

MINUTES



**Addison Central School District
Facilities Committee
Committee Meeting
Friday, June 16, 2023, 8:30 am - 9:30 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/85672285995> ?

- A. Call to Order
- B. Introductions - Board Members, Administrators and Staff
- C. Public Comment
- D. Approve Minutes from May 5, 2023
- E. Discussion: Priority Projects by Buildings
- F. Other
- G. 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.

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<https://us06web.zoom.us/j/85269604818>

A. Call to Order

Jason Chance called the Facilities Committee meeting to order at 8:30 am.

B. Introductions - Board Members, Administrators and Staff

Attending: Brian Bauer, Jason Chance, James Malcolm, Ellen Whelan-Wuest, Barb Wilson, Matt Corrente Director of Operations and Finance, Bruce MacIntire Director of Facilities

C. Public Comment none

D. Approve Minutes from March 31st 2023

Move: James Malcolm Second: Brian Bauer Status: Passed

E. Discussion: ACSD Facilities FY 24 Goal Setting

Board members discussed the challenges in moving forward with a bond initiative with an interim rather than a permanent superintendent.

Brian raised a concern about the PCB situations because we don't know what will happen after the legislature makes its decision, and however it turns out it will impact our district in terms of the state determining we have PCBs or we don't, and how much money we will be responsible for if we do. So we need to keep the looming reality of PCBs in mind as we think about restructuring our facilities strategy. Brian also asked if there was a way to go into buildings with a hand held device to test the air? Bruce explained there is not a hand held option for this because it doesn't capture the volume of air necessary to measure the PCBs and requires a tabletop test of around 24 hours. Bridport has had their air samples done, last week tested about half of the high school and on Wednesday (5/3) we surveyed Shoreham to test within a couple of weeks. This process and testing is all state sponsored so ACSD isn't paying for this at the moment.

The state has hired a company Bureau of Veritas to do facilities analyses not unlike what we've done with TruXCollins. They've done their data collection from different districts and are now coming back through with a team of architects and engineers to verify information which will then be uploaded into their online database. All of those statewide assessments should be done by the end of December, which is a pretty quick turnaround. Bruce has been submitting utility bills to them already and expects that sometime this summer there will be a group of people going through the buildings to verify the information. Once they upload that, next spring is when they plan to have the data available on their portal for all the schools in the state to access. They do a facilities conditions analysis and provide a rating, and the portal will provide information about which systems are at which stage of life. The tool is intended, as part of Act 172, to give a snapshot of where the state is by way of building conditions and to understand what needs to be done ahead of conversations about school construction aid at the state level. Bruce expects there will be some sticker shock that many districts and the whole state experiences when they/we see the results. Chip noted that the timestamp of the analyses keeps us in a cycle of always being somewhat behind in what the true, of the moment needs are when we get to the point of needing to make final decisions. Bruce notes we'll have 3 snapshots in time: a schools use assessment, the TruX Collins report and the state report sometime next year which will all be in chronological order and may help us to predict what has "progressed" or what seems more static.

Ellen joined late and apologized for her tardiness.

Matt noted that on the horizon, the state is starting a big data collection effort that might lead to a statewide initiative that could then lead to money available to help with our work. Given the leadership transitions, we could be looking at a 12-24 month void in necessary leadership on a major bond initiative. The third factor is a study that is ongoing. Where we are now, there is a

need for shorter term solutions given a lot of uncertainty, including the possibility for state funding. Though the RI and MA initiatives and funding came from a separate tax, which we don't have in Vermont currently. Likely won't be a quick process and we may not be able to wait a long time for funding. Brian asked if the entire amount of powerball funding is meant to go towards education funding.

Barb asks if we should focus on the highest priority items from the TruX Collins report. Is there any benefit in spending time in grouping items together by level of importance. Is this an opportunity to bring in contractors to get estimates, given it takes a lot of time. The problem is that work is time-specific, so a lot of the variables will shift even in six months if we were to try and rely on those estimates. Instead, we'll have to focus on scoping and working towards the most accurate scope possible.

It seems unrealistic to move forward with a March 2024 bond. We have to make recommendations for how to plan over the coming year. What is emergent or absolutely priority one that we need to make the board aware of as a facilities item in need of immediate attention, or that we believe should be prioritized to be smartly proactive. Would it make sense to do an initial look at our facilities to look for the improvements that would help incur savings that could then go towards helping to pay for the bond?

For the short term planning and needs, we have a flow chart for how to proceed. For the longer term planning and needs, we can use the next year to prepare and set forth a strong process and plan that we can follow once we have a permanent superintendent, and some clarity on state funding.

Can we look at the priority list for the projects that might be covered by the fund balance? Matt and Bruce will share that list with the committee.

Jason asks about the PCB studies. Bruce said we should have the results from Bridport

in the next couple of weeks. That would put the HS results out by about a month. But we expect results to begin rolling in over the next months. Possible that we'll have Bridport's results by the next Facilities Committee meeting on 5/19.

F. Other

Matt asks the committee to work with the board to identify a process of identifying the short term and the long term planning that is necessary.

Bruce updated on the HS kitchen renovation. Everything is progressing well so far.

G. Adjournment

Move: James Malcolm Second: Barbara Wilson Status: Passed

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Emergent Facilities Projects

Short Term | High Impact | Equitable | Achievable

Emergent Facilities Projects

Middlebury Union High School

1. Interior lock replacement	\$330,000
2. Circulator pump upgrade	\$75,000
3. Paving	\$75K to \$600,000
4. Phone system replacement	\$65,000
Total Range = \$545k-\$1.07M	

Emergent Facilities Projects

Middlebury Union Middle School

1. Interior lock replacement \$240,000
2. Exterior door replacement \$80,000
3. Paving \$75K to \$400,000
4. Phone system replacement \$40,000

Total Range = \$435k-\$760k

Emergent Facilities Projects

Mary Hogan School

1. Camera system replacement \$250,000
 2. Interior lock replacement \$285,000
 3. Phone system replacement \$45,000
 4. Playground remodel/replacement \$200,000
- Total Range = \$780k

Emergent Facilities Projects

Bridport Elementary School

1. Camera system replacement \$75,000
2. Paving \$40K to \$100K
3. Interior door lock replacement \$66,000
4. Exterior door replacement \$60,000

Total Range = \$241k-\$301k

Emergent Facilities Projects

Cornwall: Bingham Elementary School

- | | |
|-----------------------------------|-----------|
| 1. Roof replacement | \$375,000 |
| 2. Camera system replacement | \$75,000 |
| 3. Interior door lock replacement | \$45,000 |
| 4. Window replacement | \$100,000 |

Total Range = \$595k

Emergent Facilities Projects

Ripton Elementary School

- | | |
|------------------------------|----------|
| 1. Camera system replacement | \$55,000 |
| 2. Exterior door replacement | \$48,000 |
| 3. Lighting replacement | \$30,000 |

Total Range = \$133k

Emergent Facilities Projects

Salisbury Community School

- | | |
|-----------------------------------|----------------|
| 1. Camera system replacement | \$80,000 |
| 2. Interior door replacement | \$140,000 |
| 3. Interior door lock replacement | \$105,000 |
| 4. Paving | \$40K to \$90K |

Total Range = \$365k-\$415k

Emergent Facilities Projects

Shoreham Elementary School

- | | |
|-------------------------------------|-----------|
| 1. Window replacement | \$75,000 |
| 2. Interior door & lock replacement | \$114,000 |
| 3. Refinish the roof | \$50,000 |

Total Range = \$239k

Emergent Facilities Projects

Weybridge Elementary School

- | | |
|-----------------------------------|----------------|
| 1. Camera system replacement | \$75,000 |
| 2. Interior door lock replacement | \$50,000 |
| 3. Paving | \$30K to \$90K |
| 4. Refinish the roof | \$50,000 |

Total Range = \$205k-\$265k

District Totals:

High: \$4,495,000

Low: \$3,538,000

Average: \$4,016,500

Equitable Allocations:

How should we calculate our resource distribution?

—

DW AVG \$/pup = \$2437			\$/Pupil (School Low)	\$/Pupil (School High)	Δ Avg\$ vs. DW AVG
MUHS	\$545k-\$1.07M	521	\$1,046	\$1,933	-\$948
MUMS	\$435k-\$760k	368	\$1,182	\$2,065	-\$814
MHS	\$780k	374	\$2,086	\$2,086	-\$352
<u>BRID</u>	\$241k-\$301k	63	\$3,825	\$4,778	\$1,864
CORN	\$595k	93	\$6,398	\$6,398	\$3,961
RIPTON	\$133k	46	\$2,891	\$2,891	\$454
<u>SALIS</u>	\$365k-\$415k	65	\$5,615	\$6,385	\$3,563
SHORE	\$239k	75	\$3,187	\$3,187	\$749
WES	\$205k-\$265k	43	\$4,767	\$6,163	\$3,028

			School Average	(DW AVG PP)*Enroll	Δ School-District
MUHS	\$545k-\$1.07M	521	\$776,000	\$1,269,779	-\$493,779
MUMS	\$435k-\$760k	368	\$597,500	\$896,888	-\$299,388
MHS	\$780k	374	\$780,000	\$911,512	-\$131,512
<u>BRID</u>	\$241k-\$301k	63	\$271,000	\$153,543	\$117,457
CORN	\$595k	93	\$595,000	\$226,659	\$368,341
RIPTON	\$133k	46	\$133,000	\$112,111	\$20,889
<u>SALIS</u>	\$365k-\$415k	65	\$390,000	\$158,418	\$231,582
SHORE	\$239k	75	\$239,000	\$182,790	\$56,210
WES	\$205k-\$265k	43	\$235,000	\$104,799	\$130,201

Other Equity Based Allocation Considerations



CO Systems:

- Weights for Primary and Secondary
 - 1.2/0.8?
- Weights for Title Schools?
- “Campus” bundles
- “Category” bundles

CO Funding Options:

- Facilities Budget
- Fund Balance

School Board Initiatives:

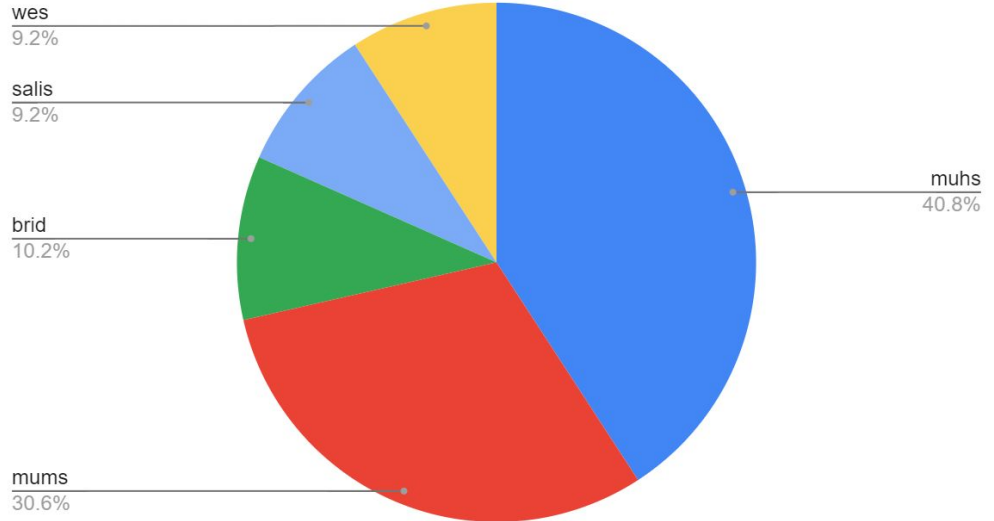
- New school buildings?
 - Strategic investment targets?
- Bond Project - context and timeline
 - State funding?

The Price of Pavement



School	Cost
muhs	\$400,000
mums	\$300,000
mhs	\$0
brid	\$100,000
corn	\$0
ripton	\$0
salis	\$90,000
shore	\$0
wes	\$90,000
District totals	\$980,000

Pavement Cost

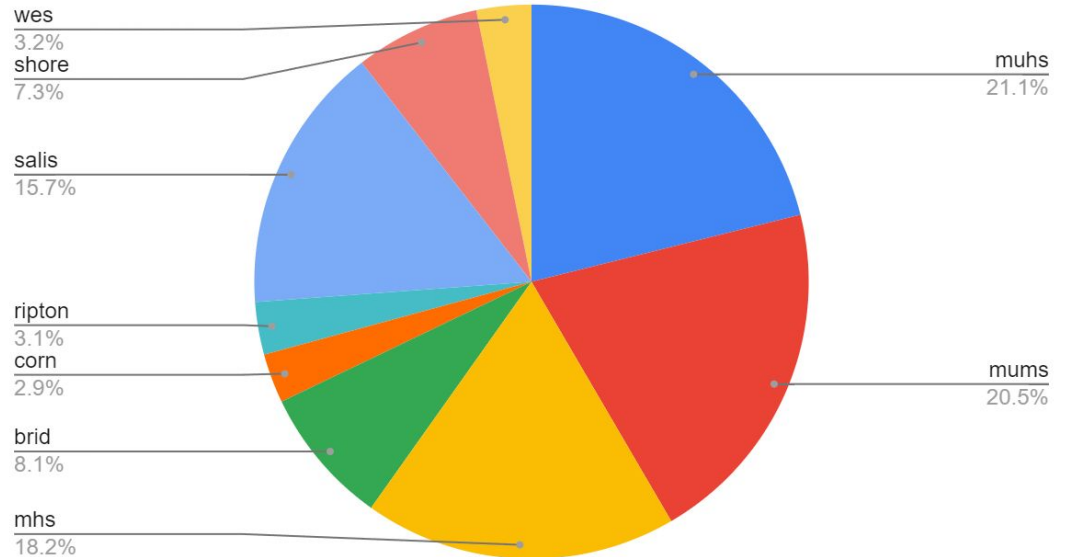


Locking it Up: Doors and Locks



School	Cost
muhs	\$330,000
mums	\$320,000
mhs	\$285,000
brid	\$126,000
corn	\$45,000
ripton	\$48,000
salis	\$245,000
shore	\$114,000
wes	\$50,000
District totals	\$1,563,000

Locks and Doors



Smile, You're on: Camera (and Phone) Systems



School	Cost
muhs	\$65,000
mums	\$40,000
mhs	\$295,000
brid	\$75,000
corn	\$75,000
ripton	\$55,000
salis	\$80,000
shore	\$0
wes	\$75,000
District totals	\$760,000

Camera/Phone

