

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

A. Call to Order

Meeting called to order at 8:33 AM.

B. Introductions - Board Members, Administrators and Staff

Present: Jason Chance, Barbara Wilson, Chip Malcolm, Ellen Whelan-Wuest, Bruce MacIntyre, Matt Corrente

C. Public Comment None

D. Approve Minutes from May 5, 2023

Move: Barbara Wilson Second: James Malcolm Status: Passed

E. Discussion: Priority Projects by Buildings

- Chip clarified that the request for this presentation was to make sure we are focused on the most essential, emergent work that needs doing while we hold on moving towards a larger bond.
- Matt pointed out that on the whole it is still a large total, but there are potential savings if there is targeting certain bands of work (i.e. doors, windows, and lock)
- Barb pointed out that the board is in the process of looking at policies required by the legislature that will address building security, so we need to think about secure entrances in that context.
 - Bruce is not familiar with the details of that legislation, he has a general understanding of it. He believes we already meet the requirements of the legislation. Locks are identified in today's presentation because the locks in many of the schools are already failing, including several times at the middle school.
- Matt started the presentation with an overview of the major goals of focusing on short term, high impact, affordable and equitable building priorities and fixes.
- Bruce began walking through estimates for different building needs. In some cases the estimates are orders of magnitude estimates, which means in some cases the fixes may be more or less expensive than what we have listed now. But in other cases, i.e the circulator pump upgrade, the costs are pretty much exact.
 - MUHS:

- Interior lock replacement would require changing the hardware on the doors so that we no longer have to hand out keys on every door, can activate doors based on a person's credential.
- Matt asked if that investment would withstand a major renovation. Bruce says yes, as long as the doors are updated and would not need to be replaced in a future renovation.
- A wide range in paving because it depends on the surface area (how much) is getting paved.
- Barb pointed out that we should focus on paving only what we know won't be affected by future town construction at the intersection of Charles street and Court street.
- It's been about ten years since doing any work on the Middlebury phone systems, which was already towards the end of its life when we got it a decade ago. Bruce would prefer to put the Middlebury district buildings (schools + offices) on the same cloud based platform that other schools are already using, which is reflected in the slide on what the cost would be for a phone system replacement.
- MUMS:
 - Similar explanations as for MUHS, but for the middle school there would be more do or replacements.
- Mary Hogan:
 - The camera system upgrade or replacement would reflect the same cloud based system that Bruce piloted in Shoreham. Access to the system would be much more reliable.
 - Jen Kravitz has been talking to Bruce about renovating the playground, the Hawk Zone
 - Jason asked if things are ordered by priority level. Bruce said not necessarily.

No paving estimates/requirements listed here because the parking lot and road outside the school is not so bad now, but also the town will be putting in a new drainage system in the near future and as part of that they will repave.

 - Jason asked if the camera system replacement is a critical safety issue. Bruce said it's not used heavily in the elementary schools, but it feels like a risk to not have something that is more robust.
- Cornwall: The roof is failing and there are major repairs necessary. \$375,000 would purchase a new 50-year roof or support repairs over about 10 years.

- Ripton and Salisbury are two of the newer schools and still need a chunk of work
- Shoreham needs some additional window replacements and roof repairs to extend the life. Weybridge requires similar repairs to others, including roof repairs.
- Matt walked through the high, low and average ranges. They are all at a level that we could not put into the operating budget, but compared to the \$100 million bond (high estimate).
- Bruce points out that none of these repairs would require code updates of any kind, so these could remain somewhat isolated improvements.
- Barb asks what could we fit into the budget for this year for these kinds of repairs?
- This would fall into Bruce's repairs and maintenance budget, which does have more.
- Matt explains there are three zones
 - Repairs and maintenance- something you have for fixing immediate issues and daily operational funds, so we shouldn't count on this area because it's been over budget the last few years.
 - Also \$185k capital improvements fund that is a medium sized fund that you could dedicate to 1-2 things on the list, and maybe identify something that is a high priority
 - After that, it's the fund balance of \$1.5 million that was transferred to capital reserves.
 - Barb points out that would have to go through a voting cycle, similar to what we did for the MUHS kitchen.
- If we start to put a dent into these needs by spending \$1-1.5 million/year, that will make a big difference as we prepare for a larger bond over the next couple of years.
- The spending per pupil reflects the full amount of spending per school by enrollment.
- Ellen points out that this doesn't reflect priorities, and the fact that some school needs may be greater than others, i.e a roof is more essential than a new phone system. But it's a helpful first analysis that will be worth continuing to do once we have more of a refined list of what is most essential to do right away in every school.
- Jason points out that we would still need to justify the spending on different schools by pupil to voter.
- Agreed, but also we would never spend the full amount in every school right away.
- Barb points out that this analysis is more about equality than equity because it doesn't factor in the needs and priorities of these renovations
- There are economies of scale if we do all the paving, or most of it, at once.
- Not as true for phone systems, though all the Middlebury schools would be linked so doing them at the same time would make the most sense.

- Chip points out that with new state requirements around security improvements, it would be unfortunate if we make these changes and then down the road the state provides some kind of funding, even if that is very unlikely.
- Barb asks if locks are something that can be done incrementally.
- Ellen asked if there would be a way of creating a category that focuses on windows and roof repairs as well, since that is a prominent need in some of the schools.
- Seems like the next level of analysis will be the highest need and most impactful projects first, and by time requirements. If we're looking at potentially focusing \$1.7 million on the first year of priorities, need to understand where that would have the biggest impact right away.
- Matt points out there are two strategies that can benefit us
 - Economies of scale- in some cases by looking at bundles across multiple buildings can save us money.
 - Targeted approaches like the work at the high school this year allowed us to complete one big project all at once.
- Everyone agreed there is room for flexibility around the pavement category in particular.

Matt noted he and Bruce would work on distinguishing between interior vs. exterior door replacements, or other considerations of priority and need (safety, requirements, economies of scale).

F. Other None

G. Adjournment

Move: Ellen Whelan-Wuest Second: Barbara Wilson Status: Passed

***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.