

Memo

To: Mayor Miro Weinberger and Burlington City Council

From: Clare Wool, Chair, BSD Board of Commissioners

Tom Peterson, Owner's Project Manager

cc: Beth Anderson, City Attorney
Nathan Lavery, BSD Director of Finance
Sharon Bushor
Brian Pine
William Mason
Ali Deng
Jack Hanson
Max Tracy
Kurt Wright
Karen Paul
Adam Roof
Perri Freeman
Franklin Paulino
Joan Shannon

Date: 10/21/19

Re: BHS / BTC ReEnvisioning Project Update

We are pleased to provide this status update for the BHS ReEnvisioning project.

First, here is a timeline of activity on the project that has taken place since the November 2018 bond vote.

- Jan. 2019 – June 2019
 - Faculty and staff input into Schematic Design (SD)
 - Soil investigations re: structural bearing capacity
 - Soil investigations re: contaminants
 - Limited traffic study
 - Planning workshop for Crime Prevention Through Environmental Design (CPTED)
 - Planning workshops for Collaborative for High Performing Schools (CHPS)
 - Preliminary meetings with city departments
 - Planning & Zoning

- BED
 - Storm Water/Water Resources
- SD development by design team
 - Architectural
 - HVAC
 - Civil
 - Site
- May, 2019 – Owner’s Project Manager (OPM) selected (Peterson Consulting)
- June-July, 2019 – Construction Manager (CM) selected (Whiting-Turner/Neagley & Chase)
- July – Oct. 2019 – Building Construction Oversight Committee (BCOC) monthly public meetings held
- July 16, 2019 – SD completed and provided to CM for pricing
- August 16, 2019 – SD pricing from CM delivered to Owner
- August 17 – September 30, 2019 – Preliminary analysis of estimate and cost drivers
- Oct. 2019 – OPM update provided to BSD Board
- August – Present: Reconciliation of design, budget, and Owner’s Project Requirements

BUDGET

- The SD cost estimate came in \$21m over the available funds for the project. The Owner’s team, (Architect, Construction Manager, Facilities Director, Owner’s Project Manager, and members of the BCOC) are currently in the process of reconciling design, budget, and Owner’s Project Requirements.

BHS / BTC ReEnvisioning Cost Drivers

- Unforeseen, unforeseeable, and unfavorable seismic conditions
- Unforeseeable scope of PCBs and other soil contamination (“urban soils”)
- PCBs found in building materials requiring additional assessment & added cost
- Asbestos scope and scale greater than anticipated
- Collaborative / community approach to design that captured more than what was in the pre-bond conceptual design.
- “Real world” costs higher than anticipated due, in part, to: demand exceeding supply for trade workers; rising transportation costs and other factors driving increases in material costs.

Cost Reduction Ideas (no firm decisions have been made at this point)

- Reduce total square footage from conceptual design (net increase over existing)
- Keep Property Services on Shelburne Rd.

- Plan on more renovation of existing spaces and less new construction
- Reconfigure additions to avoid problematic & expensive site conditions
- Scale back on HVAC specifications and systems (Basis of design of HVAC in the SD phase resulted in estimated costs of \$69/SF. We believe this design could be revised to yield SF costs in the \$50-\$60/SF range.)
- Possibly keep building “D” (renovation less costly vs new)
- Re-consider space allocation to reduce extent of interior wall removal
- Reduced building footprint may reduce storm water treatment costs
- Reduced building footprint may reduce structural reinforcement costs

Schedule

The extent of revisions required to meet the budget will take several months. This includes a re-working of the phasing plan and means that construction will likely start in 2021.

Bottom-line Goals

- Meet all or most of the goals of Owner’s Project Requirements and bond representations, including:
 - Improved accessibility & circulation
 - Improved energy efficiency (and lower operating costs)
 - Improved security
- Achieve the most cost-effective use of the \$70M bond proceeds

Respectfully submitted by:

Clare Wool, Chair, BSD Board of Commissioners

Tom Peterson, Owner’s Project Manager