

AGENDA



**Addison Central School District
Facilities Committee
Committee Meeting
Friday, December 18, 2020, 4:00 pm - 5:00 pm
Virtual Connection**

You are invited to a Zoom webinar.

When: Dec 18, 2020 04:00 PM Eastern Time (US and Canada)

Topic: Facilities Committee Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89161531742?pwd=UN5NjVxVUZuYzBQysxZ2FvY3pKdz09>

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US: [1 312 626 6799](tel:13126266799), [89161531742](tel:189161531742)#,,,,,,0#,,210460# or

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- 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 Minutes of December 9, 2020
- F. Discussion: Facilities Master Plan Work Timeline
- G. Next Meeting Date
- H. Adjournment

MINUTES



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, December 9, 2020, 4:00 pm - 6:00 pm
Virtual Connection**

Remote Attendance

James Malcolm; Jori Jacobeit; Mary Cullinane; Vicki Wells

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87574673362?pwd=V2xhWUNvVHI4cmVKdFB0b1RqSDhuQT09>

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Or iPhone one-tap :

US: [19292056099](tel:19292056099),,[87574673362](tel:187574673362)#,,,,,0#,,[556931](tel:1556931)# or

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Webinar ID: 875 7467 3362

Passcode: 556931

International numbers available: <https://us02web.zoom.us/j/87574673362?pwd=V2xhWUNvVHI4cmVKdFB0b1RqSDhuQT09>

A. Call to Order Upon Reaching a Quorum

Meeting called to order at 4:04 PM By Victoria Jette.

B. Introductions - Board Members, Administrators and Staff

Administrators: Peter Burrows, Brittany Gilman

Staff: Bruce MacIntire

Presenter: David Epstein, TruexCullins

C. Approve Agenda

Approved

D. Public Comment

Tanya Scuteri asked for clarification on the timeline and process for March. She asked that nothing be voted on or made official until we can all meet in person again.

E. Recommendation to Approve Minutes of November 18, 2020

Approved

F. Discussion:

1. Plan and Vision for Bonding

David Epstein proposed three future segments for addressing facilities needs: stabilization, planning for the future, and an investment period. David's baseline assumption is that doing nothing to the buildings is not an option; the facilities will require some investments. This investment becomes more feasible when there are less buildings to maintain. David cited the increased cost (potentially \$3-10 million more) with a 4-school option. It remains to be seen as to whether Pre-K could fit into Shoreham and Cornwall buildings.

David referenced the board's timeline for a decision in February/March and asked whether any significant improvements (internal reconfiguration) could happen before reorganization begins. This "stabilization period" would allow for such work to occur. Mary asked David to add a visual designation to the document to clarify that the timeline for Year 1 of a reconfiguration has not yet been determined.

David provided two ends of the spectrum of approaching facilities investment. ACSD could tackle deferred only maintenance (requiring roughly \$15 million) or, at the other extreme, create 4 model schools with equitable amenities including art rooms, music rooms, full-sized gyms, etc. (requiring roughly \$40 million). He noted the critical component of community engagement, as well as swing space to be used while work is being done. He envisioned a potential bond vote in 2025, noting the year-long requirement for design work to occur, with the possibility of construction in 2026 or later.

2. Secondary Facilities Investment

In regards to MUMS and MAUHS, TruexCullins has not completed facilities evaluations. David stated that the high school is in need of some major investment, potentially around \$30 million. How the district tackles that need is yet to be determined, and could occur in phases. Savings from consolidation would help to pay for some of the investment in MAUHS. Bruce noted that given the deferred maintenance at the high school, \$30 million may actually be a conservative estimate.

Victoria inquired about the bond process: Would the \$30 million bond fall solely on taxpayers? Discussion ensued around capital aid, ongoing legislative discussions, and impacts bonding could have on our cost per equalized pupil. David added that the impact would be lessened for those who fall in the income sensitivity bracket.

Chip cited the number of bonds that have been defeated across the state in recent years. David added that Covid-19 has slowed the momentum in state-level

discussions around funding investment in schools.

Victoria emphasized that it's important to plan now for the possibility of *not* passing a bond and to be strategic about potential bonding needs for the high school and elementary schools. David cited Mt. Abe's approach involving budgeting yearly for substantial improvements as a way around a bond, although, as Peter noted, this *would* have an impact on our equalized pupil spending.

Mary asked about our current debt load and yearly debt obligations (roughly \$150,000/year). She noted that the net effect could be zero if we were to pass a bond with a comparable yearly debt load. How do we include our current debt structure in our strategy?

Chip said he doesn't want to get too deep in the weeds on bonding unless the state can take some of the pressure off. Peter referenced smaller scale bonds, in the \$2 million range, but acknowledged that we would likely want to look more broadly at the needs of all of our facilities in a systematic way.

David emphasized community participation and the need for a vision and an understanding of the significant needs of the buildings and the significant investment they will require.

Jori suggested that as soon as a decision is made this spring, we might start to strategize how to address priorities even in the short term. Mary added that we can think in terms of low cost, high impact investments that can be made as soon as we know which schools we're working with.

3. Sustainability

David referenced the district's commitment to sustainability, efficient use of resources and minimizing environmental impacts. ACSD may consider building a net-zero energy school, especially given that Vermont is on track to require net-zero energy buildings by 2030. The district will need to consider sustainability and its impact on the timeline. David suggested looking at the cost of operating a building over time and the potential of early investments to create long-term savings. The nature of the district's commitment to sustainability would need to be made before the design process would begin. David shared that in his experience, sustainability has helped mobilize community support. Chip echoed the desires expressed by community members to incorporate more renewable energy into our schools. Victoria asked about retrofitting existing buildings versus new construction. Mary added that there may be low cost, high impact steps we can take toward sustainability, even if it's programmatic. David said that switching to LED lighting is probably the biggest bang for the buck, with a 5 or 6 year return on investment. Bruce noted that lighting has been prioritized in recent years and that the district is currently close to 90% LED lighting. Brittany added that Efficiency

Vermont has provided support these efforts.

Peter asked about short-term steps that could be taken in the area of sustainability. David's answer included lighting and durable, long-lasting replacements (flooring, for example). He noted that things that last a long time are inherently more sustainable. Investing in materials that last is important. Air quality and ventilation are also critical in creating healthy indoor environments. Ensuring we don't have leaky buildings should also be a top priority.

David will attend the full board meeting this coming Monday. Mary emphasized the need to restate the current timeline at every board meeting in the form of a line item.

G. Next Meeting Date

Next Facilities Meeting Date: TBD depending on transportation consultant Tim Ammon's availability.

H. Adjournment

Meeting adjourned at 5:08 PM.

Respectfully submitted,
Jori Jacobeit, Recorder