

September 9, 2024

MEMORANDUM FOR THE RECORD

From: Joe Barger
NEPA Coordinator

Subject: Categorical Exclusion
Record of Environmental Consideration

Project Title: Burlington School District Aviation Technical Center

Location: 200 DaVinci Drive
South Burlington, Vermont 05403

The National Environmental Policy Act (NEPA) and associated implementing regulations (40 CFR Parts 1500-1508) require that all major actions by federal agencies be reviewed with respect to the environmental consequences on the human environment. The National Institute of Standards and Technology (NIST) is providing a congressionally directed funding grant for the Burlington School District Aviation Technical Center project. Consequently, NEPA and the associated implementing regulations apply.

This memorandum provides a Record of Environmental Consideration and summarizes the determination that the Burlington School District Aviation Technical Center project has been found to be categorically excluded from further environmental review under NEPA.

Description of the Action

This project involves the rehabilitation of the existing South Hangar on the Burlington International Airport located at 200 DaVinci Drive, (formerly known as 240 Valley Road) South Burlington, Vermont. The intent of the rehabilitation is to convert the existing hangar building into an Aviation Technical Center for the Burlington School District. The existing building shell and utility services will be retained and the building interior will be fully reconstructed to house the Burlington School District's Aviation Technology program.

Constructed in 1984, the existing hangar building is approximately 33,000 square feet consisting

of open hangar space, offices, and an elevated storage mezzanine. The two-story office/mezzanine space occupies approximately 4,400 square feet and is located along the east side of the building. The building is constructed of cast-in-place concrete foundations with a pre-engineered metal building superstructure. The building has most recently been used for aircraft storage and maintenance. The building is proposed to be renovated into spaces designed for high school and adult technical education.

The majority of this project will be interior renovation along with reconstruction of the building entrances. Some limited excavation, pavement demolition, and tree removal will be required for the renovation of the building entrances and upgrade of the existing utilities. New pavement will be installed replacing existing.

The interior of the existing hangar will be built out with new office space, general work shop spaces, storage areas, a kitchenette, an advanced manufacturing shop, classrooms, restrooms, high school aviation maintenance training areas, an adult aviation shop, computer simulation area, a paint booth, an aviation hangar, and a hangar mezzanine for mechanical systems and storage.

This project will be accomplished in accordance with all applicable state and federal environmental and safety regulations. All applicable regulatory permitting will be obtained.

Specific Considerations of this Action and any Extraordinary Circumstances

- Air Emissions, Stormwater, Wastewater, Critical Habitats

For the renovation of the South Hangar, no significant impacts to air, water resources or critical habitats are expected.

- Building Staffing/Utilities

The number of staff and students working/studying at the Burlington School District Aviation Technical Center is expected to be greater than the current number of staff at the South Hangar. Approximately 120 to 150 students, staff and visitors are expected at the new facility. Traffic increases are not expected to be significant.

Water consumption, electricity use and natural gas use are not expected to change significantly when compared to the current building use. The City of South Burlington, Green Mountain Power and Vermont Gas have been coordinated with to confirm the availability of utilities required for the new facility.

- Greenhouse Gas Emissions

An increase in greenhouse gas emissions is expected from the heating and cooling required for the new use of this building; however, these emissions are expected to be minor and will be minimized by implementing energy efficient measures such as:

- Energy efficient windows, walls, and doors
- Daylighting work areas,
- LED light fixtures,
- Separating large open spaces into smaller work areas that will require less heating/cooling,
- HVAC systems that meet and/or exceed the requirements for energy efficiency as required by the 2020 Vermont Commercial Building Energy Standard.

- Flooding Potential and Resilience

This project is not located within a FEMA mapped 100- or 500- year floodplain, or any special flood hazard area. This project is primarily interior renovation, and the cost of the renovation is estimated to be less than 50% of the building replacement cost.

- Hazardous Materials

A Phase 1 Environmental Site Assessment (Fuss and Oneill, January 2024) conducted for the South Hangar site concluded that there is potential for contaminated soil/groundwater to exist at this site. Any hazardous materials (i.e., asbestos, lead based paint, polychlorinated biphenyls) or contaminated soil that may be disturbed in the building renovations will be handled and disposed in accordance with State and Federal regulations. Construction workers must be made aware of the potential presence of hazardous materials and soil/ groundwater contamination at the site, along with procedures for detection and handling of the materials.

- Historic/Cultural Significance

For the renovation tasks planned, no adverse impacts are expected to any historic or cultural resources at the project site or in the vicinity, see Attachment A.

- Environmental Justice

This project is located on the Burlington International Airport property. The renovations planned are not anticipated to have any disproportional adverse human health or environmental impacts to overburdened or underserved communities, including minority, Tribal, or low-income populations.

Effects of the Action

No significant adverse impacts on the environment are expected from this action.

Categorical Exclusion

The activities associated with this project fall within the criteria of the following Department of Commerce Categorical Exclusion:

A-1 Minor renovations and additions to buildings, roads, airfields, grounds, equipment, and other facilities that do not result in a change in the functional use of the real property (e.g. realigning interior spaces of an existing building, adding a small storage shed to an existing building, retrofitting for energy conservation, or installing a small antenna on an already existing antenna tower that does not cause the total height to exceed 200 feet and where the FCC would not require an environmental assessment or environmental impact statement for the installation). This CE does not apply in instances where the project must be submitted to the National Capital Planning Commission (NCPC) for review and NCPC determines that it does not have an applicable Categorical Exclusion.

This project is considered a minor renovation of a building that does not change functional use of the real property. The project does not require review by the NCPC.

The proposed activity: Burlington School District Aviation Technical Center is categorically excluded from the need for further environmental review under NEPA. Any changes to the above project will require additional NEPA review.

Joe Barger
NIST NEPA Coordinator

September 9, 2024
Date

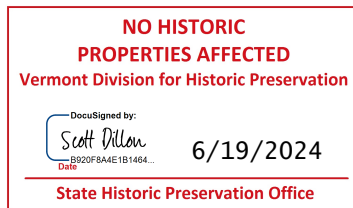
Robert C. Vaughn
NIST Chief Facilities Management Officer

Date

Attachment A

Laura V. Trieschmann
State Historic Preservation Officer
One National Life Drive
Deane C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

16 May 2024



RE: Burlington Aviation Center

Dear Ms. Trieschmann,

The National Institute of Standards and Technology (NIST), an agency of the U.S. Department of Commerce in accordance with the National Historic Preservation Act of 1966 (as Amended) and its implementing regulations 36 CFR 800 is notifying you that it is administering a grant to the Burlington School District for the rehabilitation of the South Hangar Building at the Burlington International Airport in accordance with the terms of the Consolidated Appropriations Act of 2022 [Public Law 117-103]. This project, thus, constitutes an Undertaking as defined by 36 CFR 800.16(y). The project proposes to rehabilitate the existing 1984 hangar building for reuse as an Aviation Technical Center. The project proposes limited changes to the exterior shell of the prefabricated structure and full interior rehabilitation to house the Burlington School District's Aviation Tech program. Given the fact that the building is less than fifty years old, that there are no substantive exterior changes being proposed, and that the Hangar is located beyond the view-shed of any known National Register and/or NR eligible properties NIST has determined that no historic properties are affected by this Undertaking as defined within 36 CFR 800.3 (a) (1).

The attached application materials from the grant recipient describe the nature of the project with narrative as well as graphic materials including a map and photographs that document the extent of the proposed work. Again, NIST has determined that no historic properties are affected by this project and seeks your concurrence on this finding.

To that end and in accordance with Section 106 of the National Historic Preservation Act, we would appreciate being notified of your concurrence and/or comments within 30 days of the date of this letter. Should you, however, have any questions, concerns or desire for further information, please do not hesitate to reach out to me at (202) 309-4287 or at phillip.neuberg@nist.gov.

Thank you for your review and attention to this matter.

Sincerely



Phillip Neuberg, FAIA
Federal Preservation Officer

Enclosures: 1) Schematic Design Submission
2) Project Review Cover Form
3) Photo Page

* Sent electronically*

Cc: Robert Slocum, NIST w/ all enclosures
Tajonique Martin, NIST w/all enclosures