

AGENDA



**Addison Central School District
Facilities Committee
Committee Meeting
Monday, May 9, 2022, 5:00 pm - 6:15 pm
208 Charles Avenue, Middlebury, VT & Virtual Connection**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82825107775>

- A. Call to Order Upon Reaching a Quorum
- B. Introductions: Board Members, Administrators and Staff
- C. Select a Committee Chair
- D. Select a Meeting Recorder
- E. Approve the Agenda
- F. Public Comment
- G. Approve the Minutes of March 9, 2022
- H. Committee Discussion:
 - 1. TruexCullins Secondary School Facilities Report
- I. Other Business
- J. Set Next Meeting Date/Time
- K. Adjournment

MINUTES



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, March 9, 2022, 10:00 am - 11:00 am
208 Charles Avenue, Middlebury, VT & Virtual Connection**

In Attendance

James Malcolm; Mary Heather Noble; Victoria Jette

Please click the link below to join the webinar:

<https://zoom.us/j/98989378059>

Or One tap mobile :

US: 13017158592,,98989378059# or 13126266799,,98989378059#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: 1 301 715 8592 or 1 312 626 6799 or 1 646 558 8656 or 1 253 215 8782 or 1 346 248 7799 or 1 669 900 9128

Webinar ID: 989 8937 8059

International numbers available: <https://zoom.us/u/apaDVf4fU>

A. Call to Order Upon Reaching a Quorum

Meeting called to order at 10:00 a.m.

B. Introductions: Board Members, Administrators and Staff

Administrators & Staff in attendance: Peter Burrows (ACSD Superintendent), Bruce Macintyre (ACSD Director of Facilities)

Other Participants: Ben Merrill, write

C. Approve the Agenda

Motion to approve the agenda.

Move: James Malcolm Second: Mary Heather Noble Status: Passed

D. Public Comment

None.

E. Recommendation to Approve the Minutes of February 16, 2022

Motion to approve minutes of February 16, 2022.

Move: James Malcolm Second: Mary Heather Noble Status: Passed

F. Committee Discussion of Facilities Master Plan:

1. Formatting Final Version

Victoria Jette invited committee members to provide feedback on the recently formatted

version of the Facilities Master Plan report that Ben Merrill provided to the group.

Mary Heather Noble liked the aesthetic of the stylized report – the colors are consistent with the ACSD logo, and the sections, headings, and call-out boxes make the report more readable. She offered the following:

Links to Facilities Master Plan survey questions still need to be added. Mary Heather emailed the survey questions to Ben so that information can be incorporated.

An Acknowledgement Page to list and recognize all the individuals who contributed to the FMP process and body of work still needs to be added. Ben Merrill had suggested this as a way to identify Steering Committee members. Mary Heather added Acknowledgements to the end of the manuscript document and will make sure Ben has access to that version.

Mary Heather wondered whether the Glossary of Terms should be expanded. It is currently an explanation of acronyms and not a glossary per se – the group decided to just change the heading to be more accurate since the original facilities assessments have glossaries provided in them.

Mary Heather also shared copies of the typed comments that Barb Wilson provided at the February 22, 2022 meeting (during which the Board approved the report content), and asked the group if they felt any of the comments should be added to clarify the existing content in the Priorities Moving Forward section. She invited people to get back to her on that and she will make edits/adjustments as needed.

The group examined the graphs and formatting details of the report and provided feedback to Ben. The last few “Notes” pages can be filled with photos of ACSD schools (or photos can be included in school summaries). Victoria and Mary Heather noted that the Board’s accepted vision/commitment to “Sustainability” should also be highlighted as a call-out box. Mary Heather will identify where this should occur in the report, and will provide Ben with the language.

The group also examined the itemized 2019 TruexCullins cost figures in the school-by-school summaries of Section D – State of Facilities. We want to be clear that Priority 1, 2, 3, and soft costs are part of the Total Estimated Costs. Consider bolding the total.

Ben Merrill stated that the requested edits are not substantial, and that he should be able to get a revised version to the committee by Monday, March 14th.

2. Communications and Engagement

Victoria told the group that the Communications & Engagement Committee had requested coordination with the Facilities Committee on communications around release of the final FMP report. The C&E Committee is recommending posting the report on the ACSD website and also providing links in the ACSD Newsletter, in the upcoming quarterly Board Update, on social media, etc. They also recommend providing hard copies to Central Office, at each ACSD School office, and possibly Town Offices and the library.

Mary Heather explained that the C&E Committee also believes the Board should make the content available in a more digestible format – e.g., audio and an eChat video – so would like the Facilities Committee to participate/contribute to identifying interview questions for an eChat video as a way to make sure the important highlights of the report are captured and conveyed. Chip Malcolm expressed concern about doing that work before new committee assignments are made, in the event that the new Board members may not characterize the findings in the same manner. Mary Heather noted that the report is not an opinion piece, but rather a historical document that summarizes the work that has occurred and the information that has been generated from that effort. Chip and others agreed that the Board should make the content accessible, but that it would be best for outreach efforts to hold until new committee assignments are finalized.

G. Other Business

None.

H. Adjournment

Meeting adjourned at 10:49 a.m.

Motion to adjourn.

Move: Victoria Jette Second: Mary Heather Noble Status: Passed

Facility Evaluations of 9 ACSD Schools



Addison Central
School District
Updated May 2022

Project Overview



Elementary School Study – 2019/2020

- Facility Evaluation
- Functional Assessment
- District Organization Options

MUMS & MUHS Facility Evaluations – 2022

TEAM

- Architect and Team Leader – TruexCullins
- Structural and Civil Engineer – Engineering Ventures
- Mechanical Engineer – ENGVT
- Electrical Engineer – Pearson Associates
- Cost Estimating – ReArch Company

District Overview

School	Years Built	Area (SF)	Site (Acres)	Enrollment	SF/Student
Middlebury Union High School	1955, 1966, 1970, 1991, 1997	193,000	29.3	514	375
Middlebury Union Middle School	1996	64,750	40.8	365	177
Bridport Central School	1955, 1987	17,600	19.4	62	284
Bingham Memorial (Cornwall) School	1959, 1960, 1984	13,500	5.3	78	173
Mary Hogan School	1954, 1966, 1984, 2001	72,500	20.9	371	195
Ripton School	1989	14,800	17.5	46	322
Salisbury Community School	1996	24,500	48	61	402
Shoreham Elementary School	1954, 2001	14,800	19 shared	85	174
Weybridge Elementary School	1961, 1966, 1996	15,300	17.8	39	392
		430,750		1621	266

Summary – Facility Evaluation Costs

School	Renovation Cost		Area (SF)	Cost/SF	Replacement Size (Note 3)	Replacement Cost (Note 4)	FCI (Note 5)	Notes
Middlebury Union High School	\$	61,112,000	156,889	\$ 389.52	128,500	\$ 70,675,000	86%	Note 1
Middlebury Union Middle School	\$	18,049,618	64,750	\$ 278.76	73,000	\$ 40,150,000	45%	Note 1
Bridport Central School	\$	4,084,662	17,600	\$ 232.08	10,850	\$ 5,967,500	68%	Note 2
Bingham Memorial (Cornwall) School	\$	3,617,574	13,500	\$ 267.97	13,650	\$ 7,507,500	48%	Note 2
Mary Hogan School	\$	12,698,337	72,500	\$ 175.15	64,925	\$ 35,708,750	36%	Note 2
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Weybridge Elementary School	\$	2,780,298	15,300	\$ 181.72	6,825	\$ 3,753,750	74%	Note 2
	\$	110,456,358	394,639	\$ 279.89	331,350	\$ 182,242,500	61%	

Notes

1. Project costs - estimated 2022. Includes cost escalation to 2024, 15% estimating contingency, 20% project costs, 10% owner contingency, 4% Hazmat contingency
2. Estimated 2019. Cost escalation, Cost estimating, Owner and Hazmat contingency added to make these estimates comparable to the 2022 estimates. Does not include insulation upgrades. It is TXC's opinion that these costs still appear low compared to other school renovation projects. Recommend re-estimating these projects.
3. Replacement size based on number of current students multiplied by 250sf/student for HS, 200sf/student for MS and 175sf/student for ES.
4. Replacement cost is calculated by multiplying replacement size by \$550/sf for new construction. Does not include demolition or land acquisition if required.
5. FCI = Facilities Condition Index. This percentage is derived by dividing the cost of renovation by the cost of replacement. It represents the amount of the asset that is depleted.

Middlebury Union High School

**Built in 1955, Added to in
1966, 1970, 1991, 1997**

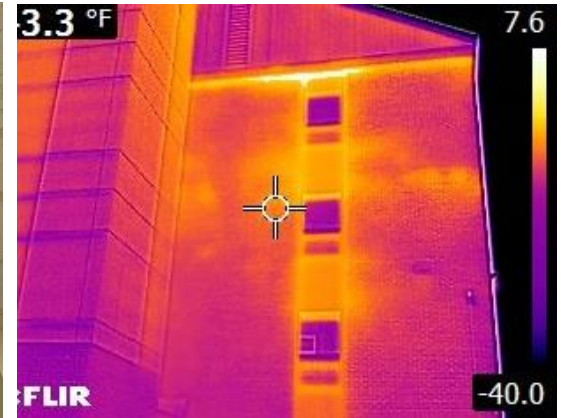
- *193,000 square feet*
- *29.3 acre lot*
- *305 parking spaces*
- *514 students*



Middlebury Union High School

Major Issues

- *Asbestos*
- *Front Entrance Security*
- *Building Code and ADA Issues*
- *Uninsulated Wall*
- *Roofing*
- *Windows*
- *Casework*
- *Locker Rooms*
- *Flooring*
- *Electrical Infrastructure*
- *Lighting*



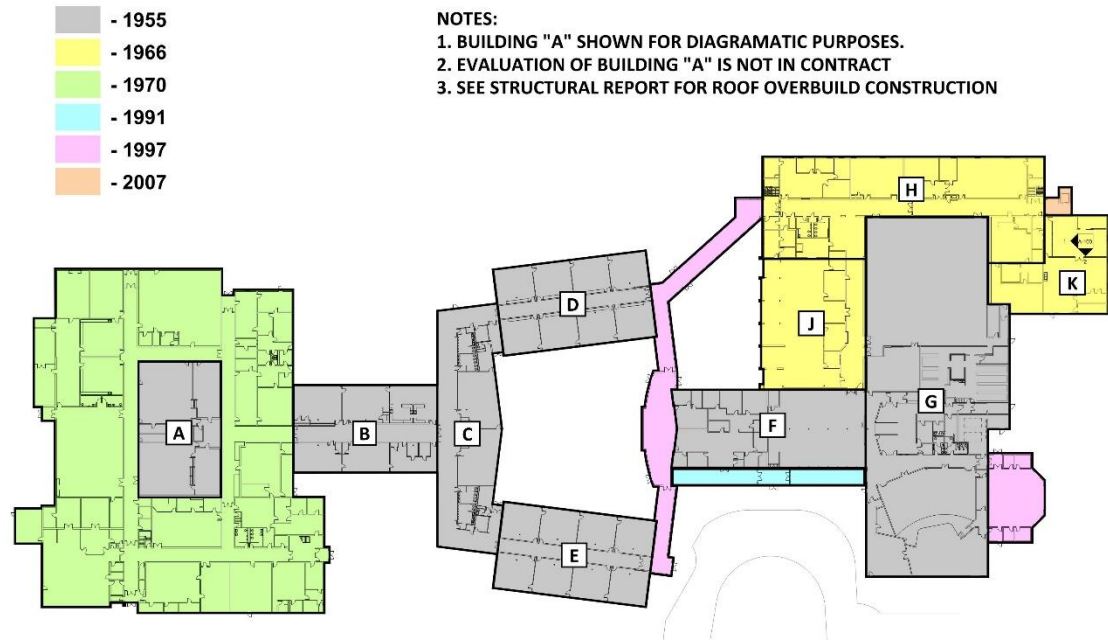
Middlebury Union High School

Repair & Upgrade Costs

\$61,112,000

Includes:

- *Full project cost*
- *Escalated to 2024*
- *20% Soft costs*
- *10% Owner contingency*
- *4% Hazardous material allowance*
- *No renovations or additions*
- *Insulation upgrades*



Middlebury Union High School

Redevelopment Potential

- + Town water and sewer
- + Building has excess capacity
- Residential neighborhood
- Field space in high demand



Middlebury Union Middle School

Built in 1996

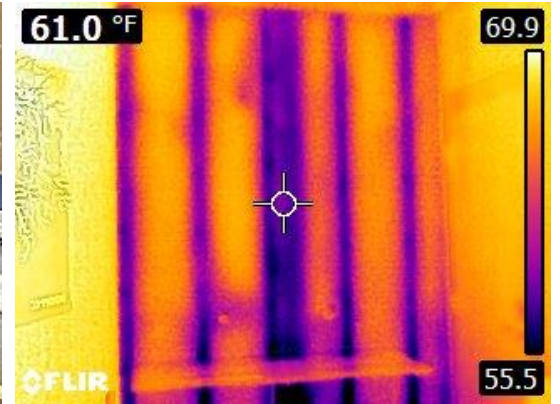
- *64,700 square feet*
- *40.8 acre lot*
- *95 parking spaces*
- *460 occupants*



Middlebury Union Middle School

Major Issues

- *Building Code Issues*
- *Paving*
- *Insulation*
- *Windows*
- *Casework*
- *Kitchen*
- *Lighting*



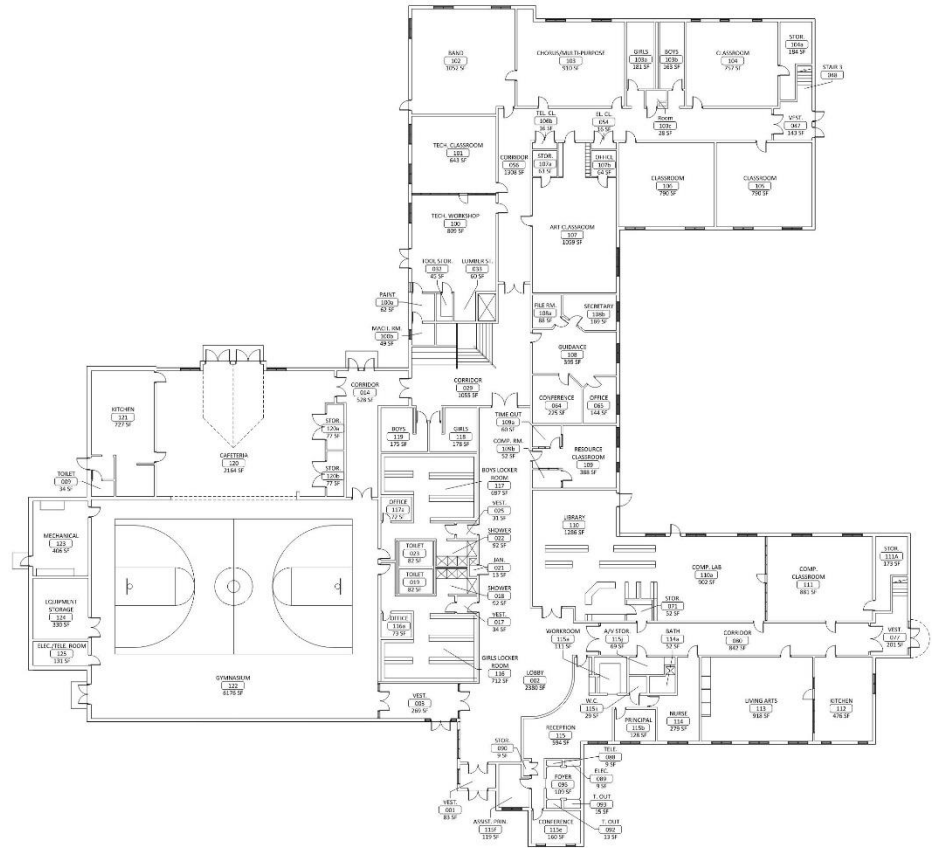
Middlebury Union Middle School

Repair & Upgrade Costs

\$18,117,000

Includes:

- *Full project cost*
- *Escalated to 2024*
- *20% Soft costs*
- *10% Owner contingency*
- *4% Hazardous material allowance*
- *No renovations or additions*
- *Insulation upgrades*



Middlebury Union Middle School

Redevelopment Potential

- + Large open site
- + Town water and sewer



Bridport Central School

**Built in 1955 with an
addition in 1987**

- *17,600 square feet*
- *19.4 acre lot*
- *47 parking spaces*
- *83 occupants*



Bridport Central School

Major Issues

- *Damaged site culverts and drains*
- *Damaged brick & mortar*
- *Inefficient thermal envelope*
- *Exposed asbestos*
- *Insufficient fire protection*
- *Limited ADA access*



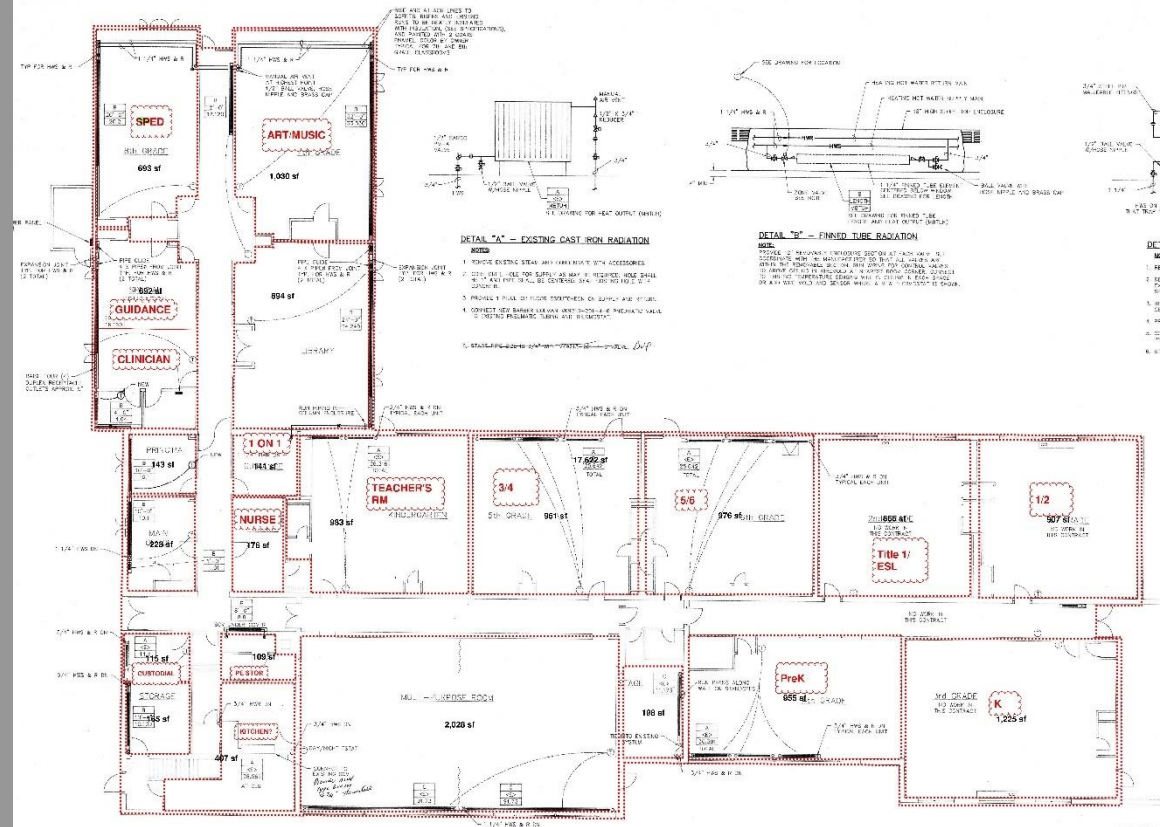
Bridport Central School

Repair & Upgrade Costs

\$4,090,253

Includes:

- Full project cost
- Escalated to 2024
- 20% Soft costs
- 10% Owner contingency
- 4% Hazardous material allowance
- No renovations or additions
- No insulation upgrades



Bridport Central School

Redevelopment Potential

- + Large open site*
- + Proximity to Route 22A*
- Poor soil drainage*
- Uncommon animal species on site*
- Limited stormwater management*
- +/- Wastewater design: unknown capacity*
- +/- Municipal water service: unknown capacity*



Bingham Memorial (Cornwall) School

Built in 1959, additions in
1960s & 1984

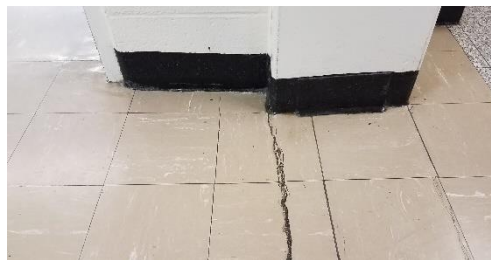
- *13,500 square feet*
- *5.3 acre lot*
- *20 gravel parking spaces*
- *~98 occupants*



Bingham Memorial (Cornwall) School

Major Issues

- *Damaged brick, mortar joints, & siding*
- *Inefficient thermal envelope*
- *Exposed asbestos*
- *Insufficient fire protection*
- *Limited ADA access*
- *Electrical deficiencies*



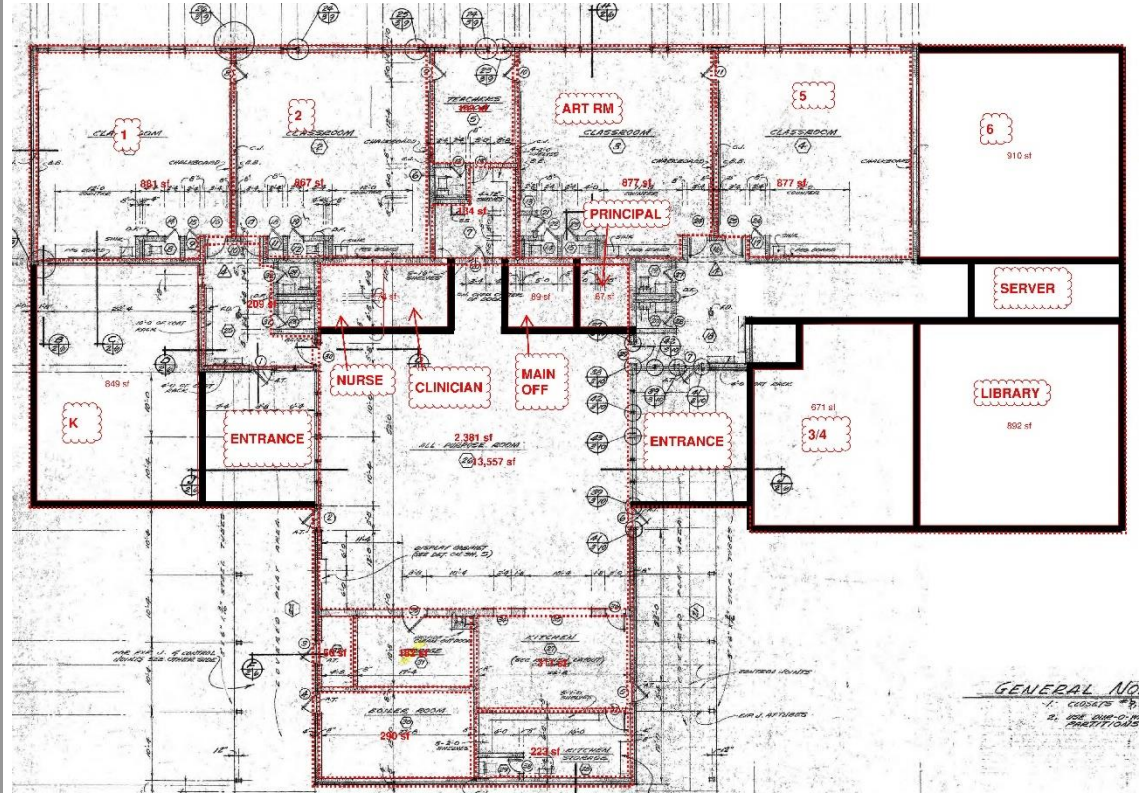
Bingham Memorial (Cornwall) School

Repair & Upgrade Costs

\$3,622,525

Includes:

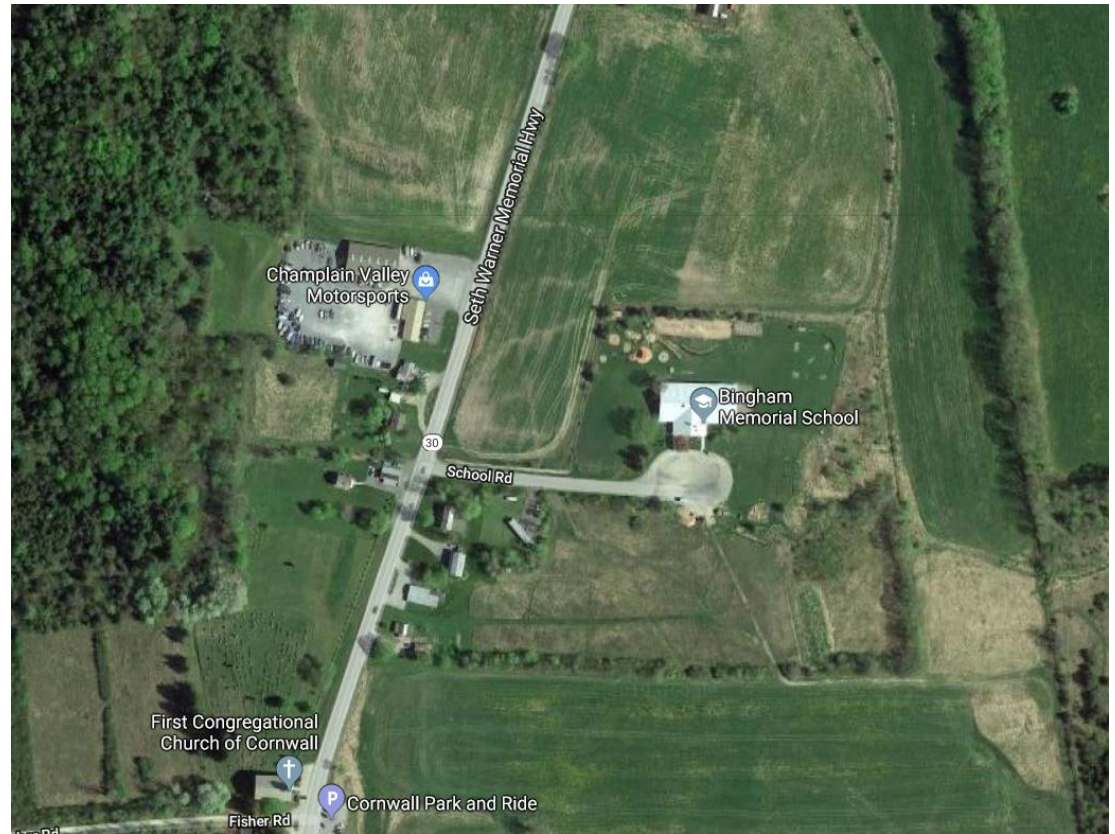
- Full project cost
- Escalated to 2024
- 20% Soft costs
- 10% Owner contingency
- 4% Hazardous material allowance
- No renovations or additions
- No insulation upgrades



Bingham Memorial (Cornwall) School

Redevelopment Potential

- + Moderately sized site
- + Permitted wastewater capacity 203 occupants
- Aging septic mound
- Distance from major routes
- Poor soil drainage
- No stormwater permit
- Drilled well: unknown capacity



Mary Hogan School

Built in 1954, additions in 1966, 1984, & 2001

- 72,500 square feet
- 20.9 acre lot
- 139 parking spaces
- Occupants: 552



Mary Hogan School

Major Issues

- *Damaged siding, roofs*
- *Inefficient thermal envelope*
- *Insufficient fire protection*
- *Limited ADA access*
- *Insufficient emergency lighting*
- *Poor air circulation*



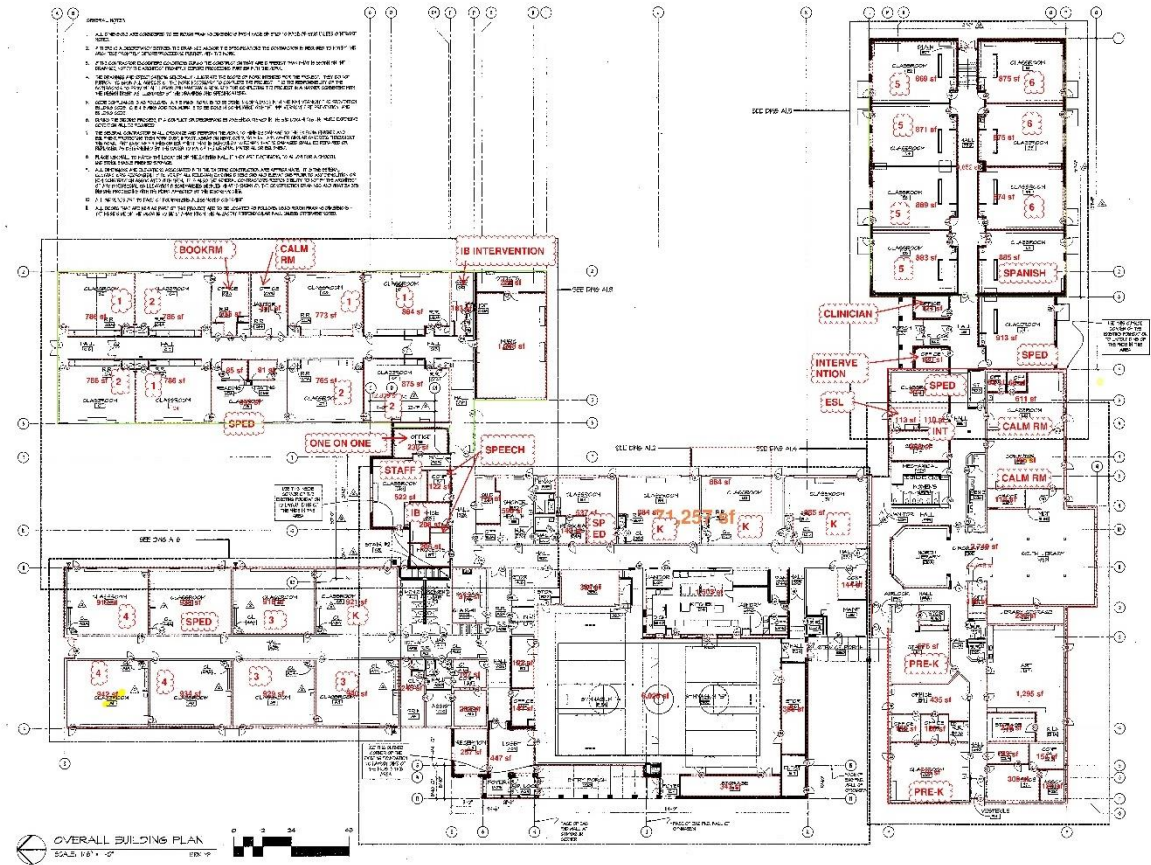
Mary Hogan School

Repair & Upgrade Costs

\$12,715,715

Includes:

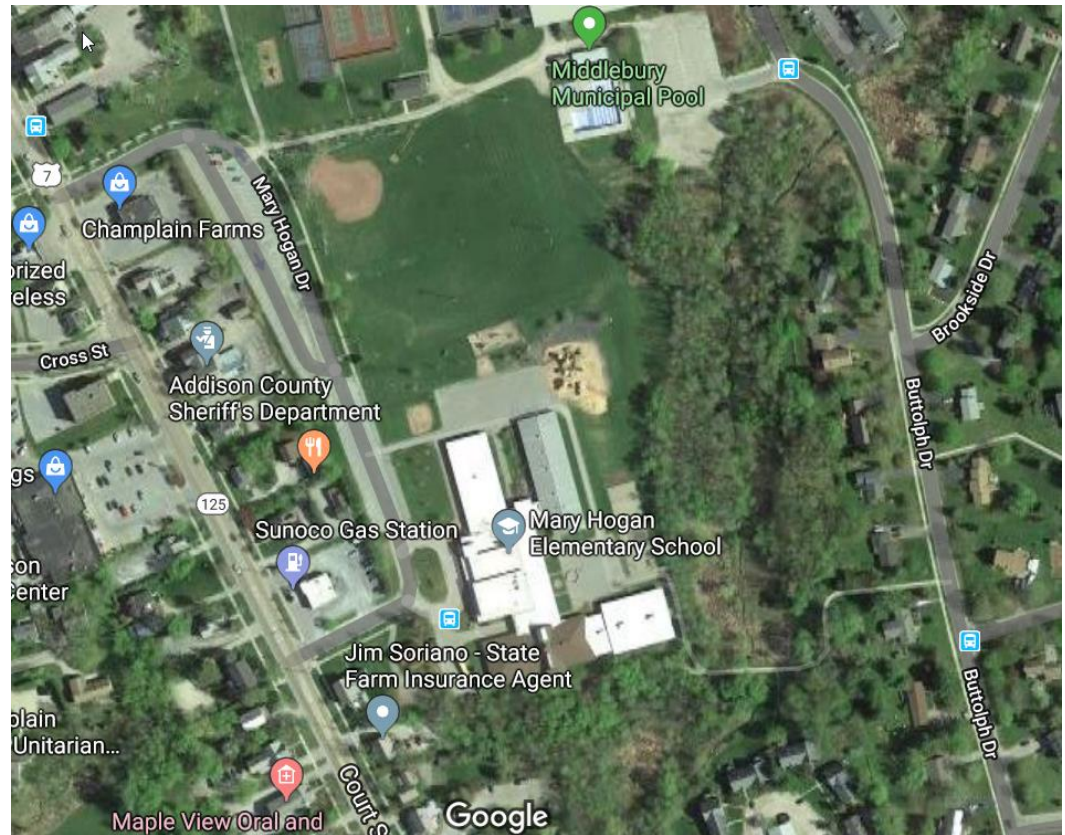
- Full project cost
- Escalated to 2024
- 20% Soft costs
- 10% Owner contingency
- 4% Hazardous material allowance
- No renovations or additions
- No insulation upgrades



Mary Hogan School

Redevelopment Potential

- + Central location
- + Large site
- + Municipal water & sewer
- + Wastewater Permit: 729
- + Stormwater infrastructure in place
- Questionable soils, poor drainage



Ripton Elementary School

Built in 1989

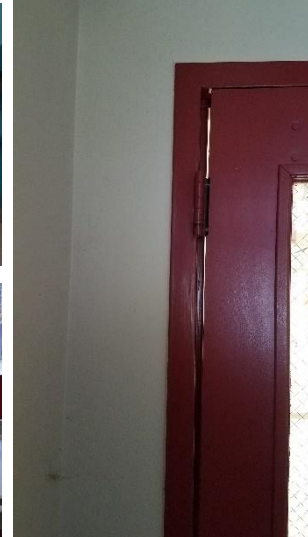
- *14,800 square feet*
- *17.5 acre lot*
- *45 gravel parking spaces*
- *Occupants: ~70*



Ripton Elementary School

Major Issues

- *Damaged/worn finishes*
- *Inefficient windows*
- *Insufficient fire protection*
- *Limited ADA access*
- *Insufficient emergency lighting*
- *Poor air circulation*



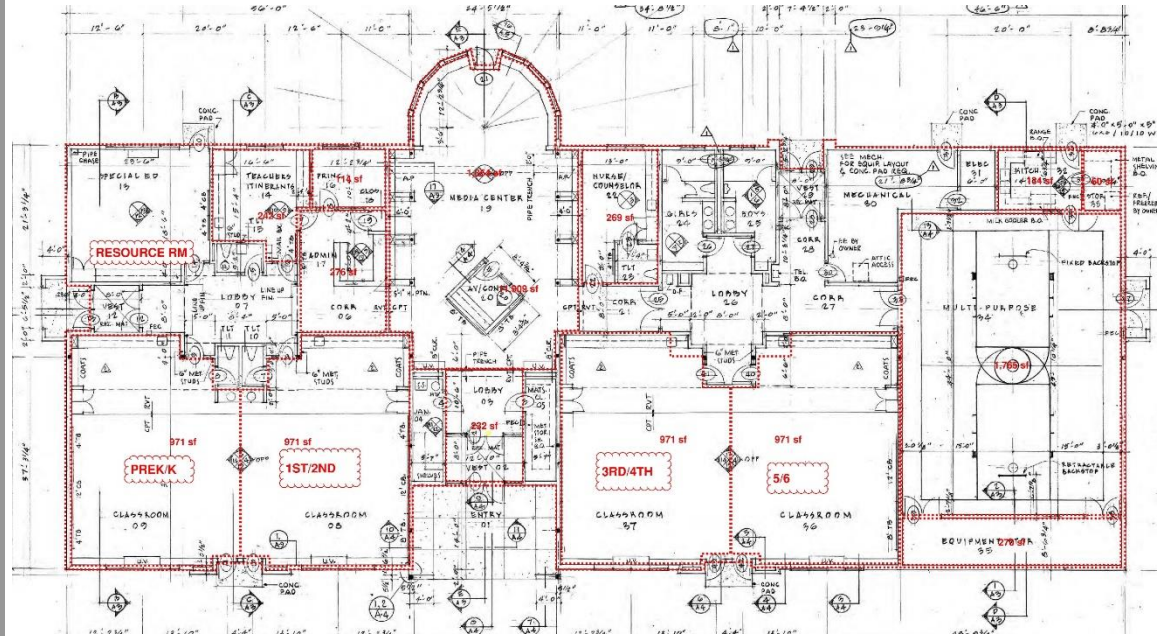
Ripton Elementary School

Repair & Upgrade Costs

\$2,008,429

Includes:

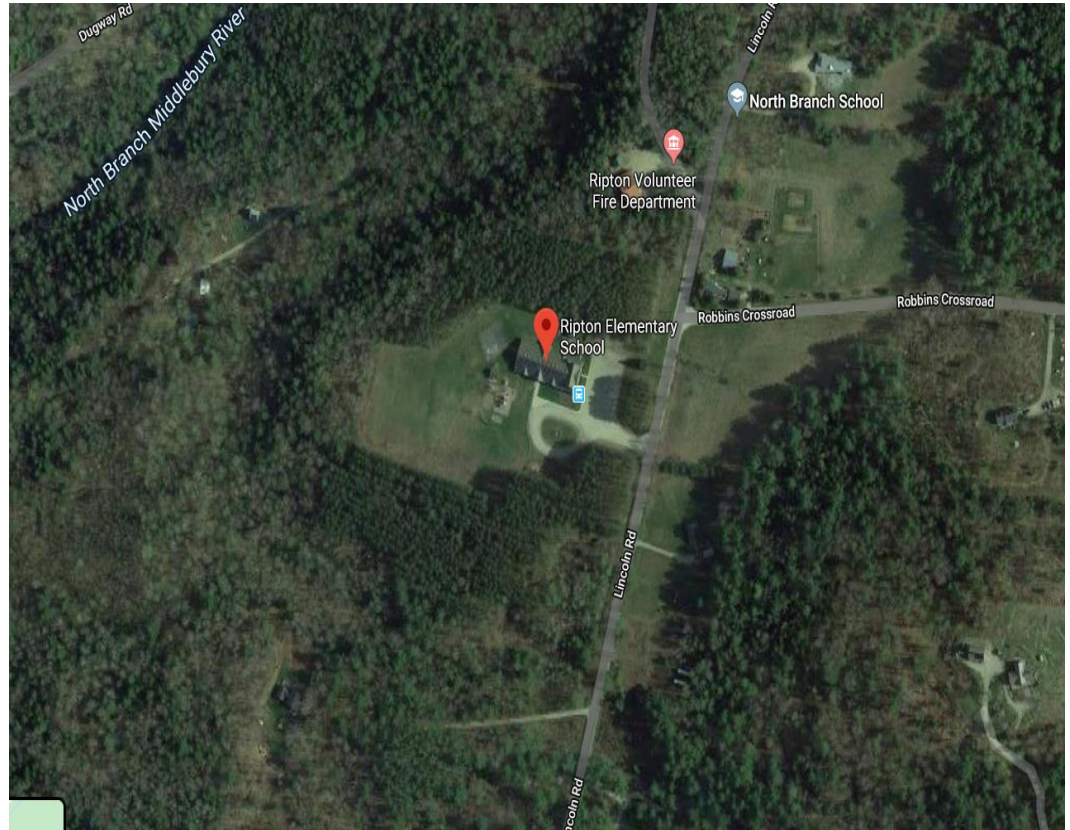
- *Full project cost*
- *Escalated to 2024*
- *20% Soft costs*
- *10% Owner contingency*
- *4% Hazardous material allowance*
- *No renovations or additions*
- *No insulation upgrades*



Ripton Elementary School

Redevelopment Potential

- + Large site
- + Adequate well water permitted capacity
- Remoteness, access
- Wastewater Permit: 72
- Limited stormwater management



Salisbury Community School

Built in 1996

- *24,500 square feet*
- *48 acre lot*
- *58 parking spaces*
- *Occupants: 110*



Salisbury Community School

Major Issues

- *Heaving sidewalks*
- *Failing door hardware*
- *Limited ADA accessibility in classrooms*
- *Uneven lighting levels*
- *Missing fire alarm devices*



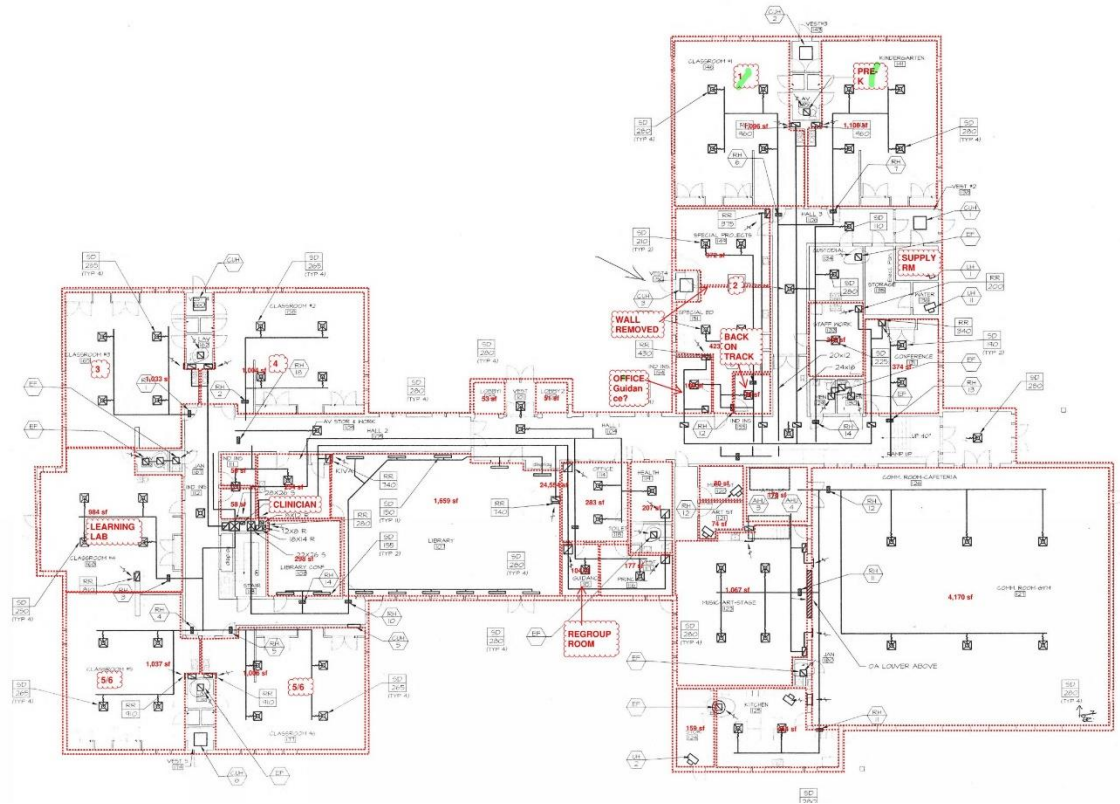
Salisbury Community School

Repair & Upgrade Costs

\$2,851,576

Includes:

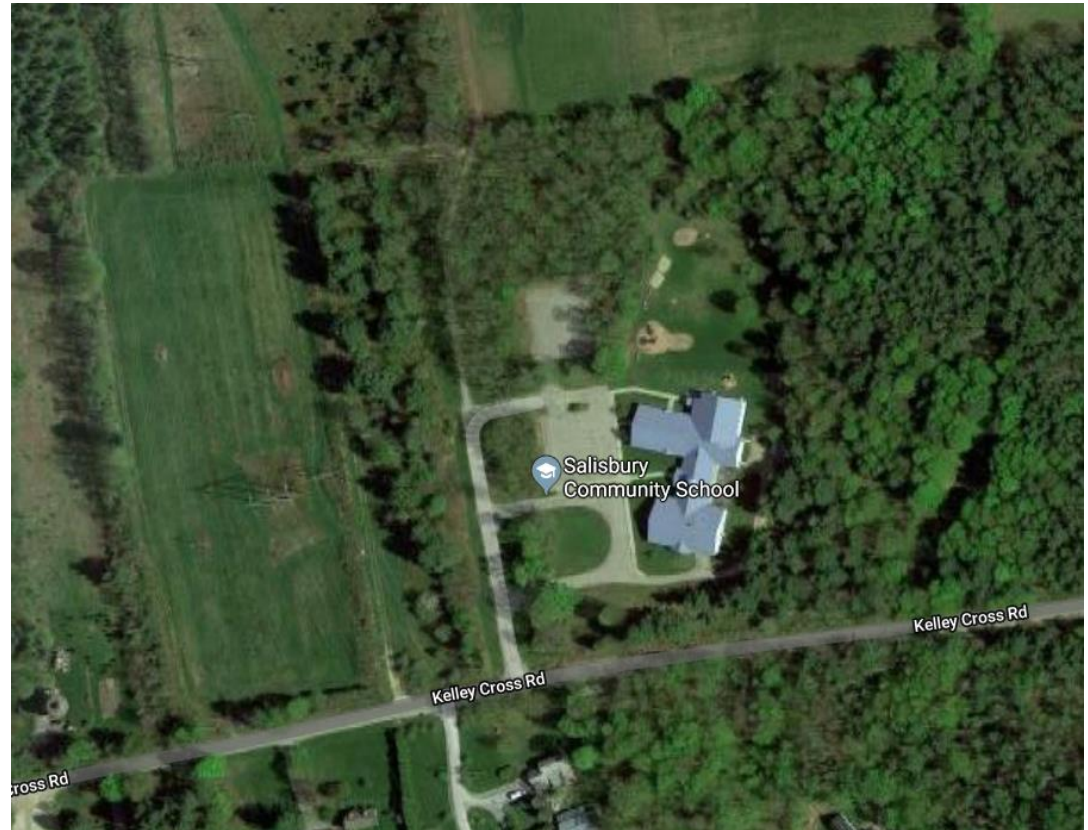
- *Full project cost*
- *Escalated to 2024*
- *20% Soft costs*
- *10% Owner contingency*
- *4% Hazardous material allowance*
- *No renovations or additions*
- *No insulation upgrades*



Salisbury Community School

Redevelopment Potential

- + Large site
- + Proximity to Route 7
- + WW Permit: 200
- + Adequate well water capacity
- + Stormwater infrastructure in place; mixed effectiveness
- Wetlands
- Endangered species observed



Shoreham Elementary School

Built in 1954, new roof added in 2001

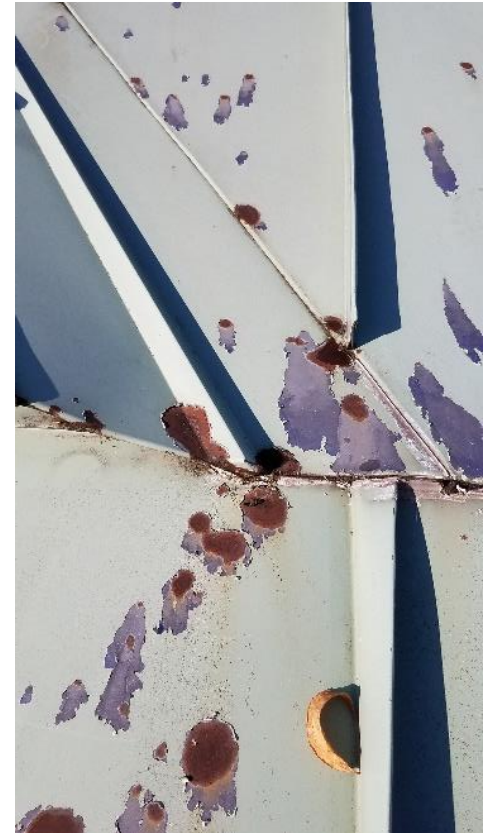
- *14,800 square feet*
- *19 acre shared municipal lot*
- *20 parking spaces*
- *Occupancy: 108*
- *WW Permit: 145*
- *Adequate stormwater management*



Shoreham Elementary School

Major Issues

- *Roof structural integrity*
- *Limited ADA accessibility*
- *Poor air circulation*
- *Inadequate light levels*
- *Inefficient windows*
- *Insufficient insulation*
- *Inadequate parking*
- *Floor/slab failure*



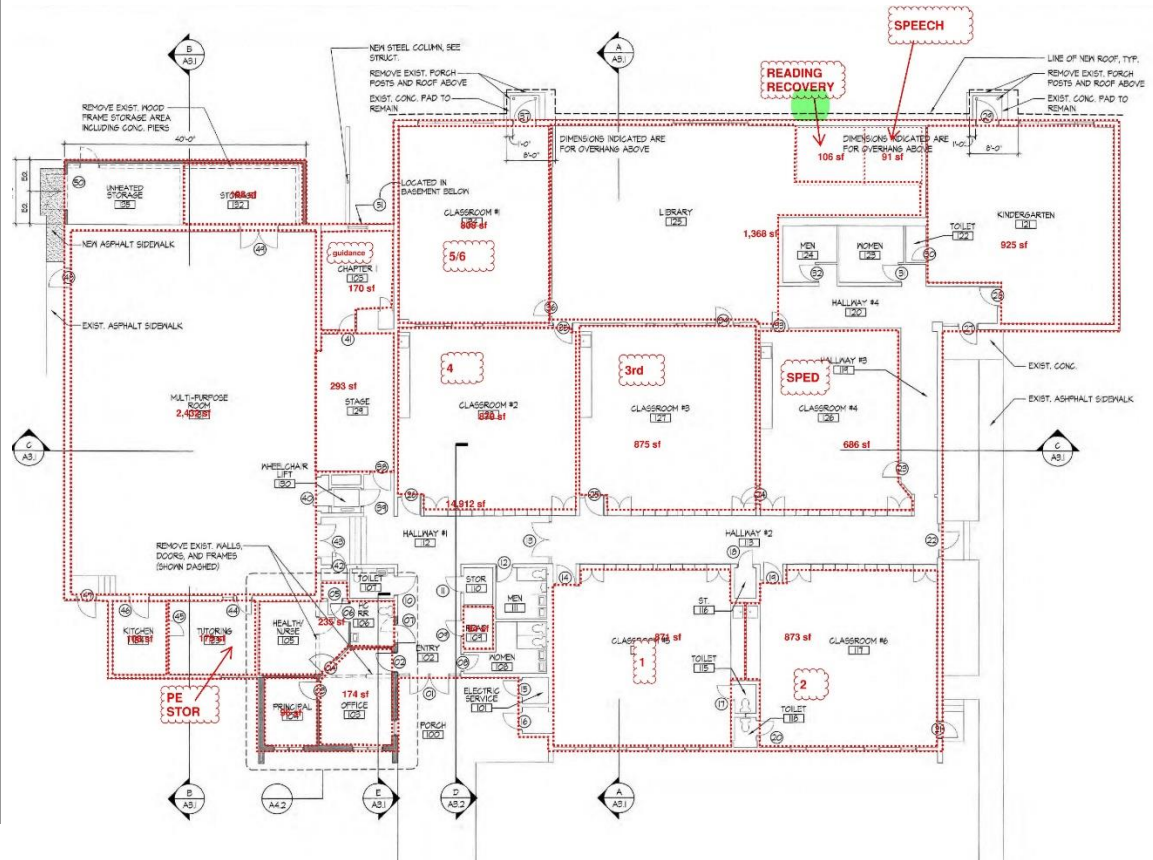
Shoreham Elementary School

Repair & Upgrade Costs

\$3,264,968

Includes:

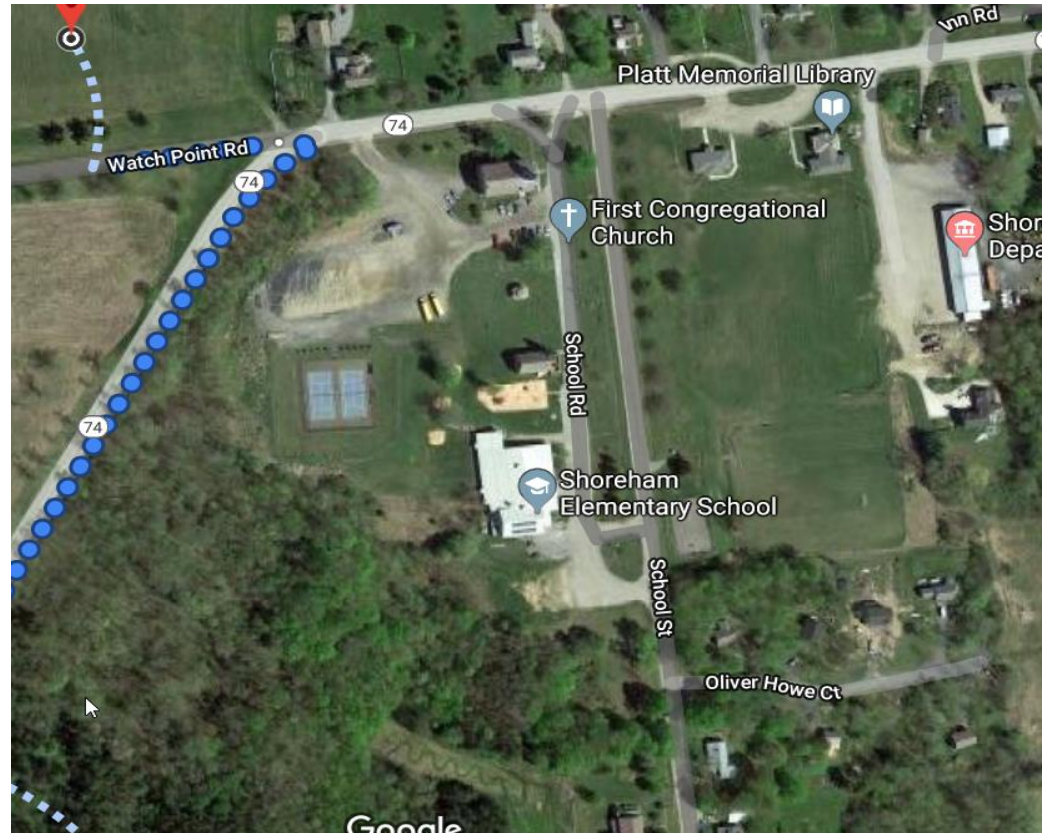
- Full project cost
- Escalated to 2024
- 20% Soft costs
- 10% Owner contingency
- 4% Hazardous material allowance
- No renovations or additions
- No insulation upgrades



Weybridge Elementary School

Redevelopment Potential

- + Town center location
- + Municipal utilities
- +/- WW Permit: 145
- Site slope & available space
- Classrooms lacking access to natural light



Weybridge Elementary School

Built in 1961, additions in 1966 and 1996

- 15,300 square feet
- 17.8 acre lot
- 43 parking spaces
- Occupancy: 65



Weybridge Elementary School

Major Issues

- *Unstable retaining walls*
- *Roof failure at entry facade*
- *Exposed asbestos floor*
- *Inadequate fire detection & alarm coverage*
- *Inefficient windows*



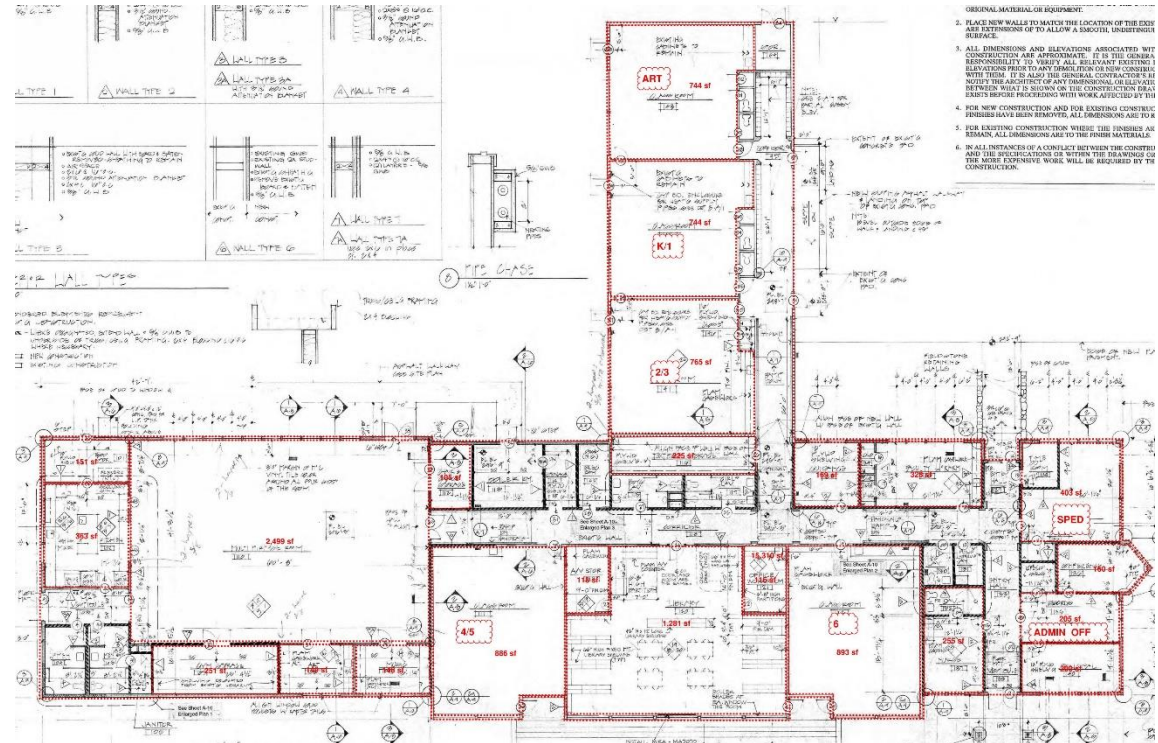
Weybridge Elementary School

Repair & Upgrade Costs

\$2,784,103

Includes:

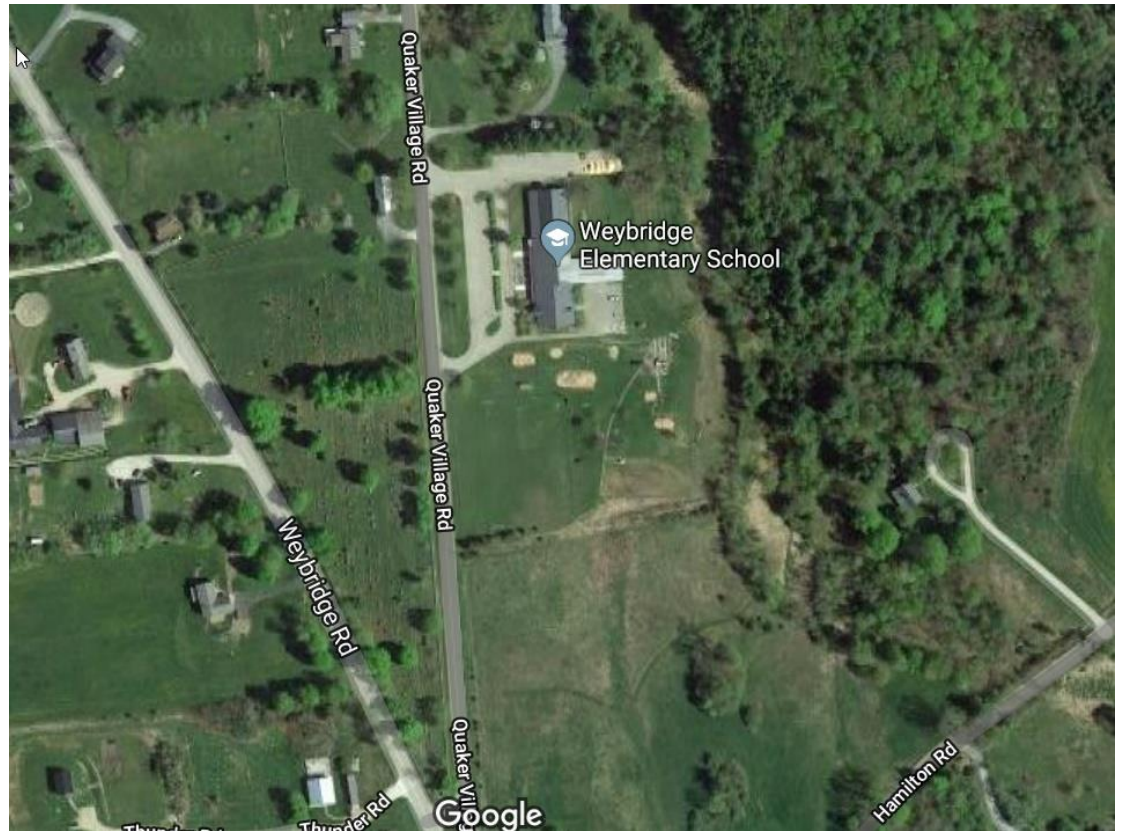
- Full project cost
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- 10% Owner contingency
- 4% Hazardous material allowance
- No renovations or additions
- No insulation upgrades



Weybridge Elementary School

Redevelopment Potential

- + Large site
- + Wastewater infrastructure
- + WW Permit: 102
- Well is shared with neighboring residences
- Remoteness
- Limited stormwater management



Summary – Facility Evaluation Costs

School	Renovation Cost		Area (SF)	Cost/SF	Replacement Size (Note 3)	Replacement Cost (Note 4)	FCI (Note 5)	Notes
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truexcullins 
E D U C A T I O N