

**** DRAFT UNTIL APPROVED ****

**Burlington School District
Finance and Facilities Committee Meeting Minutes
Virtual
October 12, 2021**

Commissioners Present: Sowers, Gulick, Wick, Wool.

Staff Present: ED Lavery, Marty Spaulding

Guests: Joe Wieth from White & Burke

1. Opening

- A. Meeting Called to Order 5:32pm
- B. Approval of Agenda Sowers/Gulick passed unanimously
- C. Public Comment. None.

2. BHS/BTC Project Update

- A. Substantive update from White & Burke regarding the status of the site analysis with short memo.
- B. Look at how the review is progressing and what major site considerations are emerging.
- C. High level timeline for the project through the end of Dec

Joe Wieth from White & Burke: Will share the preliminary assessment of the 3 sites. Documents on Board Docs show the preliminary site plans.

First Site: Institute Road North: Fits between existing buildings and North Ave. New parking lot in the area where buildings are demolished. Includes 30% increase of square footage for BTC.

Zoning: Should be ok if we stay below 50 feet in height and close to total lot coverage of 30-33%.

Development issues: Stormwater consultant believes we can accommodate all the stormwater that we need. Need to upgrade to current standards to meet the new 3 acre rule.

Benefits for building here: Address all the stormwater upgrades with the new school. No concern for utilities here. Urban soils have been confirmed and need to be dealt with. No PCBs or lead in this area. No traffic concerns. Large amount of open space so construction staging and storing would be simple to keep project lower costs.

Spaulding: To answer people's question of why we are looking to build to the East of the existing high school. It takes 2 years to demo the old school so it makes sense to build East of the building although you can build on the old site.

Second Site: Institute Road South: Less room on this site. Includes 30% increase in space for BTC and is the same size as the other site. Parking is retained on the south side and north side and a new smaller one created on a space of the demolished building. Estimated to take 40-45% of the lot.

Stormwater: consultant recommends a combination of treatment options. Same as other site for meeting the new 3 acre rule.

Soils: Need to be fully analyzed to determine supporting the foundations. Probably needs to be replaced with foundation soils as there is probably urban soils.

Utilities: No concern, the same as other site.

No concern with PCBs or lead.

Transportation: no issues.

Construction phasing is also similar to the north side.

Access to this site is a bit trickier. New bus turn off area and new driveway and access road would need to be constructed. Adds a bit more time and cost.

Site Three: Gateway Block: Developed 2 schemes:

1.

Memorial Auditorium and Firestation are kept

2.

Demolish Memorial Auditorium and build new but still retain the Firestation.

Scheme #1: Private commercial ground floor space of 17,000 sq feet. Leaves 234,000 square feet for school use and assumes shared use of Fletcher Free Library.

Can't accommodate all of BTC programs too (aviation, automotive). Not all school programs can be accommodated in this project.

Parking: Provided in one level underground (far short of desired parking spaces). Building height is 85 feet with 7 stories one one street and 5 stories on another.

Scheme #2: Bigger at 371,000 sf with 17,000 sf of commercial space.

No sharing of library space with Fletcher Free. Bldg would have space for its own library.

Assumes offsite of BTC for some programs but we could increase by 30%. Parking spaces: 2 levels of underground parking (225 spaces, so still short of 325 desired spaces).

6 stories/4 stories so a little lower to take advantage of additional footprint.

Spaulding: Both the fire station and Memorial are on the State Historical list so we need approval to demolish either one. Don't think we could demolish the fire station but we think we could make a case for Memorial. All internal structural steel has been compromised for Memorial.

Big issues:

Stormwater: Historic ravine sewer. Underground sewer with brick and cobblestones is there and DPW has said we can't build over this. Push to have this be re-located and constructed off the site. Very expensive and time consuming project. Who pays? Not on the capital city improvement plan so on developer. The city is updating this and considering including it so it could potentially get paid through TIF funding. HUGE ISSUE

Soils: Most likely we would need to remove the soil and replace with suitable soils. Very expensive and time consuming.

Environmental Contamination: Urban soils in worse shape or more. Expect PCBs, asbestos and lead from Memorial and the firestation. We don't know the cost.

Approvals: Risk of not getting approvals to demolish.

Construction is more challenging here. Multiple stakeholders between private landowners and the city. Again, more money and time. Time to find another site to build a new fire station too so might have to phase in the fire station.

Far more complex than Institute Road, more costly and more time needed.

Spaulding: If we build somewhere besides Institute Road we need access to locker rooms and the Athletic Fields.

3. Finance and Facilities Updates

A.

Brief Updates on the status of audit, budget development, Institute Road Facilities Access

Lavery: Update on FY 21 audit that ended on June 30th. A little behind due to staffing change, but doing it now. Making up ground quickly. Purpose is to monitor fiscal health and to help us see how much money is left (if any) from last year. Useful planning tool to build this next budget.

Equitable Budgeting Process: Principals are doing great work. Talking with PTOs and forming school advisory groups to guide them in using the new RISE allocation.

Budget: Doing regular budget work (wages, fixed costs, grant budgets, etc) as well. Making progress with grant budgets and the tech center budget. Important to the tech center to have a robust tech center budget and for BSD. Would like to talk about the BTC budget in upcoming finance committee meetings.

Facilities Issue at 52 Institute Road: Challenge with vacant building: vandalism, staff with keys making building vulnerable. Looking into additional security such as changing locks, and maybe boarding up windows on the north and west side of the building (not visible from the road). Could use capital funds for this purpose.

Spaulding: Most vulnerable in A building, but we want to keep folks out of the rest of the building.

Gulick: We have time left for an update on Weighted Study.

Kendra: Task Force is wanting to cut EL from the weights and move it to categorical aid. Nate is running models with help from Nicole Mace to determine financial impact. This is not equity and it is not what the task force was asked to do by legislature.

4. Adjournment

A. Motion to Adjourn Sowers/Gulick, passed unanimously

6:30 pm