

AGENDA



Addison Central School District

Facilities Committee

Committee Meeting

Monday, October 31, 2022, 9:30 am - 10:00 am

49 Charles Avenue, Middlebury VT & Virtual Connection

Please click the link below to join the webinar: <https://us06web.zoom.us/j/84701318770>

1. Call to Order Upon Reaching a Quorum
2. Introductions - Board Members, Administrators and Staff
3. Public Comment
4. Recommendation to Approve Minutes of October 19, 2022
5. Finalize Board Presentation
6. Other
7. Adjournment

***Public Comment Guidelines:**

Public comments are encouraged and welcome at each regular board meeting during the period designated for public comment. Comments are limited to three minutes per person. Citizens will be called to make their statement by the board chair. Public comments regarding personnel, students or legal matters will not be heard by the Board.

MINUTES



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, October 19, 2022, 9:30 am - 11:00 am
49 Charles Avenue, Middlebury VT & Virtual Connection**

Please click the link below to join the webinar: Link to join Webinar

<https://us06web.zoom.us/j/88027304223>

A. Call to Order Upon Reaching a Quorum

Meeting called to order at 9:32 a.m.

B. Introductions - Board Members, Administrators and Staff

Victoria Jette, James Malcolm; Jennifer Nueder, and Barbara Wilson

Staff: Peter Burrows, ACSD Superintendent, Bruce MacIntire, ACSD Director of Facilities, and Matt Corrente, Director of Finance and Operations.

C. Approve the Agenda

Motion to approve.

Move: Victoria Jette Second: Barbara Wilson Status: Passed

D. Public Comment

No public comments.

E. Recommendation to Approve Minutes of July 27, 2022

Motion to approve.

Move: Victoria Jette Second: James Malcolm Status: Passed

F. Prepare for November Board Meeting

Peter Burrows started the discussion off by saying that our committee needs to make a recommendation back to the board on the extent of a bond soon. From a process perspective, once the board decides on the direction, we would need to have numbers reassessed due to the major building cost increases that have happened over the past year or so. Market research must also be completed on what our community can support in terms of the dollar amount. Peter also stated that the board would most likely need to go out for a bid to hire a firm to oversee the bond process. To help the committee move forward, Peter Burrows, Bruce MacIntire, and Matt Corrente reviewed a ACSD Facilities Master Plan Strategic Pathways presentation that they developed which included possible bonding strategies with the committee. The presentation was based on a priority system that would provide the board with a methodology for handling the deferred maintenance and system renovation projects. Using the priority system presented, the board would be able to section off and act on facility issues affecting code compliance and

building safety while maintaining strategic planning capabilities over less urgent issues. Once the board has decided on the scope of the bond, the specific items that were highlighted in the TruexCullins report would be examined to identify the specific items that would be included. The presentation focused on the TruexCullins report in terms of:

Priority 1: Code Issues and Failed Systems

Priority 2: End of Useable Life

Priority 3: Improvements that are Additive rather than restorative

The Strategic pathways options that were presented included:

- 1) Do all Priority 1, 2 and 3 renovations district wide (rough order of magnitude (ROM) planning estimate of ~\$102M)
- 2) Do all Priority 1 and 2 renovations district wide (ROM estimate of ~\$78M)
- 3) Do Priority 1 and 2 renovations of MUMS, MUHS and Mary Hogan (ROM estimate of ~\$69M)
- 4) Do all Priority 1 renovations district wide (ROM estimate of ~\$11.6M)
- 5) Do all Priority 1 renovations for Middlebury Schools (ROM estimate of ~\$9.7M)

Matt stressed that it is important that the board has a plan for the schools that we aren't investing in with this bond. If all schools are not touched with the current plan, we need to develop a "10-year plan" that addresses the schools not being touched at this point. The question is whether or not we need to develop a plan associated with our elementary schools before we can go out to bond. The committee felt that this would be difficult to do at this time based on the input that has been received to date. Bruce highlighted how the MUHS kitchen renovation construction costs have doubled since we approved the project. As a result, the scope of the project is being reduced.

The committee requested that the presentation scenarios be modified as follows:

- a) Modify item 3) to only include MUMS and MUHS (ROM estimate of ~\$62M)
- b) Modify item 5) to only include MUMS and MUHS
- c) Include a scenario that includes Priority 1 and 2 renovations for MUMS and MUHS and Priority 1 items for the elementary schools

Once the scenario has been selected, an in-depth analysis must be done of each priority 1 and 2 item to identify the items that should be included. Some items may have already been resolved or are not deemed critical enough to include (e.g., paving a parking lot).

In preparation for the full board meeting, the committee discussed the need to include an overview of the tax implications for several bond scenarios. These impacts would be based on the data Logan compiled for the July meeting.

The committee spent time discussing how the deferred maintenance impacts are having for our district and the state as a whole. The hope is that the state would ultimately provide districts some funding. Bruce mentioned that the Vermont Agency of Education now has a Facilities Inventory dashboard that highlights the need across the state, which can be seen using the link below:

[https://app.powerbigov.us/view?](https://app.powerbigov.us/view?r=eyJrIjoibG4MDZkNzgtZWMyMy00N2M5LWJkYjctZWQ3MTc2M2MxYWM2liwidCI6IjIwYjQ5MzNiLWJhYWQtdmZy05YzAyLTcwZWVjYz01NTIjNiJ9)

[r=eyJrIjoibG4MDZkNzgtZWMyMy00N2M5LWJkYjctZWQ3MTc2M2MxYWM2liwidCI6IjIwYjQ5MzNiLWJhYWQtdmZy05YzAyLTcwZWVjYz01NTIjNiJ9](https://app.powerbigov.us/view?r=eyJrIjoibG4MDZkNzgtZWMyMy00N2M5LWJkYjctZWQ3MTc2M2MxYWM2liwidCI6IjIwYjQ5MzNiLWJhYWQtdmZy05YzAyLTcwZWVjYz01NTIjNiJ9)

(tiny url: <https://tinyurl.com/VT-Facility-Needs>)

In addition to the scenario modification discussed above, the committee decided that the presentation should also include a high-level assessment of the bond tax implications for a home

valued at \$350K to help ground the board in order to help decide which bond scenario should be selected. The presentation would include the impacts of a \$25M, \$50M, \$75M and \$100M bond. This assessment would include the first year, midpoint year and final year impact due to the declining year over year rate of the bond for an average home value at \$350K.

It is critical that board members review the full report prior to the scheduled board meeting covering this topic. Currently, this topic is being scheduled for the November 14th meeting.

It was decided that the committee should meet on October 31st to review the revised presentation. At the board meeting, Jenn will highlight some of the issues around bonding that our committee has struggled with prior to handing it over to Bruce to present the slides.

G. Other

None.

H. Adjournment

Next Meeting scheduled for October 31, 2022, at 9:30 a.m. Location: 49 Charles St.

Meeting adjourned at 10:51 a.m.

Respectfully submitted,
Barbara Wilson, Recorder

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