

BHS Renovation - Design Development

October 15, 2020



BURLINGTON
SCHOOL DISTRICT

BCOC Agenda

Thursday, October 15, 2020 5:30 – 7:00 PM

Zoom: <https://us02web.zoom.us/j/89705401679>

	<u>Duration</u>	<u>Elapsed Time</u>
· Introduction - Tom Peterson, Owner's Project Manager	5	5
· Review of BCOC role & make-up	20	25
o Mandated by City / BSD MOU		
o Review of Role of BCOC		
o Prescribed make-up		
o Monthly group vs Weekly group		
o Current make-up of BCOC		
o Membership gap(s) to fill		
BCOC Member Q&A	15	40
· Project Updates	20	60
o PCBs & Urban Soils		
Next air tests – purpose and cost		
Pilot Project – purpose & timeline		
Challenges		
· Getting air quality below State screening levels		
· Will it be possible? (Will State recognize “averages”?)		
· Will it be economically feasible?		
· Will there be outside funding for mitigation?		
BCOC Member Q&A	15	75
· Public comments and questions	15	90

(Note: In the interest of time, individuals will be limited to 2 minutes to deliver their comments and/or questions.)

Total Allotted Time: 90 Minutes (5:30 – 7:00)

Next BCOC Meeting: Thursday, November 19, 2020 via Zoom

For Project Updates: <https://bhs.bsdvt.org/bhs-renovations/> Questions & Comments: tom@pcivt.com

Building Construction Oversight Committee

From The City of Burlington / Burlington School Board Memorandum of Understanding:

“Both parties have an interest in ensuring that the project will be carried out in a manner that is fiscally responsible and achieves educational and community goals. Following a successful vote, but prior to the further advancement of design work, the Burlington School District Shall:

- 1. Hire an Owner’s Project Manager (OPM) for the BHS Project*
- 2. Create a BHS Building Construction Oversight Committee (BCOC)*
- 3. Support the BCOC to meet at least once per month to review project status*
- 4. Require the BCOC to provide regular updates to the BSD Board of Commissioners and approval for specific milestones*
- 5. Require the BCOC to provide regular updates to the Board of Finance and obtain approval for the selection of the OPM and other specific milestones*

Wednesday “Owner’s Group” vs Monthly BCOC

Wednesday Owner Group Meeting

- Weekly meeting with design team, CM, and Owner representatives
- Reviews milestones, challenges, and decisions to be made
- Provides consistent platform for two-way feedback

Monthly BCOC Meetings

- Provides opportunity for community BCOC representatives to be kept informed about the project
- Provides project updates to the public
- Provides platform for BCOC to review issues, ask questions, make recommendations, and make critical path decisions

Discussion prompts:

Has this format supported good and timely decision-making?

What are the pros & cons of this format? What changes, if any, are needed?

Upcoming Owner Decisions (and who makes them?)

- Review and approval of Owner criteria and sub-contractor qualification process
 - By law must be approved by school board
- Possible review of sub-contractor bid list
- Possible review of sub-contractor bids

Make-up of the BCOOC

Representation	Current Member
Two representatives from BSD Board of Commissioners	Clare Wool ** <ul style="list-style-type: none">● One open seat
Three Representatives from BSD staff designated by Superintendent	Marty Spaulding ** Nathan Lavery ** Noel Green **
The Owner's Project Manager	Tom Peterson **
Three* representatives from the community *A fourth representative was added	Peter Bahrenburg David Boehm Kate Stein ** Doug Nedde
One City representative selected by Mayor	Jordan Redell
	** <i>Regular attendees at Weekly Owner's Meeting</i>

PCBs & Urban Soils: Next Steps

- Baseline air testing to ensure that testing method and analysis captures the correct data and is acceptable to the regulatory agencies (EPA, VT Department of Health, VT Dept. Environmental Conservation)
- Execute a pilot project to determine if air screening levels can be brought down to acceptable limits

PCBs & Urban Soils: Challenges and Questions

- State screening levels are extremely low and may be difficult to achieve
- Will the State allow averaging when assessing air quality standards?
- Some of the development soils may have to be shipped off site at considerable expense
- If solutions are technically feasible, will they be economically feasible?
- Will there be any outside funding for mitigation?
- Will project scope and programming have to be scaled back in order to pay for mitigation?



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