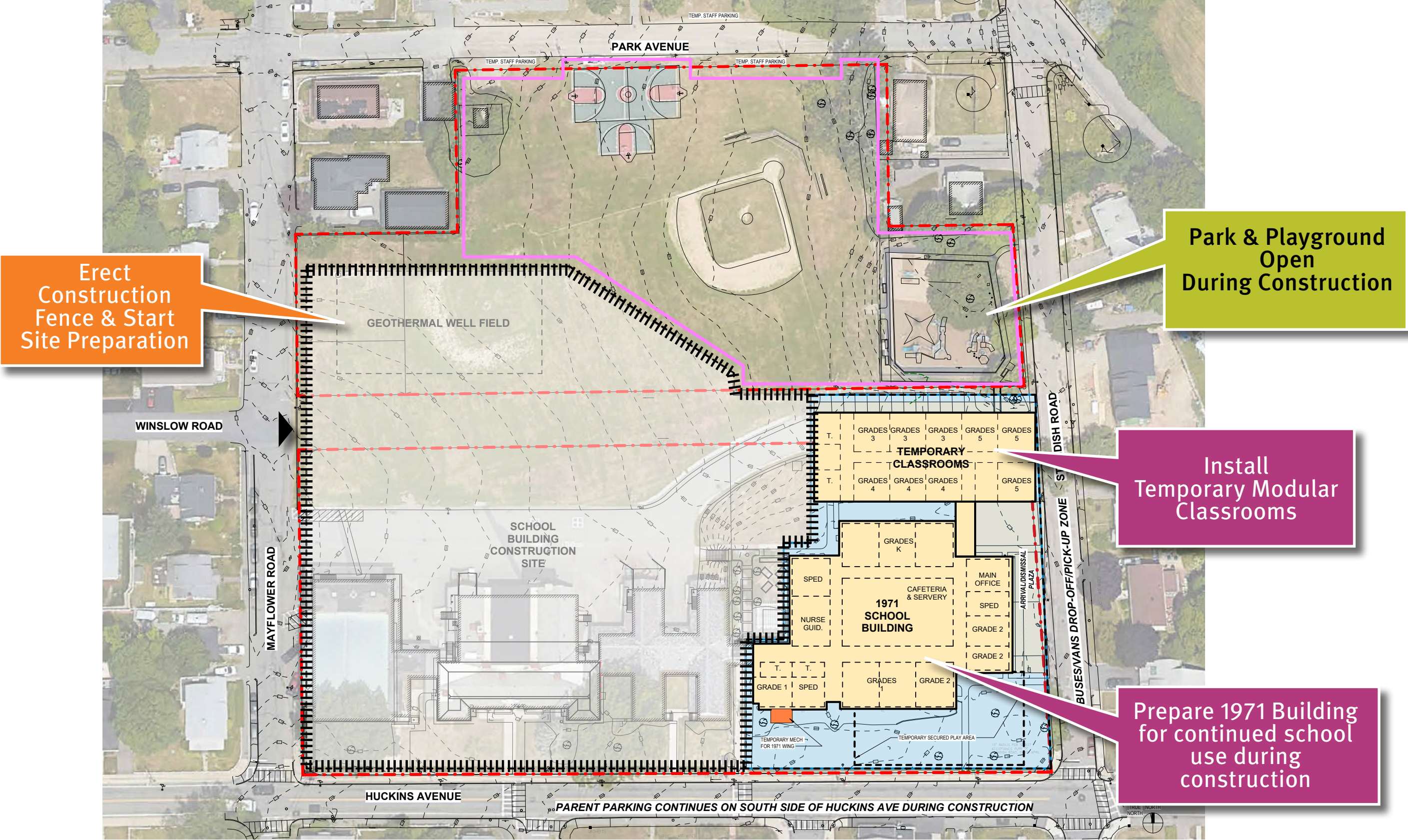
CITY IMPROVEMENTS



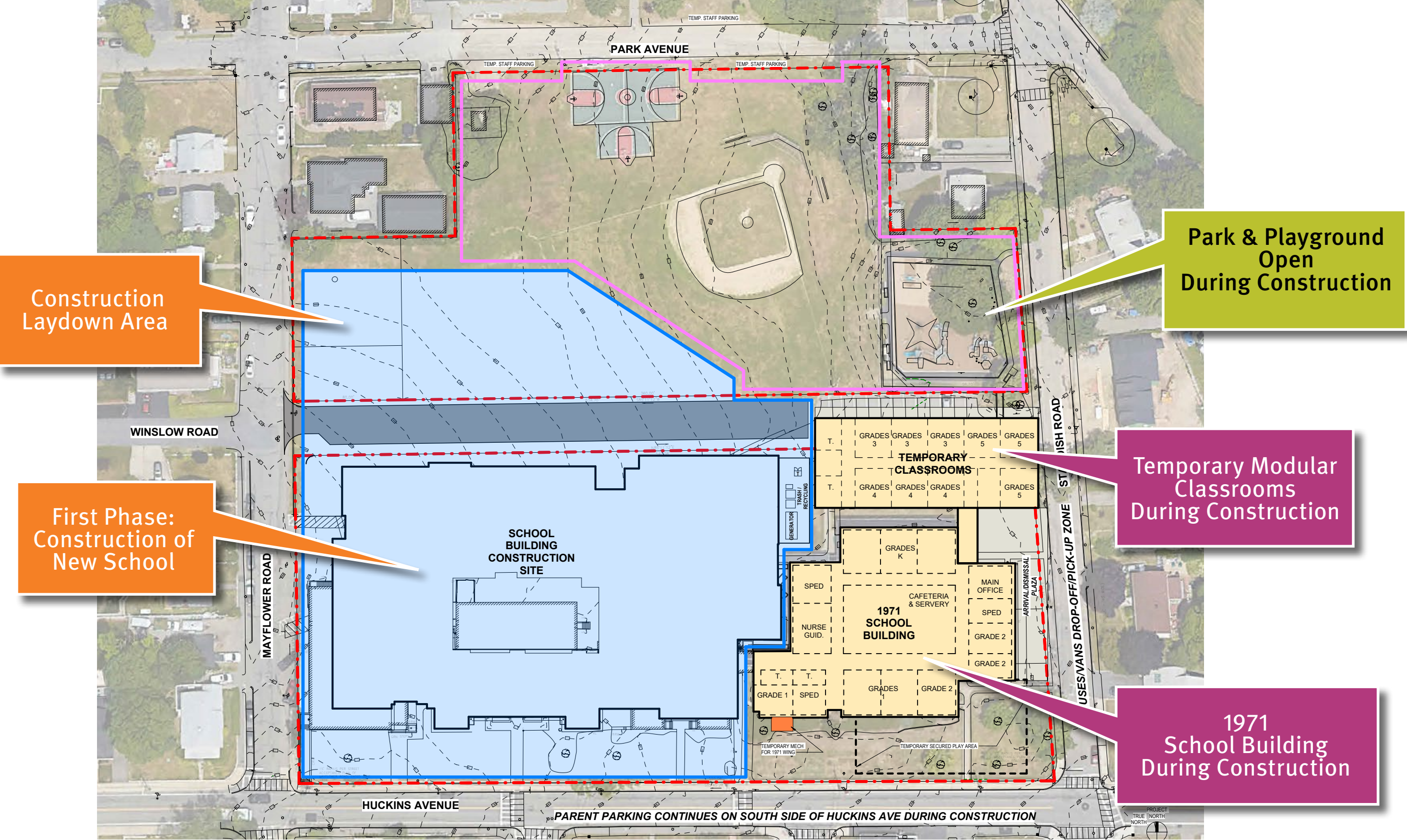
EARLY CONSTRUCTION WORK



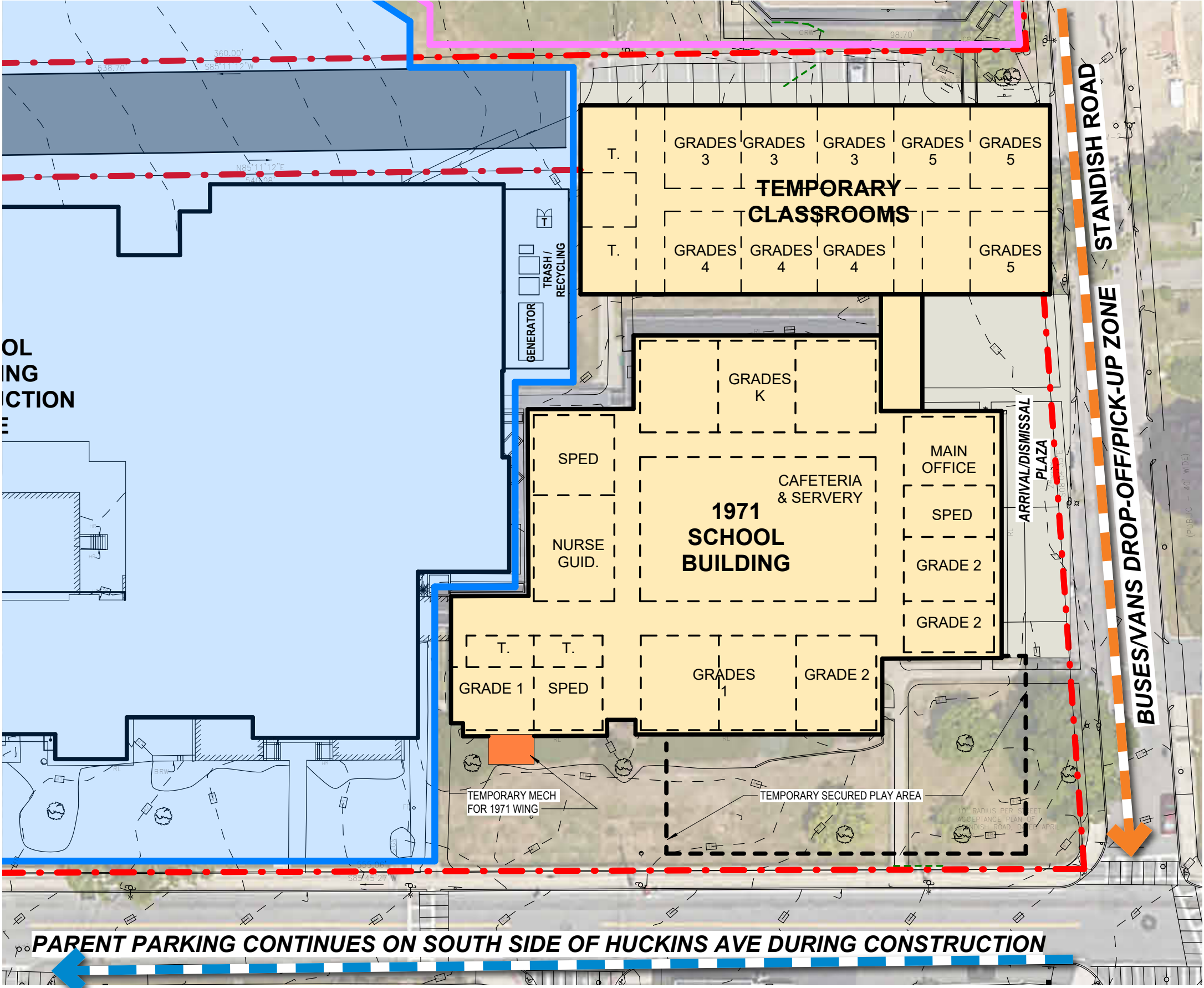
PHASED CONSTRUCTION: SUMMER 2025



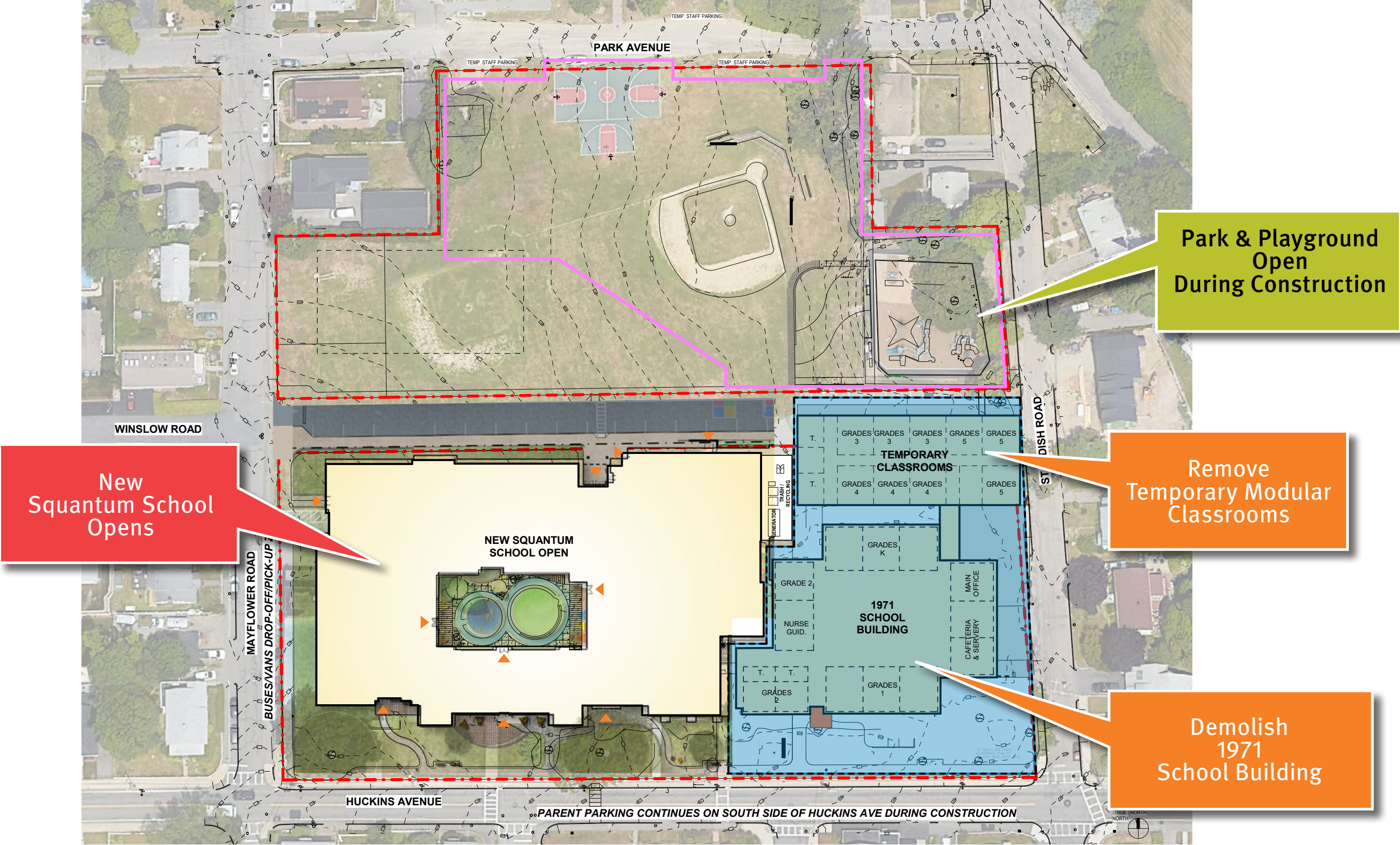
PHASED CONSTRUCTION: SUMMER 2025 TO SUMMER 2027



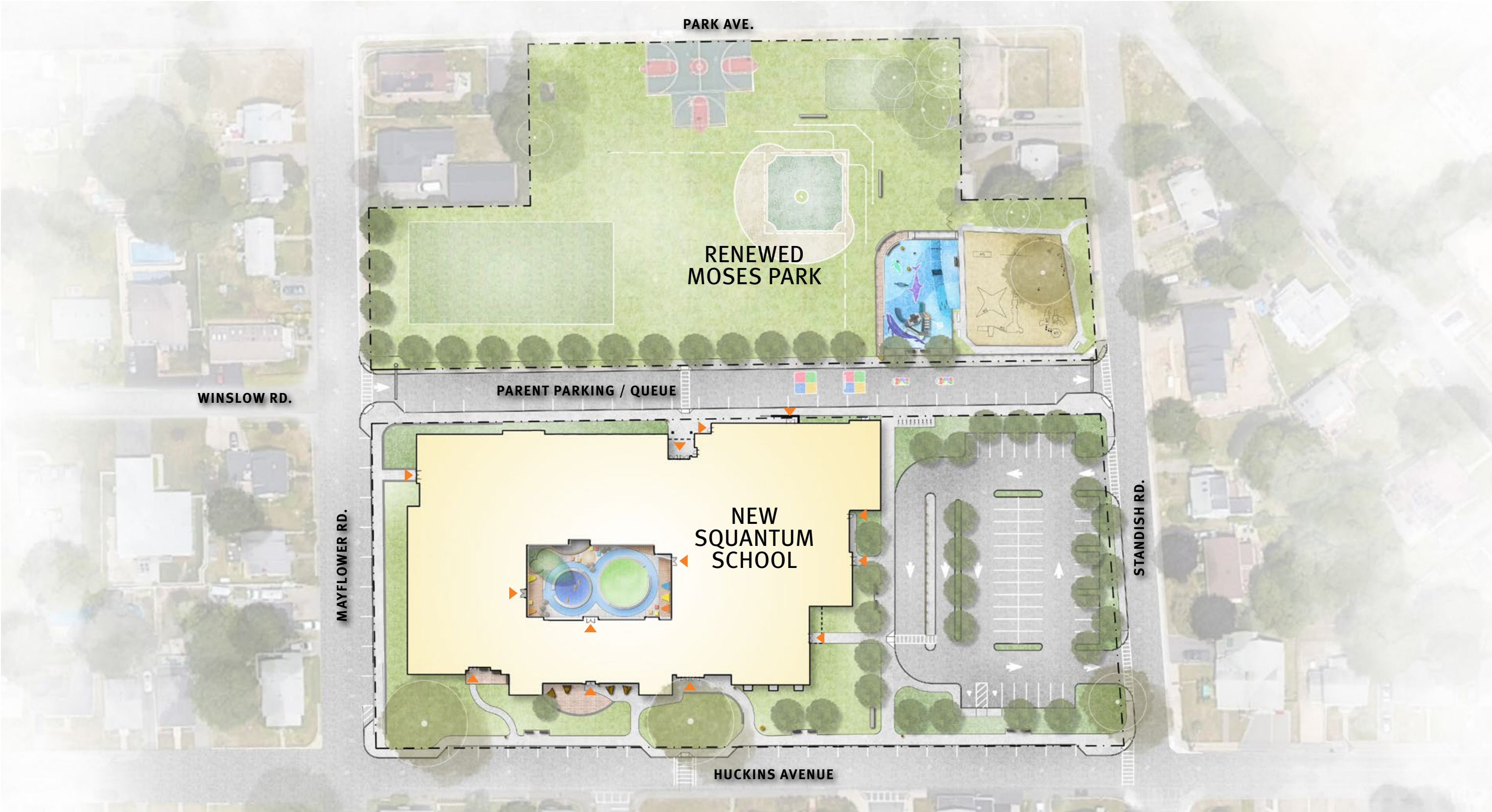
PHASED CONSTRUCTION:
SUMMER 2025 TO SUMMER 2027



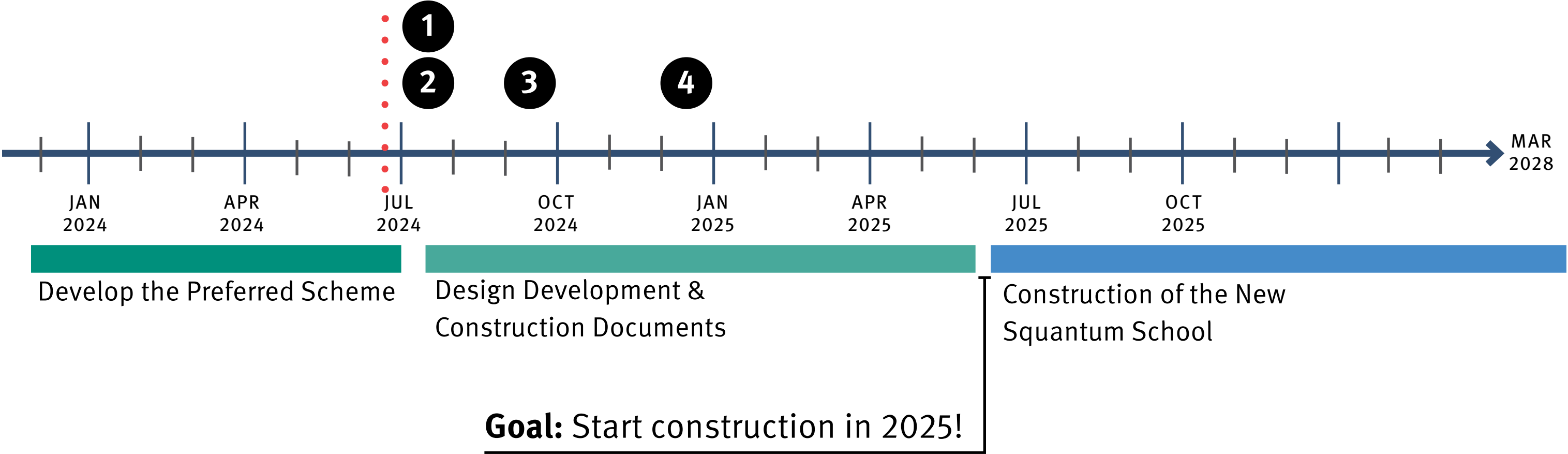
PHASED CONSTRUCTION: FALL 2027



PROJECT COMPLETION SPRING 2028



- NEXT STEPS**
- 1. MSBA Review, Project Scope and Budget
 - 2. Start Design Development Phase
 - 3. City Council Funding
 - 4. Start Construction Documents





THANK YOU!

Quantum School
Project Website:
QR Code



<https://quantumschool.com>

CITY OF QUINCY

**Mayor Koch's
Infrastructure
Improvement
Programs**

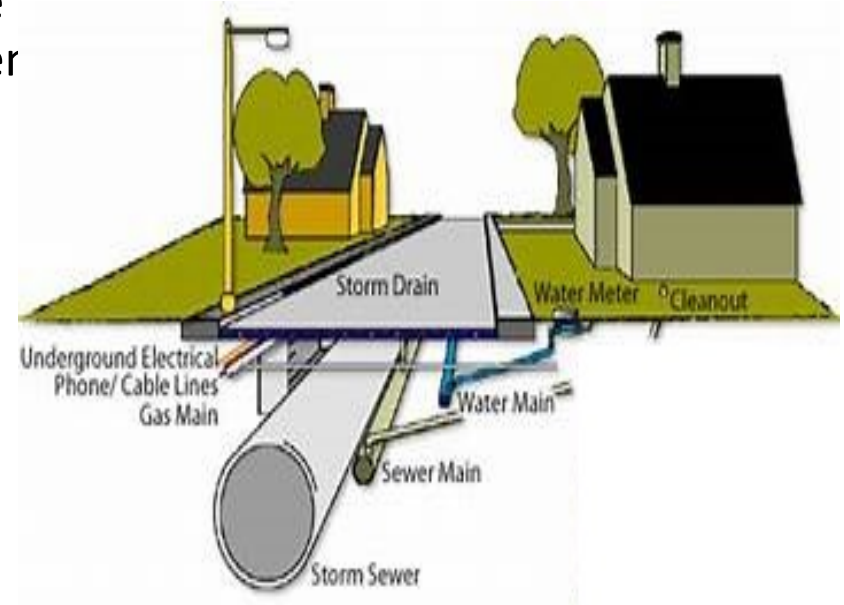


**Squantum Area
Projects in 2024**

Quincy's Roads & Infrastructure

DPW Systematically Assesses and Improves the horizontal infrastructure with an Asset Manager base approach

- 1,035 Roadways totaling 257 Miles
- 304 Miles of Sidewalks
- 240 Miles of Watermain
- 208 Miles of Sewers
- 150 Miles of Drainage System & 188 Outfalls
- Dozens of Pumping Stations, Tanks, and fixed assets



Rolling CIP improvements every year

- The Mayor's aggressive investment plan with the support of the City Council is improving neighborhoods quickly in a programmatic year-to-year advancement.
- Asset Management approach to coordinate Roads, Water, Sewers & Drains balances replacements with maintenance strategies to extend the life of assets.
- Roadways and Watermains are funding in Omnibus multi-year approvals (most recent was in spring of 2021).
- Sewers and Stormwater / MS4 are funded annually based upon annual assessments.



2017-2024 Roadway & Utility Improvements

	Capital Ex.		Spot Repairs			
	Roads	Sidewalk	Sidewalks	Water Mains	Sewer Lining	Sewer Repairs
<u>CY</u>	<u>(miles)</u>	<u>(miles)</u>	<u>(miles)</u>	<u>(miles)</u>	<u>(miles)</u>	<u>(miles)</u>
2017	2.9	5.3	4.4	2.2	0.6	0.2
2018	7.4	4.5	2.8	3.2	4.9	0.2
2019	10.0	17	1.3	5.2	2	0.8
2020	6.2	12.4	2.5	5.3	3.4	0.5
2021	6.7	13.4	2.3	3.8	7	0.2
2022	12.1	20.0	1.8	6.3	9.5	0.6
2023	11.1	19.3	1.1	6.8	11.7	0.2
2024	<u>10.3</u>	<u>18.1</u>	<u>TBD</u>	<u>6.4</u>	<u>14</u>	<u>1.5</u>
TOTAL	66.7	110.0	16.2	39.2	53.0	4.2

	Capital Ex.		Spot Repairs			
	Roads	Sidewalk	Sidewalks	Water Mains	Sewer Lining	Sewer Repairs
<u>CY</u>	<u>(roads)</u>	<u>(roads)</u>	<u>(roads)</u>	<u>(roads)</u>	<u>(roads)</u>	<u>(roads)</u>
2017	19	19	453	4	1	1
2018	21	21	189	18	43	2
2019	43	43	105	34	18	10
2020	38	38	168	26	32	9
2021	40	40	116	23	42	2
2022	55	55	179	38	80	6
2023	59	59	144	31	90	26
2024	<u>36</u>	<u>36</u>	<u>T.B.D.</u>	<u>30</u>	<u>135</u>	<u>10</u>
TOTAL	311	311	1354	204	441	66



DPW Projects Around the Squantum Elementary School

Watermain Replacement

- Starting after July 4th

Drainage Pipe Installation

- Outfall work near sea wall started already
- Work on Mayflower Road in early July



Sewer Lining (trenchless)

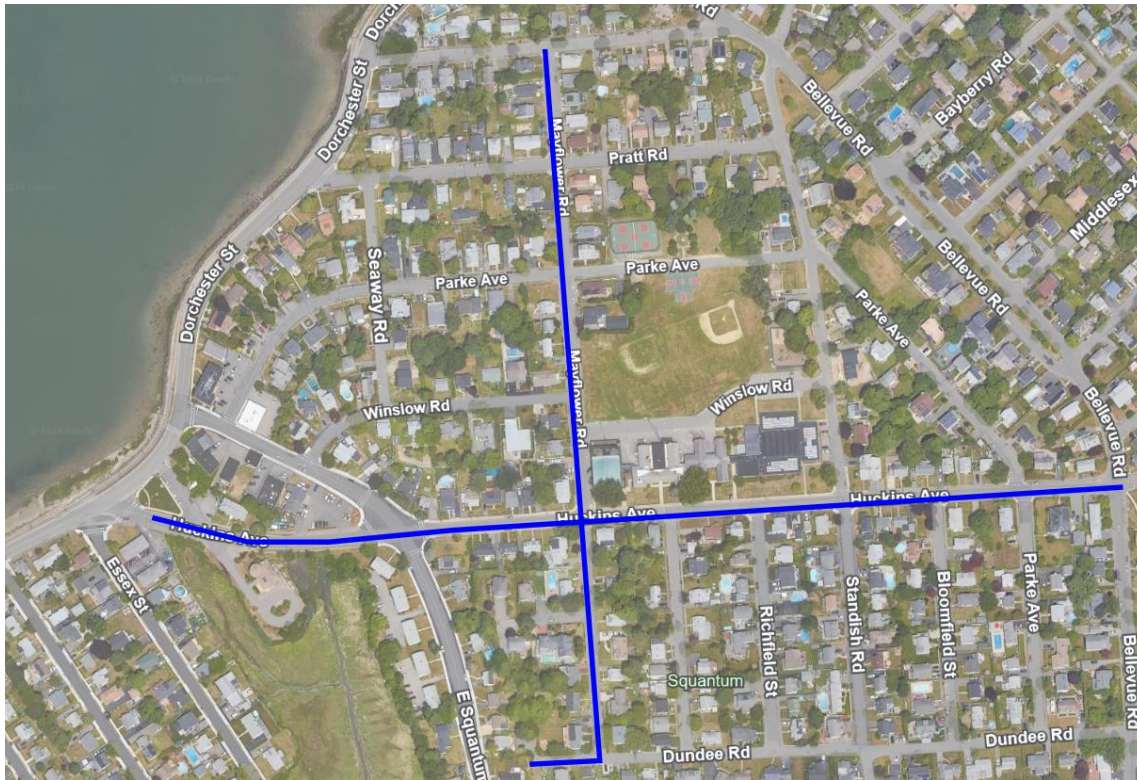
- Work in late August
- Work on Mayflower Road in early July

Nation Grid undergrounding of electrical

- Including Comcast, Verizon & fiber wires



Squantum Area Watermain Improvements



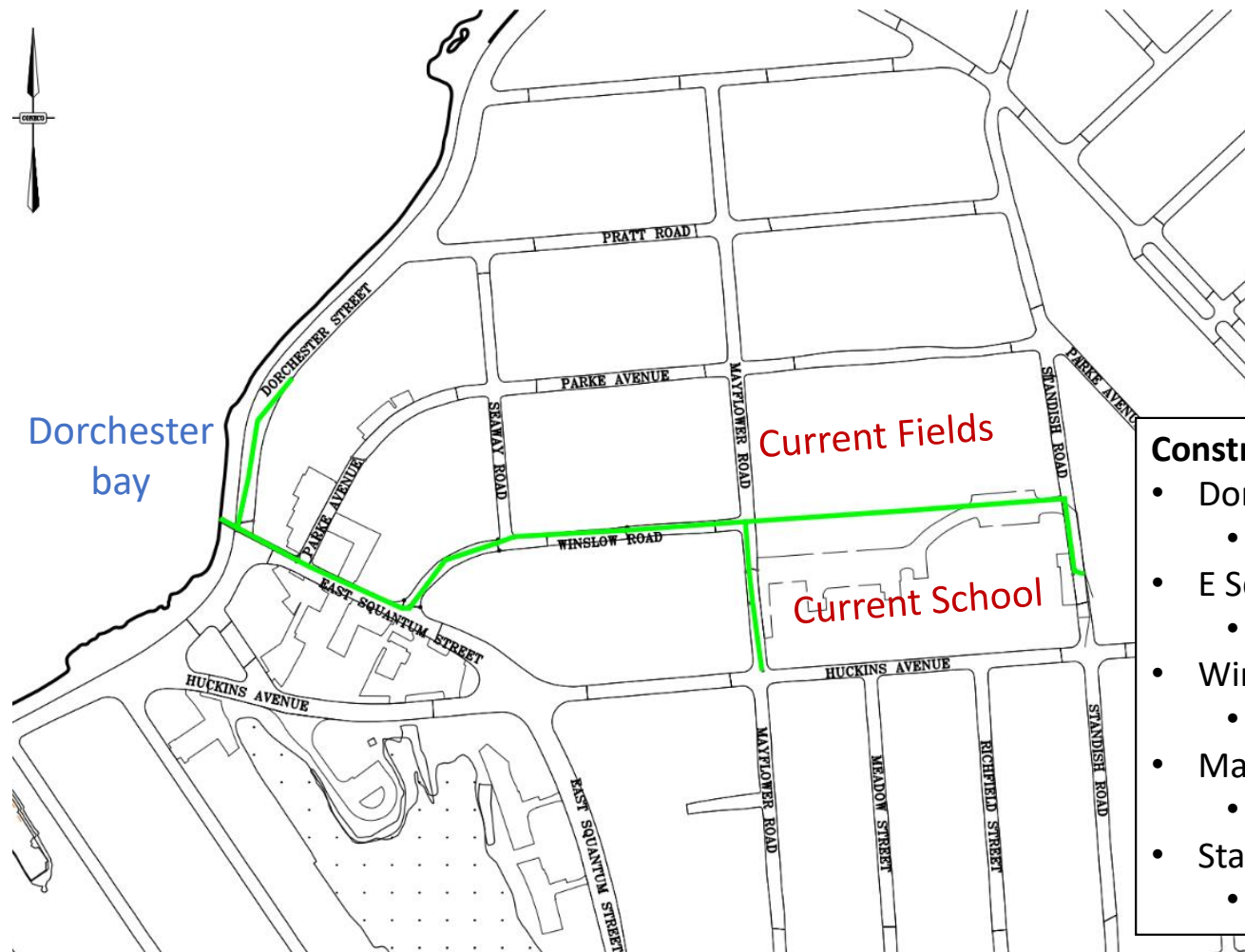
The project scope includes the installation of new watermain.

Construction Locations Include:

- Huckins Ave.
 - From E Squantum St to Bellevue Rd
- Mayflower Rd.
 - From Trevore St. to Dundee Rd.
- Dundee Rd.
 - From Mayflower to dead end



Squantum Area Drainage Improvements around Elementary School



The project scope includes the installation of new drainage pipe, manholes, catch basins, and outfall work near sea wall.

Construction Locations Include:

- Dorchester St.
 - From house #27 to #7
- E Squantum St.
 - From Winslow Rd. to Dorchester St.
- Winslow Rd.
 - From Standish Rd. to E Squantum St.
- Mayflower Rd.
 - From Huckins Ave to Winslow Rd.
- Standish Rd.
 - From house #130 to #118

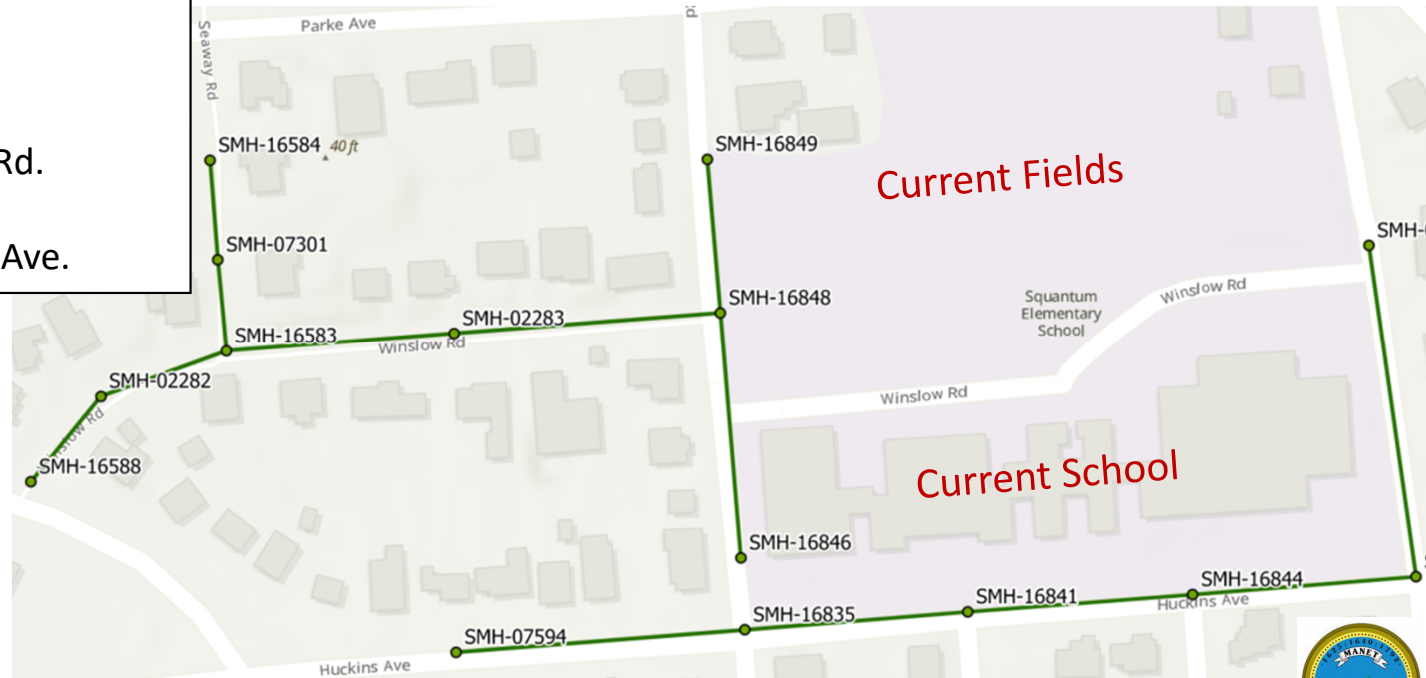


Squantum Area Sewer Improvements around Elementary School

Construction Locations Include:

- Winslow Rd.
 - From Mayflowr Rd. to E Squantum St.
- Seaway Rd.
 - From house #30 to Winslow Rd
- Mayflower Rd.
 - From house #51 to #77
- Huckins Ave.
 - From house #14 to Standish Rd.
- Standish Rd.
 - From house #118 to Huckins Ave.

The project scope includes trenchless sewer pipe and manhole lining.



Squantum Area Electrical Improvements around Elementary School

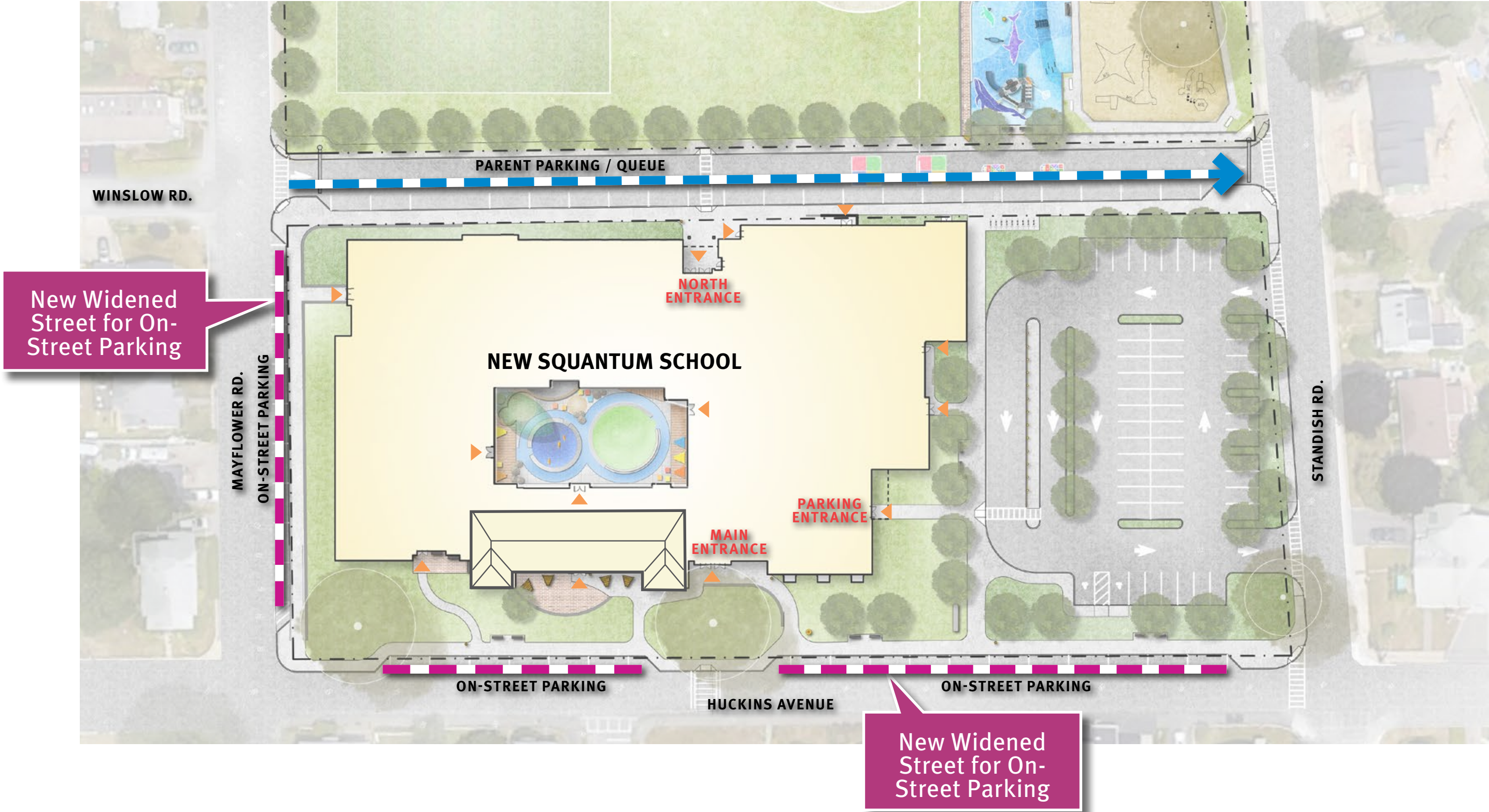
The project scope includes undergrounding electrical wires.

Construction Locations Include:

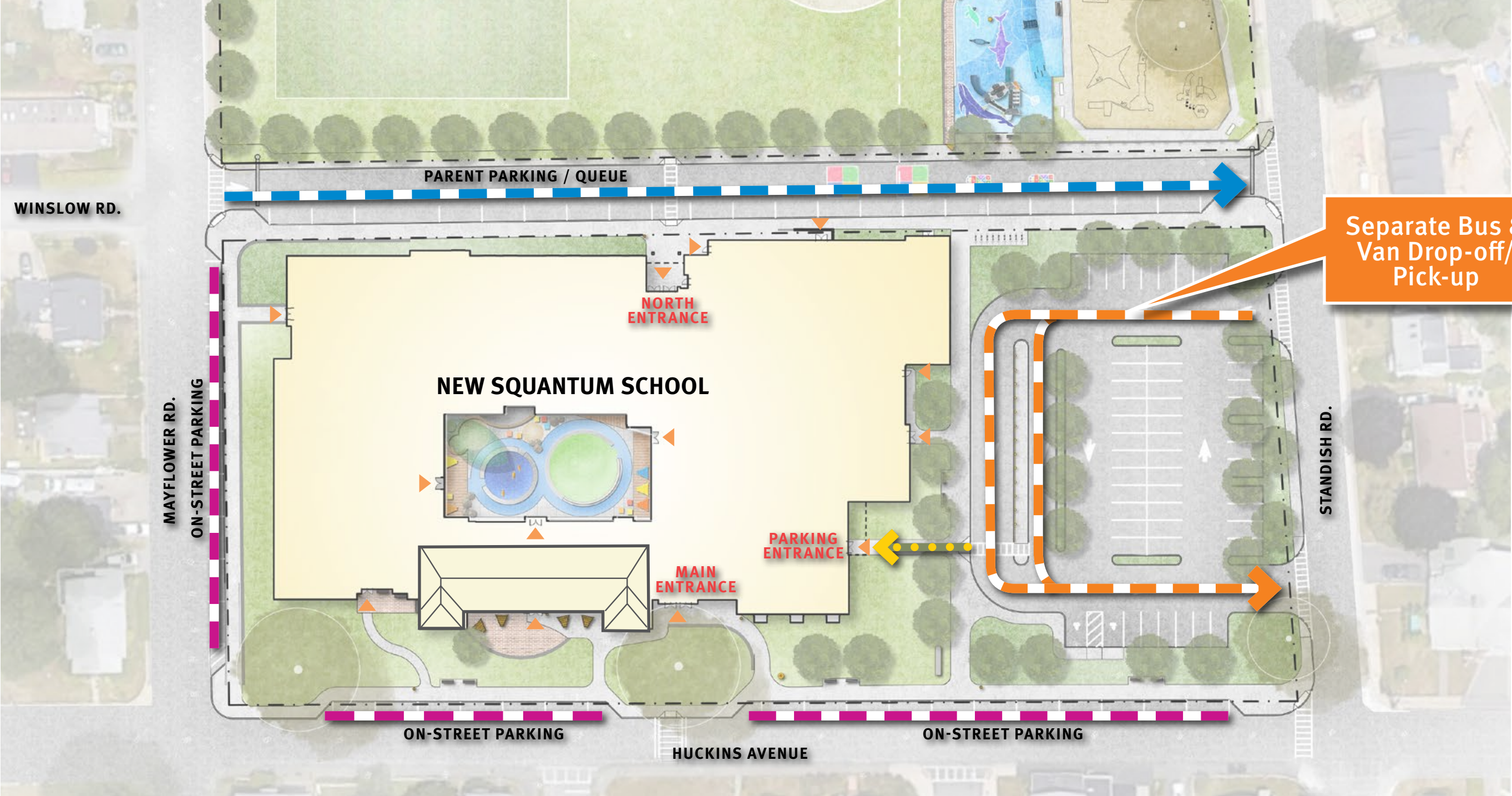
- Mayflower Rd.
 - From house #53 to Huckins Ave
- Huckins Ave.
 - From Mayflower to Standish Rd
- Standish Rd.
 - From Huckins Ave to house #128



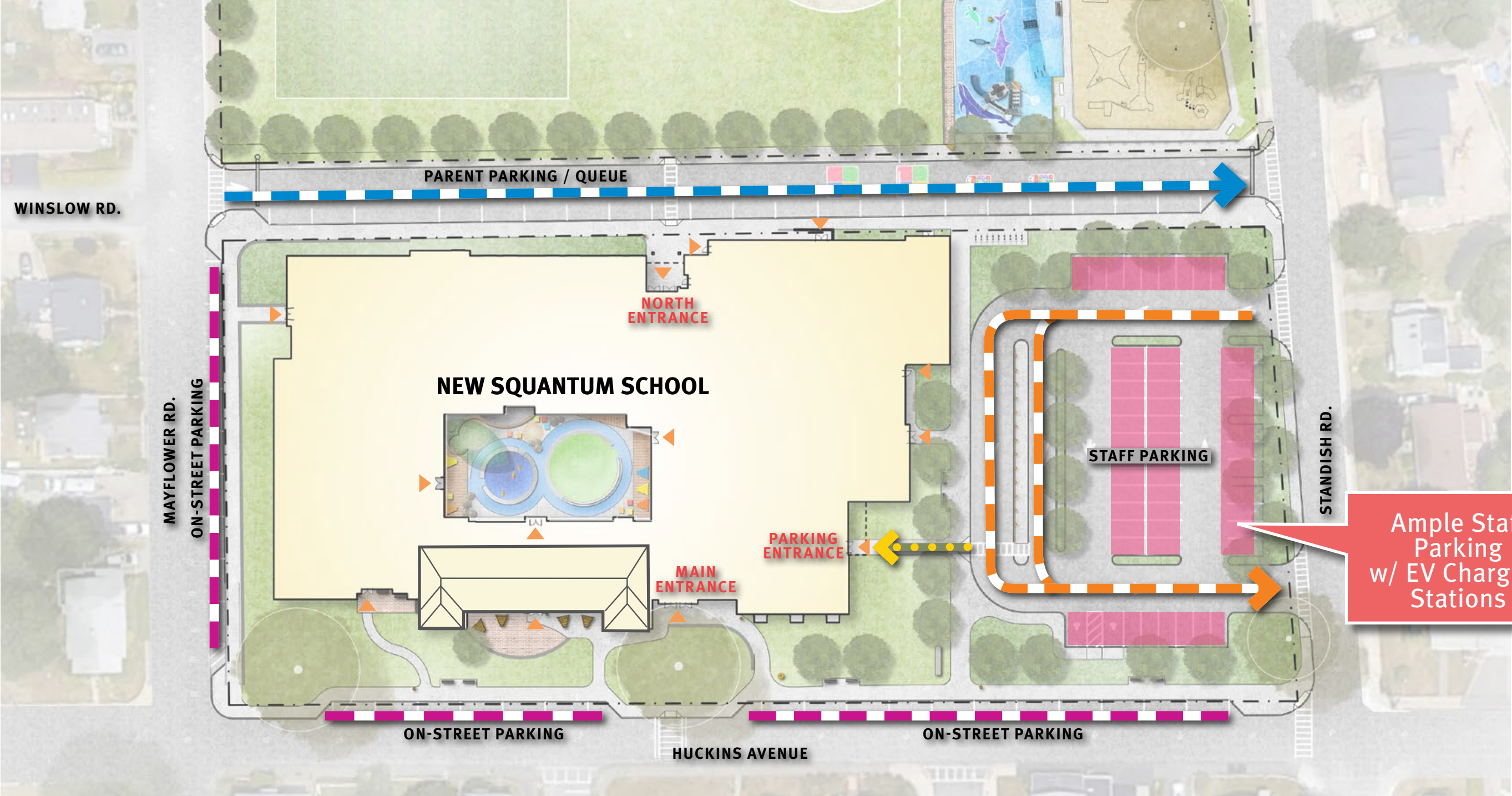
SITE CIRCULATION



SITE CIRCULATION



SITE CIRCULATION



SITE CIRCULATION

