

AGENDA



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, July 27, 2022, 8:30 am - 10:00 am
208 Charles Avenue, Middlebury VT & Virtual Connection**

Please click the link below to join the webinar: <https://us06web.zoom.us/j/82967362278>

- A. Call to Order Upon Reaching a Quorum
- B. Introductions - Board Members, Administrators and Staff
- C. Approve Agenda
- D. Public Comment
- E. Recommendation to Approve the Minutes of June 22, 2022
- F. Discussion: Review Bonding Information Provided by the Business Manager
 - 1. Bonding Capacity
 - 2. Impact on Tax Rate
 - 3. New Construction Loan Costs
- G. Review MUMS Facility Assessment
- H. Other Business
 - I. Next Meeting Date & Time
- J. 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, June 22, 2022, 8:30 am - 10:00 am

208 Charles Avenue, Middlebury, VT and Virtual Connection

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83054898326>

A. Call to Order Upon Reaching a Quorum

Meeting called to order at 8:34 a.m.

B. Introductions: Board Members, Administrators and Staff

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

Staff: Bruce MacIntire, ACSD Director of Facilities; Logan Price, ACSD Business Manager

C. Approve the Agenda

Motion to approve.

Move: James Malcolm Second: Victoria Jette Status: Passed

D. Public Comment

A public comment was provided by Hugh McLaughlin, who resides in Middlebury. Hugh expressed that progress on making decisions regarding our various elementary schools is not much different than in July 2019 when he first started attending ACSD board meetings. He expressed his opinion that the Board needs to make a decision quickly due to the fact that inflation costs are out of sight. He further stated that by focusing the Bond on just the High School and Middle School without the elementary schools included will not pass. He stressed that we have 3 small schools with under 50 students, 2 of which have part time principals. In his view, since these schools are within 10 miles of another elementary school is not the best education and as a taxpayer he doesn't want to throw money out there. In 2019, he indicated that he had told Peter Burrows that we need 4 schools. He suggested that the Board should put the decision before the voters in November as to whether the district continues with the current configuration of schools along with the associated tax impacts or whether the district moves to a four elementary school configuration. He also believes that the Board needs to put out more detailed financial data projections that capture the cost impacts of consolidation, such as additional school bus drivers.

E. Recommendation to Approve the Minutes of May 23, 2022

Motion to approve.

Move: James Malcolm Second: Victoria Jette Status: Passed

F. Discussion: MUMS and MUHS Facilities Report and Next Steps

Bruce MacIntire provided us with an overview of the assessment report findings for MUHS. The results for MUHS is the last section of the TruexCullins report. The report divides the High School into several zones, based on when each particular section was built. He described that the original section was built in the 1950's and roughly every decade some major construction project was completed until 2007 when school construction aid stopped. The same team that provided the assessment for the elementary schools were involved in the High School assessment. Bruce walked us through each of the findings found in the Findings Summary Table on page 3 this section (page 413 of the entire document). Bruce focused on the systems that are failing. A summary of the highlights from Bruce's overview are listed below:

- For HazMat, there is asbestos encased in the floors and walls in many sections of the building. There are no health issues at this time, however, if construction is done that involves these areas the asbestos would need to be dealt with. The assessment includes a contingency for this in the cost estimates. Victoria Jette asked about the potential for lead in the water supply. Bruce responded that our district has done all of the necessary water fixture replacements per the state mandate. The only place lead is present would be the soldered joints. The district tests the water on a bi-annual basis. The district will be testing for PCBs through the State testing initiative.
- The High School's front entrance security doesn't adequately allow for screening of visitors due to the fact there isn't a vestibule or person trap. In order to resolve this issue, the entry, front office and hallway would need to be reconfigured. The front entrance is locked.
- For the size of the building, the ventilation systems are undersized and do not meet current code requirements. The ventilation systems are adequate for the number of students in the building. The building envelope includes areas that are not insulated.
- The roofing in some areas of the building are not in good condition, such as the gym, auditorium, etc (B wing).
- Historically, doors and windows have been replaced when they have failed. Many of the door hinges and locks need to be replaced.
- Carpet is very worn and needs to be replaced.
- Many of the bathrooms still have original fixtures and need to be replaced. Bathrooms are not ADA compliant.
- Auditorium audio system is out of date and using an audio band that is no longer valid. No one felt that this was an immediate issue.
- The kitchen related issues will be addressed outside the scope of this work.
- The lighting in the gym should be updated for more energy efficiency. There is adequate lighting due to the work done 15 years ago.
- Related to plumbing, there are issues with the sewer pipe under the slab and on an ongoing basis, leaks are detected in the fresh water piping that continue to need attention. The kitchen renovation will resolve a significant portion of these issues.
- Boilers are 25 years old and end of their "useful" life according to industry standards. They are still functioning fine. Controls have been recently updated as well.

- Electrical wiring in the older portions in the building are out of code per industry standard. This work would be done in parallel with other renovations down the road.
- Interior and exterior lighting have been upgraded on an ongoing basis.
- [Bruce MacIntire](#) reported that life safety related systems have been maintained. There are no major issues in these areas.

The remainder of the meeting was spent discussing how we make a bonding scope decision and what other considerations that warrant investigation. A summary of the highlights from this discussion include:

- The financial details are high level and make it difficult to carve out specific projects. The cost estimates focus on all aspects of a specific area/system (i.e., plumbing, etc.) instead of specific areas related to projects that might be the district's focus. When a specific area is renovated, such as the MUHS kitchen, it is much more cost effective to include a cross section of systems at the same time.
- The impacts of the Weighting Study legislation must also be considered.
- The results of the equity study results will be available in August, which also must be factored into the committee's work.
- The committee needs to conduct a deeper dive on the MUMS assessment.
- We still need to better understand the tax implications of specific bond amounts. [Logan Price](#) is still waiting for this information and will share it once he gets the data.
- The Board must decide on the dollar amount of a potential Bond based on taxpayer implications and the scope of the work to be included.
- Does the Board need to make decisions about school consolidation first?

Next steps, Bruce MacIntire will present the MUMS and MUHS assessment needs with the full Board and bond tax rate implications based on several dollar amount scenarios. The goal is to cover both topics at the first meeting in August. If there isn't enough time on the agenda, a high level introduction of the MUMS and MUHS assessment needs will be presented along with the bond tax rate implications. At the Board retreat, we will spend time discussing the approach that we'll use to distill the information that we have, including the results of the equity study, to scope out how we are going to make decisions around what the scope of the facilities bond will be.

G. Other Business

None.

H. Next Meeting Date and Time

The next committee meeting will be on July 27th at 8:30 a.m. to 10 a.m. The primary focus will be to discuss MUMS and to review various bond scenarios and the associated tax implications that Logan has gathered the data for.

I. Adjournment

Meeting adjourned at 10:03 a.m.

Respectfully submitted,

Barbara Wilson, Recorder

Move to adjourn.

Move: James Malcolm Second: Victoria Jette Status: Passed