

BCOC Meeting Minutes

Date: May 21, 2020, 5:30pm

Location: Video Conference

Committee Members

Present: Peter Bahrenburg, Kate Stein, Jordan Redell, Marty Spaulding, Nathan Lavery, Tom Peterson

Others in attendance: Colin Connor (RETN), Natty Jamison (PCI)

Meeting Commenced at 5:35pm

Introductions / City Update:

Tom Peterson (TP) kicked the meeting off with abbreviated introductions, as there were no members of the public present. TP began by asking Jordan Redell (JR) for an update.

- **JR:** The team at the City is drafting an official letter, but as a preview of their decision: the city is planning on treating the school district as a non-general fund department, which will allow them to waive the building permit fee. The project will still be responsible for fire and electric permits. The City is also planning a policy change which will cap zoning fees for non-general fund departments. The cap is expected to be roughly \$165,000.
- **TP:** I have been in touch with Scott in the zoning department and he inquired about the electrical costs. Currently all MEP (mechanical, electrical, plumbing) costs are lumped together and we will need to separate them out.
- **JR:** Scott and team will follow up with a formal letter with more details on numbers and methodology.

The team thanked JR for her and the City team's work, and proceeded to the next agenda item.

The Path Ahead:

TP began by moving through the slide show, reviewing the current schematic design and laying out the milestone schedule ahead.

- **TP:** Black River Design (BRD) is currently projecting that Design Development (DD) will be complete around November 1st 2020. Part of this work is code review by the design team.
- **TP:** Sketch plan review will be submitted on June 10. There is a lot of design work required for that, particularly on the site plan and general elevations. Site plan revisions are taking place now.
- **TP:** TRC (Technical Review Committee) meeting on July 9th. Will be preceded by meetings with several city departments to give them a preview and get feedback.
- **TP:** NPA meetings in June or July. We are technically only required to present to the NPA of the ward in which the project is taking place, but being the only HS in the city, we feel it is appropriate to present to all of them. NPAs generally do not meet in the summer, but with a zoom option, including a recording of the presentation, we think we can satisfy the NPA requirement this summer.

- **TP:** The project team is currently in the process of meeting with BHS departments. This process is shedding light on some potential challenges, but overall going well.
- **TP:** Zoning permit will be submitted in August for an October hearing.
- **TP:** We hope to have DD ready for estimating in October. The CM should need 3-4 weeks. We have not budgeted for a 3rd party estimate, but we may decide to get one. Full DD estimate should be done by mid November and we can proceed to the Construction Document (CD) phase.
- **Marty Spaulding (MS):** Are all these permitting and hearing dates tentative, or already on the books? **TP:** These dates came from conversations with zoning staff. They can't officially hold a spot for us, but if we can adhere to these dates, the process should be able to move as laid out here.

Asbestos and PCB Update:

- **TP:** Our 3rd party consultant (Bob May of Fuss & O'Neill) has hit the ground running reviewing ATC's docs, and has completed his initial report. Bob thinks some of our PCB estimates might be a bit light, but ATC are confident in their numbers. **MS:** Bob works out of CT and hasn't been able to do a site visit. **TP:** one workaround may be to do a video walkthrough.

Continued Schedule Details:

- **TP:** Sketch plan review public hearing is scheduled for July 21. We left ourselves most of a month to make adjustments before zoning application. The Conservation board hearing is September 14, and the DRB hearing is October 6th. In case the application is tabled, we have two months to make revisions as needed.
- **TP:** This is just the local permit schedule. There are also state permits. Site and Civil engineer, Bill Nedde, will be heading that up (water, wastewater, possibly Act 250). Expect an update from Bill Nedde to the BCOC by their June or July Meeting.
- **Peter Bahrenburg (PB):** Do you foresee DRB causing any issues? Or Act 250?
- **TP:** We are doing everything we can to keep lot coverage where it is or even less. We aim to keep it at 25.9% lot coverage or less. If we can do that we shouldn't trigger potential issues with zoning. **MS:** we are technically already over where we should be. If we increase lot coverage, we would have to show that it is necessary in our function as a school. **TP:** Zoning eventually wants the district to rezone all the school properties. Better to avoid that for now and keep our lot coverage down.

With no further questions from the BCOC, and no members of the public, Tom Peterson formally closed the meeting.

Meeting adjourned at: 6:10pm