

BCOC Meeting Minutes

Date: February 18th, 2021, 5:30pm

Location: Video Conference

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

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

Present

Committee Members: Tom Peterson, Doug Nedde, Clare Wool, David Boehm, Kate Stein, Martine Gulick, Marty Spaulding, Nathan Lavery, Peter Bahrenburg

Members of the Public: Natty Jamison (PCI note-taker), Colin (RETN), Dave Dall, Jason Gingold

1. Project Updates

a. Scope and Cost Status

- i. Goal is to maintain project scope as approved in April of 2020.
 1. Total project budget of \$73,599,000
 - a. Contingency is spread over estimate, not listed as a single line item
 - b. Doug Nedde (DN): is there a 5-7% contingency?
 - i. Tom Peterson (TP): it is approximately 8-10%
- ii. DD estimate was received on 1/29/21
 1. Showing approximately \$3.8m over budget as of 2/12/21
 - a. Cost of work goal is approximately \$50m
 - b. Currently coming in at \$53,318,425
- iii. Project team is carefully reviewing the add and deduct alternates list:
 1. Value Management log: 13-14 deduct alternates.
 - a. Deducts include cost of work and below the line costs (general conditions, soft costs)
- iv. Focusing on cost savings that will not negatively affect program
 1. Many deducts focus around finishes
 - a. Some deducts do impact program:
 - b. Stage curtains and rigging (DA3 on VM log). Not part of original scope.
 - c. New greenhouse and related infrastructure, also not part of original scope.
 - d. Dark room, not in original scope. Added since SD 2.
 1. Martine Gulick (MG): Would fundraising be possible for some of these alternates? Will the actual sf still be there?
 2. TP: the department will still have that sf, but the darkroom would be very difficult to squeeze in at a later date.

- e. Another possible cut is eliminating coverboard from B and D, which would preclude future solar installations.
- f. The ramped connector from A-F may not be needed, depending on the fate of F building, but access for Intensive Special Needs (ISN) is a high priority.
- g. Ramped overbuild from A to B, built over the existing structure. Elimination would have a large impact on circulation as well as the IT department. Would require going through the OnTop program and a very circuitous route.
 - i. Kate Stein (KS): those with mobility issues would really struggle to access IT as well.
 - ii. MG: if we are maintaining the OPRs then it seems like this has to remain in. How are we going to make these decisions?
 - 1. TP: BCOC advised by the project team will make recommendations to the BSD board and the City board of finance.
 - 2. One way to keep the overbuilt connector in would be to reduce the DD contingency
- h. David Boehm (DB): and after bids come in, if they are low, you could cut contingency and take some alternates. So we could keep some of these as bidding alternates.
 - i. Marty Spaulding (MS): agreed, but we should still hit the budget amount at this point.
 - ii. KS: things that impact the entire school should be of higher priority than items that impact only certain populations.
 - 1. TP: agreed. It was floated to reduce overall SF, such as the library, but that impacts the whole community.
 - iii. KS: Is what we are looking at here for deducts an exhaustive list?
 - 1. MS: pretty much. There is always more, but this was all we could come up with at the time, outside of SF reduction.
- v. To get to the budget, all deducts would need to be taken.
 - 1. DN: we (Nedde Real Estate) just paid about \$32/sf for a high end HVAC system, yours is coming in at \$48/sf. Have you looked at VM there?
 - a. MS: We've moved to a RTU system, and have very robust code requirements for ventilation. We have certainly looked closely at that cost. We are also moving from a

- ductless system to ducted, which is difficult. We did spend a great deal of time refining those specs.
- b. TP: The unusual layout of the site also adds to complication and cost.
2. Lifecycle costs were also a consideration
 - a. DN: there are some other line items that really seem off to me as well. If you save \$5/sf, that can really add up. I'd look at that prior to eliminating the more 'fun' elements.
 3. Clare Wool (CW): I want to return to the fundraising question. An overview of the timeline for when decisions need to be made, or items that can be added back in at a later date if funds are found.
- b. TP: The PCB is also a looming and developing project. We need to start considering it as a separate project and not let it completely destroy the ReEnvisioning project. We are looking at extracting the cost of PCB remediation out of this project budget.
 - i. NL: Absolutely. But we still do need to pay for those costs, and we'll need to wait until we know the cost and then begin identifying additional funding.
 - ii. TP: the situation is constantly changing. For example, we just discovered a strange material on the steel in F building, and it has extremely high concentrations of PCBs. It may be the root of the air quality levels in F. Pretty widespread material that will be difficult to remove.
 1. MG: would this make it qualify as a superfund site?
 2. MS: No, and additionally you have to pay those funds back.
2. BCOC recommendations for VM:
 - a. TP: Tonight, I'd love some recommendations from the BCOC about what we can cut. The design team is beginning CD work.
 - b. KS: regarding the overbuild again - could it be designed at a lower finish level?
TP: possibly. Again, the figure here is ROM.
 - c. CW: I agree that halting work on F makes sense at this point. There are just so many unknowns. NL: I feel like we don't have time to pull the trigger on all these decisions right now. TP: If not tonight, we may need to call an extra BCOC meeting
 - d. DB: I think the overbuild connector is very important. But what would we need to take out to balance it? TP: We do need to be ready to make recommendations to the board, soon. Tonight, I'd like identify at least a couple recommendations.
 - e. MS: If we are taking out F, I'd include anything for BTC, including the program spaces in A building. They will likely have another project down the line.
 - f. The committee moved to eliminate all F building scope and BTC.
 3. The committee agreed to reconvene on 3/4/21.