

BCOC Meeting Minutes - AFC Practice**Date: March 18, 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, Marty Spaulding, David Boehm, Kate Stein, Martine Gulick, Nathan Lavery, Doug Nedde.**Members of the Public:** Natty Jamison (PCI), Audrey Clayton (PCI), Julia Keeton, Dave Dall, Colin from the Media Factory

1.

PCB Updates

a.

Building A partial occupancy status

i.

Occupancy continues unchanged in the auditorium, gym, and cafeteria

ii.

Next round of air testing is scheduled for April.

iii.

The surveillance testing that is performed on an ongoing basis has been positive.

b.

Substrate (slab) sampling status

i.

Results received so far are limited to the concrete slabs. Testing to determine how far PCB contamination has penetrated. ATC and F&O are analyzing the results now. They do vary significantly. There are areas where the slabs will have to be ground down between $\frac{1}{4}$ and $\frac{3}{4}$ ". This work will inform the pilot project.

c.

Soil sampling status

i.

Feedback from the State is still not in. Additional clarification will be required to determine full horizontal and vertical extent of contamination.

ii.

Is not anticipated to impact schedule.

d.

Pilot project

i.

Completing specs and bidding the work is the major focus at this point.

ii.

We hope this process will bear results in August.

iii.

Martine Gulick (MG): The pilot project has multiple phases, correct? It almost seems as though 3 years in Macy's won't be enough. Marty Spaulding (MS): the August goal date does give time for all three potential phases of the pilot project. The goal is to begin work on the renovation project in October.

iv.

Doug Nedde: is it possible to seal the concrete instead of grinding it down? Tom Peterson (TP): We may be able to encapsulate in some areas, but others won't be legally allowable. MS: that will also incur O&M costs which need to be considered.

v.

Nathan Lavery (NL): We'll have to be prepared to message both positive and negative outcomes of this pilot project. MS: And we should prep the various parties as we come closer to a decision. "If the results are x, we'll do this. If they are Y, we'll do this". Russ Elek (RE) has been attending the project meetings and is up to date as far as preparing for messaging this.

2.

Value Management Review

a.

Goal is to maintain the budget established in April 2020. MS and TP have reviewed VM options multiple times and have different courses to arrive at the budget. \$73,599,415 is the target. Currently at \$73,884,760, which is within project contingency.

i.

DN: I generally start a project with a 5% contingency and as the project progresses, release more. What is the strategy for using the contingency?

1.

The Owner contingency is 10%. What we are looking at now is the DD contingency, which goes away after bidding.

b.

Review of VM selections

i.

Deduct alternate to move to quartz tile in base bid, but keep Flotex as alternate. Hope to be able to take that alternate if the numbers look good.

ii.

Add alternate 1: the auxiliary gym, valued at \$2,945,745. Clearly can't afford that at this point, but we will leave it in as a bid alternate.

iii.

Same for AA 3 - the bike parking canopy. \$111,000 value, maintained as an add alternate.

iv.

AA9 will also be maintained as an add alternate.

v.

The demolition of E building will likely also be included as an add alternate.

vi.

Nearly everything related to F building has been eliminated.

vii.

The alternate to eliminate the over-built connector between A level 4 and B level 2: This is instrumental in the building circulation, and would isolate the IT department.

1.

What happens if the IT department moves in the future? It would still be a great location for other programs.

viii.

c.

Discussion

i.

MS: Some items such as the utility upgrades, have been pulled out of the project but will be done with capital funds.

ii.

Kate Stein (KS): If we can't build the auxiliary gym for instance, will the storm water infrastructure support that later construction? Or if it never happens, are we over building the wetlands? MS: They are currently designed to accommodate the auxiliary gym, and we would lose most of the savings by redesigning the wetlands at this point.

1.

MS: the wetlands are also designed to meet the upcoming 3 acre rule. TP: there may also be some state funding to help schools with this work. We may also have some incentives from BED, although we aren't sure what those will come in at yet.

2.

MG: I'd love to do fundraising for the auxiliary gym, but we can't really start that until the building is definitely moving forward.

iii.

DN: the State just announced that they have \$20-30m for environmentally challenged sites. Is anyone working with the state to access any funds?

1.

We have good advocates, but no clear movement to date.

iv.

David Boehm (DB): The current recommended budget includes the overbuilt connect between A and B? TP: Yes.

v.

NL: I am comfortable with the budget as it stands now. Presentation will be very important. Do we want to reduce the contingency at this point to make the budget and estimate align? That may help the community understand.

vi.

TP, NL, and MS will return to the budget with these cuts in place, and make sure the figures line up appropriately.

vii.

MG: when you bring this to the board, you should clearly show the contingencies.

viii.

TP and MS shared the DD estimate worksheet which incorporates the deducts from both the cost of work, and the below the line costs.

ix.

DB: I'm concerned about reducing contingency since we've come in over budget at almost every turn. The bids need to be within the budget. DN: I'd be very comfortable with a 10-12% contingency at this point.

d.

Decisions / Recommendations

i.

TP: the earliest we could get in front of the Board of Finance is April 12, which would mean meeting with the BSD board of commissioners prior to that. The next meeting is April 6th.

ii.

KS: Motion to approve this budget: "I would like to accept the DD estimate worksheet, having incorporated the fact that TP, MS, and NL will prepare the budget as we discussed tonight, to bring to the school board". MG seconded. DB: I agree it should be contingent on getting the cleaned up worksheets.

iii.

All voted "Aye".

iv.

MG: You should apply to get on the school board agenda as soon as you're able.

3.

Public comments and questions

a.

No members of the public commented.