



RECEIVED

By Town Clerk's Office at 12:28 pm, May 20, 2025

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

DATE: May 22, 2025

TIME: 6:30 p.m.

PLACE: 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=m75cbaecc5e5fb451f0fbb5ef53e7196e>

Join by meeting number

Meeting number (access code): 2331 318 3727

Meeting password: Burlington





TOWN OF BURLINGTON

Meeting Posting

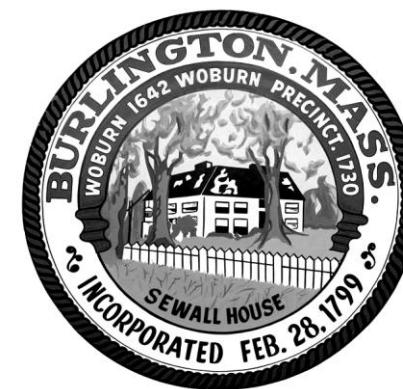
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Agenda

1. Call to Order & Pledge of Allegiance
2. Public Comment
3. Tappé Architects – Schematic Design Update
4. Working Groups – Update
5. CM@Risk Update
6. Funding/ Town Meeting/ Debt Exclusion – Update
7. Community Outreach
8. Other Topics Not Reasonably Anticipated 48 hours prior to the meeting
9. Next Meetings
10. Adjourn



Burlington High School Project
School Building Committee Meeting #17
May 22, 2025 @ 6:30 PM (virtual only)



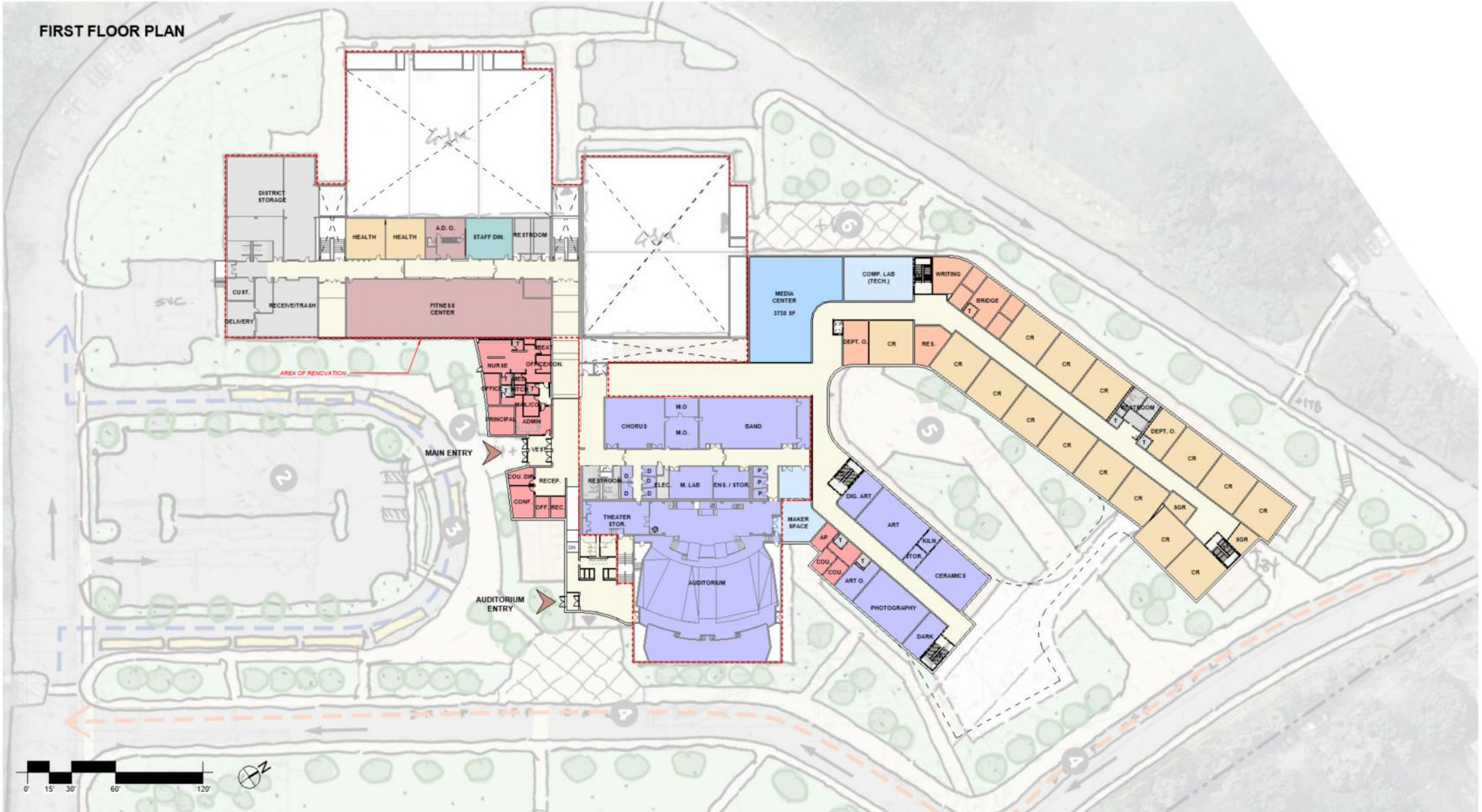
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2. Public Comment

3. Tappé Architects – Schematic Design Update



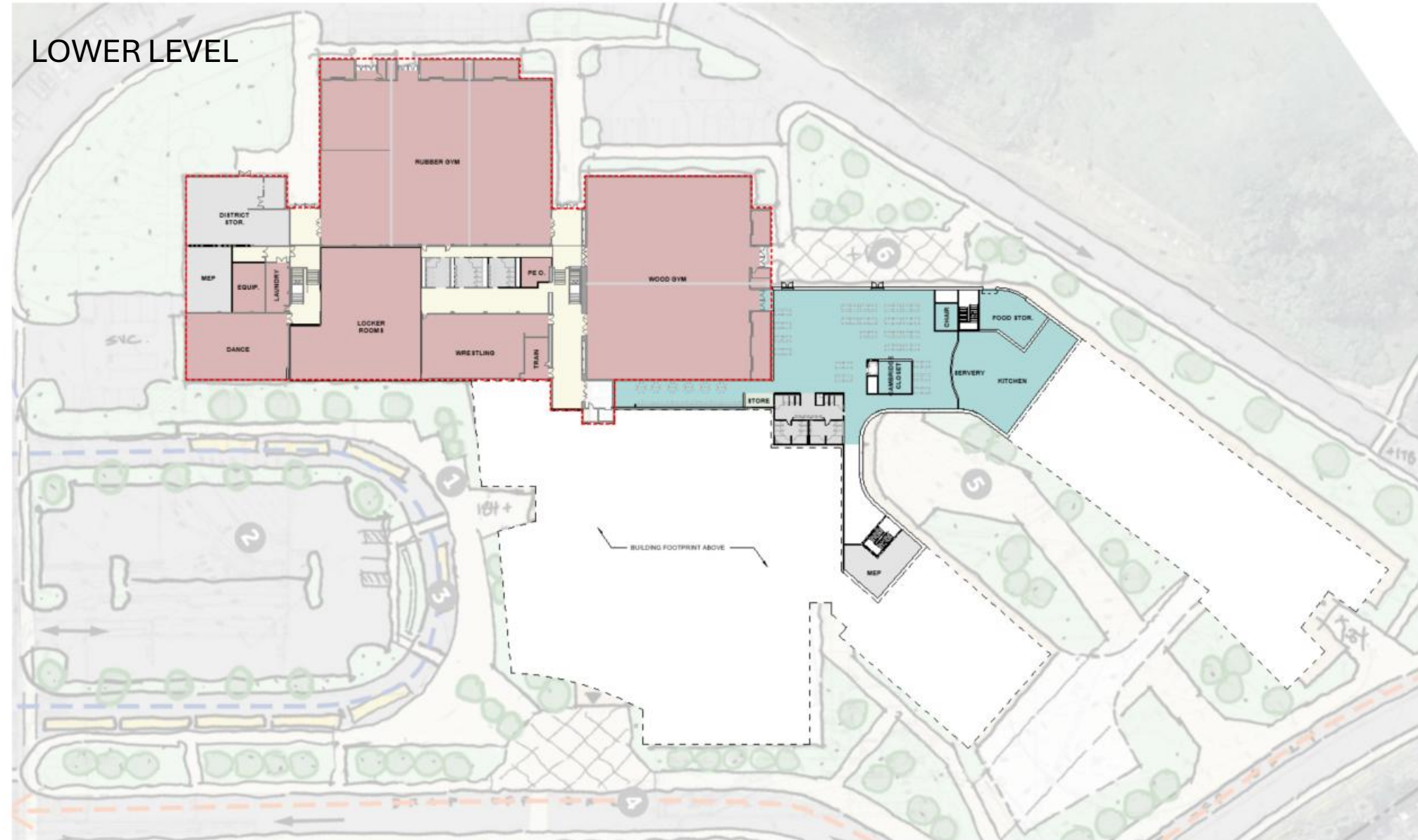
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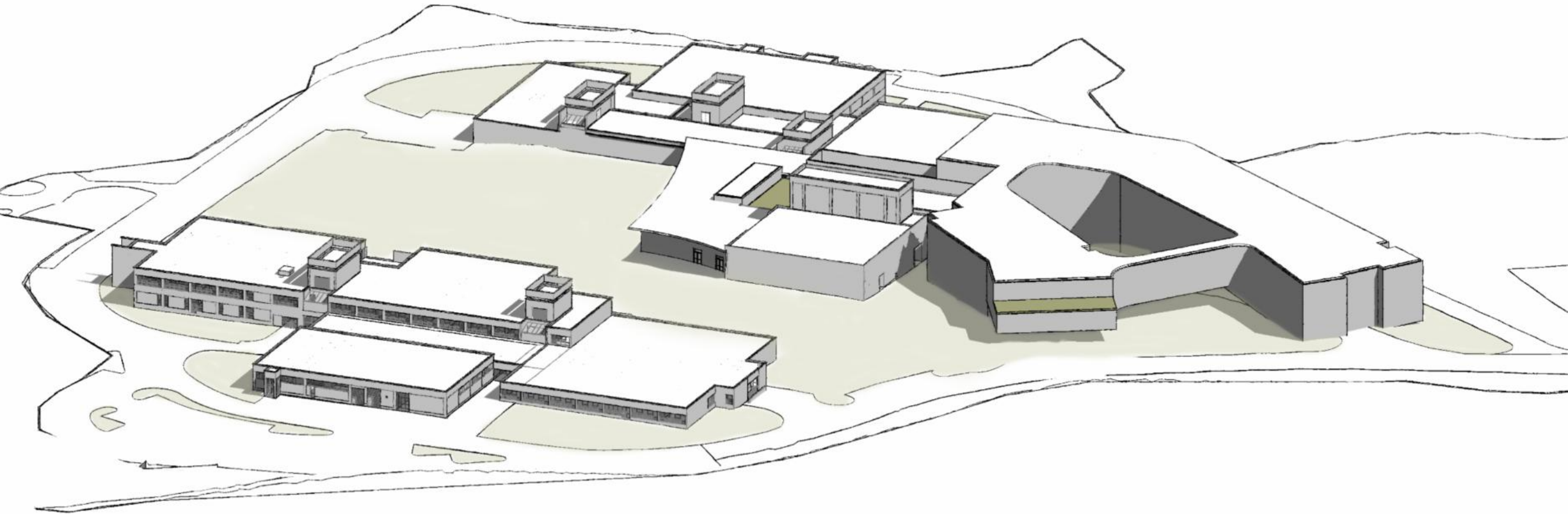
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3. Tappé Architects – Schematic Design Update



4. Working Groups - Update

Kitchen Food Services – meeting held 5/13. Project currently assumes gas boilers. Confirm seating / meals, assumed 2 seatings of 550 each. Design to account for future reusable trays. Next meeting 5/27.

High School Programming – meeting held 5/14. Met with all departments to review floor plans, size and number of classrooms, adjacencies. Input to be incorporated into schematic design. Follow on meeting will be scheduled during design development in the Fall.

Programming and Learning Technology – meeting scheduled for 5/27 to discuss content / input from the high school programming session identified above.

Facilities Assessment – meeting held 5/13. Current MEP assumption is air to water heat pump chillers. Gas is preferred with option to transition easily to electric once boilers have reached end-of-life. Geothermal incentives with Inflation Reduction Act. Goal is to have most cost-effective upfront and longer term maintenance costs. LCCA to be provided at next meeting on 5-June. Group to make recommendation to SBC at 6/12 meeting.

Financial – meeting held 5/14. Follow on meeting scheduled for 6/4. Future meetings scheduled with Ways & Means Committee on 6/4 and the Select Board on 6/9. Plan is to discuss mechanism for funding through Town Meeting approval and debt exclusion vote in the Fall of 2025.

4. Working Groups – Update cont.

Design – meeting held 5/16. Meeting focused on exterior facades as well as interior finishes. Follow on meeting scheduled for 6/6.

Community – meeting held 5/19. Public forum / community update on schematic design scheduled for 5/29. Additional community meeting dates identified in Upcoming Meetings section of this presentation. Next meeting is scheduled for 6/2.

Site Logistics – meeting held 5/20. Two proposed options, group agreed on a layout for inclusion with schematic design (refer to site layout design in the Tappé update in this presentation). Next meeting of the working group is 6/10.

Sustainability – meeting held 5/21. Reviewed the OPR and basis of design. LCCA to be provided at the next meeting scheduled for 6/3.

5. CM@Risk Process – Process & Schedule

Timeline

- Develop Construction Manager at Risk (CMR) sub-committee → 03/13/2025
- Attend Select Board Meeting to vote to allow the OPM to submit an application to the Inspector General for the use of a Construction Manager at Risk → 04/14/25
- Submit OIG Application → 04/15/25
- Develop Request for Qualifications (RFQ) → 04/15/25 – 04/18/2025
- Review RFQ with CMR sub-committee → 04/28/2025
- Submit the RFQ to the Central Register, Newspaper, COMMBUYS → 05/01/25
- RFQ goes live → 05/07/25
- CMR qualifications due → 05/28/2025
- Issue CMR Request for Proposals (RFP) → 05/30/2025
- CMR site walkthrough → 06/18/2025 (confirm with Facilities)
- CMR proposals due → 06/27/2025
- Review proposals with CMR sub-committee → 06/27 – 7/03/2025
- Interview CMR firm's week of → 07/07/2025 (confirm SBC meeting room availability for interviews on 7/7-7/9)
- Award Schematic Design (SD) Purchase Order (PO) → 07/11/2025

6. Funding / Town Meeting / Debt Exclusion – Update

- Meeting with Ways & Means Committee on 4-June
- Meeting with Select Board on 9-June

7. Community Outreach – Project Update

Burlington High School Building Study

COMMUNITY FORUM

THURSDAY, MAY 29 | 7-8PM
VIRTUAL MEETING

SCHEMATIC DESIGN UPDATE: The School Building Committee has selected a preferred design for the high school project. Join us to learn more about the proposed plan and what comes next in the process.

Join meeting at:

WWW.BHSBUILDINGPROJECT.COM/MAY29

**BURLINGTON
HIGH SCHOOL**

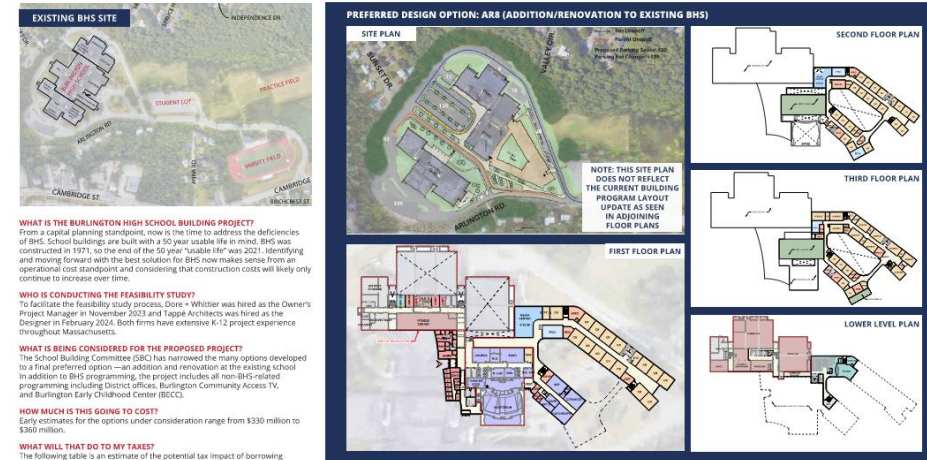
WWW.BHSBUILDINGPROJECT.COM



**TAPPÉ
ARCHITECTS**
DORE + WHITTIER
Architecture · Project Management

- Meeting is virtually only (via Webex) to allow for greater participation
- Posted to Project Website / Town Website
- To be shared on various social media platforms
- Burlington Buzz to report prior to meeting

5/22/2025



EXISTING BHS SITE
From a capital planning standpoint, now is the time to address the deficiencies of BHS. School buildings are built with a 50 year usable life in mind. BHS was constructed in 1971, so the end of the 50 year 'usable life' was 2021. Identifying and moving forward with the best solution for BHS now makes sense from an operational cost standpoint and considering that construction costs will likely only continue to increase over time.

WHO IS CONDUCTING THE FEASIBILITY STUDY?
To facilitate the feasibility study process, Dore + Whittier was hired as the Owner's Project Manager in November 2023 and Tappé Architects was hired as the Designer in February 2024. Both firms have extensive K-12 project experience throughout Massachusetts.

WHAT IS BEING CONSIDERED FOR THE PROPOSED PROJECT?
The School Building Committee (SBC) has narrowed the many options developed to a final preferred option—an addition and renovation at the existing school. In addition to BHS programming, the project includes all non-BHS-related programming including District Offices, Burlington Community Access TV, and Burlington Early Childhood Center (BECC).

HOW MUCH IS THIS GOING TO COST?
Early estimates for the options under consideration range from \$330 million to \$360 million.

WHAT WILL THAT DO TO MY TAXES?
The following table is an estimate of the potential tax impact of borrowing \$330,000,000 for 30 years at 5% interest on the average home in Burlington.

Projected Borrowing	\$330,000,000	\$360,000,000
Tax rate 6.9MM	3.34	3.34
Confirmed by Town of Burlington Ways & Means Committee		
Tax increase on mean property assessed value*	\$1,102.20	\$1,202.40
*Mean property assessed value in Town of Burlington is \$783,000		

Annually	Quarterly	Monthly	Weekly	Daily
\$1,102.20	\$275.55	\$91.85	\$21.20	\$3.02
\$1,202.40	\$300.60	\$100.20	\$23.12	\$3.29

WHY DO WE NEED TO DO THIS NOW?
The Town of Burlington submitted a Statement of Interest for Burlington High School (BHS) for the Massachusetts School Building Authority (MSBA) Core Program each year for the past 10-plus years. To date, BHS has not been accepted into the program. In 2023, Town Meeting appropriated funds to conduct a Feasibility Study similar what MSBA requires for its Core Program projects.

CONSTRUCTION IS EXPENSIVE RIGHT NOW; SHOULDN'T WE WAIT?
Historically, the cost of construction has risen over time. If the actual cost of construction is lower than the estimated cost of construction, the amount that the Town would borrow would be based on the actual amount spent. In essence, the Town will approve the maximum budget for the project, but if there are corrections in the market that allow the project to come in under budget, the final amount borrowed will reflect the actual budget.

I DON'T HAVE KIDS IN SCHOOL; WHAT ARE THE BENEFITS TO ME?
The ultimate goal of this project is to improve educational opportunities and outcomes for students. Additionally, a new facility will provide enhanced safety and security. It is easy to see the benefits of this. If you have a child, grandchild, niece, or nephew who will be able to experience this, but there are other indirect benefits as well.

Improved education outcomes attract more people to an area. One of the major items that people look for when purchasing real estate is the school system. An investment in the school system typically leads to an increase in property values.

It is an investment in the community—an investment that attracts people and businesses to the Town of Burlington.

WHAT ARE THE NEXT STEPS?
We will continue to work with the Owner's Project Manager and Designer to complete the Feasibility Study and refine conceptual designs.

The next Community Meeting will take place on March 27 at 6:30 p.m. in the BHS Auditorium.

The current schedule anticipates going to Town Meeting in the Fall of 2025. In addition, a ballot debt exclusion vote from the Town will be required of greater than 50%.

If funded, construction is anticipated to start in the spring of 2027 with a goal of the redesigned BHS opening in the fall of 2029.

WHERE CAN I FIND MORE INFORMATION?
Visit the project website at bhsbuildingproject.com.

WHAT'S WRONG WITH THE CURRENT BUILDING? CAN'T IT JUST BE RENOVATED?
Renovation of the existing building is an option explored during the Feasibility Study. A renovation would require a prolonged construction timeline with disruptive phasing and logistics as students and staff would need to temporarily relocate off site or into costly modulars. The estimated cost to complete a full renovation is \$330 million, which is not a significant cost savings compared to other more educationally advantageous options. The existing facility field would need to be re-surfaced by the end of the construction period and a restroom facility/concession stand constructed. Because of the existing structure conditions, the resulting renovated building would contain undersized classrooms and a lack of breakout/team building spaces, classrooms, labs and offices would lack exterior connection; and circulation would be convoluted. The existing building currently has approximately 11 levels which, following site grading, are accessed by "streets." In order to make the streets accessible, railings, lifts, and elevators would need to be considered at each level change. Additionally, the building has multiple second floors and roof level changes associated with various learning spaces that lack accessible connectivity. Accessible routes are currently not convenient for users in need of them, resulting in prolonged routes to get to different spaces around the building. Lastly, the District would still be burdened with continuing maintenance of a facility that exceeds square footage requirements (consider long term cost per square foot).

Join us for the next

**BHS Building Study
Community Meeting**

May 29 @ 7 p.m.

Virtual Meeting:
www.bhsbuildingproject.com/may29



**BURLINGTON
HIGH SCHOOL**

BUILDING STUDY UPDATE



Project Details
Project Team
Estimated Cost
Tax Impact
Existing Building Issues
Timing
Benefits to You
Next Steps
How to Stay Informed

bhsbuildingproject.com

Remaining Agenda Items

- 8. Other Topics not Reasonably Anticipated 48 hours prior to the meeting
- 9. Next meetings – refer to following slide
- 10. Adjourn

9. Upcoming Meetings

- SBC Meeting June 12, 2025 @ 6:30 p.m.
- SBC Meeting June 26, 2025 @ 6:30 p.m. (virtual SD update)
- SBC Meeting July 10, 2025 @ 6:30 p.m.
- SBC Meeting July 24, 2025 @ 6:30 p.m. (virtual SD update)
- SBC Meeting August 14, 2025 @ 6:30 p.m.
- SBC Meeting August 28, 2025 @ 6:30 p.m. (virtual SD update)
- SBC Meeting September 11, 2025 @ 6:30 p.m.
- Community Meeting on Schematic Design / Estimate May 29, July 17, August 21 and September 25. 1-2 additional meetings will be scheduled in September leading up to Town Meeting.
- Working Group / Programming Meetings per Tappé Workplan shared at last SBC Meeting No. 16

Cost Effective

Thoughtful

Collaborative

Detailed

Committed

Creative

Experienced

Proactive

