

# City of Quincy

## **5-Year Capital Improvement Plan Executive Summary**

**The Honorable Thomas P. Koch  
Presented May 2, 2016**



# 5-Year Capital Improvement Plan Executive Summary



## Table of Contents

**Schools: Page 2**

**Public Safety: Page 11**

**Library: Page 14**

**Public Facilities: Page 16**

**Parks: Page 20**

**Infrastructure: Page 26**

**Flood Control: Page 29**

**Acquisitions: Page 33**

**Equipment: Page 34**

# Schools

## Sterling Middle School



- State-of-the-art, 425-student new middle school serving West and South Quincy
- Replaces building first built in 1927 and the school physical plant in most need of replacement
- Anticipated 70 percent reimbursement from the state
- Appropriation request to Council anticipated in Fiscal Year 2017



# Schools

## Squantum Elementary School

- Opened in 1919, with two large additions that followed
- 350 students, and that number is anticipated to grow in coming years
- Following Sterling, it is the physical plant in most need for major capital investment
- Determination of new construction or renovation made in collaboration with state
- Formal notice of intent filed with Massachusetts School Building Authority



# Schools

## New Elementary School



- Acquisition of St. Mary's School and Rectory from Archdiocese of Boston, with site to be used for a new elementary school
- West/South Quincy historically underserved with neighborhood elementary school dating to 1980s school closures
- Meets future needs of neighborhood and Quincy Public Schools
- Archdiocese aware of City's interest



# Schools

## Technology Upgrades

- Technology labs in schools citywide
- Smartboards citywide
- Computers and equipment citywide
- Program to be at least partially funded by revenue outside of general fund



# Schools

## North Quincy High School



- Replace gymnasium bleachers
- Replace auditorium and gym lights
- Construct new science laboratory
- Replace failed chiller
- Remove underground storage tank
- Pointing and restore façade to original building



# Schools

## Lincoln-Hancock School

- Commissioning and repairs to HVAC system
- Major renovation to pool, including updating electrical system, water-heater, pool lights, geothermal well and shower system



## Beechwood-Knoll School

- Replace failing underground sanitary line
- Full Roof and window replacement scheduled for this year



# I. Schools

## **Parker School**

- Rebuild granite front steps

## **Broad Meadows School**

- Engineer new heating system

## **Quincy High School**

- Recommission/repair HVAC

## **Montclair School**

- Repair nurses' station and restroom

## **Wollaston School**

- Replace cracked sanitary pipe, reconstruct sunken floor and install new flooring.
- Renovate gym bathrooms

## **Snug Harbor School**

- Engineer new heating system

# I. Schools

## Clifford Marshall School

- Reinsulate chilled water pipes
- Recommission/repair HVAC system

## Della Chiesa ECC

- Replace water-heating system
- Replace 2 condensing units

## Merrymount School

- Roof replacement

## Point Webster School

- Recommission/Repair HVAC system
- Replace Glycol in heating system

## Miscellaneous Schools

- Removal/disposal of old pipe insulation and other materials

# Schools

## School Lot Paving

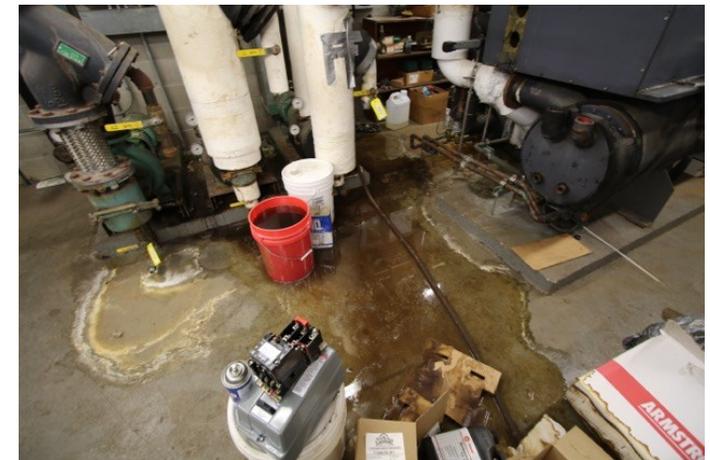
- All Schools
- Parking lots
- Sidewalks
- Recreational spaces on paved areas



# Public Safety

## New Public Safety Headquarters

- Built in 1926 with an addition in the 1980s, Quincy Police Headquarters is in a state of chronic disrepair and needs to be replaced
- A Public Safety Headquarters will address needs of both Police and the Quincy Fire Department, with headquarters potentially for both
- Other public safety offices, such as Inspectional Services, will also be explored for new facility.
- Project will encompass future of entire site, including Public Works Headquarters
- Will require purchase of former Bryan VFW Post
- Initial funding request will be for study, design, engineering





# Public Safety

## QFD Engine 8 (Germantown)

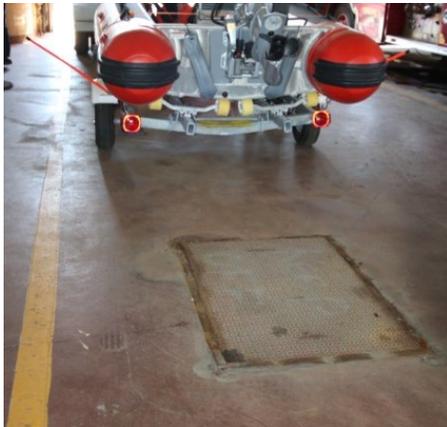
- Reinforce structural columns due to erosion

## QFD Engine 5 (West Quincy)

- Repair truck floor slab
- Replace gutters, downspouts and exterior trim.
- HVAC repairs

## QFD Engine 6 (Houghs Neck)

- Reinforce truck floor slab



# Public Safety

## Engine 1 (Headquarters)

- Repair truck floor slab
- Partial roof replacement
- Exterior masonry work

## Engine 7 (Squantum)

- Repairs to exterior walls

## QFD Engine 3 (Quincy Point)

- Window Replacement

## All Stations

- Lot paving





# Library

## Thomas Crane Library

- Repair and glaze windows of Richardson Building
- Recommission and repair HVAC system
- Upgrade security system
- Install new exterior lighting
- Replace worn carpeting in areas



## North Quincy Library

- Carpet replacement and related asbestos removal
- Upgrade electric panel and outlets.
- Replace windows

# Library

## Wollaston Library

- Replace boiler
- Remove asbestos in boiler area
- Repair facade and trim



## Adams Shore Library

- Replace air-handling system
- Replace boiler
- Install carpet in main area



# Public Facilities

## Animal Shelter/Dog Park



- Locate and construct an expanded animal shelter with an adjacent or nearby public dog park
- Provide adequate space for the City's Animal Control Office and the Quincy Animal Shelter with room to expand offerings
- Open the first off-leash area for dogs that includes running space, fencing, and other amenities
- Initial financing request will be for siting, engineering and design

# Public Facilities

## Maritime Center

- Improve, expand public's access to waterfront.
- Rebuild public piers, install new floats and provide more appropriate boat access
- Requires the purchase of 4 properties in the project area
- Project leveraged with potential Seaport Economic Council grants and Community Preservation grants



# Public Facilities Kennedy Center



- Build active and passive recreation space in area behind facility for seniors
- Plan to include a “peace garden”
- Install new heating and overhead piping system
- Open space plan under design and permitting
- Construction to be funded in part by sale of the former Dawes Estate on Quincy Shore Drive



# Public Facilities

## Fore River Clubhouse

- Design, engineer and construct appropriate renovations to extend the life and expand use of community center building



## DPW Garage

- Replace roof
- Build new storage shed
- Build new truck wash



# Parks

## Merrymount Park



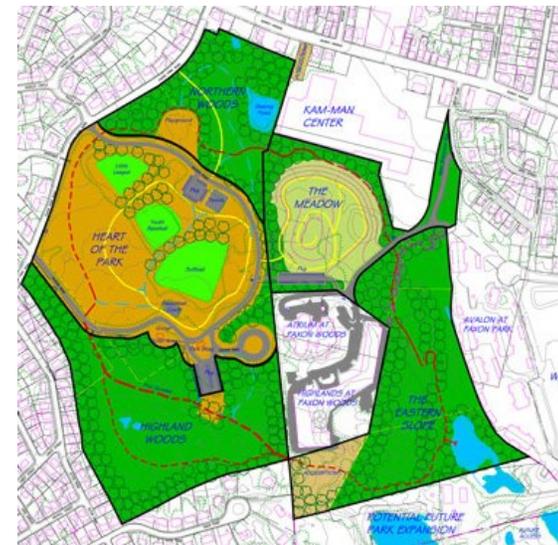
- Design, engineer and permit Master Plan
- Creates natural connection between upper Merrymount, Grossman Park, Pageant Field and Quincy Shores Reservation
- Includes new walking paths, footbridges, view corridors, and field improvements
- Improvements to Merrymount Parkway



# Parks

## Faxon Park

- Continue Master Plan, including:
- Upgrade playing fields
- Create high school/NCAA cross country trail
- Continue expansion and upgrade of walking trails and paths
- New picnic area and pavilion
- Restroom facility at playground



# Parks

## Fore River Field



- Reconstruction of baseball field
- Irrigation for baseball field
- New programming for Bocce and pickle ball.
- New restroom facility
- New location for basketball courts.
- Now under construction, funded by state grant and Community Preservation Act



# Parks

## Mound Street Beach

- Renovation of park and beach to include public rowing and boating facility
- Restoration of existing pier and dock
- Historic boathouse donated to the City to be utilized
- Expand school and youth rowing programs
- Elaborate permitting process underway



# Parks Citywide



- New lighting systems
- Court resurfacing and repainting
- Baseball and softball field reconstruction
- Gateway improvements
- Pocket parks
- New school playgrounds
- New tree management software
- Park projects leveraged by Community Preservation Act funding and Hotel/Motel Room Tax



# Parks

## North Quincy High

- Varsity-level playing field for NQHS football, soccer and lacrosse.
- Eases burden on fields citywide and provides first true home field for NQHS athletes
- Youth sports access
- Parking and transportation improvements to create campus at NQHS
- Second phase now under construction to be followed by final pending approval



# Infrastructure

## Roads

- Expanded program to rebuild streets citywide
- Augment state funding for both primary roads and neighborhood streets
- Include new sidewalks, utilities and curbing where appropriate



# Infrastructure

## Water and Sewer

- Continue expansion of citywide water and sewer main replacement program
- Includes major overhaul of 20-inch sewer main from Holbrook Road to Newport Avenue, among others
- Continued expansion of inflow and infiltration sewer repairs
- Projects to be funded using capacity of Water and Sewer Enterprise Fund





# Infrastructure

## Traffic Safety

- Signal modernization and reconstruction at 6 major and 4 minor intersections.
- Citywide traffic and pedestrian study
- Upgrade signal timing citywide
- Solar flashing lights in school zones
- State-funded reconstruction of Sea Street to improve traffic flow, reduce speeding and increase safety for pedestrians



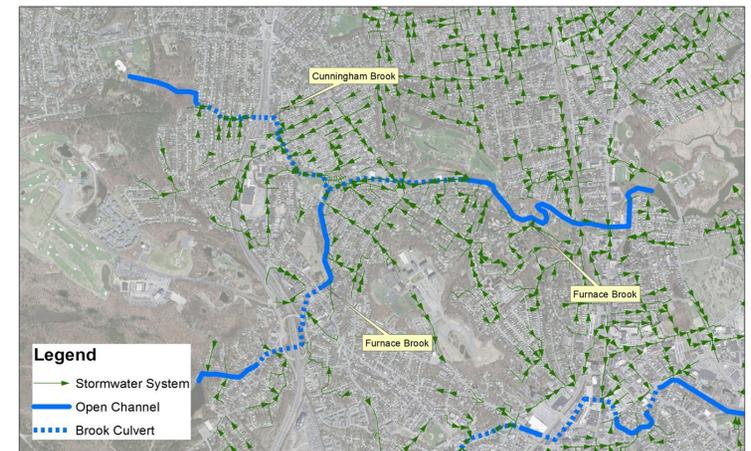
## Street Lighting

- Conversion to energy efficient LED system for 6,700 city-owned street lights and traffic signals

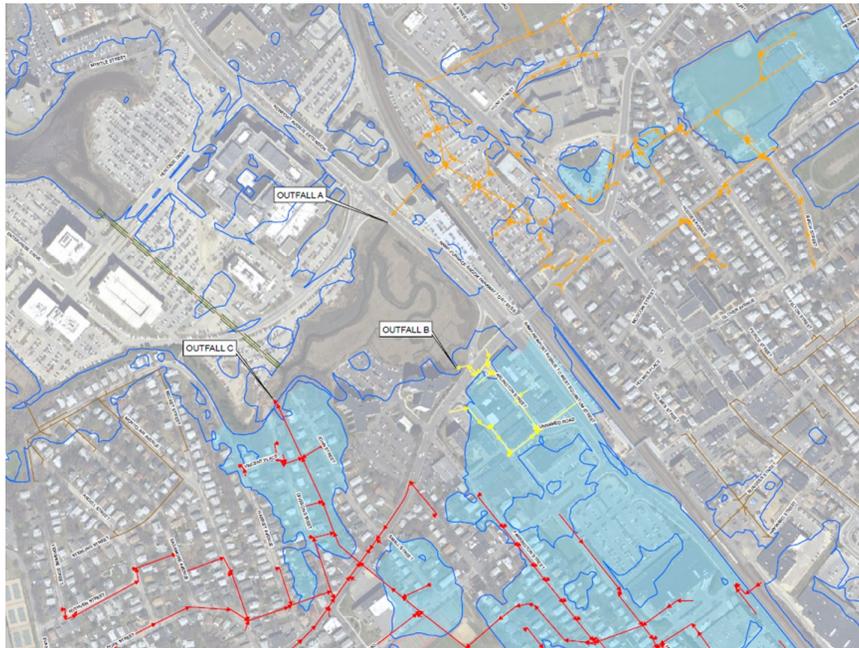
# Flood Control

## West Quincy, Phase 2

- Build pump station or alternative in Alrick Road area
- Complete second phase of Furnace Brook improvements
- Continue phasing improvements to Unity, Ballou, Sheldon areas
- Complete federally funded pump station at Miller, Cross and Furnace Avenue



# Flood Control Montclair/Wollaston



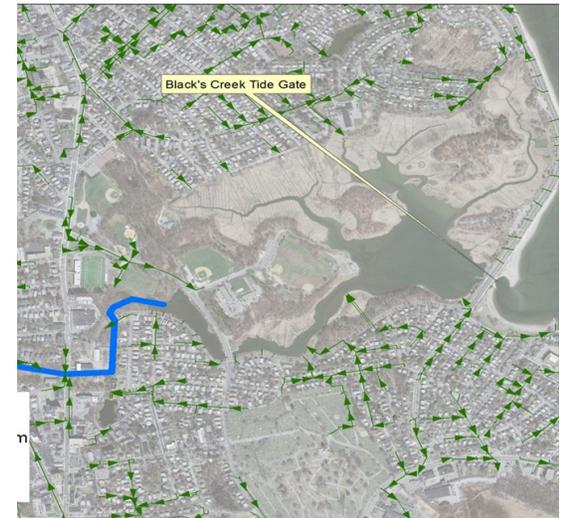
- Design and construct pump station on Arlington Street
- Address chronic stormwater flooding and sewer problems from North Central Avenue to end of Street
- Continues improvements from 2011 capital plan that included Division Street pump station



# Flood Control

## Black's Creek/Marsh Restoration

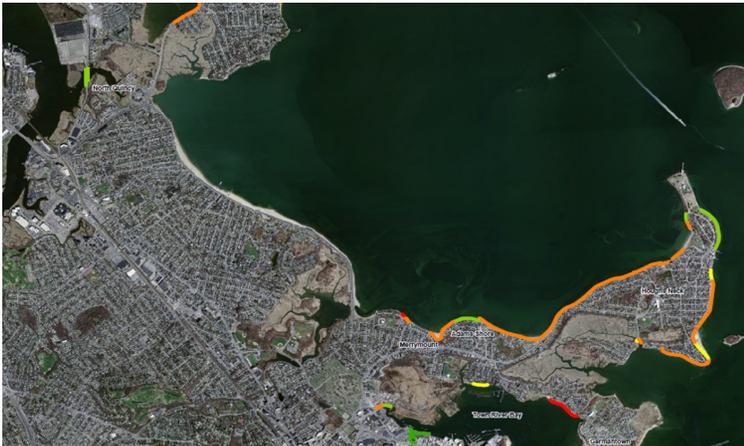
- Incorporate Black's Creek improvements and marsh restoration into broader park plan
- Engineer improvements that create healthy marsh and also address flood control issues
- Expansion of work aimed at satisfying federal regulators to allow new tide gate at Black's Creek
- Dredge Black's Creek
- Marsh restoration projects citywide



# Flood Control

## Seawalls/Erosion Control

- Continue seawall engineering and repair in Houghs Neck and Merrymount
- Update citywide assessment and conduct hurricane barrier study.
- Dredge Wollaston Beach channel
- Engineer breakwater at Maritime Center
- Addresses flood control and climate adaptation



# Acquisitions

## Eventide

- Close purchase on Community Preservation Committee-recommended purchase of land adjacent to William B. Rice Eventide Nursing Home.
- Protect area immediately surrounding Adams National Historic Park
- Small additional appropriation for necessary site work to protect area as open space

## Garage Building

- Purchase blighted building behind Moorings on East Squantum Street for use as a bus barn and maintenance facility



## Other Referenced Projects

- St. Mary's School and Rectory
- Properties at Maritime Center
- Bryan Post for Public Safety HQ



## Equipment Fire Department

- 2 engines
- 1 ladder truck
- Transport van

## Police Department

- Marker Cruisers
- Unmarked Cruisers
- Prisoner transport vehicle



# Equipment

## Public Works

- 3 large dump trucks
- 2 street-sweepers
- 2 small dump trucks
- 1 hot box
- 3 pick-up trucks
- 2 snow fighters
- 1 Roller and trailer



## Traffic, Parking, Alarm, Lights

- 2 pickup trucks
- Compressor



# Equipment Parks



- 2 small dump trucks
- 1 large dump truck
- Backhoe
- Bucket truck
- Log Loader

## School Department

- Large school buses
- Small school buses
- Passenger Van
- Handicapped-accessible passenger van

# Equipment

## Recreation

- 2 “Sea Shell” 2-man boats
- 1 “Raven” 4-man boat
- Utility van



## Elder Services

- 6 handicapped-accessible transport vehicles

## Public Buildings

- 2 work vans
- Bucket van

