



RECEIVED

By Town Clerk's Office at 8:52 am, Nov 12, 2024

TOWN OF BURLINGTON

Meeting Posting

Email Posting to meetings@burlington.org or Bring to the Clerk's Office. Thank you
Notice of Public Meeting – (As required by G.L. c. 30A, c. §18-25)

DEPT./BOARD: Burlington High School Building Committee & Burlington School Committee

DATE: November 14, 2024

TIME: 6:30 p.m.

PLACE: School Committee Room, 123 Cambridge Street, Burlington, MA & Webex (Virtual)

The public can also access this meeting via WebEx Technology (see below). The Burlington High School Building Committee will hear public comments in person and virtually. Meetings are also broadcast live on Burlington Cable Access TV (BCAT) and video/audio recordings are being made.

This meeting/hearing of the Burlington High School Building Committee will be held in-person at the location provided on this notice. Members of the Public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. If you are participating remotely, please identify yourself by typing your name on the screen in advance and verbally once you are identified to speak. We request you please turn on your camera. Comments and statements are limited to 3 minutes.

Join from the meeting link

<https://townofburlington.webex.com/townofburlington/j.php?MTID=m123d0e07503fdb89c8ae47e6a95643d1>

Join by meeting number

Meeting number (access code): 2345 688 8038

Meeting password: Burlington





TOWN OF BURLINGTON

Meeting Posting

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Notice of Public Meeting – (As required by G.L. c. 30A, c. §18-25)

Agenda

1. Call to Order & Pledge of Allegiance
2. Approval of October 10, 2024, Meeting Minutes (vote expected)
3. Invoices and Commitments for Approval (vote expected)
4. Budget Update
5. Public Comment
6. Tappé Architects – Project Update
7. Community Presentation No. 1 – November 20, 2024
8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
9. Public Comment
10. Next Meetings
11. Adjourn



**SCHOOL COMMITTEE / SCHOOL BUILDING COMMITTEE
MEETING MINUTES**



Project: Burlington High School
 Subject: School Building Committee Meeting
 Location: BHS/Webex Conference Call
 Distribution: Attendees, Project File

Project No:
 Meeting Date: 10/10/24
 Time: 6:30 PM
 Prepared By: R. Rincon

Present	Name	Affiliation	Present	Name	Affiliation
✓	Katherine Bond*	SBC Chair	✓	Mike Burton	DWMP
	Christine Monaco*	SBC Vice Chair		Christina Dell Angelo	DWMP
✓	Jeremy Brooks*	SBC/SC Member	✓	Steve Brown	DWMP
✓	Melissa Massardo*	SBC/SC Member		Mike Cox	DWMP
✓	Meghan Nawoichik*	SBC/SC Member	✓	Terry Hartford	DWMP
✓	Eric Conti*	Superintendent	✓	Rachel Rincon	DWMP
✓	Lisa Chen*	Asst. Superintendent		Charlie Hay	Tappe
	Nichole Coscia	Business Manager	✓	Christopher Blessen	Tappe
✓	Bob Cunha	Director of Operations	✓	David Gould	Tappe
	Mark Sullivan	BHS Principal			
✓	Joe Attubato	Dir. of Support Services			
✓	Neil Guanci	Maintenance Manager			
	John Danizio	Town Accountant			
	Paul Sagarino Jr.	Town Administrator			
✓	Doug Davison	Ways & Means			
	Wendy Czerwinski	BHS Teacher			
	Laura Maida	BHS Teacher			
✓	Tom Regan	BHS Teacher			
✓	Gail Pinkham	Parent			
✓	Christopher Campbell	Parent			
✓	Mimi Bix-Hylan	Parent			
✓	Martha Simon	SBC Member			

Item No.		
9.1	<p>Call to Order & Pledge of Allegiance: 6:36 PM meeting was called to order by SBC Chair K. Bond with 4 of 5 School Committee voting members and 14 of School Building Committee members in attendance.</p>	Record
9.2	<p>Approval of September 13, 2024 Minutes (Vote Expected):</p> <ul style="list-style-type: none"> ➤ A motion to approve the September 13, 2024, meeting minutes made by J. Brooks and seconded by M. Nawoichik. Discussion: None. Roll Call Vote: M. Massardo – Yes, K. Bond – Yes, J. Brooks – Yes, M. Nawoichik - Yes. Motion passes. Minutes approved. 4-0-0 	Record
9.3	<p>Invoices and Commitments for Approval (Vote Expected):</p> <ul style="list-style-type: none"> ➤ A motion to approve Dore & Whittier Invoice No. 11 in the amount of \$18,000.00 made by J. Brooks. and seconded by M. Nawoichik. Discussion: None. Roll Call Vote: M. Massardo – Yes, K. Bond – Yes, J. Brooks – Yes, M. Nawoichik - Yes. Motion passes. Invoice approved. 4-0-0 ➤ A motion to approve Tappe Invoice No. 240905 in the amount of \$50,862.00, made by J. Brooks and seconded by M. Nawoichik. Discussion: None. Roll Call Vote: M. Massardo – Yes, K. Bond – Yes, J. Brooks – Yes, M. Nawoichik - Yes. Motion passes. Invoice approved. 4-0-0 	Record
9.4	<p>Budget Update:</p> <ul style="list-style-type: none"> ➤ T. Hartford provided a budget update to the SBC. 	Record
9.5	<p>Public Comment:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.6	<p>Tappe Architects – Project Update:</p> <ul style="list-style-type: none"> ➤ C. Blessen reviewed the space summary and noted the key takeaways. <ul style="list-style-type: none"> ○ The SBC decided that the enrollment should be 1,100 students, and Tappe is designing accordingly. ○ The total gross square footage has a target baseline of approximately 233,000 square feet for this project, which includes only the high school program for students. It does not include BCAT, preschool, or other programs. ○ After meeting with Mark and Dr. Conti, they agreed on the number of core academic classrooms and the sizes of the classrooms, which will be 900 square feet each. ➤ C. Blessen shared strategies for the new High School and walked through each option. ➤ Option R1 – Renovation (Strategy One) <ul style="list-style-type: none"> ○ Renovation – 370,000 sf ○ Phasing Schedule 	Record

- Phase 1: Renovate classroom wings in succession for 8 months, 24 months total. Will require PK to relocate and 20 modulars for high school students.
- Phase 2: Partial demo & renovation of lower portion of building. Duration 12 months.
- Phase 3: Renovation of upper portion of building of café and non-high school ed program as desired.
- Construction Start: Fall 2026
- Project Completion: Fall 2029
- Total Duration: 36 Months
- Option AR1 – Addition/Renovation (Strategy Two)
 - Renovation – 90,319 sf
 - Addition – 135,161 sf
 - Phasing Schedule
 - Phase 1: Demolish theater arts wing during fall '26-spring '27
 - Phase 2: Construct new classroom wing, lobby & media center during summer '27 – fall '28 student move in September 2028 to classroom wing.
 - Phase 3: Demo building fall '28. Construct auditorium during winter '28/spring '29 & reno of lower portion of building site work spring '29-summer '29
 - Construction Complete: August 2029.
 - Duration: 36 Months
 - No or limited swing space required
- Option AR2 – Addition/Renovation (Strategy Three)
 - Renovation: 90,319 sf
 - Addition: 134,000 sf
 - Phasing Schedule
 - Phase 1: Demolish theater arts wing during fall '26 – spring '27.
 - Phase 2: Construct new classroom wing, lobby & media center during summer '27 – fall '28. Students move in September 2028 to classroom wing
 - Phase 3: Demo core of exist. Building fall '28. Construct auditorium & café during winter '28/spring '29. Site work spring '29 – summer '29.
 - Construction Complete: August 2029
 - Duration: 36 Months
 - No or limited swing space required.
- Option AR3 – Addition/Renovation (Strategy Four)
 - Renovation: 205,962 sf
 - Addition: 116,598 sf
 - Phasing Schedule
 - Phase 1: Renovate classroom wing into café & demo classroom wing next to the theater, fall '26 – summer '27

	<ul style="list-style-type: none"> • Phase 2: Construct new classroom wing summer '27 – summer '28 students move into new wing sept. '28 • Phase 3: Demo south end of building during summer '28 – winter '29 • Phase 4: Construct admin wing during winter '29 – summer '29. Site work spring/summer 2029 ○ Construction Complete: August 2029 ○ Duration: 36 Months +/- ○ Limited swing space required. Assume 5 admin, 10 students modulars ➤ Option AR4A – Addition/Renovation (Strategy Five) <ul style="list-style-type: none"> ○ Renovation: 123,898 sf ○ Addition: 136,254 sf (Courtyard 35,800 sf) ○ Phasing Schedule <ul style="list-style-type: none"> • Phase 1: Demolition & new construction of three-story academic wing. Renovation of upper portion of building. Will require temporary site relocation. Duration: 24 months • Phase 2: Students move into academic wing. Renovation of auditorium & music wing and new construction of media center and gymnasium. Duration 24 months ○ Start: Fall 2026 ○ Project Completion: Fall 2030 ○ Project Duration: 48 Months Total ○ Only way to do this option is to vacate the building. ➤ Option AR4B – Addition/Renovation (Strategy Five) <ul style="list-style-type: none"> ○ Renovation: 173,671 sf ○ Addition: 95,612 sf (Courtyard: 41,182 sf) ○ Phasing Schedule <ul style="list-style-type: none"> • Phase 1: Demolition & new construction of three-story academic wing. Renovation of upper portion of building. Will require temporary site relocation. Duration: 24 months • Phase 2: Students move into academic wing. Renovation of auditorium, music wing and gymnasium and new construction of media center and admin. Duration: 18 months. ○ Start: Fall 2026. ○ Project Completion: Spring 2030 ○ Project Duration: 42 Months total ➤ Option AR5 – Deduct/Renovation (Strategy Six) <ul style="list-style-type: none"> ○ Renovation: 288,229 sf ○ Phasing Schedule <ul style="list-style-type: none"> • Phase 1: Staggered reno of classroom wings & media center. Duration fall '26 – January '28. Café reno during summer '27. Students in modulars & remaining existing classroom wing. • Phase 2: Auditorium, music and gym reno + building demo. Winter '28 through August '29. • Phase 3: Site work during winter '29 through summer '30
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- Construction Complete: Summer '29
- Duration: 35 Months +/-
- Limited Swing Space Required. Assumes 15 Students, 5 Admin modulars. Loss of use of gym/auditorium for 12 to 18 months
- Option AR6 – Addition/Renovation (Strategy Seven)
 - Renovation: 179,771 sf
 - Addition: 78,259 sf
 - Phasing Schedule
 - Construction Start: Fall 2026
 - Construction Complete: Summer 2029
 - Duration: 33 Months
 - Requires off site swing space for entire student population and faculty/staff. Assume available site and 45 modulars
- Option AR7 – Addition/Renovation (Strategy Eight)
 - Renovation: 136,102 sf
 - Addition: 111,490 sf
 - Phasing Schedule
 - Phase 1: Construction starts fall 2026. Demo admin and classroom wing. Construct new classroom wing/gym during fall '28
 - Phase 2: Move students into new classroom wing September '28. Renovate existing building auditorium, café, mc and existing classrooms. Summer '28 – fall '29
 - Phase 3: Demo North-West side of building and site work. Winter '29 – summer '29
 - Construction Complete: August 2029
 - Duration: 36 Months
 - Limited Swing space required. Assume 5 admin and 15 student modulars
 - Not all non-ed spaces fit in this option.
- Option NC1 – New Construction (Strategy New Construction One)
 - GSF: 200,000 sf
 - Project Timeline:
 - New construction starts fall 2026
 - Existing Building demo January 2029 through Summer 2029
 - New Construction Complete: January 2029
 - Duration: 28 Months
 - Total Duration with Demo: 36 Months
 - No Swing space required. Temporary Parking required to accommodate active school and contractor parking + laydown space.
 - Stripped back academic building only
- Option NC2 – New Construction (Strategy New Construction One)
 - GSF: 150,000 sf
 - Project Timeline
 - New construction starts fall 2026

- New Construction Complete: January 2029
- Duration 28 Months
- No swing space required. Temporary parking required to accommodate active school and contractor parking + laydown space.
- Option NC3 – New Construction (Strategy New Construction Two)
 - GSF: 159,590 sf
 - Project Timeline
 - Existing Building demo & site prep start fall 2026. Duration 12 months.
 - New Construction starts fall 2027
 - New Construction complete January 2030. Duration 28 months
 - Total duration with demo: 36 Months
 - Requires off site swing space for entire student population and faculty/staff. Assume available site and 45 modulars.
- Option NC4 – New Construction
 - GSF: 165,142 sf
 - Rooftop Green Space: 10,849 sf
 - Project Timeline:
 - New Construction Starts Fall 2026
 - New Construction Complete: January 2029.
 - Duration: 28 Months
 - No Swing Space Required. Track and football field to be relocated.
- Option NC5 – New Construction
 - GSF: 167,319 sf
 - Project Timeline
 - New Construction Starts Fall 2026
 - New Construction Complete January 2029
 - Duration: 28 Months
 - No Swing Space Required. Track and football field to be relocated.
 - Building on the stadium allows us to investigate more sustainable orientations for the building which will help you in the long run.

Discussion:

- M. Simon asked if the programs located in the center of the school for some options would lack natural light, while the core classrooms would have it. C. Blessen responded affirmatively, adding that where green space is shown, they are considering opening the building to create courtyards, which would provide outside windows in those areas.
- Sheyann B. asked how long each phase would take for strategy one and how student functions would continue during construction. C. Blessen explained that for the classroom wings, the goal is to complete each in 8-month phases. This approach would allow renovation while students are in modular spaces, and then they would move into the new wing. The overall process would take

about three years, with major tasks like gym renovations handled during the summers.

- M. Simon inquired whether the rubber gym in option AR1 would be a regulation-sized high school gym or smaller. C. Blessen replied that the gym would serve more as an alternative space for physical education or gymnastics, rather than a regulation-sized facility.
- M. Nawoichik asked if all the options are ADA accessible. C. Blessen confirmed that they are.
- M. Simon inquired if non-educational spaces could be used as swing-space classrooms to save money on modulares. Tappe responded that it would cost roughly the same to renovate non-educational spaces as it would to use modulares, and renovations would take more time.
- C. Blessen shared that they now have a proposal for ANRAD and are actively working on it, noting that it is a key piece of information.
- K. Bond asked if, in the case of constructing a new separate academic building, the current building would be brought up to compliance. C. Blessen explained that they would target specific areas needed for student use, such as music rooms, the auditorium, and gyms, focusing on those sections without necessarily updating the rest of the building. They aim to stay under the compliance threshold to control costs. K. Bond then asked how they would keep people out of the areas not being used. C. Blessen explained that the plan for new construction adjacent to the existing building would allow the majority of funds to be allocated to the new academic high school, with students only crossing over to use certain components of the existing building when necessary.
- C. Campbell asked for clarification on the gym. C. Blessen explained that the gym shown in options NC4 and NC5 features a 3-court arrangement, including a full-size regulation court with two side courts. M. Simon asked if keeping the existing building gyms would be necessary to implement NC4 and NC5. C. Blessen responded that it wouldn't necessarily be required. They noted that the next time Tappe presents, they are likely to bring cost data for the options that remain under consideration. At this stage, it's about square footage, and they are exploring whether they can reduce the total from 233,000 square feet. For instance, instead of building a full 7,000-square-foot auditorium, they could opt for a smaller 4,000-square-foot black box theater, with larger performances continuing to take place in the existing building. However, drama and PE components would still be included in the new building.
- K. Bond commented that their theater program is well-attended, so a smaller theater might not be sufficient.
- K. Bond requested an option that includes a larger theater and integrates non-high school programs into the new construction to better visualize the design.
- D. Davison noted that there is no space available in town to build another stadium, so it would need to be located on this site.
- T. Hartford noted that the current approach recognizes that the cost of providing a high school includes educational spaces, while adding non-

	<p>educational programs increases the overall cost. Each program is being evaluated in collaboration with Tappe, and options will continue to be refined based on square footage, which will dictate the final cost. K. Bond emphasized the importance of making an informed decision about whether it is worth adding the non-educational programs. M. Nawoichik added that she believes there is an educational benefit to including BCAT, the theater, and administrative offices in the school.</p> <ul style="list-style-type: none"> ➤ M. Massardo expressed appreciation for the creativity in presenting multiple options to the SBC. She suggested eliminating a couple of options that require significant swing space, as no one wants to deal with four years of it. K. Bond mentioned potentially eliminating AR5 and AR6, while M. Simon noted that AR4A and AR4B would take the longest and cause the most disruption. ➤ S. Brown pointed out that without cost estimates, decision-making could become more challenging. Further discussion will be needed regarding construction timelines, swing space, and site impacts. It may be helpful to create a "cheat sheet" outlining which options require swing space, along with their pros and cons, for further discussion. K. Bond asked if the SBC should review this spreadsheet before eliminating options, and several members agreed. M. Massardo suggested that eliminating four options might help streamline the decision-making process, noting that NC3 removes everyone off-site, which no one favors. <p><u>Vote:</u> A motion to remove options NC3, AR4A, AR4B, AR5 and AR6 made by M. Nawoichik and seconded by M. Simon. Discussion: None. Roll Call Vote: J. Brooks - Yes, M. Nawoichik - Yes, M. Massardo - Yes, E. Conti- Yes, L. Chen - Yes, C. Campbell - Yes, B. Cunha - Yes, N. Guanci - Yes G. Pinkham - Yes, T. Regan – Yes, M. Simon - Yes, K. Bond. J. Attubato – Yes. Abstentions: M. Bix-Hylan. Motion passes. 13-0-1</p>	
9.6	<p>Community Listening Session</p> <ul style="list-style-type: none"> ➤ The event received great feedback. ➤ There is universal acknowledgment that something needs to be done about the high school. <p>Formal Community Presentation:</p> <ul style="list-style-type: none"> ➤ A night is still being decided for the community presentation during the week of November 18th. ➤ D+W will send out a poll to determine which night works best for committee members to attend. 	Record
9.7	<p>Other Topics not Reasonably Anticipated 48 hours prior to the Meeting:</p> <ul style="list-style-type: none"> ➤ None. 	Record
9.8	<p>Public Comment:</p> <ul style="list-style-type: none"> ➤ None. 	Record

9.9	Upcoming Meetings: <ul style="list-style-type: none">➤ November 14, 2024 @ 6:30 p.m.➤ December 12, 2024 @ 6:30 p.m.	Record
9.10	Adjourn: 8:23 PM a motion was made by J. Brooks and seconded by M. Nawoichik to adjourn the meeting. Roll Call Vote: M. Massardo – Yes, K. Bond – Yes, J. Brooks – Yes, M. Nawoichik – Yes. Motion passes. Adjourn. 4-0-0.	Record

Sincerely,

DORE + WHITTIER

Rachel Rincon

Assistant Project Manager

Cc: Attendees, File

The above is my summation of our meeting. If you have any additions and/or corrections, please contact me for incorporation into these minutes.

Dore and Whittier Management Partners, LLC

Please send payments to;
212 Battery Street
Suite 1
Burlington, VT 05401

Town of Burlington
123 Cambridge Street
Burlington, MA 01803

Invoice number 00012
Date 10/31/2024

Project 23-0130 BURLINGTON HIGH SCHOOL,
BURLINGTON, MA

Attn: Nichole Coscia, Business Manager

For Date Range: October 1 to October 31, 2024

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Project Initiation & Pre-Designer Selection	60,000.00	60,000.00	0.00	0.00	60,000.00
Feasibility	200,000.00	138,000.00	18,000.00	44,000.00	156,000.00
Schematic Design	190,000.00	0.00	0.00	190,000.00	0.00
Total	450,000.00	198,000.00	18,000.00	234,000.00	216,000.00

Invoice total **18,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00011	09/30/2024	18,000.00		18,000.00			
00012	10/31/2024	18,000.00	18,000.00				
	Total	36,000.00	18,000.00	18,000.00	0.00	0.00	0.00



Tappé Architects, Inc.
 Six Edgerly Place
 Boston, MA 02116
 www.tappe.com
 617-451-0200

Nichole Coscia
 Business Manager
 123 Cambridge Street
 Burlington, MA 01803

November 4, 2024
 Invoice No: 241005

Project A2404.00 Burlington High School Study

Professional Services from October 1, 2024 to October 31, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	308,600.00	72.9148	225,015.00	197,154.00	27,861.00
Schematic Design	450,000.00	0.00	0.00	0.00	0.00
Extra Services	191,400.00	85.7471	164,120.00	157,080.00	7,040.00
Total Fee	950,000.00		389,135.00	354,234.00	34,901.00
Total Fee					34,901.00
Total this Invoice					\$34,901.00

Outstanding Invoices

Number	Date	Balance
240905	10/2/2024	50,862.00
Total		50,862.00

cc: via email
 Terry Hartford: thartford@doreandwhittier.com
 Rachel Rincon: rrincon@doreandwhittier.com

Approved By: 

Billing Backup

Monday, November 4, 2024

TAPPE' ARCHITECTS, INC.

Invoice <Draft> Dated 11/4/2024

2:10:59 PM

Project	A2404.00	Burlington High School Study
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Consultants

R-Traffic

AP 131490	10/21/2024	Howard Stein Hudson Associates, Inc. / Extra services	6,400.00
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Total Consultants	1.1 times	6,400.00	7,040.00
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Total this Project	\$7,040.00
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Total this Report	\$7,040.00
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Approved By: _____

Invoice

HOWARD/STEIN-HUDSON ASSOCIATES
11 BEACON STREET, SUITE 1010
BOSTON, MA 02108
617-482-7080

COPY

Charles Hay
Tappe Associates, Inc.
6 Edgerly Place
Boston, MA 02116

July 11, 2024
Invoice No: 2023249.00 - 3 ✕
Due Date: August 10, 2024

Invoice Total \$6,400.00

Project 2023249.00 Burlington High School
LUMP SUM BILLING

Professional Services from May 26, 2024 to June 30, 2024

Phase 001 Existing Conditions
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Existing Conditions	17,000.00	100.00	17,000.00	13,600.00	3,400.00
Conceptual Site Plan Assistance/Future C	13,000.00	0.00	0.00	0.00	0.00
Technical Memo	12,000.00	35.00	4,200.00	1,200.00	3,000.00
Meetings	4,000.00	0.00	0.00	0.00	0.00
Total Fee	46,000.00		21,200.00	14,800.00	6,400.00

Total Fee 6,400.00

Total this Phase \$6,400.00

Total this Invoice \$6,400.00

Outstanding Invoices

Number	Date	Balance
1	5/3/2024	2,550.00
2	5/31/2024	12,250.00
Total		14,800.00

Total Now Due \$21,200.00

Billings to Date

	Current	Prior	Total
Fee	6,400.00	14,800.00	21,200.00
Totals	6,400.00	14,800.00	21,200.00

Robert M. Dankese, Jr.
Robert M. Dankese, Jr., CFO

Voucher#	131490
Vendor	962
Project#	A2404.0
Account	516
Approval	<i>EM 10/21/24</i>

Extra Services

PAYMENT TERMS: NET 30 DAYS
HSH accepts ACH payments. Please email kpelland@hshassoc.com for more information

November 14, 2024



Burlington High School Project
School Building Committee Meeting #10
November 14, 2024, 6:30 PM

1. Call to Order & Pledge of Allegiance
2. Approval of October 10, 2024 Meeting Minutes (vote expected)
3. Invoices and Commitments for Approval (vote expected)
4. Budget Update
5. Public Comment
6. PDP Conceptual Pricing
7. Tappé Architects – Project Update
8. Community Presentation No. 1 – November 20, 2024
9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
10. Public Comment
11. Next Meetings
12. Adjourn

2. Approval of Previous Meeting Minutes

1. October 10, 2024 Meeting Minutes – approval (vote required)

***Motion to approve BHS
Previous Meeting
Minutes**

3. Invoices and Commitments for Approval

1. Dore & Whittier Invoice No. 12 Oct-24 in the amount of \$18,000.00.
2. Tappé Invoice No. 241005 dated November 4, 2024, in the amount of \$34,901.00.

Dore and Whittier Management Partners, LLC
 Please send payments to:
 212 Battery Street
 Suite 1
 Burlington, VT 05401

Town of Burlington
 123 Cambridge Street
 Burlington, MA 01803

Invoice number 00012
 Date 10/31/2024

Project 23-0130 BURLINGTON HIGH SCHOOL,
 BURLINGTON, MA

Attn: Nichole Coscia, Business Manager

For Date Range: October 1 to October 31, 2024

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Project Initiation & Pre-Designer Selection	60,000.00	60,000.00	0.00	0.00	60,000.00
Feasibility	200,000.00	138,000.00	18,000.00	44,000.00	156,000.00
Schematic Design	190,000.00	0.00	0.00	190,000.00	0.00
Total	450,000.00	198,000.00	18,000.00	234,000.00	216,000.00

Invoice total **18,000.00**

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00011	09/30/2024	18,000.00		18,000.00			
00012	10/31/2024		18,000.00				
Total		36,000.00	18,000.00	18,000.00	0.00	0.00	0.00

*Motion to approve invoices



Tappé Architects, Inc.
 Six Edgerly Place
 Boston, MA 02116
 www.tappe.com
 617-451-0200

Nichole Coscia
 Business Manager
 123 Cambridge Street
 Burlington, MA 01803

November 4, 2024
 Invoice No: 241005

Project A2404.00 Burlington High School Study

Professional Services from October 1, 2024 to October 31, 2024

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility Study	308,600.00	72.9148	225,015.00	197,154.00	27,861.00
Schematic Design	450,000.00	0.00	0.00	0.00	0.00
Extra Services	191,400.00	85.7471	164,120.00	157,080.00	7,040.00
Total Fee	950,000.00		389,135.00	354,234.00	34,901.00
Total this Invoice					\$34,901.00

Outstanding Invoices

Number	Date	Balance
240905	10/2/2024	50,862.00
Total		50,862.00

cc: via email
 Terry Hartford: thartford@doreandwhittier.com
 Rachel Rincon: rrincon@doreandwhittier.com

4. Budget Update



Project:

Burlington High School



Project Details

DWMP Project No.	23-0130	Project Type	High School
Project Name	Burlington High School	Scope Type	TBD
Project Address	123 Cambridge St Burlington, MA 01803	MSBA Project?	No
Project Phase	Feasibility Study		
Phase End-Date	11/30/2025		
Phase % Complete	48%		

[Edit Project Details](#)

- [Budgets](#)
- [Budget Transfers](#)
- [Contracts](#)
- [Invoices](#)
- [Vendors](#)
- [Meetings](#)
- [Monthly Reporting](#)

Project Budget Summary

Budget Category	Orig. Budget	Transfers	Upd. Budget	Contract Amt.	% Committed	Expended	% Expended	Contract Remain'g	Bud. Balance
0000-0000 Feasibility Study Agreement									
0001-0000: OPM - Feasibility Study	\$450,000.00	\$0.00	\$450,000.00	\$450,000.00	100%	\$198,000.00	44%	\$252,000.00	\$0.00
0002-0000: A&E - Feasibility Study	\$758,600.00	\$0.00	\$758,600.00	\$758,600.00	100%	\$197,154.00	25%	\$561,446.00	\$0.00
0003-0000: Environmental & Site	\$191,400.00	\$0.00	\$191,400.00	\$191,400.00	100%	\$157,080.00	82%	\$34,320.00	\$0.00
0004-0000: Other	\$100,000.00	\$0.00	\$100,000.00		0%		0%	\$0.00	\$100,000.00
Total - 0000-0000 Feasibility Study Agreement	\$1,500,000.00	\$0.00	\$1,500,000.00	\$1,400,000.00	300%	\$552,234.00	152%	\$847,766.00	\$100,000.00
Total	\$1,500,000.00	\$0.00	\$1,500,000.00	\$1,400,000.00	300%	\$552,234.00	152%	\$847,766.00	\$100,000.00

5. Public Comment

6. PDP Conceptual Pricing

DORE + WHITTIER

The costs for the various PDP Options indicated in this presentation are intended to be an **analysis of the relative costs between options and NOT a prediction of the actual final cost** of any individual option. Major variables such as geotechnical, site grading, wetland determination, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PDP cost analysis. **The costs outlined in this report should not be represented as the FINAL construction budget and have a +/- 10% degree of accuracy.**

PDP Cost Comparisons utilize the Estimator's SF data from all recent high schools.

7. Tappé Architects – Project Update

OPTIONS AT A GLANCE



AR1 - ADDITION/RENOVATION
3 PHASES - CONSTRUCTION COMPLETE AUGUST 2029



AR2 - ADDITION/RENOVATION
3 PHASES - CONSTRUCTION COMPLETE AUGUST 2029



AR3 - ADDITION/RENOVATION
4 PHASES - CONSTRUCTION COMPLETE FALL 2029



AR7 - ADDITION/RENOVATION
3 PHASES - CONSTRUCTION COMPLETE AUGUST 2029



AR8 - ADDITION/RENOVATION
3 PHASES - CONSTRUCTION COMPLETE FALL 2029



NC1 - NEW CONSTRUCTION
CONSTRUCTION COMPLETE FALL 2029



NC2 - NEW CONSTRUCTION
CONSTRUCTION COMPLETE JANUARY 2029

ELIMINATED OPTIONS:

- AR4A - ADDITION/RENOVATION
- AR4B - ADDITION/RENOVATION
- AR5 - ADDITION/RENOVATION
- AR6 - ADDITION/RENOVATION
- NC3 - NEW CONSTRUCTION



NC4 - NEW CONSTRUCTION
STUDENTS MOVE IN JANUARY 2029
CONSTRUCTION COMPLETE WINTER 2029



NC5A - NEW CONSTRUCTION
STUDENTS MOVE IN JANUARY 2029
CONSTRUCTION COMPLETE WINTER 2029



NC5B - NEW CONSTRUCTION
STUDENTS MOVE IN JANUARY 2029
CONSTRUCTION COMPLETE WINTER 2029



RELOCATED ATHLETIC FIELD - NEW CONSTRUCTION/RENOVATION
INCLUDED IN OPTIONS NC4, NC5A & NC5B

7. Tappé Architects – Project Update

OPTION R1 - FULL RENOVATION

STRATEGY ONE

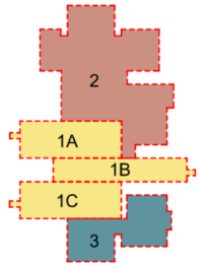
HIGH SCHOOL RENO: 293,395 sf +/-
 COURTYARD DEMO: 12,500 sf +/-
 NON - HS ED RENO: 68,295 sf +/-
TOTAL: 361,690 sf +/-

PHASING SCHEDULE:

PHASE 1: RENOVATE CLASSROOM WINGS IN SUCCESSION FOR 8 MONTHS, 24 MONTHS TOTAL. WILL REQUIRE PK TO RELOCATE AND 20 MODULARS FOR HIGH SCHOOL STUDENTS.

PHASE 2: PARTIAL DEMO & RENOVATION OF LOWER PORTION OF BUILDING. DURATION 12 MONTHS.

PHASE 3: RENOVATION OF UPPER PORTION OF BUILDING OF CAFE AND NON-HIGH SCHOOL AS DESIRED.



CONSTRUCTION START FALL 2026.
PROJECT COMPLETION FALL 2029.
TOTAL DURATION 36 MONTHS +/-.

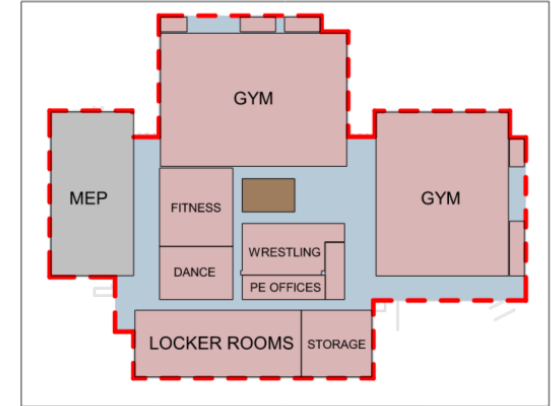
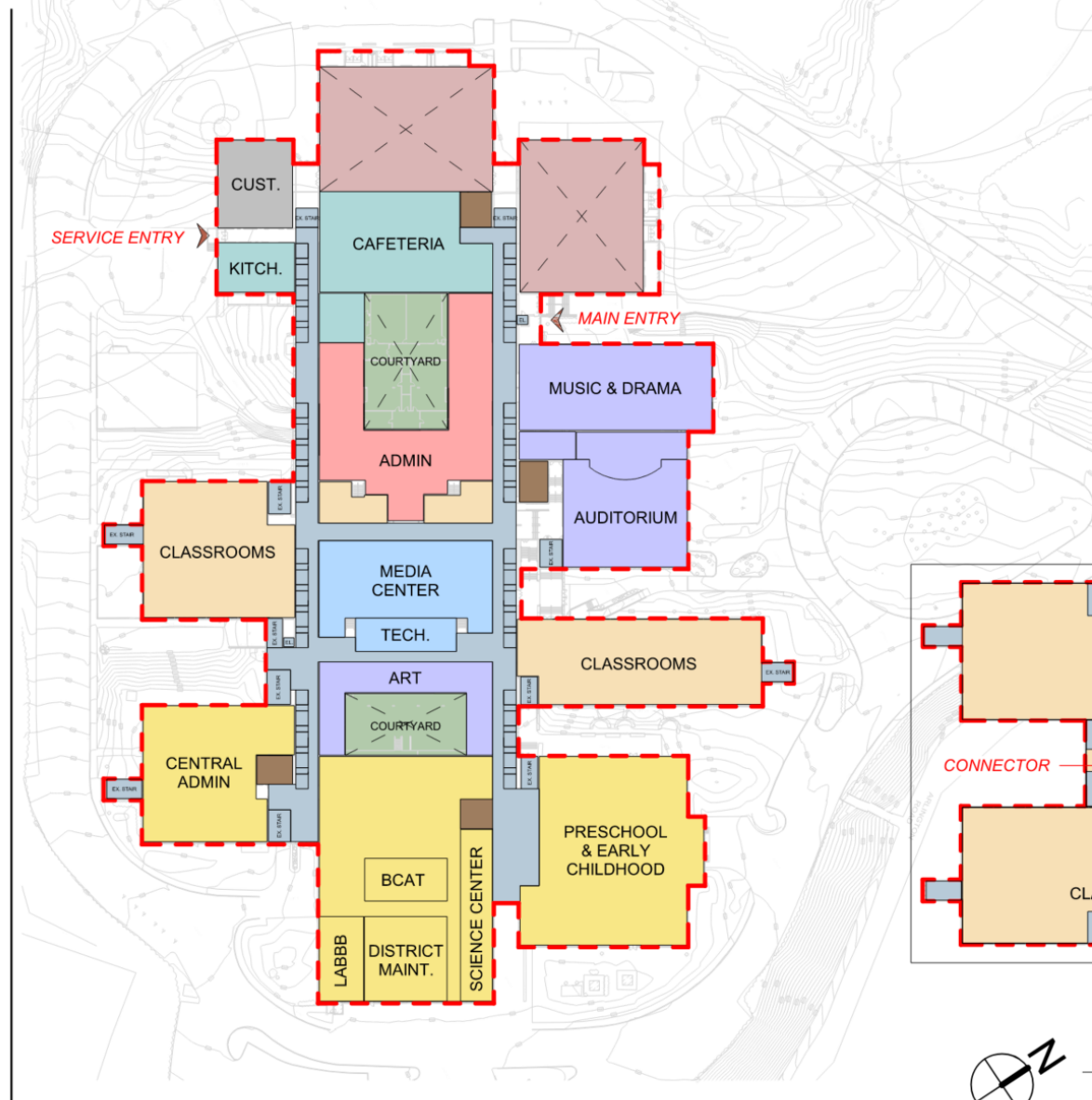
PROS:

- MODERNIZED VERSION OF EXISTING
- CREATES A COURTYARD
- RETAINS EXISTING GYMS AND AUDITORIUM

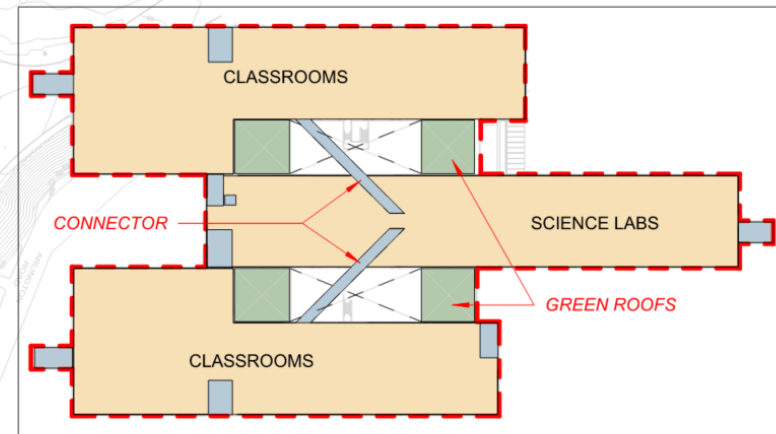
CONS:

- DISRUPTIVE CONSTRUCTION SCHEDULE
- POOR CIRCULATION & LONG TRAVEL DISTANCES
- EXCESS SPACE
- INEFFICIENT LAYOUT

■ NON - HIGH SCHOOL PROGRAM
 ■ RENOVATION



LOWER LEVEL



SECOND FLOOR



7. Tappé Architects – Project Update

OPTION AR1 - ADDITION/ RENOVATION

STRATEGY TWO

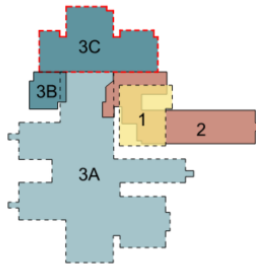
HIGH SCHOOL RENO: 89,490 sf +/-
 HIGH SCHOOL NEW: 146,050 sf +/-
 TOTAL: 235,540 sf +/-

PHASING SCHEDULE:

PHASE 1: DEMOLISH THEATER ARTS WING DURING FALL '26 - SPRING '27.

PHASE 2: CONSTRUCT NEW CLASSROOM WING, LOBBY & MEDIA CENTER DURING SUMMER '27 - FALL '28. STUDENT MOVE IN SEPTEMBER 2028 TO CLASSROOM WING.

PHASE 3: DEMO BUILDING FALL '28. CONSTRUCT AUDITORIUM DURING WINTER '28/ SPRING '29 & RENO OF LOWER PORTION OF BUILDING. SITE WORK SPRING '29 - SUMMER '29.



CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION AUG. 2029.
 TOTAL DURATION 36 MONTHS +/-.

NO OR LIMITED SWING SPACE.

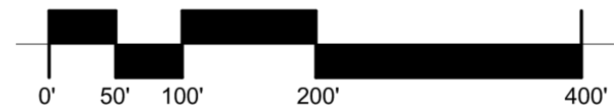
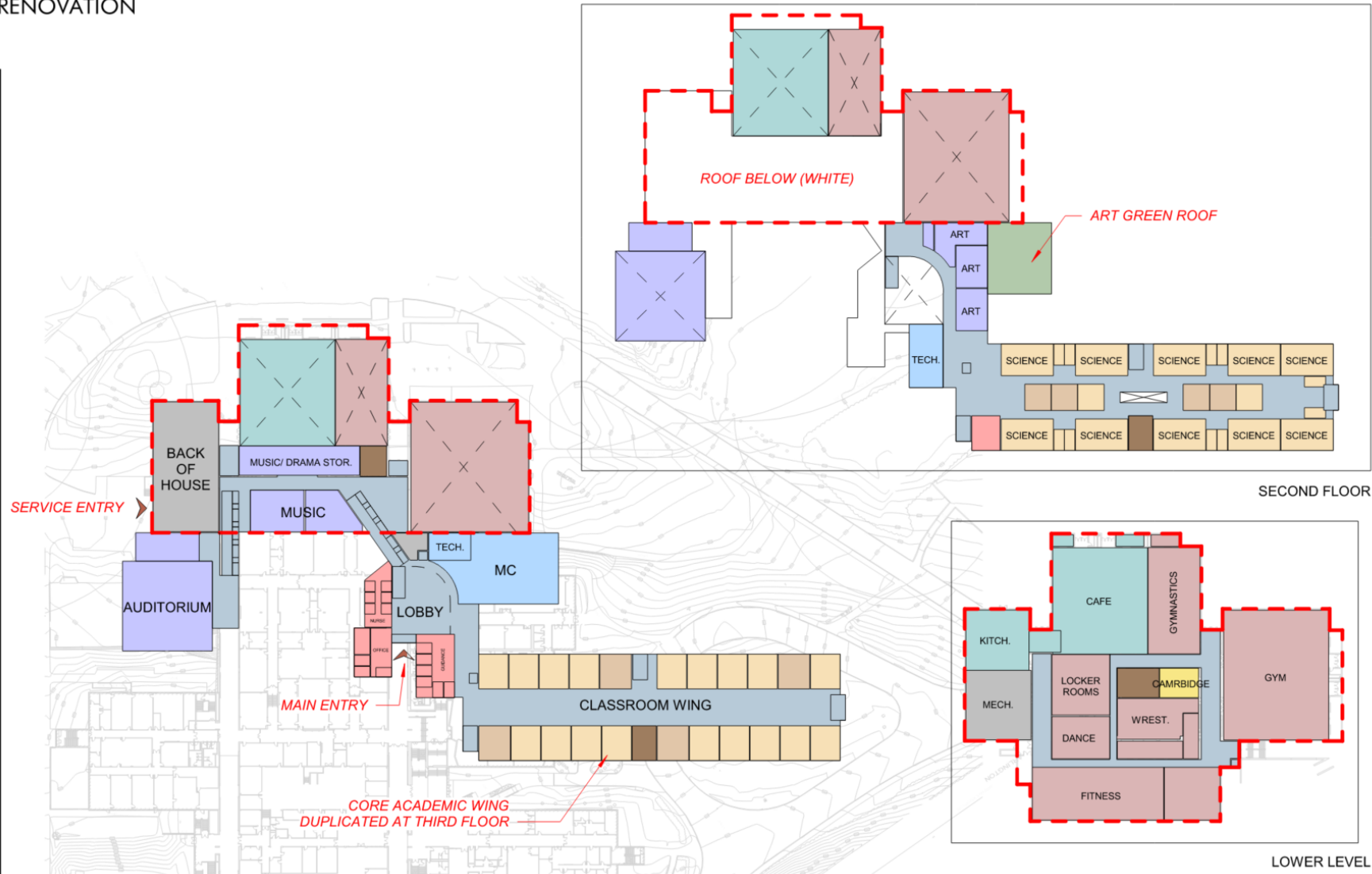
PROS:

- LOGISTICS (NO SWING SPACE)
- EFFICIENT PROGRAMMING
- RETAINS WOOD - FLOOR GYM
- ALLOWS FOR MORE PARKING/ GREEN SPACE
- MAINTAINS EXISTING FOOTBALL/ TRACK FIELD

CONS:

- DISRUPTIVE CONSTRUCTION SCHEDULE
- MINOR LEVEL SPLITS
- REFURPOSES RUBBER - FLOOR GYM
- DEMOS AUDITORIUM
- DOES NOT INCLUDE NON - HS PROGRAM
- REDUCED VERSION OF AR2

■ NON - HIGH SCHOOL PROGRAM
 ■ RENOVATION



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION AR2 - ADDITION/ RENOVATION

STRATEGY TWO

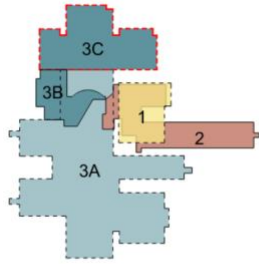
HIGH SCHOOL RENO: 89,490 sf +/-
 HIGH SCHOOL NEW: 144,290 sf +/-
 NON - HS RENO: 62,335 sf +/-
 TOTAL: 296,115 sf +/-

PHASING SCHEDULE:

PHASE 1: DEMOLISH THEATER ARTS WING DURING FALL '26 - SPRING '27.

PHASE 2: CONSTRUCT NEW CLASSROOM WING, LOBBY & MEDIA CENTER DURING SUMMER '27 - FALL '28. STUDENT MOVE IN SEPTEMBER 2028 TO CLASSROOM WING.

PHASE 3: DEMO BUILDING FALL '28. CONSTRUCT AUDITORIUM & CAFE DURING WINTER '28/ SPRING '29 & RENO OF LOWER PORTION OF BUILDING. SITE WORK SPRING '29 - SUMMER '29.



CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION AUG. 2029.
 TOTAL DURATION 36 MONTHS +/-.

NO OR LIMITED SWING SPACE.

PROS:

- LOGISTICS (NO SWING SPACE)
- EFFICIENT PROGRAMMING
- RETAINS GYMS
- MAINTAINS NON - HS PROGRAM
- MAINTAINS EXISTING FOOTBALL/ TRACK FIELD

CONS:

- DISRUPTIVE CONSTRUCTION SCHEDULE
- MINOR LEVEL SPLITS
- DEMOS AUDITORIUM

- NON - HIGH SCHOOL PROGRAM
- RENOVATION



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION AR3 - ADDITION/ RENOVATION

STRATEGY FOUR

HIGH SCHOOL RENO: 145,395 sf +/-
 HIGH SCHOOL NEW: 120,100 sf +/-
 NON - HS RENO: 41,360 sf +/-
 TOTAL: 306,855 sf +/-

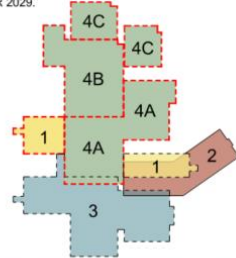
PHASING SCHEDULE:

PHASE 1: RENOVATE CLASSROOM WING INTO CAFE & DEMO CLASSROOM WING NEXT TO THEATER, FALL '26 - SUMMER '27.

PHASE 2: CONSTRUCT NEW CLASSROOM WING, SUMMER '27 - SUMMER '28. STUDENTS MOVE INTO NEW WING SEPT. '28.

PHASE 3: DEMO SOUTH END OF BUILDING DURING SUMMER '28 - WINTER '29.

PHASE 4: CONSTRUCT ADMIN WING DURING WINTER '29 - SUMMER '29. SITE WORK SPRING/ SUMMER 2029.



CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION FALL 2029.
 TOTAL DURATION 36 MONTHS +/-.

LIMITED SWING SPACE REQUIRED.
 ASSUME 5 ADMIN, 10 STUDENT
 MODULARS.

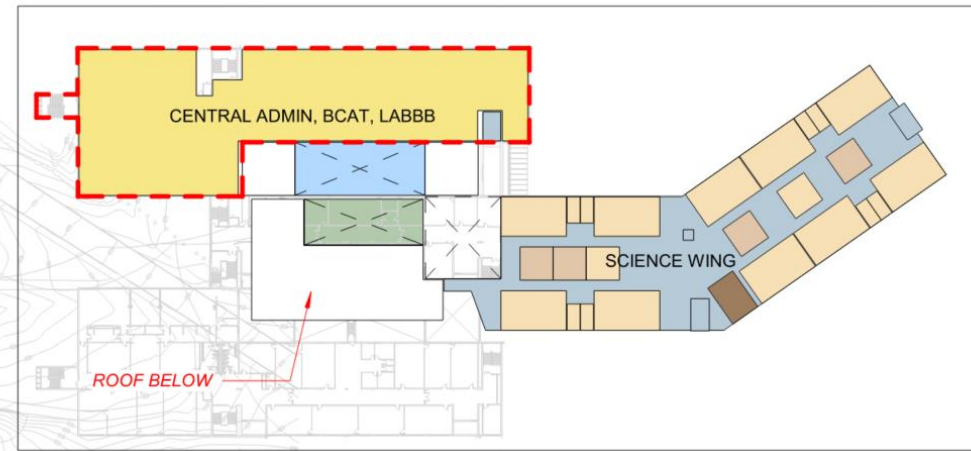
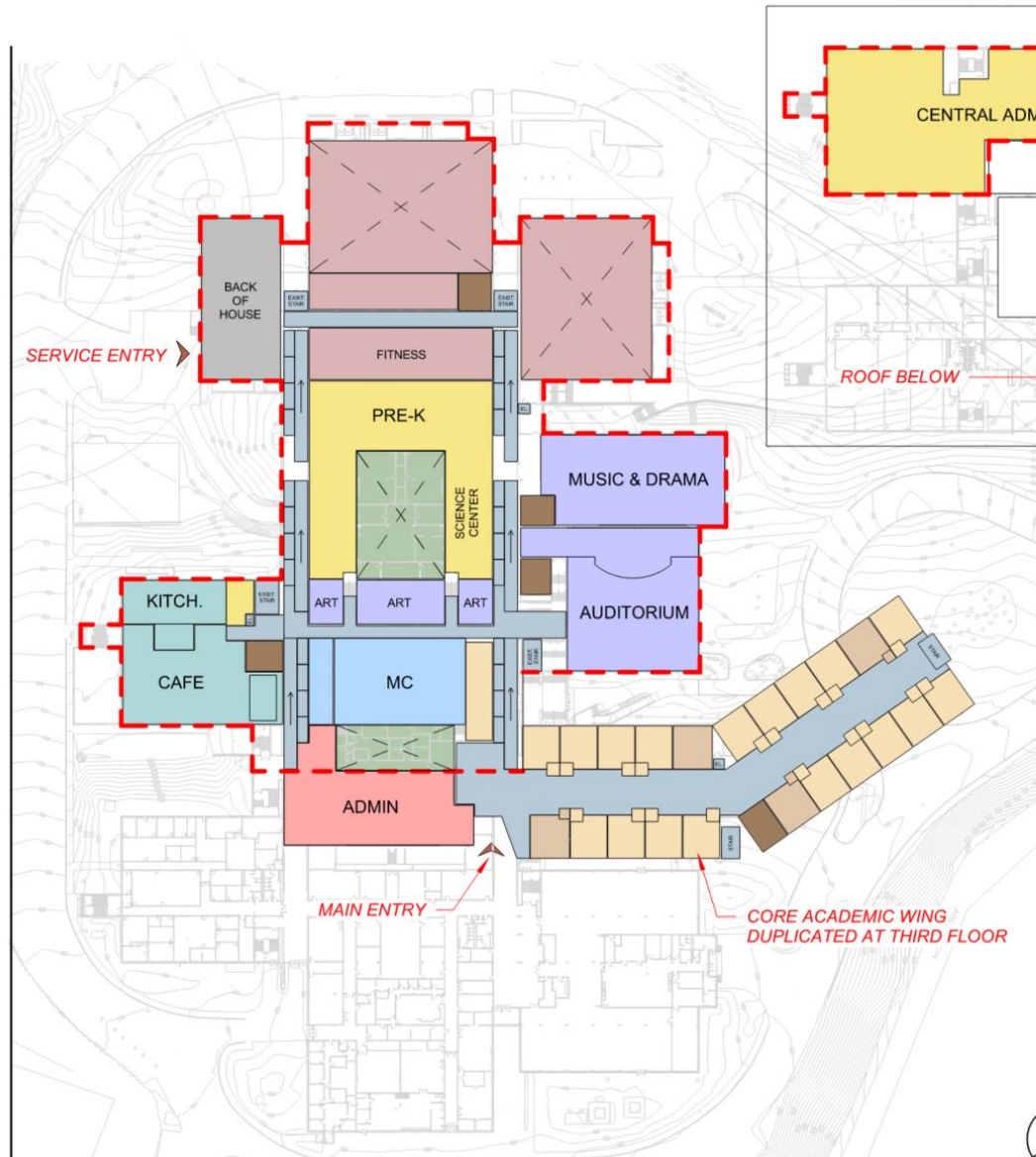
PROS:

- EFFICIENT LAYOUT
- MAINTAINS SPORT FIELDS
- INCLUDES NON - HS PROGRAM
- RETAINS GYMS & AUDITORIUM

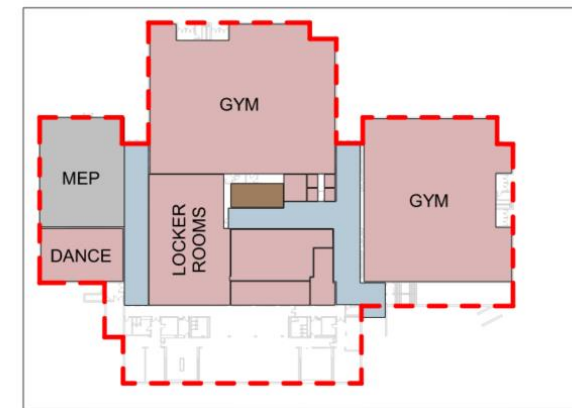
CONS:

- PHASING (REQUIRES MODULARS)
- SPLIT LEVELS/ CIRCULATION

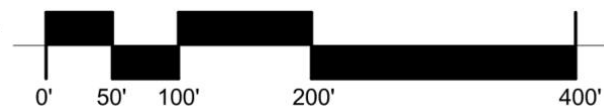
■ NON - HIGH SCHOOL PROGRAM
 ■ RENOVATION



SECOND FLOOR



LOWER LEVEL



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION AR7 - ADDITION/ RENOVATION

STRATEGY EIGHT

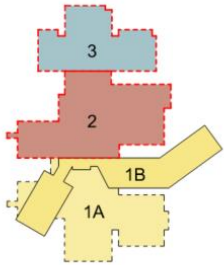
HIGH SCHOOL RENO: 96,831 sf +/-
 HIGH SCHOOL NEW: 133,115 sf +/-
 NON - HS RENO: 13,435 sf +/-
 TOTAL: 243,381sf +/-

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION STARTS FALL 2026. DEMO ADMIN & CLASSROOM WING. CONSTRUCT NEW CLASSROOM WING/ GYM DURING FALL '28.

PHASE 2: MOVE STUDENTS INTO NEW CLASSROOM WING SEPTEMBER '28. RENOVATE EXISTING BUILDING AUDITORIUM, CAFE, MC AND EXISTING CLASSROOMS. SUMMER '28 - FALL '29.

PHASE 3: DEMO NORTH-WEST SIDE OF BUILDING AND SITE WORK. WINTER '29 - SUMMER '29.



CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION AUG 2029.
 TOTAL DURATION 36 MONTHS +/-.

LIMITED SWING SPACE REQUIRED.
 ASSUME 5 ADMIN AND 15 STUDENT MODULARS.

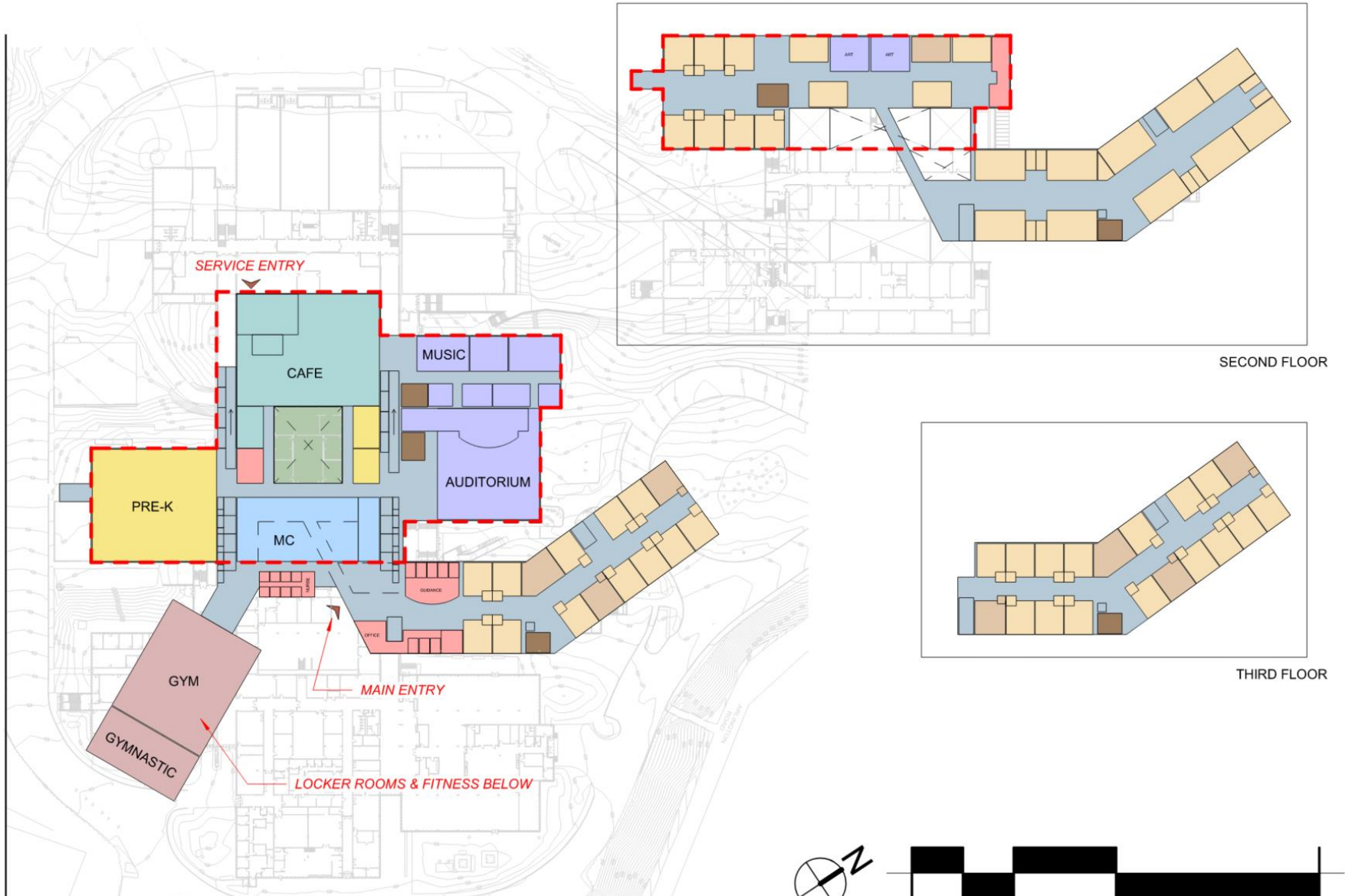
PROS:

- EFFICIENT LAYOUT & CENTRALIZED PROGRAM
- MAINTAINS SPORT FIELDS
- RETAINS PRE-K
- PRESERVES AUDITORIUM

CONS:

- PHASING (REQUIRES MODULARS)
- REMOVES GYMS
- ELIMINATES MOST NON - HS PROGRAM
- REDUCED OUTCOME AS COMPARED TO AR3

■ NON - HIGH SCHOOL PROGRAM
 ■ RENOVATION



SECOND FLOOR

THIRD FLOOR

7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION AR8 - ADDITION/ RENOVATION

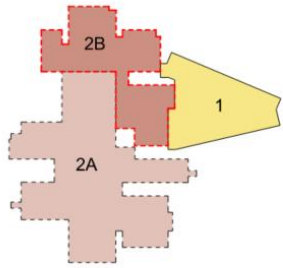
HIGH SCHOOL RENO: 109,950 sf +/-
 HIGH SCHOOL NEW: 119,395 sf +/-
 NON - HS NEW: 21,480 sf +/-
 TOTAL: 250,825 sf +/-

PHASING SCHEDULE:

PHASE 1: CONSTRUCTION STARTS FALL 2026.
 CONSTRUCT NEW ADDITION. DURATION 24 MONTHS.

PHASE 2A: MOVE STUDENTS, ADMIN & NON HIGH SCHOOL ED PROGRAM INTO NEW BUILDING. PARTIAL DEMO OF EXISTING BUILDING. FALL '28 - SPRING '29.

PHASE 2B: RENO LOWER LEVEL, MUSIC WING AND AUDITORIUM. FALL '28 - FALL '29.



CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION FALL 2029.
 TOTAL DURATION 36 MONTHS +/-.

SWING SPACE NOT REQUIRED.

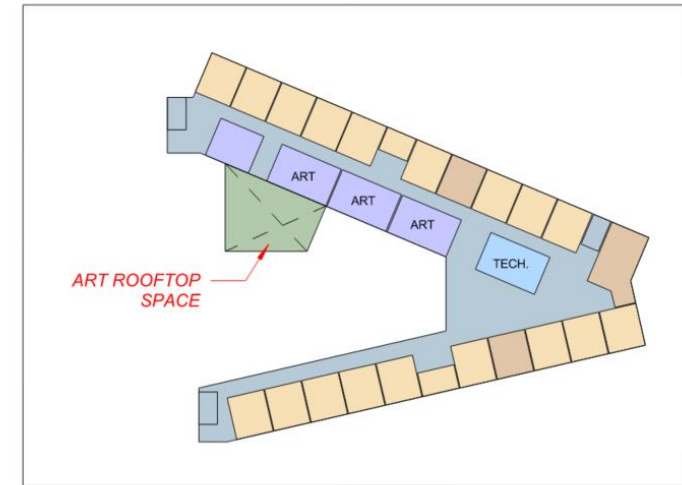
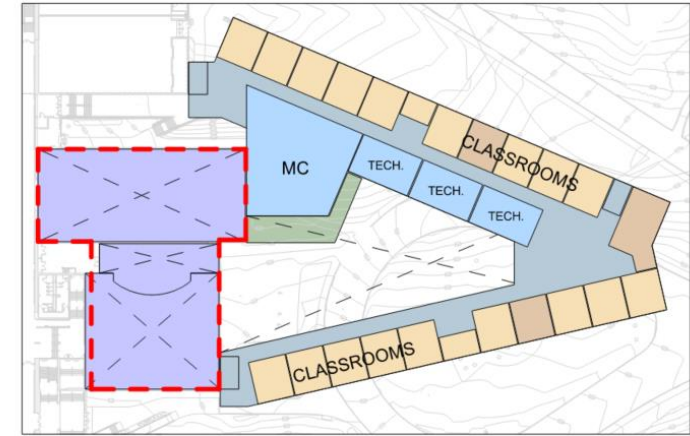
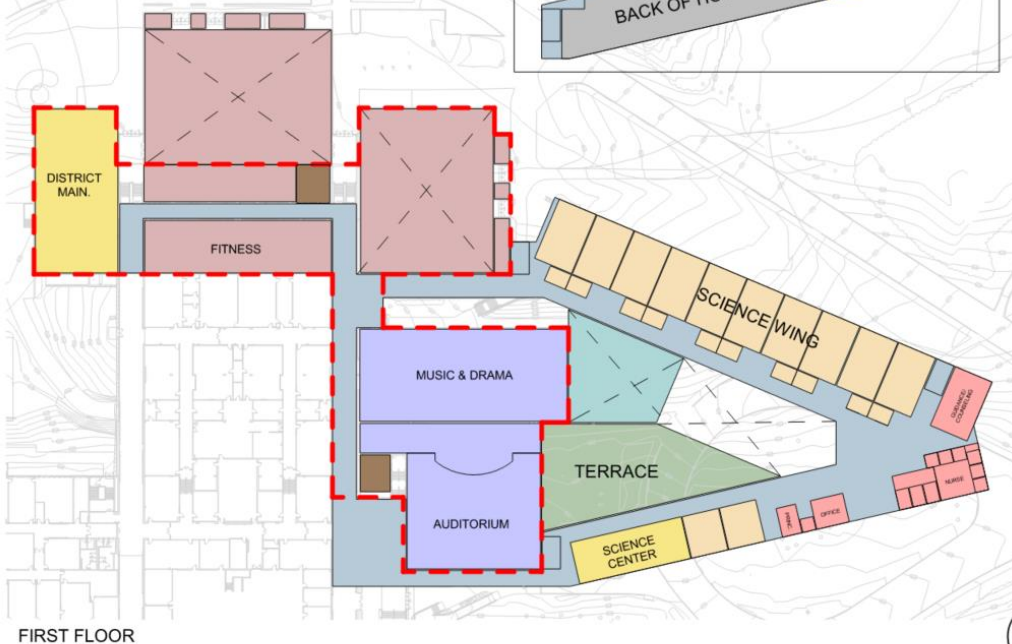
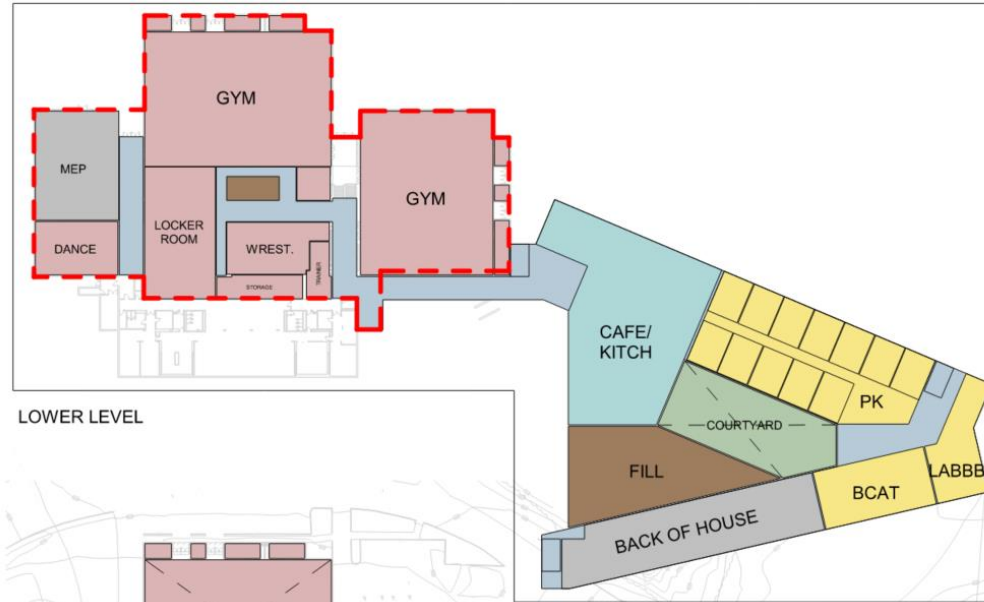
PROS:

- LOGISTICS (NO SWING SPACE)
- INCLUDES NON - HS ED PROGRAM
- PRESERVES GYM/AUDITORIUM

CONS:

- PHASING
- PROGRAMMING ADJACENCIES (LESS EFFICIENT LAYOUT)
- SITE RELATIONSHIP

■ NON - HIGH SCHOOL PROGRAM
 ■ RENOVATION



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION AR9 - ADDITION/ RENOVATION

to neighboring office building

OFFICE BLDG. RENO: 110,934 sf +/-
 HIGH SCHOOL NEW: 111,442 sf +/-
 TOTAL: 222,376 sf +/-

PROJECT TIMELINE:

NEW CONSTRUCTION STARTS FALL 2026 AND ENDS SUMMER 2029.

**CONSTRUCTION START FALL 2026.
 PROJECT COMPLETION JANUARY 2029.
 TOTAL DURATION 28 MONTHS +/-.**

NO SWING SPACE OR TEMPORARY PARKING REQUIRED. CONTINUE USE OF EXISTING FOOTBALL FIELD.



LOCUS PLAN

PROS:

- LOGISTICS (NO SWING SPACE)
- EFFICIENT PROGRAMMING
- MAINTAINS SPORT FIELDS
- UTILIZES EXISTING LAB SPACE

CONS:

- SEPARATE SITE
- NEIGHBORING APARTMENT BUILDING

- NON - HIGH SCHOOL PROGRAM
- RENOVATION



7. Tappé Architects – Project Update

OPTION NC1 - NEW CONSTRUCTION

HIGH SCHOOL NEW: 230,000 sf +/-

PROJECT TIMELINE:

NEW CONSTRUCTION STARTS FALL 2026 AND ENDS FALL 2029.

EXISTING BUILDING DEMO BEGINS JANUARY 2029 THROUGH SUMMER 2029.

**CONSTRUCTION START FALL 2026.
PROJECT COMPLETION FALL 2029.
TOTAL DURATION 36 MONTHS +/-.**

**SWING SPACE NOT REQUIRED.
TEMPORARY PARKING REQUIRED TO
ACCOMMODATE ACTIVE SCHOOL AND
CONTRACTOR PARKING + LAYDOWN
SPACE.**

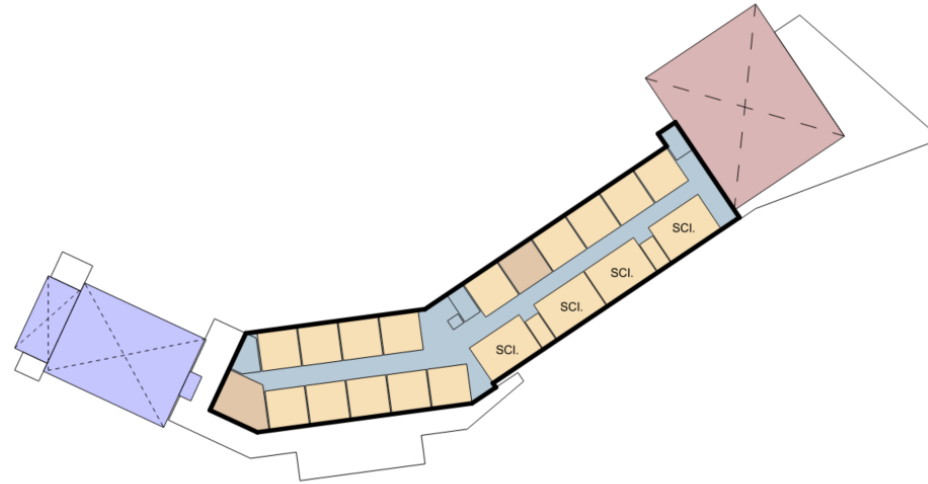
PROS:

- CONSTRUCTION DURATION LOGISTICS (SEPARATES CONSTRUCTION/ SCHOOL) PROGRAMMING
- FREES UP SPACE IN EXISTING BUILDING (OR EXISTING BUILDING IS DEMOLISHED)

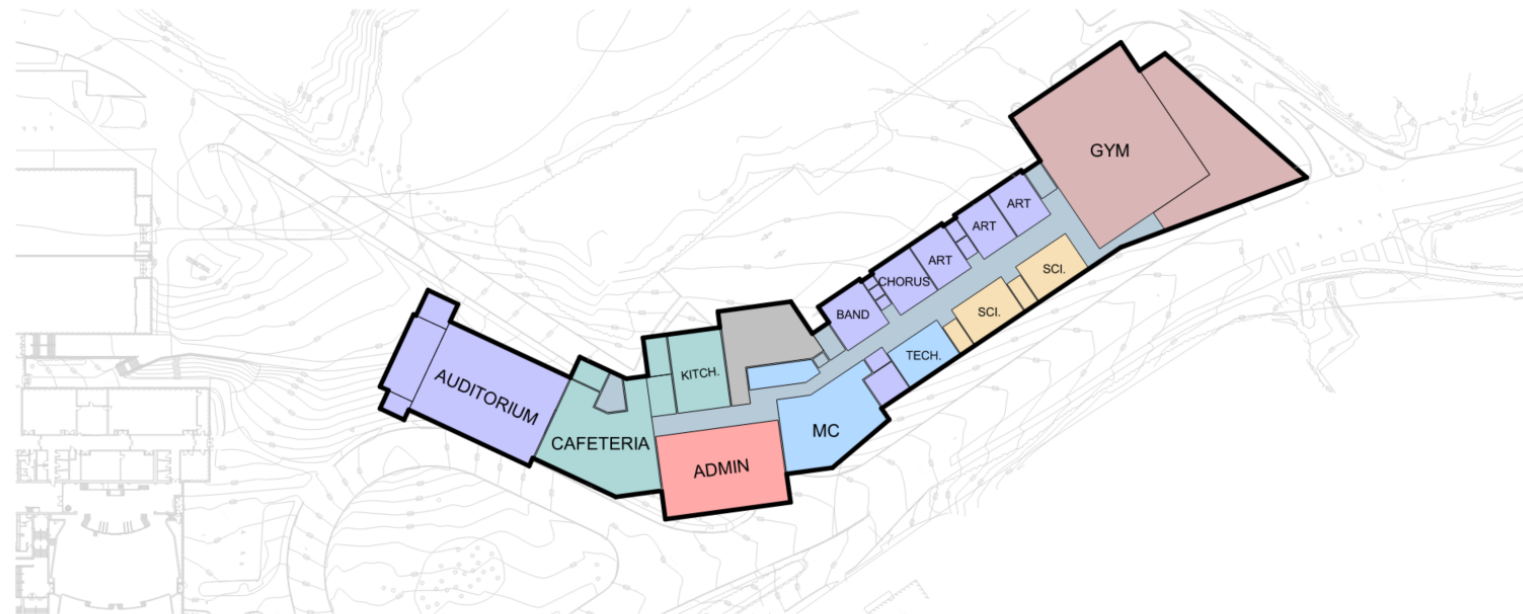
CONS:

- REDUCED PARKING
- CONSTRAINS ROADS
- NO NON - HS PROGRAM ADJACENCIES
- THREE STORIES

SECOND & THIRD FLOOR (SIM.)



FIRST FLOOR



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION NC2 - NEW CONSTRUCTION

HIGH SCHOOL NEW: 163,000 sf +/-

PROJECT TIMELINE:

CONSTRUCTION START FALL 2026.
PROJECT COMPLETION JANUARY 2029.
TOTAL DURATION 28 MONTHS +/-.

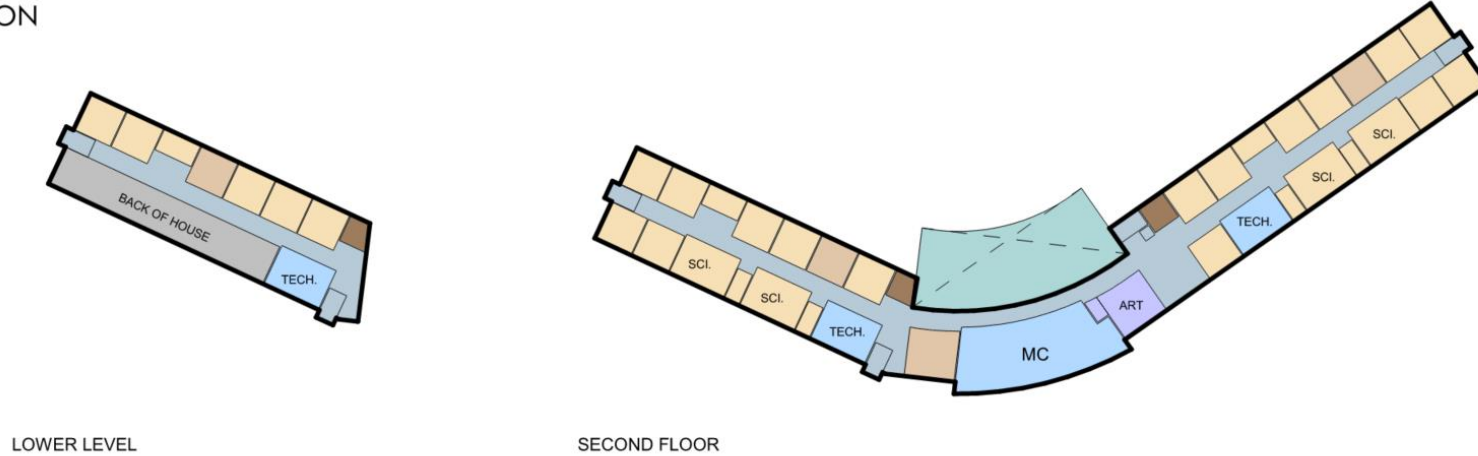
SWING SPACE NOT REQUIRED.
TEMPORARY PARKING REQUIRED TO
ACCOMMODATE ACTIVE SCHOOL AND
CONTRACTOR PARKING + LAYDOWN
SPACE.

PROS:

- CONSTRUCTION DURATION LOGISTICS (SEPERATES CONSTRUCTION/ SCHOOL) PROGRAMMING
- NEW ACADEMIC FOCUSED LEARNING FACILITY
- FREES UP SPACE IN EXISTING BUILDING
- TWO-STORY APPEARANCE

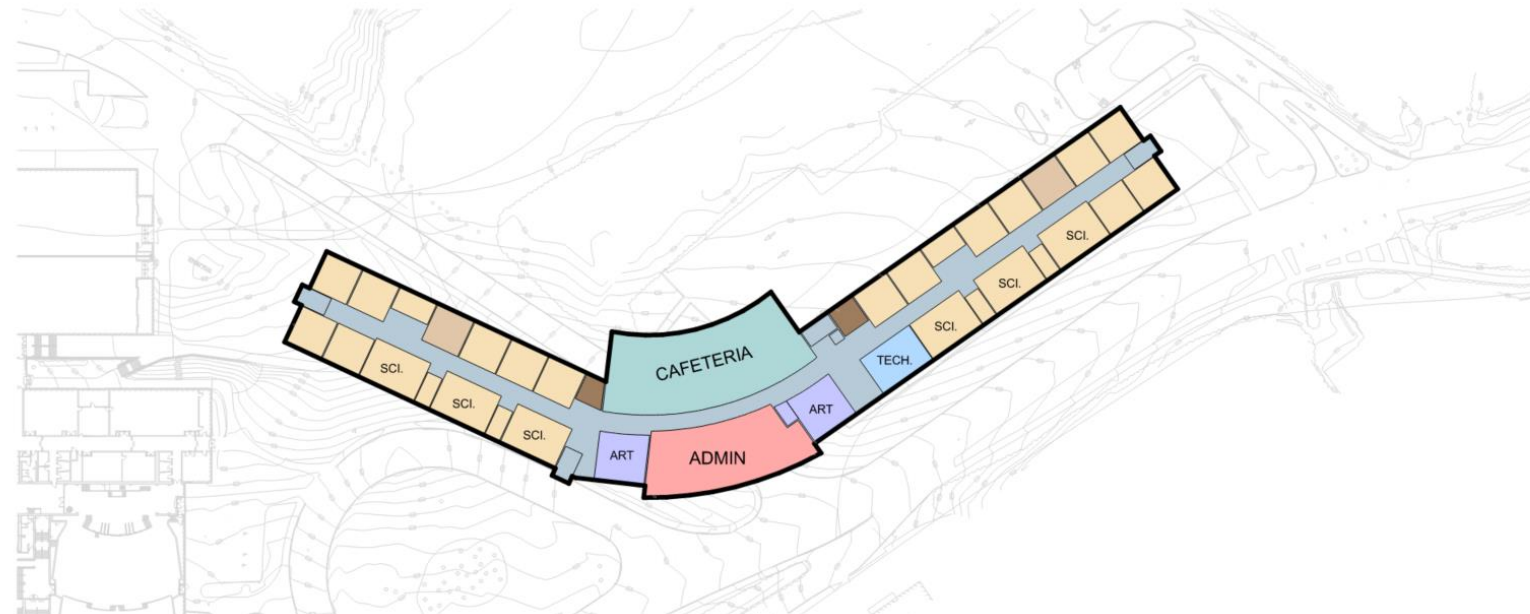
CONS:

- REQUIRES USE OF EXISTING BUILDING (AUDITORIUM, MUSIC, GYMS, ETC.)
- REDUCED PARKING
- CONSTRAINS ROADS
- NO NON - HS PROGRAM ADJACENCIES

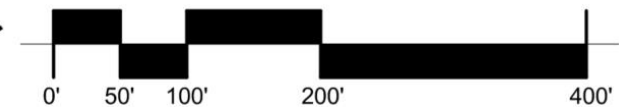


LOWER LEVEL

SECOND FLOOR



FIRST FLOOR



7. Tappé Architects – Project Update

OPTION NC4 - NEW CONSTRUCTION

INCLUDES NON - HS PROGRAM

HIGH SCHOOL NEW: 228,482 sf +/-

NON - HS NEW: 34,912 sf +/-

TOTAL: 263,394 sf +/-

PROJECT TIMELINE:

NEW CONSTRUCTION STARTS FALL 2026 AND ENDS JANUARY 2029. DURATION +/- 28 MONTHS.

STUDENT MOVE INTO NEW BUILDING JANUARY 2029 AND SELECTIVE DEMO OF EXISTING BUILDING BEGINS. CONSTRUCTION OF NEW STADIUM SPRING - FALL 2029.

CONSTRUCTION START FALL 2026.
PROJECT COMPLETION WINTER 2029.
TOTAL DURATION 36 MONTHS +/-.

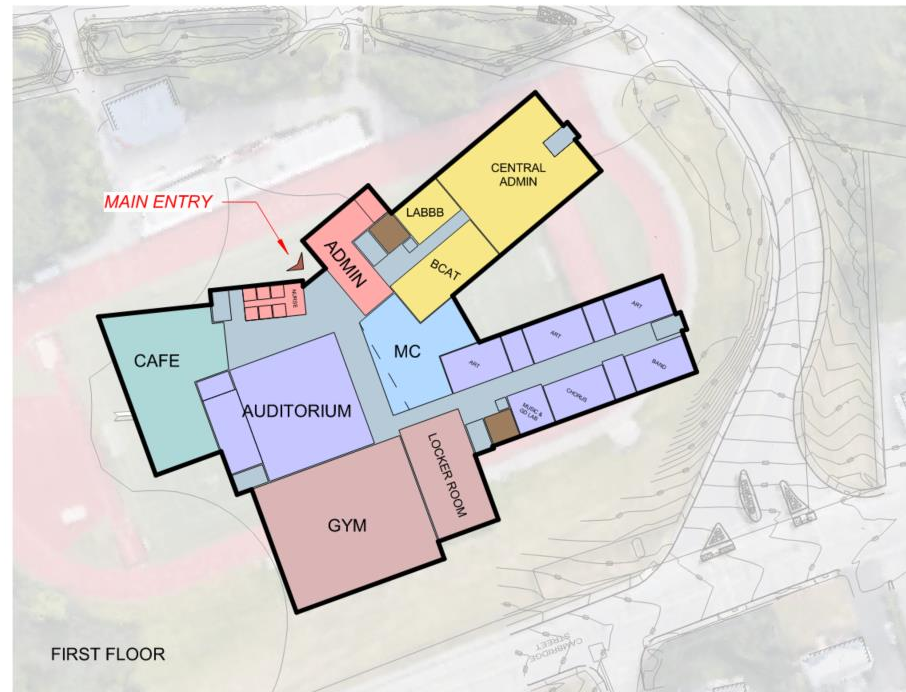
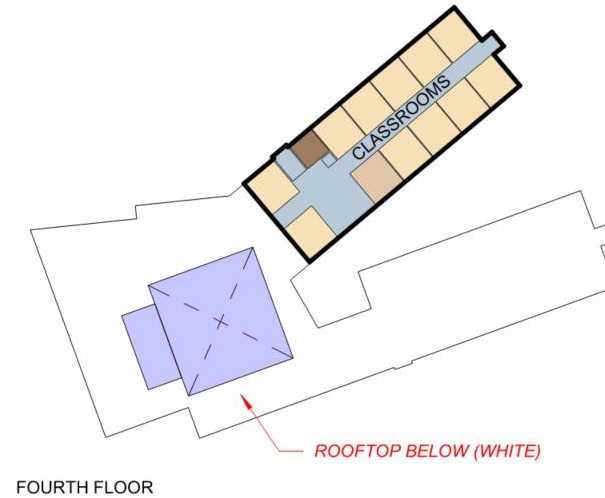
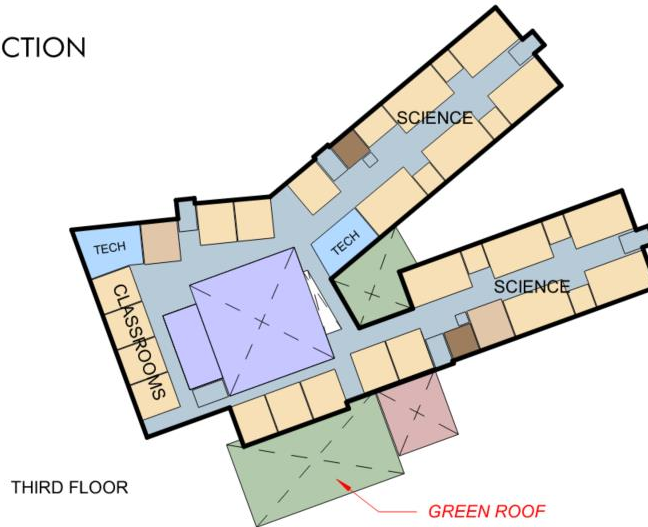
PROS:

- CONSTRUCTION DURATION
- LOGISTICS (SEPARATES CONSTRUCTION/ SCHOOL)
- PROGRAMMING
- LEVEL FLOOR PLATES
- INCLUDES MAJORITY OF NON - HS ED PROGRAM

CONS:

- STADIUM
- PARKING
- DROP OFF/ PICK UP

- NON - HIGH SCHOOL PROGRAM
- RENOVATION



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

Warner Larson -
STADIUM SITE PLAN FOR
NC4, NCSA AND NC5B



7. Tappé Architects – Project Update

OPTION NC5A - NEW CONSTRUCTION

HIGH SCHOOL NEW: 228,000 sf +/-

PROJECT TIMELINE:

NEW CONSTRUCTION STARTS FALL 2026 AND ENDS JANUARY 2029. DURATION +/- 28 MONTHS.

STUDENT MOVE INTO NEW BUILDING JANUARY 2029 AND SELECTIVE DEMO OF EXISTING BUILDING BEGINS. CONSTRUCTION OF NEW STADIUM SPRING - FALL 2029.

CONSTRUCTION START FALL 2026.
PROJECT COMPLETION WINTER 2029.
TOTAL DURATION 36 MONTHS +/-.

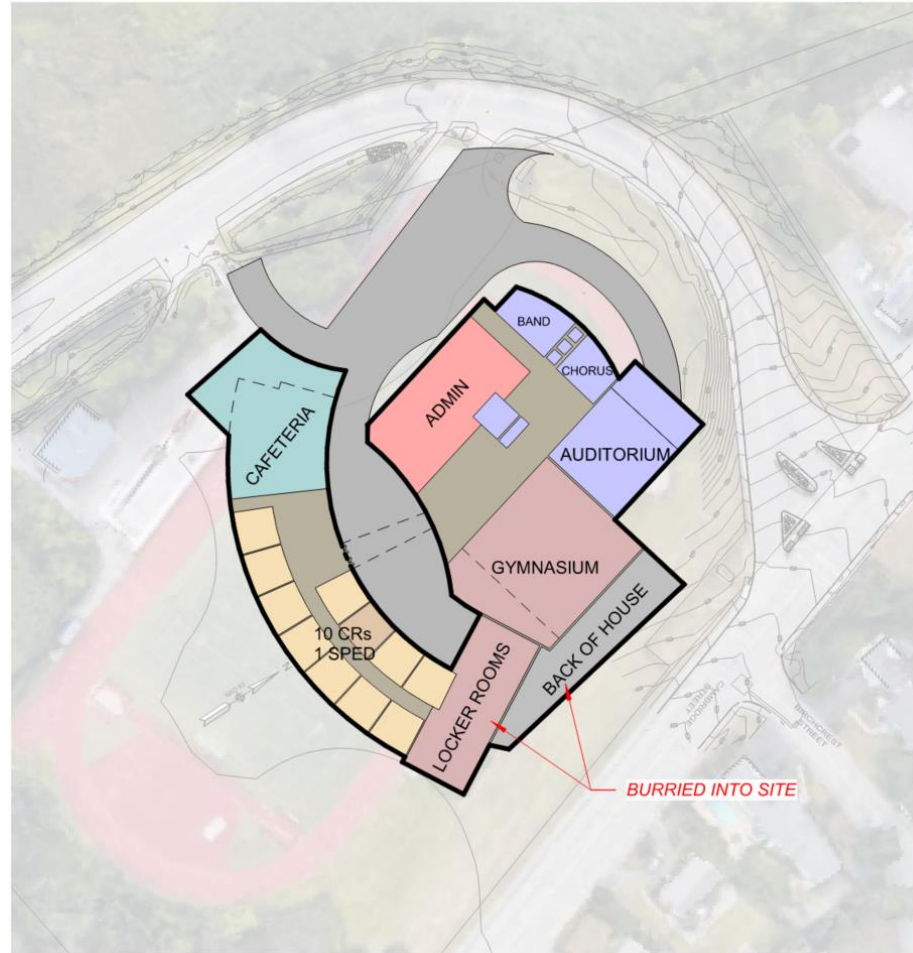
PROS:

- CONSTRUCTION DURATION LOGISTICS (SEPARATES CONSTRUCTION/ SCHOOL PROGRAMMING)
- SOLAR/SUSTAINABILITY LEVEL FLOOR PLATES

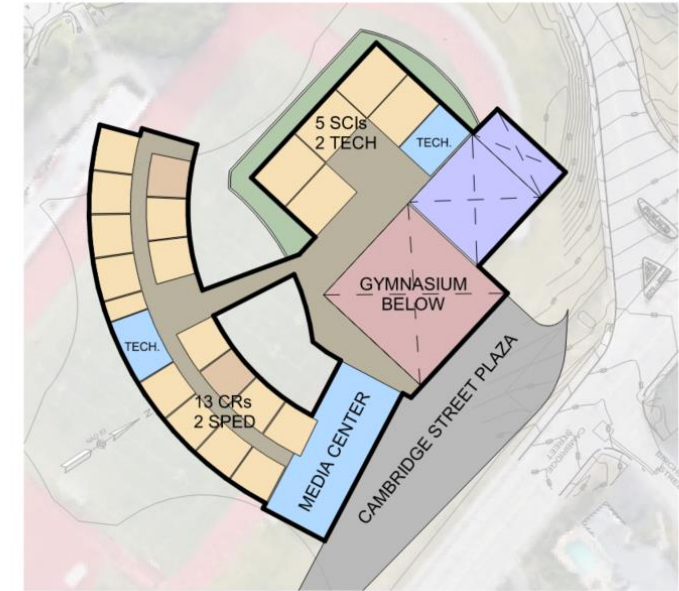
CONS:

- STADIUM PARKING
- DROP OFF/ PICK UP

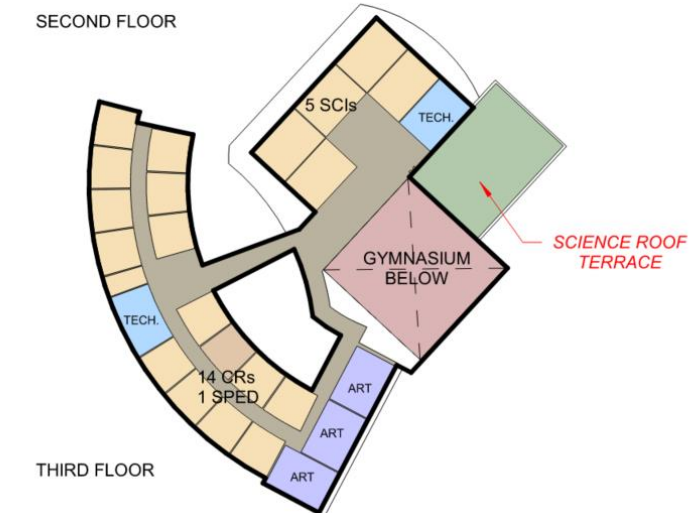
- NON - HIGH SCHOOL PROGRAM
- RENOVATION



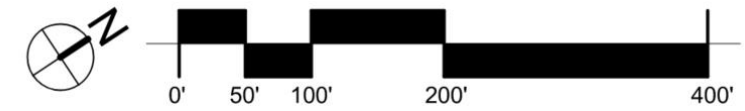
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

OPTION NC5B - NEW CONSTRUCTION

INCLUDES NON - HS PROGRAMS

HIGH SCHOOL NEW: 228,000 sf +/-

NON - HS ED NEW: 37,195 sf +/-

TOTAL: 265,195 sf +/-

PROJECT TIMELINE:

NEW CONSTRUCTION STARTS FALL 2026 AND ENDS JANUARY 2029. DURATION +/- 28 MONTHS.

STUDENT MOVE INTO NEW BUILDING JANUARY 2029 AND SELECTIVE DEMO OF EXISTING BUILDING BEGINS. CONSTRUCTION OF NEW STADIUM SPRING - FALL 2029.

CONSTRUCTION START FALL 2026.
PROJECT COMPLETION WINTER 2029.
TOTAL DURATION 36 MONTHS +/-.

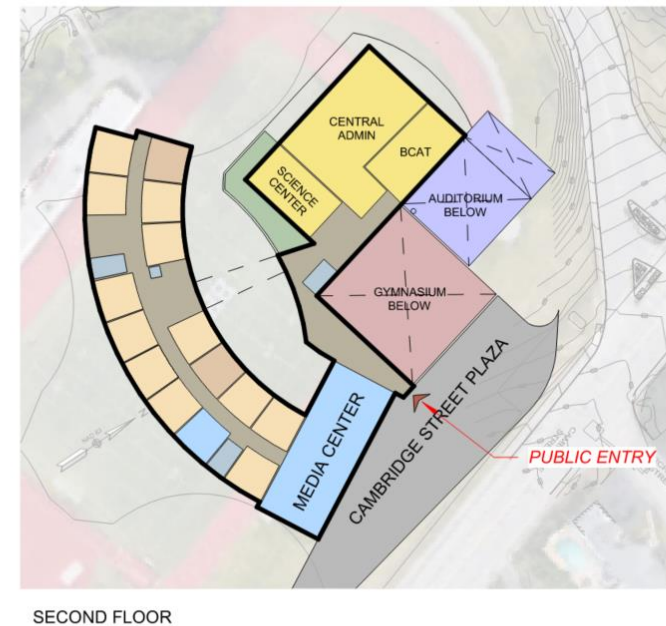
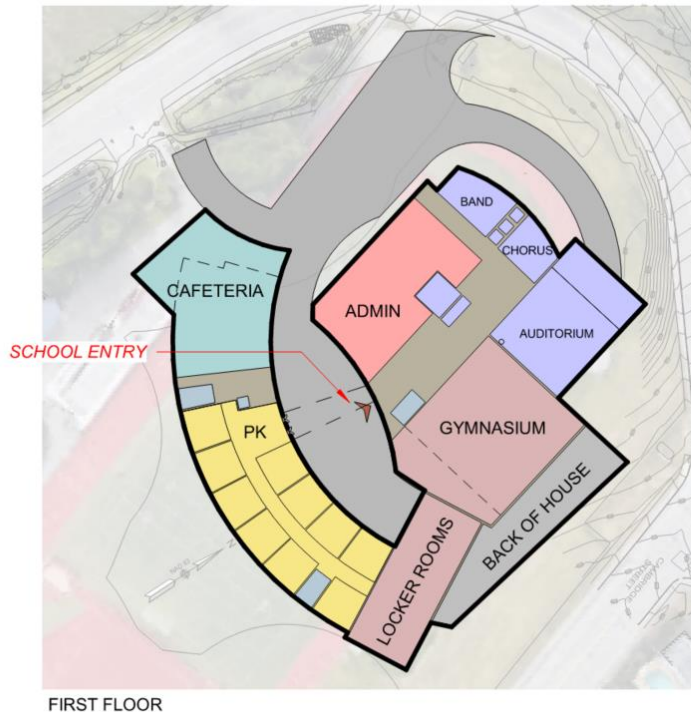
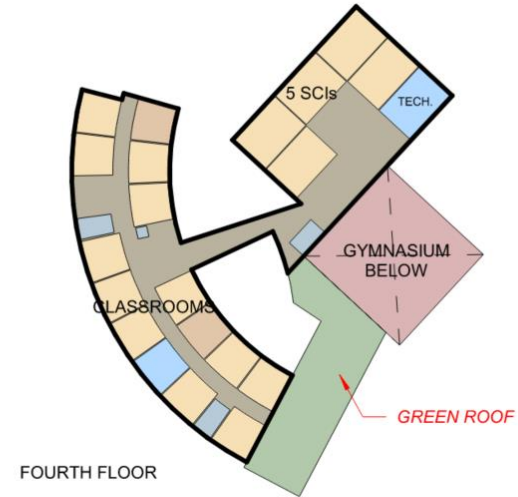
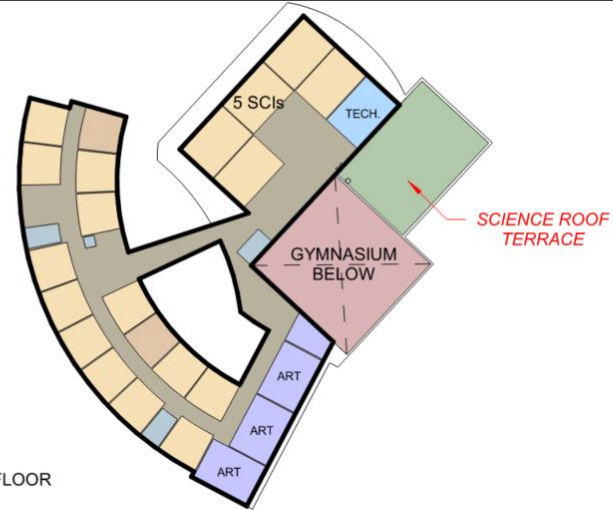
PROS:

- CONSTRUCTION DURATION
- LOGISTICS (SEPARATES CONSTRUCTION/ SCHOOL)
- PROGRAMMING
- SOLAR/SUSTAINABILITY
- LEVEL FLOOR PLATES
- SERVES AS COMMUNITY CENTER WITH MAJORITY OF NON - HS PROGRAM INCLUDED

CONS:

- STADIUM
- PARKING
- DROP OFF/ PICK UP

- NON - HIGH SCHOOL PROGRAM
- RENOVATION



7. Tappé Architects – Project Update



7. Tappé Architects – Project Update

Warner Larson -
STADIUM SITE PLAN FOR
NC4, NCSA AND NC5B



7. Tappé Architects – Project Update

Construction Cost Ranges:

Renovation	\$300m to \$363m
Addition / Renovation	\$201m to \$364m
Replacement	\$176m to \$371m

NOTES:

- Construction Cost is a conceptual cost model and used for the purposes of comparison only
- Project Cost applies a 25% multiplier to establish an overall cost that includes construction + soft costs + swing space if applicable
- Soft costs include FFE, loose technology, professional fees, misc. project costs and construction and owner contingencies
- Costs assume CM@Risk – Construction Start date September 2026

OPTIONS:

CONCEPT	PHASING	NON-HS SF	DURATION +/-	GSF	CONST.	PROJECT COST	ADVANCE
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Renovation R1	Requires 20 modulars for 24-month period.	Includes all	36 months Completion Fall 2029	361,700	\$240,000,000.00 \$291,000,000.00	\$300m to \$363m	
Add/Reno AR 1	Swing space not required. Students move into new wing Sept 2028.	Does not include	36 months Completion August 2029	235,500	\$189,000,000.00 \$229,000,000.00	\$236m to \$286m	
Add/Reno AR 2	Swing space not required. Students move into new wing Sept 2028.	Includes 62,000 SF in a separate building	36 months Completion August 2029	296,000	\$228,000,000.00 \$276,000,000.00	\$285m to \$345m	
Add/Reno AR 3	Requires 10-15 modular for 24-month period. Students move into new wing Sept 2028.	Includes 42,000 SF	36 months Completion Fall 2029	306,855	\$240,000,000.00 \$291,000,000.00	\$300m to \$364m	
Add/Reno AR 7	Requires 10-15 modular for 24-month period. Students move into new wing Sept 2028.	Includes 13,500 SF	36 months Completion August 2029	243,000	\$203,000,000.00 \$246,000,000.00	\$254m to \$308m	
Add/Reno AR 8	Swing space not required. Students move into new wing Sept 2028	Includes 31,000 SF +/-	36 months Completion Fall 2029	251,000	\$198,000,000.00 \$239,000,000.00	\$247m to \$299m	
Add/Reno AR 9	Swing space not required. Phased student move in over 28 months.	All non - high school programs remain in the existing building	28 months Completion January 2029	222,000	\$160,000,000.00 \$194,000,000.00	\$201m to \$243m	
New Build N 1	Existing school remains during construction. Loss of student parking.	Does not include	36 months Completion Fall 2029	230,000	\$201,000,000.00 \$244,000,000.00	\$252m to \$304m	
New Build N 2	Existing school remains during construction. Loss of student parking.	All non - high school programs remain in the existing building	28 months Completion January 2029	163,000	\$141,000,000.00 \$170,000,000.00	\$176m to \$213m	
New Build N 4	Existing school remains during construction. Students move in Jan 2029. Stadium work following.	Includes 35,000 SF +/-	36 months Building completion January 2029. Stadium completion late fall 2029 +/-.	263,000	\$240,000,000.00 \$290,000,000.00	\$300m to \$363m	

New Build N 5A	Existing school remains during construction. Students move in Jan 2029. Stadium work following.	Does not include	36 months Building completion January 2029. Stadium completion late fall 2029 +/-.	228,000	\$217,000,000.00 \$263,000,000.00	\$272m to \$329m	
New Build N 5B	Existing school remains during construction. Students move in Jan 2029. Stadium work following.	Includes 37,000 SF +/-	36 months Building completion January 2029. Stadium completion late fall 2029 +/-.	265,000	\$244,000,000.00 \$297,000,000.00	\$306m to \$371m	

8. Community Presentation No. 1 – November 20, 2024

BHS FEASIBILITY STUDY UPDATE & COMMUNITY PRESENTATION

Come hear from the design team and committee members on existing conditions findings and preliminary proposed options for the high school.

WEDNESDAY, NOVEMBER 20

6:30-8:00 PM

BHS AUDITORIUM
(123 CAMBRIDGE ST)

BURLINGTON
HIGH SCHOOL



DORE + WHITTIER
Architecture · Project Management



FOR MORE INFORMATION VISIT:
WWW.BHSBUILDINGPROJECT.COM

Remaining Agenda Items

9. Other Topics not Reasonably Anticipated 48 hours prior to the meeting

10. Public Comment

11. Next meetings – refer to following slide

12. Adjourn

11. Upcoming Meetings

- November 20, 2024 - Community Presentation No. 1 at BHS @ 6:30 – 8:00 p.m.
- December 12, 2024 @ 6:30 p.m.
- January 9, 2025 @ 6:30 p.m.
- February 13, 2025 @ 6:30 p.m.
- March 13, 2025 @ 6:30 p.m.
- April 10, 2025 @ 6:30 p.m.
- May 8, 2025 @ 6:30 p.m.
- June 12, 2025 @ 6:30 p.m.
- Working Group Meetings will be scheduled throughout this period

Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive