



BCOC Meeting Minutes

Date: April 15, 2021, 5:00pm

Location: Video Conference

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

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

Attendees:

Committee Members: David Boehm, Kate Stein, Natty Jamison-Root (PCI), Clare Wool, Marty Spaulding, Peter Bahrenburg, Nathan Lavery

Members of Public: Kathy Olwell (BSD), Mike Fisher (BSD), Stephen Carey (BSD), Audrey Clayton (PCI note-taker), Chuck Lacy, Colin (RETN), 1 unnamed caller, Bruce, Carolyn Sistrand, Kendra Sowers, Keren Turner, Martine Larocque, Alice M Stokes, Dave D

Meeting commenced at 5:00pm

1. Project Updates

1.1. Discussion of BSD 4/13 Board Presentation

1.1.1. **Natty Jamison-Root (NJ):** played clip from Tom Flannigan's presentation

- Tom Flannigan (TF): PCBs have been found in a number of places (window caulking, soils, block and brick walls, floor tile mastic, air, at least ¼" into concrete slab under tile) - each step has found more PCBs. Becoming more concerned about ability to remediate, and even if it is possible, is it worth it?
 - Full remediation cost likely between \$7-\$12M
 - No budget for remediation or for work on Burlington Technical Center (BTC) (building F)
 - If a new building is needed, will require more than the \$70M bond approved by taxpayers
 - Discuss further at the May Board meeting. May make decision regarding whether to proceed with project as currently envisioned and/or to proceed with the pilot project

1.1.2. **Nathan Lavery (NL):** We followed up after the BSD board meeting with the architect and construction manager to let them know that we are considering this and pausing work. Still planning to put the work for the remediation pilot project out to bid. May or may not actually award a contract for that work

1.1.3. **Marty Spaulding (MS):** this (BCOC) meeting is an opportunity to ask questions - There are lots of details involved. Do committee members have questions?

- **David Boehm (DB):** if the project goes with another alternative - like building another building - what would have to be done with this existing building? Do we know what the cost of dealing with the building is?

- **MS:** The pilot project will provide us with those rough estimates
- **DB:** from testing that's occurred so far, do we know what demolition of these buildings would cost?
 - **NL:** we would need to look at costs of demolition and disposal of materials, or some other less dramatic alternative. Can't just walk away from it- there will be some cost. Treating the site as an environmental remediation site could open up funding avenues. If BSD were to sell the site, it could be more financially viable for other parties that could get access to different funding.
- **Kate Stein (KS):** is there an action that BCOC needs to take as the recommending body to the board?
 - **NL:** we don't need to take action tonight, but would especially like to hear from BCOC members not on the School Board: are there any concerns about taking this pause to reassess whether the project is worth continuing with?
 - **KS:** Here are some random thoughts: I'm disappointed that it will be longer before we get what we need for our students. What if we can't figure it out before we lose the lease on Macy's - is there a possibility to extend that lease? Have we looked into other parcels of land that we own and whether they'd fit a high school? What other options can we start looking at and explore?
 - **MS:** yes. We need to think about all this and explore other options. Relevant to bring those things up now
 - **NL:** We have had some contact with the current Macy's building owners - they are aware of the news, and likely are open to options like an extended stay or some other solution

1.2. Discussion of status of presentation to Board of Finance

- 1.2.1. **NL:** Last time the BCOC met, we were planning to take the DD phase estimate to the Board of Finance, but we are pausing that now. Bringing it forward now would confuse people, since we're not sure how we will be proceeding. If we determine to go forward with the project as currently envisioned, we will need to do that
 - **MS:** DD estimate was supposed to go to our board before that, and thought that would be confusing/conflicting info as well
- 1.2.2. **NL:** We have already had to sacrifice portions of the project (unrelated to PCBs), e.g. getting rid of F Building, making the Auxiliary gym an add-

alternate. Then we had a second round of scope reductions to fit the budget. Looking at the combination of the sacrifices we've already made, along with the PCB problem, I have doubts about whether we can deliver the product we wanted to deliver. If we go forward with the project as currently envisioned, we will still have a renovated 50yr old building that requires ongoing PCB monitoring, and no solution for BTC. I struggle to see a way forward and get the project back on track with what was originally envisioned.

- **KS:** I'm a firm believer that everything happens for a reason. If this doesn't work out, we'll get something better - let's stay positive
- **DB:** We're between rock and a hard place here. I remember there being reluctance to go out with more than \$70M bond vote. Rock is PCBs, the hard place is the budget. Will we be able to get the community to agree to a higher bond amount?

2. Public Comments and Questions

2.1. **Chuck Lacey (CL):** any information to share about BTC?

2.1.1. **NL:** no new information about BTC, is there a more specific question?

2.1.2. **CL:** are you discovering more PCBs in BTC? Are there the same conclusions about going forward with BTC as with the high school?

- **NL:** Yes. The BTC building has the highest level of airborne PCBs. in some areas of the building, a product that had extremely high levels of PCBs has been discovered. It is absolutely a problem. BTC had already been carved out of the BHS project for financial reasons.

2.1.3. **CL:** I'm on the MMU school board, so BTC is of high importance to me. Don't think of yourselves as alone on the Tech Center. Other Schools and Schools Boards have an interest in that as well. When you start considering BTC, I urge you to reach out to MMU school board and other school boards. We could be participants in selling the need for continued investment in BTC to the community.

2.2. **DB:** It makes sense to pursue ideas for other options on the schematic level to determine options and feasibility

2.2.1. **Clare Wool (CW):** Absolutely. The board will be working with the mayor and the city. It is an investment that doesn't just fall on taxpayers - we have to be creative, reflect and have some serious direction. BTC is a big part of that - excluding it from the project for budget reasons did not feel right. This is an opportunity for looking at the whole project and scope again.

- **CL:** Burlington pays less than half of the BTC budget. We (MMU) pay tuition to BTC at the expense of having our own tech program. Let's think of this as a group exercise- it doesn't feel like that right now. Now's the time to bring everyone in, we need to do a better job of working together. We are financial partners, treat us that way.

- **CW:** Yes, we hear you loud and clear
- 2.3. **Caroline Sistrand:** can the media reuse the video you post for broadcast?
Specifically the whole recording of this meeting?
- 2.3.1. **Colin:** the video will be available to view on mediafactory.org - call
directly during office hours regarding video use

NJ: Motion to adjourn

NL: Seconded.

Meeting adjourned 5:38pm