

Welcome!

BHS / BTC Building Construction Oversight Committee



AGENDA

- ▶ Welcome 5 minutes
- ▶ Introductions 7 minutes
- ▶ Purpose of the BHS / BTC Building Construction Oversight Committee 3 minutes
- ▶ Owner's Project Manager 5 minutes
 - Purpose
 - Selection Process
 - Background
- ▶ What has been happening since the November bond vote? 20 minutes
- ▶ BCOC member questions and comments 15 minutes
- ▶ Structure and timing of future BCOC meetings 5 minutes
- ▶ Opportunity to view current plans 30 minutes

▶ Total Time: 90 Minutes (5:30 - 7:00)



Introductions

- ▶ **BHS / BTC Building Construction Oversight Committee:**

- ▶ **Clare Wool** Chair, Burlington Board of School Commissioners
- ▶ **Keith Pillsbury** Burlington Board of School Commissioners
- ▶ **Marty Spaulding** BSD Director of Property Services
- ▶ **Noel Green** BHS Principal
- ▶ **Nathan Lavery** Director of Finance
- ▶ **Kate Stein** BHS Parent and Substitute Teacher
- ▶ **Erik Hoekstra** Principal, Redstone Development
- ▶ **Peter Bahrenburg** Owner, The Bagel
- ▶ **Jordan Redell** Mayor's Chief of Staff
- ▶ **Tom Peterson** Owner's Project Manager



Purpose of the BHS/BTC Building Construction Oversight Committee

- ▶ Ensure that the project is carried out in a manner that is fiscally responsible and achieves educational and community goals
- ▶ Ensure the Board of School Commissioners is fully informed & accountable
- ▶ Provide regular project updates to Board of School Commissioners
- ▶ Provide regular project updates to City's Board of Finance
- ▶ Hire an Owner's Project Manager



What is an Owner's Project Manager?

- ▶ Per the Memorandum of Understanding between the Burlington School District and the City, The Owner's Project Manager (OPM)...
- ▶ *"...will report to the Director of Property Services, be responsible for the management of all contracts on behalf of the BSD, and serve as the "point person" for the BHS Building Construction Oversight Committee."*
- ▶ Some of the assigned duties, taken from the RFP...
 - ▶ Coordinate operations of the BHS/BTC BCOC
 - ▶ Coordinate & manage services of architects, engineers, Construction Manager, etc.
 - ▶ Monitor & review schedule
 - ▶ Monitor and review budgets and provide updates
 - ▶ Track permitting requirements and provide status updates to BSD
 - ▶ Provide Value Management oversight



The OPM Selection Process

- ▶ March 13, 2019, Request for Proposals Issued
- ▶ April 12, 2019, Proposals from OPM candidates received
- ▶ April 22, 2019, OPM Candidates Interviewed by BHS/BTC BCOC
- ▶ April 26, 2019, Selection of Peterson Consulting approved by Board of Finance
- ▶ May 7, 2019, Selection of Peterson Consulting approved by School Board

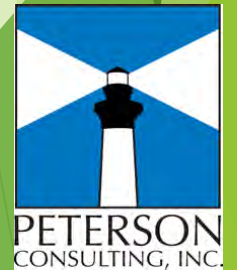


Who (and what) is Peterson Consulting?

- ▶ **A local, independent consulting firm specializing in planning and managing large capital projects for institutional clients.**
- ▶ Founded by Tom Peterson in January, 2003
- ▶ Based in Burlington
- ▶ Currently 3 full-time employees
- ▶ Clients include, among others
 - ▶ Chittenden East Supervisory Union
 - ▶ Winooski School District
 - ▶ University of Vermont Medical Center
 - ▶ Champlain College
 - ▶ Green Mountain Transit

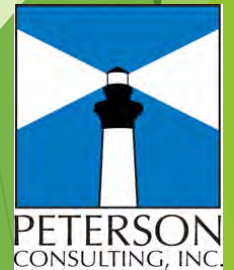
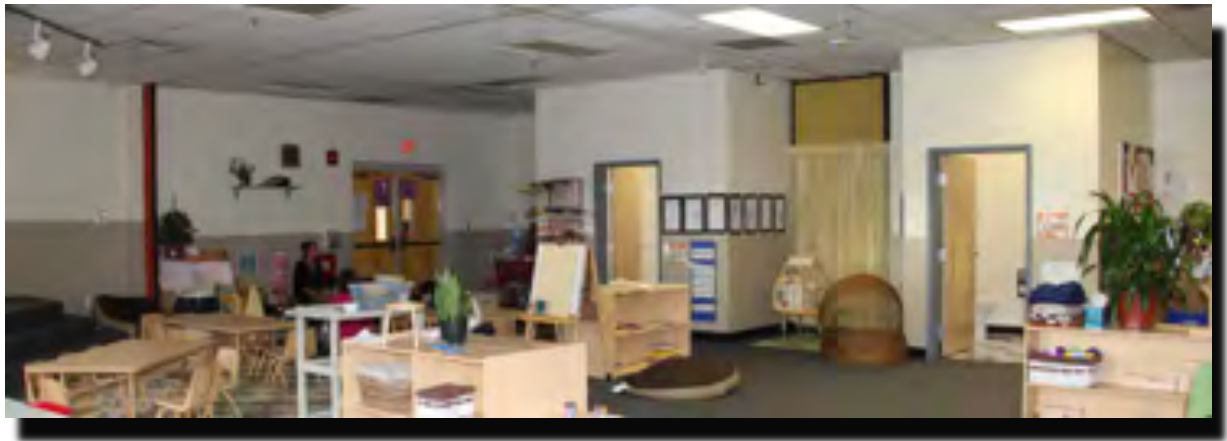
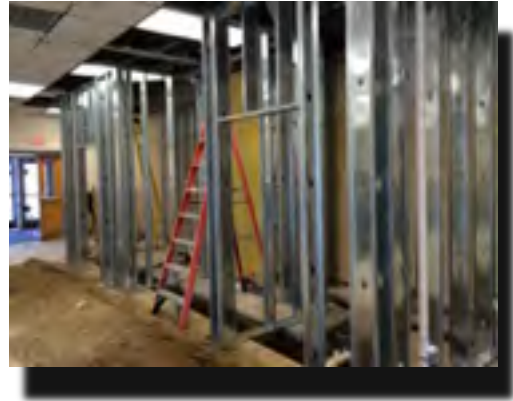


Brewster Pierce School HVAC Replacement



Winooski School District

New Head Start Space



Representative Projects Include.....

Champlain College Res-Tri



Downtown Transit Center



Your Owner's Project Manager's Contact Info

Send your questions and comments to the BHS/BTC
Building Construction Oversight Committee (BCOC)

C/O Tom Peterson

Peterson Consulting, Inc.

Email: tom@pcivt.com

Phone: 802-324-4885

Website: www.pcivt.com



We will consolidate questions and periodically post responses on the project website.

<https://www.bsdivt.org/2019/04/29/bhs-reenvisioning-planning-and-construction-update/>

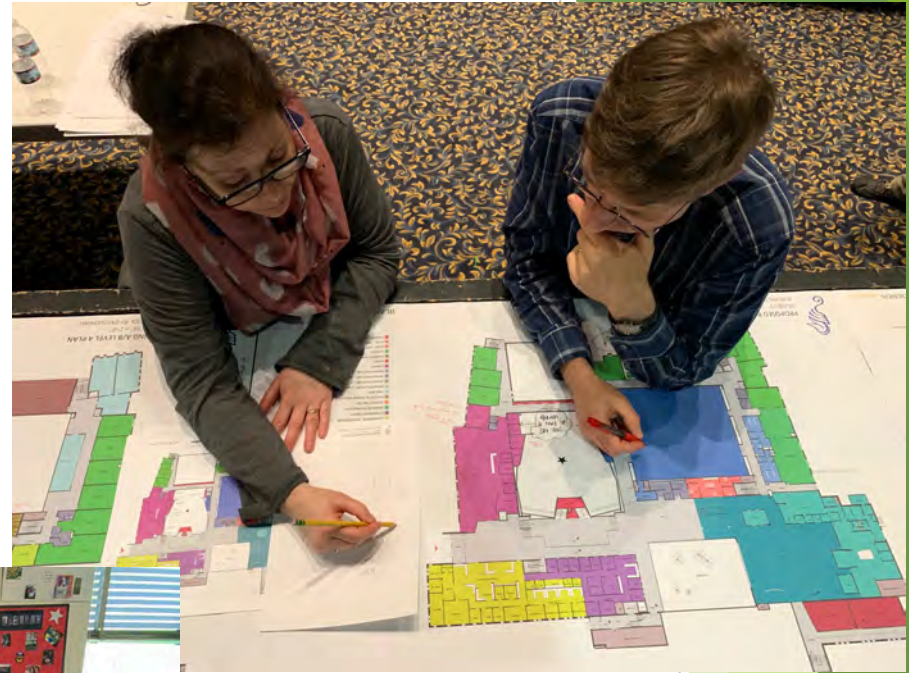


What has been happening since the November bond vote?

- ▶ Selection of security consultant
- ▶ Selection of Owner's Project Manager
- ▶ Integrative design workshop
- ▶ Security workshops
- ▶ Selection of Construction Manager
- ▶ Environmental testing
- ▶ Preliminary permitting activity
- ▶ Design charrettes with faculty and staff
- ▶ Design charrettes with faculty and staff
- ▶ Schematic Design complete!



Creating the wish list....



Design Disciplines & Consultants

▶ Architect & their consultants

▶ Structural Engineering

▶ Geotechnical

▶ Civil Engineering

▶ MEP Engineering

▶ Energy Modeling

▶ Site/Landscaping

▶ CHPS Consultant

▶ Acoustical Engineering

▶ BSD's Consultants

▶ Owner's Project Manager

▶ Commissioning

▶ Environmental

▶ Traffic

▶ Security (CPTED)

Black River Design

Engineering Ventures

Haley-Aldrich

Krebs & Lansing

LN Consulting

Second Law

Wagner-Hodgson

James Carr

RSG

Peterson Consulting

Cx Associates

ATC

RSG

Margolis-Healy



Project Milestone Reached

- ▶ **Schematic Design (SD) completed this week!**
- ▶ **Plans sent to Whiting-Turner for pricing**
- ▶ **SD estimate is due on August 19**
- ▶ **SD and SD estimate must be presented to the Board of Finance and the School Board**



Updates from the ground up

► Structural - Engineering Ventures

- Initial geotechnical investigation indicates a very unfavorable seismic class “E”.
- This has serious implications for structural design that could negatively affect the budget.
- Order of Magnitude: ~ \$500k +
- More extensive geotechnical investigation is being conducted in order to:
 - See if the initial classification is accurate
 - Explore options for improving the classification in order to reduce structural costs
 - Cost of additional geo-tech ~ \$58,500
 - Results expected by mid-August



Civil Engineering - Krebs & Lansing

- ▶ Storm water treatment
- ▶ Water supply
- ▶ Sanitary Sewer
- ▶ Roads and walkways
- ▶ Traffic
- ▶ Grading
- ▶ State and Local permitting

- ▶ Status
 - ▶ SD complete
 - ▶ Preliminary permitting activities started



Landscaping - Wagner Hodgson

- ▶ **Plantings**
- ▶ **Close coordination with civil**
- ▶ **Site features**
 - ▶ Seating walls
 - ▶ Bike storage
 - ▶ Surface colors & textures
 - ▶ Outdoor classroom
- ▶ **Status**
 - ▶ SD complete
 - ▶ Preliminary permitting activities started



Environmental - ATC Group Services

- ▶ **ATC is working directly for the BSD**
- ▶ **Phase 1 and Phase 2 Environmental Assessments**
 - ▶ Sampling and testing of various building materials
 - ▶ Sampling and testing of site soils
- ▶ **Status**
 - ▶ Building material report is due by the end of July
 - ▶ Initial Limited Phase II soils report received this week (July 15, 2019)
 - ▶ Report is under review by the project team
 - ▶ Report shows findings and indicates further testing is required
 - ▶ The project team will review further and report the course of action at the next BCOC meeting
 - ▶



Traffic - Resource Systems Group (RSG)

- ▶ RSG is working directly for BSD to perform a minor traffic study and they are working for BRD for acoustical studies related to CHPS requirements.
- ▶ Traffic study commissioned to look at possible impacts of new configuration
- ▶ Project as planned is not a change of use and will not generate additional trips and therefore no more extensive traffic studies should be required.
- ▶ The study was just received today (July 18, 2019) and has not been reviewed by the team.
- ▶ New bus drop-off configuration reviewed with Green Mountain Transit and we have secured their endorsement of the concept.



Mechanical, Electrical & Plumbing -MEP) LN Consulting

- ▶ Basis of design for the HVAC presented on July 8, 2019.
- ▶ This information was incorporated into the SD set that is now being priced.
- ▶ Review of plumbing and electrical designs scheduled for subsequent OAC mtg.



Next BHS/BTC BCOC Meeting

Thursday, August 15, 5:30 PM

BHS Cafeteria

Thank you for attending!

