

BCOC Meeting Minutes

Date: December 17th, 2020, 5:30pm

Location: Video Conference

Video of this meeting, and past BCOC sessions can be found at:

<https://www.bsdrv.org/district/budget/bhs-renovations/>

Present

Committee Members: Peter Bahrenburg, Clare Wool, Kate Stein, Martine Gulick, Marty Spaulding, Nathan Lavery, Tom Peterson, Emilio Fornatora (RETN)

Members of the Public: Kate Larson, Natty Jamison (PCI - note-taker)

Meeting commenced at 5:35pm

- **Building “A” Partial Occupancy**
 - Agencies have given conditional approval to use some spaces in A building.
 - Requires continued monitoring if occupied
 - Signage in areas with elevated levels, no congregating for extended periods of time
 - Subsequent rounds of air testing revealed a spike of PCB levels in the gym
 - Various theories of the cause, further testing will be needed
 - If A building will be occupied, monitoring protocols may be a valuable preview of potential protocols needed for the site generally.
- **Material Sampling**
 - Communication with state agencies has been difficult. Lots of questions back and forth, not enough clarity. This work is uncharted territory for the district and agencies alike.
 - The agencies have asked that we expand the material sampling, consultant ATC is in the process of taking inventory of the type, quantity and location of additional suspect materials.
 - Martine Gulick emphasized the equity side of this work - the community, particularly the more vulnerable populations, need a modern, safe learning environment, and the state needs to understand the urgency.
- **Soil Sampling and Testing**
 - This is a large project in itself. The site investigation work plan was approved, and the drill rig started work two days ago. The drilling rig immediately broke down, which will cause a delay. For the more shallow samples, other methods will be used, but the deeper samples will have to wait for the drill rig to be repaired.
 - Cost of work roughly \$145,000
 - Protocols for handling PCBs in the soil, and development soils generally, are much better established than the indoor air work.

- **DD Completion**

- Minor delay in DD completion, will be complete by Wednesday of next week. It will then immediately go to Whiting-Turner (WT) for pricing.
- Now that BHS is established at the Macy's building, building E will no longer be required for swing space. WT has been asked to include demolishing building E as an add/alternate in this estimate.
- Building C is also scheduled for demolition - frost walls will remain in place providing a terrace effect.
- Letter from the Environmental District was received, an Act 250 permit will not be required.
- Local zoning permit should be filed by the 22nd.
- State permit application forms are getting filled out, signed, and paid for. Moving along well.

- **Pilot Project Discussion**

- Three major questions: is it physically possible to get below the states stringent PCB screening levels? If so, what is the best method? And last, is this approach economically feasible?
 - The district is leaning towards a tiered approach. 1. Take a sample of rooms and apply mitigation measures - test the air. If levels are not low enough, move to tier two where additional materials are removed. Air test again. Move to tier three if needed, and remove even more materials, test one last time.
 - HVAC system is kept in occupancy mode throughout the process. F&O's plan would take into account any potential cross contamination between spaces.
 - This will be a long term project - not expected to begin until March.
 - Will hopefully indicate if the entire site can be expected to get under the state's screening levels.
- If mitigation is possible, but very expensive, will the project have to be scaled back to accommodate that additional expense?
- Another cost concern - the district has committed to colocating BTC with BHS meaning F building has to be brought back into the project scope.

- **Public Comment and Discussion**

- Kate Larson: I was wondering how, as a parent and community member, I can help this process? Sometimes it seems like starting from scratch would be easier...?
 - First, staying engaged is helpful and appreciated.
 - A new facility would cost at least \$150m, and would likely take an additional 2 years.

- Advocating for state construction aid for school is a great way to help the project.
- Clare Wool shared that the district intends to pursue a settlement from Bayer/Monsanto - the company responsible for producing the PCBs present at BHS.
- Martine Gulick and Kate Stein indicated that they would like to join one of the meetings with the agencies to underscore the urgency of the situation.

Meeting adjourned at 6:45pm