

MEMORANDUM

To: Burlington Board of School Commissioners
From: Tom Flanagan, Superintendent
CC: Nathan Lavery, Executive Director of Finance and Operations
Date: 05/04/2021
Subject: Recommendation to End the BHS/BTC ReEnvisioning Project

Statement

The purpose of this memo is to support the Superintendent's recommendation that the BHS/BTC Project be ended. This recommendation reflects careful consideration of various and substantial obstacles that make it unlikely, if not impossible, to achieve the stated goals of the project within the limits of available financial resources.

- Renovation scope has been reduced to the bare minimum due to cost estimates repeatedly exceeding the project budget. This alone is sufficient to raise reasonable questions of whether the project is advisable even in the absence of the challenges posed by the presence of PCBs.
- PCB contamination is extensive and Vermont's screening threshold is low, creating doubt about the ability to reduce airborne PCBs to below the Vermont values without extraordinary expense.
- Our best estimate now is that full remediation could cost at least \$7-12 million; there is no budget to cover the cost of PCB remediation.
- There is no budget to cover the cost of renovating or rebuilding the Burlington Technical Center, which is unusable in its current condition.
- Current market conditions make it likely that future reductions to the project scope will need to be considered, which may render the final product unacceptable to our community.
- At this point, completing the renovation project would result in an improved building, but one that is still over 60 years old and will still contain PCBs to an extent that would require ongoing monitoring. The cost of this result would likely approach at least \$90 million and leave us without a home for the Burlington Technical Center.

This recommendation is based on consultation with the Executive Director of Finance and Operations, the Director of Property Services, and the Owner's Project Manager, as well as input from our environmental consultants. It should be noted that dealing with the presence of PCBs in the soil and building will still be necessary even in the absence of a renovation plan.

Recommended Motion

I move to end the current BHS/BTC ReEnvisioning Project construction plan and to authorize the Superintendent to terminate the associated contracts where services are no longer required.