

## AGENDA



**Addison Central School District  
ACSD Board  
Board Meeting  
Monday, March 11, 2024, 6:30 pm - 8:00 pm  
208 Charles Avenue, Middlebury VT & Virtual Connection**

### *ACSD District Vision and Mission*

#### **OUR VISION**

*Our vision is for all ACSD students to reach their full learning potential, have a sense of belonging in our schools, and enrich our community and the communities where they live in the future.*

#### **OUR MISSION**

*Our mission is to provide high-quality, equitable, and varied learning environments that inspire a passion for learning and growth among our students.*

Please click the link below to join the webinar:

#### **Link to join Webinar**

<https://us06web.zoom.us/j/85462742209>

A. Call to Order Upon Reaching A Quorum	Tim Williams	
1. Introductions - Board Members, Administrators and Staff		3 min
B. Public Comment on Agenda Items	Tim Williams	10 min
C. Action: Board Reorganization - Election of Officers:		20 min
1. Board Chair		
2. Vice Chair		
3. Clerk		
4. Appoint Truancy Officer		
5. Appoint PAHCC Representatives		
D. Establish Regular Board Meeting Date and Time		5 min
E. Recommendation to Approve Minutes of 2/12/2024 and 2/26/2024		5 min
F. Approve ACSD Bills	James Malcolm	5 min
G. Report of the Student Representatives	Eddie Fallis Sophia Lawton	5 min
H. Report of the Superintendent	Tim Williams	15 min
1. April 8, 2024 Early Dismissal for Eclipse		

2. Free/Reduced Information
3. Action: Approve MUHS Learning Center project for bid solicitation
4. Action: Approve Faculty/Staff Appointments/Resignations/Retirements
  - a. Appoint Johnna Devino as a Custodian, 1.0 FTE, Step 8 of the support staff agreement
  - b. Appoint Simon Kiel as a Paraprofessional, 1.0 FTE, Step 1 of the support staff agreement
  - c. Appoint Kayli Manning as a Paraprofessional, 1.0 FTE, Step 1 of the support staff agreement
  - d. Appoint Alex Ramage as a Paraprofessional, 1.0 FTE, Step 2 of the support staff agreement
  - e. Accept the Resignation of Heather Crowley, Executive Assistant effective 3/29/2024
  - f. Accept the Resignation of Amy Jensen, Paraprofessional effective 2/6/2024
  - g. Accept the Resignation of Michael Lenox, Special Educator effective 6/30/2024
  - h. Accept the Resignation of Melissa Lynch, Paraprofessional effective 3/4/2024
  - i. Accept the Resignation of Heather McDonough, Paraprofessional effective 3/8/2024
  - j. Accept the Resignation of Samantha Willard, Paraprofessional effective 2/27/2024
  - k. Accept the Retirement of Eva McDonough, School Nurse effective 6/30/2024
- I. Report of the Chair 5 min
- J. Report of the Board 10 min
  1. Committee Updates
- K. Public Comment - Any Topic 10 min
- L. Adjournment

Total Meeting Time: 1h 33m

**\*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  
ACSD Board  
Board Meeting  
Monday, February 12, 2024, 6:30 pm - 8:45 pm  
208 Charles Avenue, Middlebury VT & Virtual Connection**

### *ACSD District Vision and Mission*

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#### **OUR MISSION**

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#### **In-Person Attendance**

Barbara Wilson; Brian Bauer; Ellie Romp; James Malcolm; Jennie McCallum; Jason Chance; Lindsey Hescock; Mary Heather Noble; Steven Orzech; Tricia Allen

#### **Remote Attendance**

Ellen Whelan-Wuest; Suzanne Buck

#### **Not In Attendance**

Joanna Doria

#### **A. Call to Order Upon Reaching A Quorum**

Meeting called to order at 6:30 pm.

##### **1. Introductions - Board Members, Administrators and Staff**

Barb Wilson 5 min

ACSD Staff present: Tim Williams, Interim Superintendent; Matt Corrente, Director of Finance & Operations; Nicole Carter, Assistant Superintendent and Director of Equity & Student Services; Emily Blistein, Director of Communications & Engagement (remote); Caitlin Steele, MUHS Principal; Courtney Krahn, Director of Teaching & Learning (joined later).

Others present: Sophia Lawton, Student Rep to the ACSD Board; MUHS 10th grade students Max Goodfellow and Navah Glikman. Student Rep Eddie Fallis joined later.

Note: Board member Joanna Doria not present because she was doing Board Engagement on the FY25 budget at the Rural Elementary School Concert at Salisbury Community School.

##### **2. Public Comment on Agenda Items**

Barb Wilson 10 min

No public comment.

#### **B. Recommendation to Approve Minutes of 1/22/24 and 1/25/24**

Barb Wilson 5 min

Barb Wilson asked the Board to approve the Board minutes separately, since some members were not present at both meetings.

Jason Chance made a motion to approve the minutes for the January 22, 2024 Board meeting. Jamie McCallum seconded. There were no comments on the minutes. Barb Wilson called the vote and the minutes were approved unanimously.

Jason Chance then made a motion to approve the minutes for the January 25, 2024 Special Board meeting. Jamie McCallum seconded. Tricia Allen noted that her name had been left off the attendance, and clarified that she was not present at the meeting. Barb Wilson called the vote to approve the corrected minutes, and they were approved unanimously. Tricia Allen and Ellen Whelan-Wuest abstained.

C. Approve ACSD Bills

James Malcolm 5 min

James Malcolm presented the ACSD Bills, which were read by himself and Jason Chance on January 29, 2024.

Payroll: \$940,362.12

McGilton Fund: \$388.42

General Fund: \$836,074.26 (Note: ~\$500K of this is healthcare/benefit expenses)

Motion to approve payment of the ACSD bills presented

Move: James Malcolm Second: Jason Chance Status: Passed

D. Report of the Student Representatives

Sophia Lawton 5 min  
Eddie Fallis

Sophia Lawton reported that MUHS just started their Winter Carnival activities. Hope Happens Here is also sponsoring a Mental Health Trivia Night soon.

Lindsey Hescocock asked Sophia about Winter Carnival and Hope Happens Here. Sophia provided a brief overview, noting the emphasis on building community and removing the stigma around mental health issues.

E. Report of the Superintendent

Tim Williams

1. Proposed MUHS Schedule Change Presentation

20 min

Dr. Williams informed the Board that MUHS has been working on adjusting the schedule to address student and teacher concerns with the current format and create better alignment with the PAHCC. He reminded the Board that this is for the Board's information -- they are not seeking Board approval.

Caitlin Steele presented the process that was followed by MUHS teachers and staff, and the results to date. Highlights:

- Process of investigating new schedule began in Spring 2023. Started as part of the review of the IB program (what's working/what's not working). That analysis showed the schedule to be a barrier to IB working the way it should.

- Fall 2023: 15 faculty working on the schedule question with the goal of reducing stress for

both teachers and students, and increasing access to PAHCC offerings.

- 4 different models were reviewed, including the existing A/B day schedule. The one that emerged as best for students and teachers was the 3rd option "Draft C" because it offers 40 min of professional prep time, protected teaching team time for prep and meetings, allows for a late/soft start, and increases access to PAHCC.

- Other features of the proposed changes: Soft start allows for access to gym/weight room, breakfast, counselors, and clubs in the morning (and doesn't require early transportation); Advisory would meet once per day for ~25 min (all teachers would be available for student during this time); 3 lunch periods; "Skins" or shorter class periods for electives; 4 blocks so many classes can meet every day for a single semester (which means kids take less classes/semester and teacher teach less classes/semester).

- In December the team committed to Draft C and sought feedback from students. The main feature that students love is the late/soft start. MUHS Student Navah Glikman provided her research on benefits of a later start time for teen physical and mental health. MUHS Student Max Goodman also provided testimony in support of the proposed schedule change, including the ability to participate in band and choir without missing lunch, and being able to seek academic support without having to miss an elective class or interrupt a teacher's lunch. There is some concern about students being able to eat with peers in the new configuration, but overall support seems high.

- Issues: Still trying to figure out how this will work for DP students with their required coursework. But late start will still benefit them, especially students who participate in after school activities. Next steps: inputting the structure into PowerSchool with MUHS course offerings to see if schedule actually works. Plan is to implement for Fall 2024.

Board members asked several questions, including:

- If curriculum will be adjusted to fit homework requirements. Caitlin responded that the plan is to match the schedule and structure to meet curriculum needs.
- Can students meet with teachers during the soft start "zero time"?
- Is it possible for students to participate in Band, Choir and PAHCC and not miss lunch?
- How will this work for early release days?
- What is the impact on a student missing multiple days? Will they miss more content with this configuration?
- How does this work for students who ride the bus and still arrive at school early?
- How does this help with stress for DP students if their schedule is too rigid to afford the benefits others will see?

There was some continued discussion, and Board members were reminded to direct their remaining questions to Caitlin.

## 2. Impact of Pending Act 127 Changes

Matthew Corrente 30 min

Matt Corrente presented details on the anticipated changes to Act 127 and the impact on the ACSD FY25 proposed budget. Summary:

- The VT legislature is expected to the original 5% tax rate cap. The reasons: the cap was artificially collapsing property yield. State economists realized that education spending was too high and tax rates would not support it.
- The 5% tax cap is being replaced with a "Transition Mechanism" that pulls the focus back on

the intent of Act 127. Only those Districts negatively impacted by the new law qualify for a tax rate discount, and the discount is commiserate with the degree of impact to the District's tax capacity. The formula: \$0.01 tax discount for every 1% loss in tax capacity for the initial year, which then tapers over the next 5 fiscal years.

- This change has a significant impact on recovering the property yield -- with the original Act 127, the yield was a little over \$9,171, which drastically increase the EDTR. With the change, the yield is now estimated at \$9,975, which brings the discounted EDTR to ~\$1.52. If the yield moves up to \$10,000 (which is possible once all budgets for the state have been approved), the discounted EDTR would be closer to \$1.48.

- Given the likelihood of the higher property yield along with the \$0.13 tax discount from the state, the ACSD EDTR will end up being very close to the targeted EDTR that the FY25 budget was built around (e.g., between \$1.48 and \$1.52 with the discount transition mechanism, and \$1.47 under the original Act 127 conditions). The Administration does not recommend opening the budget or delaying the March 5th vote.

- The other factor to consider: the FY24 EDTR of \$1.40 is artificially low because it is a result of the state lowering tax rates with its COVID-era education fund reserves, which has created a trough. Taxpayers have seen EDTR at \$1.50 and higher before.

- Next steps: Closely monitor the proposed legislation, closely monitor the property yield to inform continued tax rate modeling. If yield follows forecasting, ACSD's voting timeline should be fine. If budget modification is needed, the Board would need to approve a delay by March 4th under the conditions set forth in the draft statute.

#### Board comments & questions:

Barb Wilson repeated the recommendation to proceed with the March 5th vote on the current FY25 budget. James Malcolm noted the benefit of the new transition mechanism in that it does not create a fiscal cliff at the end of the 5-year period.

Suzanne Buck mentioned hearing that the State does not have the funding to provide the income-based tax relief, so we still need to consider those people who can't afford tax increases. Jason Chalmers asked again the deadline for re-submitting a revised budget if it becomes necessary (warned no later than March 15th). Ellen Whelan-Wuest asked a clarifying question about historical tax rates and the "trough" depicted in one of the slides. James Malcolm complimented Matt Corrente for his hard work and vigilance in keeping the Board informed on the impacts to ACSD's budget.

### 3. Facilities Update

Matthew Corrente 15 min

Matt Corrente provided a summary of the Bruce Macintyre's "Repairs and Maintenance Project (RAMP)" Report to give Board members a sense of current/upcoming facilities needs. The administration is trying to keep track of ongoing maintenance and repair needs/expenses as it contemplates long term investment in capital improvements. The summary:

#### HVAC System needs:

Shoreham Elementary -- recent boiler failure revealed problems with HVAC system. Estimated cost ~\$1M, not including other related (domino effect) costs.

Cornwall School -- needs total HVAC replacement. Estimated cost at ~\$2M plus related expenses.

Weybridge School -- needs new controls to replace obsolete parts on existing system. Estimates at \$125,000.

Mary Hogan School -- A-wing HVAC project is scheduled and funded by ESSER money and some FY25 funds. C-wing HVAC replacement is estimated to cost \$2.5M.

The other schools have functioning HVAC systems that do not need immediate attention.

#### WATER System Needs:

Ripton recently replaced failing controls for its domestic water system. This cost ~\$25,000.

MUMS had \$20K-\$40K in damages from the fire sprinkler system failure and related flooding this winter.

MUHS has leaks in copper pipes that are imbedded with concrete blocks (part of original structure). Facilities Department does not yet have figures for this issue.

#### Other Required Renovations:

MUHS is converting an old computer lab to a learning lab for 504/IEP students. This involves installation of a wall/divider.

MUMS has some space reconfiguration/optimization needs to provide conference and learning lab spaces.

Central Office has had investigation work to address odors/poor air quality/animal infestation in the structure. There are no environmental hazards, and have removed dead animals/debris from exterior walls. Additional work needed to close access points and repair drywall, etc.

Matt Corrente also mentioned that the State is reportedly creating a Construction Aid Plan and will be soliciting pre-planned projects from Districts when the funding is ready -- ACSD will want to have projects ready-to-go to have the best chance at receiving this aid.

Ellen Whelan-Wuest asked how this report aligns with other needs that have been previously reported as part of the Facilities Master Plan needs. Are these recently-mentioned projects all at the same priority level?

Matt clarified that these issues are just what has been occupying the Facilities Department recently -- this is not the master plan, but should be taken into account as the Board contemplates a broader Bond initiative.

#### 4. Action: Approve Faculty/Staff Appointments/Resignations

5 min

Tim Williams presented a summary of the faculty/staff appointments, retirements, and resignation to the Board.

Brian Bauer shared complimentary words about retiring science teacher Janelle Perry-Askew.

Motion to accept the appointments, retirements, and resignations as presented, including:



- a. Appoint Olivia Atwood as a Custodian, 1.0 FTE, Step 4
- b. Appoint James Sestokas as a Grounds Technician, 1.0 FTE, Step 25
- c. Appoint Kathrine Smith as a Paraprofessional, .50 FTE, Step 1
- d. Accept Retirement of Tracy Longchamp, Classroom Teacher, 1.00 effective 6/30/2024
- e. Accept Retirement of Janelle Perry-Askew, Science Teacher, 1.00 effective 6/30/2024

Move: Suzanne Buck Second: Ellie Romp Status: Passed

- a. Appoint Olivia Atwood as a Custodian, 1.0 FTE, Step 4
- b. Appoint James Sestokas as a Grounds Technician, 1.0 FTE, Step 25
- c. Appoint Kathrine Smith as a Paraprofessional, .50 FTE, Step 1
- d. Accept Retirement of Tracy Longchamp, Classroom Teacher, 1.00 effective 6/30/2024
- e. Accept Retirement of Janelle Perry-Askew, Science Teacher, 1.00 effective 6/30/2024
- f. Accept Resignation of Michael Sassin, Special Educator, 1.00 effective 6/30/2024

#### F. Report of the Chair

Barb Wilson 10 min

##### 1. Annual Meeting Protocols

Barb Wilson provided an overview of the protocol for the Annual Meeting so that newer Board members would know what to expect. The meeting will be held in the MUHS Band Room. Governor Douglas has agreed to moderate again. Dr. Williams will act as moderator until the Board officially nominates and selects Governor Douglas as the moderator -- then the Governor will lead from there. The Board will need to nominate and vote on all of the positions, including Board Clerk and Treasurer as well as the at-large ACSD community member to serve on the PAHCC Board. Barb reminded the group that the Board will make the nominations, but all in attendance will vote.

After that business is complete, the full budget presentation will proceed.

Barb then reminded the Board about Dr. Wendy Baker's visit to ACSD on February 13th -- she will be visiting Mary Hogan, Blandport, and Weybridge elementary schools.

Finally, Barb suggested that the February 26, 2024 Board meeting be cancelled since Annual Meeting is the following evening. If any urgent Board matters arise, she will have the Annual Meeting start early to take care of Board Business beforehand.

#### G. Report of the Board

20 min

##### 1. Committee Updates

###### a. Communications & Engagement

Mary Heather Noble reported that the Communications & Engagement Committee has had a difficult time communicating the FY25 with all the changes around Act 127. What has been done:

- Budget page on the ACSD website with the budget book and other voter materials (the FAQs document, etc. will soon be outdated with the upcoming legislative updates to the new law).
- Board member outreach via Budget Info Tables at ACSD events. Mary Heather thanked Barb Wilson, James Malcolm, and Joanna Doria for their help with this.
- 15-minute information video about the FY25 budget, but the changes to Act 127 already render the video obsolete. Mary Heather thanked Eddie Fallis, Barb Wilson, Jason



Chance, and MCTV for their work to make the video, and suggested trying to re-do it with updated information.

Mary Heather thanked Matt Corrente for keeping the Board informed about all the changes and how they impact the FY25 Budget so the C&E Committee can quickly revise voter materials. Upcoming:

- New FY25 Budget FAQs document has been done to incorporate new Act 127 developments.
- Emily will be updating the FY25 Budget Summary sheet, to be posted on the Budget page and distributed throughout ACSD.
- Mary Heather and Barb will be hosting 2 more Board Tables at ACSD events.
- Barb Wilson and Tim Williams are both submitting Op-Eds to the Addison Independent to explain the changes to Act 127 and communication ACSD's decision re: proceeding with the FY25 Budget vote as is.
- The C&E Committee is hosting the Virtual Q&A Session on the FY25 Budget on Thursday, Feb 15th at 7:00 p.m.

b. Negotiations

Steve Orzech reported that Negotiations with both the Teachers and Support Staff Associations are ongoing.

c. Facilities

Jason Chance reported that the Committee hasn't met since the last Board meeting.

d. Finance

James Malcolm noted that the Finance Committee's work has already been shared with the FY25 budget activities.

e. Policy

Suzanne Buck reported that the Policy Committee has a meeting scheduled for February 26th. They are continuing work on the Wellness Policy, and will soon be tackling a policy on use of school buildings.

f. Addison Central SEVAC

Suzanne Buck shared that the next meeting is scheduled for February 26th. The group is working on developing parent resources for special education processes & issues that will span the full age spectrum of ACSD students.

g. Middlebury Community Television

Barb Wilson reported that the MCTV Board is meeting this week. No other news.

h. Parks and Recreation

No updates to share.

i. Patricia A. Hannaford Career Center

Steve Orzech shared that PAHCC had a very successful Open House. Attendance was great, and many people were pleased with the presentations. PAHCC was also recently rewarded with a \$550K grant for their advanced manufacturing program.

H. Public Comment - Any Topic

Barb Wilson 10 min

No public comment.

I. Adjournment

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Mary Heather Noble  
Board Clerk

Motion to adjourn.

Move: Jason Chance Second: Jamie McCallum Status: Passed

Total Meeting Time: 2h 20m

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DRAFT

## MINUTES

**Addison Central School District  
ACSD Board  
Special Meeting  
Monday, February 26, 2024, 6:30 pm - 7:30 pm  
208 Charles Avenue,  
Middlebury, VT**

### *ACSD District Vision and Mission*

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#### **In Attendance**

Barbara Wilson; Brian Bauer; Ellen Whelan-Wuest; James Malcolm; Jamie McCallum; Jason Chance; Joanna Doria; Lindsey Hancock; Mary Heather Noble; Steve Orzech; Suzanne Buck

#### **Not In Attendance**

Ellie Romp; Tricia Allen

#### **A. Call to Order Upon Reaching Quorum**

Meeting called to order at 6:30 p.m.

##### **1. Introductions - Board Members, Administrators and staff**

ACSD Staff present: Nicole Carter, Assistant Superintendent and Director of Equity & Student Services; Caitlin Steele, MUHS Principal; Ben Weir, MUHS Assistant Principal

#### **B. Public Comment**

No public comment.

#### **C. Executive Session: Student Discipline Matter, 1 VSA 313 (a) (7)**

Entered Executive Session at 6:35 p.m.

Exited Executive Session at 7:05 p.m.

Ellen Whelan-Wuest made a motion to authorize Board Chair Barb Wilson to sign the final Student Discipline Hearing Report on behalf of the full Board. Jamie McCallum seconded. The motion passed unanimously.

Motion to enter Executive Session to conduct a Student Discipline hearing, pursuant to 1 V.S.A. Section 313 (a) 7.

Move: Jamie McCallum Second: Jason Chance Status: Passed

D. Adjourn

Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Mary Heather Noble  
ACSD Board Secretary

Motion to adjourn.

Move: Suzanne Buck Second: Jamie McCallum Status: Passed

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DRAFT

# Superintendent's Report

Timothy P. Williams, Ed. D.



[@DocTPW](#)



**March 11, 2024**

In January, I shared Free/Reduced Lunch (FRL) statistics developed from the U.S. Census Bureau data; this data is used to determine funding for Title I programming. We also recently received a different set of [FRL statistics from the Vermont Agency of Education \(AOE\)](#) as funneled through the school lunch program.

The AOE percentages are determined from FRL applications filled out by families, but that is not the only way students are included; students may qualify if the household participates in SNAP or Reach Up (TANF) or if the students are involved in foster care, homelessness, migrant families, runaways, or Head Start.

The table shows the Title I numbers for Fiscal Years<sup>1</sup> 24 and 25 in orange shading; AOE numbers for [FY23](#) and [FY24](#) are shown in the white columns:

	Title I FRL Numbers (US Census Bureau data)			AOE FRL Numbers (State data)		
	FY24 FRL	FY25 FRL	Difference	FY23 FRL	FY24 FRL	Difference
<b>Bridport</b>	33.33%	39.62%	6.29	28.57%	52.24%	23.67
<b>Cornwall</b>	12.90%	19.78%	6.88	12.76%	31.82%	19.06
<b>Mary Hogan</b>	28.74%	26.40%	-2.34	29.17%	42.08%	12.91
<b>Ripton</b>	23.91%	16.67%	-7.24	24.45%	43.25%	18.80
<b>Salisbury</b>	47.69%	38.18%	-9.51	47.7%	57.41%	9.71
<b>Shoreham</b>	23.68%	28.00%	4.32	24.00%	37.84%	13.84
<b>Weybridge</b>	11.63%	10.42%	-1.21	++	++	++
<b>MUMS</b>	22.49%	25.65%	3.16	22.64%	41.76%	19.12
<b>MUHS</b>	17.53%	20.16%	2.63	20.44%	33.34%	12.90

++ AOE does not provide data where FRL has fewer than 11 students.

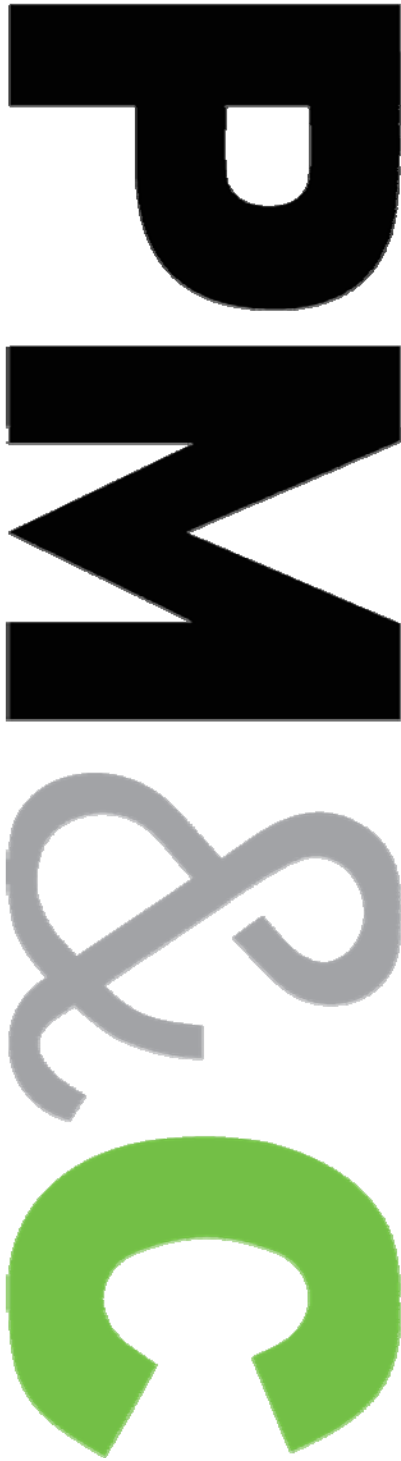
<sup>1</sup> Fiscal Years refer to school years. FY24, for example, is used to designate the 2023-24 school year.

While the US Census Bureau data shows some percentages increasing from one year to the next while others decline, the AOE data shows percentages increasing for each measurable building. Of course, the year-to-year comparative data is not the same for each data set. FY 24 is the only common year between the two sets of data; therefore, it is only appropriate to make comparisons for that year between the two data sets:

	FY24	
	Title I FRL	AOE FRL
<b>Bridport</b>	33.33%	52.24%
<b>Cornwall</b>	12.90%	31.82%
<b>Mary Hogan</b>	28.74%	42.08%
<b>Ripton</b>	23.91%	43.25%
<b>Salisbury</b>	47.69%	57.41%
<b>Shoreham</b>	23.68%	37.84%
<b>Weybridge</b>	11.63%	++
<b>MUMS</b>	22.49%	41.76%
<b>MUHS</b>	17.53%	33.34%

++ AOE does not provide data where FRL has fewer than 11 students.

As the District continues to address equity as part of the strategic plan, it will be important to keep in mind our FRL data.



## **Concept Estimate**

# **Middlebury Union High School** **Learning Lab Renovation** Middlebury, VT

**PM&C LLC**  
20 Downer Ave, Suite 5  
Hingham, MA 02043  
(T) 781-740-8007  
(F) 781-740-1012

Prepared for:

**Truexcullins**

February 14, 2024





**Middlebury Union High School**  
**Learning Lab Renovation**  
Middlebury, VT

2/14/2024

**Concept**

**BASIS OF ESTIMATE**

This cost estimate was produced from Concept drawings, specifications and other documentation prepared by Truexcullins and their design team dated 01/31/24 . Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be under:

We have assumed procurement will utilize a public bid under Vermont General Laws to pre-qualified construction manager's, open specifications for materials and manufacturers.

The estimate is based on **prevailing wage** rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

**ITEMS NOT INCLUDED IN THIS ESTIMATE**

Items not included in this estimate are:

**All professional fees and insurance**

**Site or existing conditions surveys investigations costs, including to determine subsoil conditions**

**Items identified in the design as Not In Contract (NIC)**

**Items identified in the design as by others**

**Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)**

**Hazardous material studies and any associated abatement.**

**ESTIMATE UNITS & ABBREVIATIONS LEGEND**

ALLW	ALLOWANCE	LS	LUMP SUM
ALT	ALTERNATE	LV(S)	DOOR LEAF/LEAVES
BF	BOARD FOOT	LVL	LAMINATED VENEER LUMBER
DY(S)	DAY	MTH(S)	MONTH
EA	EACH	NIC	NOT IN CONTRACT
FLT(S)	FLIGHT (OF STAIRS)	OPT	OPTION
GFA	GROSS FOOTAGE AREA	QTY	QUANTITY
GSF	GROSS SQUARE FOOTAGE	SF	SQUARE FOOTAGE
HR(S)	HOOR	STOP	ELEVATOR STOP
HSS	HOLLOW STRUCTURAL SECTION	SY	SQUARE YARD
LBS	POUNDS	TN(S)	TONS (STEEL TONNAGE)
LF	LINEAR FOOTAGE	WK(S)	WEEK
LOC	LOCATION	YD(S)	YARD



Middlebury Union High School  
Learning Lab Renovation  
Middlebury, VT

2/14/2024

Concept

## MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
<b>TRADE COSTS</b>				
Option 1 Renovation	Jul-24	1,410	\$145.42	\$205,045
HazMat removals at existing building				NIC
<b>SUBTOTAL TRADE COSTS</b>	Jul-24			\$205,045
Design and Estimating Contingency		15.0%		\$30,757
Escalation to Construction Start	Jul-24	1.1%		\$2,255
<b>SUBTOTAL</b>				\$238,057
Subcontractor Bonds				In rates
General Conditions	15.0%			\$35,709
General Requirements	5.0%			\$11,903
Insurances - GLI/Builders Risk	1.25%			\$2,976
Bond	1.00%			\$2,381
Building Permit				Waived
Overhead & Profit	12.0%			\$28,567
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>1,410</b>	<b>\$227</b>	<b>\$ 319,593</b>

### Alternates (Markedup) :

ALT1 Option 2	ADD	\$	98,292
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**Middlebury Union High School**  
**Learning Lab Renovation**  
 Middlebury, VT

2/14/2024

**Concept**

<b>CONSTRUCTION COST SUMMARY IN CSI FORMAT</b>				
<b>DIVISION</b>	<i>Option 1 Reno</i>		<i>Option 2 Reno</i>	
	Subtotal	Total	Subtotal	Total
<b>DIV. 2 EXISTING CONDITIONS</b>		<b>\$8,713</b>		<b>\$10,962</b>
024100 Demolition	\$8,713		\$10,962	
028000 Facility Remediation	See summary		See summary	
<b>DIV. 4 MASONRY</b>				<b>\$2,500</b>
040001 Unit Masonry			\$2,500	
<b>DIV. 6 WOODS &amp; PLASTICS</b>		<b>\$9,704</b>		<b>\$17,704</b>
061000 Rough Carpentry	\$5,400		\$7,400	
062000 Finish Carpentry	\$4,304		\$10,304	
<b>DIV. 7 THERMAL &amp; MOISTURE PROTECTION</b>		<b>\$2,820</b>		<b>\$3,374</b>
079200 Joint Sealants	\$2,820		\$3,374	
<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$81,600</b>		<b>\$108,000</b>
081110 Metal Doors and Frames	\$8,400		\$7,000	
087100 Door Hardware	\$6,000		\$5,000	
088000 Glazing	\$67,200		\$96,000	
089000 Louvers & Vents				
<b>DIV. 9 FINISHES</b>		<b>\$38,158</b>		<b>\$48,998</b>
090004 Acoustical Ceilings	\$14,580		\$17,073	
090006 Resilient Flooring	\$15,510		\$18,557	
090007 Painting	\$4,285		\$4,765	
092100 Gypsum Board Assemblies	\$3,783		\$8,603	
<b>DIV 10 SPECIALTIES</b>		<b>\$600</b>		<b>\$600</b>
101400 Signage	\$600		\$600	
<b>DIV. 21 FIRE PROTECTION</b>				
210000 Fire Protection				
<b>DIV. 22 PLUMBING</b>				
220001 Plumbing				
<b>DIV. 23 HVAC</b>		<b>\$35,250</b>		<b>\$42,175</b>
FSB 230001 HVAC	\$35,250		\$42,175	
<b>DIV. 26 ELECTRICAL</b>		<b>\$28,200</b>		<b>\$33,740</b>
FSB 260001 Electrical	\$28,200		\$33,740	
<b>SUBTOTAL DIRECT (TRADE) COST</b>	<b>Option 1</b>	<b>\$205,045</b>	<b>Option 2</b>	<b>\$268,053</b>



Middlebury Union High School  
Learning Lab Renovation  
Middlebury, VT

14-Feb-24

GFA

1,410

Concept

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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Option 1 Reno

**GROSS FLOOR AREA CALCULATION**

Level 1 1,410 sf

**TOTAL GROSS FLOOR AREA (GFA)** 1,410.00 sf

**02 EXISTING CONDITIONS**

**024100 Demolition**

01 R&D VCT flooring	1,410	sf	1.50	2,115
02 R&D Flotex flooring, minimal at library transition	56	sf	1.50	84
03 R&D ACT ceiling	1,410	sf	2.00	2,820
04 R&D partition, CMU	150	sf	5.00	750
06 R&D HW basedboard	31	lf	4.00	124
Misc. selective demolition	1,410	gsf	2.00	2,820
SUBTOTAL:				\$ 8,713

**TOTAL, DIVISION 2 - EXISTING CONDITIONS \$8,713**

**04 MASONRY**

**040001 Unit Masonry**

No items in this section

SUBTOTAL: \$ -

**TOTAL, DIVISION 04 MASONRY**

**06 WOOD & PLASTICS**

**061000 Rough Carpentry**

Box header beam above ceiling	27	lf	200.00	5,400
SUBTOTAL:				\$ 5,400

**062000 Finish Carpentry**

Allow new finished hdwd base throughout	269	lf	16.00	4,304
SUBTOTAL:				\$ 4,304

**TOTAL, DIVISION 06 WOOD & PLASTICS \$9,704**

**07 THERMAL & MOISTURE PROTECTION**

**079200 Joint Sealants**

Joint sealants as req'd	1,410	gsf	2.00	2,820
SUBTOTAL:				\$ 2,820

**TOTAL, DIVISION 07 THERMAL & MOISTURE PROTECTION \$2,820**

**08 DOORS & WINDOWS**

**081110 Metal Doors and Frames**

Door 3070 INT-ALU	2	ea	1,200.00	2,400
Door 6070 INT-ALU	2	ea	2,400.00	4,800
Install door in storefront frame	6	ea	200.00	1,200
SUBTOTAL:				\$ 8,400

**087100 Door Hardware**

Interior hardware	6	ea	1,000.00	6,000
SUBTOTAL:				\$ 6,000

**088000 Glazing**

01 Interior Storefront, metal framed 10'H	560	sf	120.00	67,200
SUBTOTAL:				\$ 67,200

**TOTAL, DIVISION 08 DOORS & WINDOWS \$81,600**



Middlebury Union High School  
Learning Lab Renovation  
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GFA 1,410

Concept

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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Option 1 Reno

66	<b>09 FINISHES</b>						
67							
68	<b>092100 Gypsum Board Assemblies</b>						
69	Wall X - 3.5" MF, NR GWB, 1L-ES w/ batt ins.	80	sf	25.00	2,000		
70	Extend door jambs to deck above	29	lf	50.00	1,450		
71	Insulation above ceiling at partitions	111	sf	3.00	333		
72	092100 SUBTOTAL:					\$ 3,783	
73							
74	<b>090004 Acoustical Ceilings</b>						
75	Ceiling, ACT 2x2	1,410	sf	9.00	12,690		
76	Allow GWB ceiling soffits	135	sf	14.00	1,890		
77	090004 SUBTOTAL:					\$ 14,580	
78							
79	<b>090006 Resilient Flooring</b>						
80	Floor prep prior to new finish	1,410	sf	4.00	5,640		
81	Flooring, resilient - flotex	1,410	sf	7.00	9,870		
82	090006 SUBTOTAL:					\$ 15,510	
83							
84	<b>090007 Painting</b>						
85	Paint extg walls	2,690	sf	1.20	3,228		
	Paint new walls	160	sf	1.10	176		
	Paint ceilings	135	sf	1.30	176		
88	Misc. interior painting, allowance	1,410	gsf	0.50	705		
89	090007 SUBTOTAL:					\$ 4,285	
90							
91	<b>TOTAL, DIVISION 09 FINISHES</b>						<b>\$38,158</b>
92							
93	<b>10 SPECIALTIES</b>						
94							
95	<b>101400 Signage</b>						
96	Room signage	4	ea	150.00	600		
97	101400 SUBTOTAL					\$ 600	
98							
99	<b>TOTAL, DIVISION 10 SPECIALTIES</b>						<b>\$600</b>
100							
101	<b>21 FIRE PROTECTION</b>						
102							
103	<b>210000 Fire Protection</b>						
104	No items in this section						
105	210000 SUBTOTAL					\$ -	
106							
107	<b>TOTAL, DIVISION 21 FIRE PROTECTION</b>						
108							
109	<b>22 PLUMBING</b>						
110							
111	<b>220001 Plumbing</b>						
112	No items in this section						
113	220001 SUBTOTAL					\$ -	
114							
115	<b>TOTAL, DIVISION 22 PLUMBING</b>						
116							
117	<b>23 HVAC</b>						
118							
119	<b>230001 HVAC</b>						
120	Modify systems for new room layouts	1,410	sf	10.00	14,100		
121	New diffusers & returns	1,410	sf	15.00	21,150		
122	230001 SUBTOTAL					\$ 35,250	
123							
124	<b>TOTAL, DIVISION 23 HVAC</b>						<b>\$35,250</b>
125							
126	<b>26 ELECTRICAL</b>						
127							
128	<b>260001 Electrical</b>						
129	<b>Power &amp; Distribution</b>						
130	Modify systems for new room layouts	1,410	sf	5.00	7,050		
131							
132	<b>Lighting &amp; Power</b>						
133	Remove & replace lighting	1,410	sf	15.00	21,150		
134							
135	<b>Communication &amp; Security Systems</b>						
136	No items in this section						
137							
138	<b>Other Electrical Systems</b>						
139	No items in this section						
140	260001 SUBTOTAL					\$ 28,200	
141							
142	<b>TOTAL, DIVISION 26 ELECTRICAL</b>						<b>\$28,200</b>
143							



Middlebury Union High School  
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GFA 1,687

Concept

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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Option 2 Reno

1	<b>GROSS FLOOR AREA CALCULATION</b>						
2							
3		Level 1 w/ Closet	1,687	sf			
4							
5		<b>TOTAL GROSS FLOOR AREA (GFA)</b>				1,687.00	sf
6							
7		<b>02 EXISTING CONDITIONS</b>					
8							
9		<b>024100 Demolition</b>					
10		01 R&D VCT flooring	1,687	sf	1.50	2,531	
11		02 R&D Flotex flooring, minimal at library transition	56	sf	1.50	84	
12		03 R&D ACT ceiling	1,687	sf	2.00	3,374	
13		04 R&D partition, CMU	190	sf	5.00	950	
14		05 R&D fire alarm panels	4	ea	100.00	400	
15		06 R&D HW basedboard	31	lf	4.00	124	
16		09 R&D door	1	ea	125.00	125	
17		Misc. selective demolition	1,687	gsf	2.00	3,374	
18	024100	SUBTOTAL:				\$	10,962
19							
20		<b>TOTAL, DIVISION 2 - EXISTING CONDITIONS</b>					<b>\$10,962</b>
21							
22		<b>04 MASONRY</b>					
23							
24		<b>040001 Unit Masonry</b>					
25		Wall X - 6" CMU	50	sf	50.00	2,500	
26	040001	SUBTOTAL:				\$	2,500
27							
28		<b>TOTAL, DIVISION 04 MASONRY</b>					<b>\$2,500</b>
29							
30		<b>06 WOOD &amp; PLASTICS</b>					
31							
32		<b>061000 Rough Carpentry</b>					
33		Box header beam above ceiling	37	lf	200.00	7,400	
34	061000	SUBTOTAL:				\$	7,400
35							
36		<b>062000 Finish Carpentry</b>					
37		Allow new finished hwd base throughout	269	lf	16.00	4,304	
38		FA panel casework enclosure	12	lf	500.00	6,000	
39	062000	SUBTOTAL:				\$	10,304
40							
41		<b>TOTAL, DIVISION 06 WOOD &amp; PLASTICS</b>					<b>\$17,704</b>
42							
43		<b>07 THERMAL &amp; MOISTURE PROTECTION</b>					
44							
45		<b>079200 Joint Sealants</b>					
46		Joint sealants as req'd	1,687	gsf	2.00	3,374	
47	079200	SUBTOTAL:				\$	3,374
48							
49		<b>TOTAL, DIVISION 07 THERMAL &amp; MOISTURE PROTECTION</b>					<b>\$3,374</b>
50							
51		<b>08 DOORS &amp; WINDOWS</b>					
52							
53		<b>081110 Metal Doors and Frames</b>					
54		Door 3070 INT-ALU	5	ea	1,200.00	6,000	
55		Door 6070 INT-ALU	-	ea	2,400.00		
56		Install door in storefront frame	5	ea	200.00	1,000	
57	081110	SUBTOTAL:				\$	7,000
58							
59		<b>087100 Door Hardware</b>					
60		Interior hardware	5	ea	1,000.00	5,000	
61	087100	SUBTOTAL:				\$	5,000
62							
63		<b>088000 Glazing</b>					
64		01 Interior Storefront, metal framed 10'H	800	sf	120.00	96,000	
65	088000	SUBTOTAL:				\$	96,000
66							
67		<b>TOTAL, DIVISION 08 DOORS &amp; WINDOWS</b>					<b>\$108,000</b>
68							



Middlebury Union High School  
Learning Lab Renovation  
Middlebury, VT

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GFA

1,687

Concept

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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Option 2 Reno

69		<b>09 FINISHES</b>					
70							
71		<b>092100 Gypsum Board Assemblies</b>					
72		Wall X - 3.5" MF, NR GWB, 1L-ES w/ batt ins.	130	sf	25.00	3,250	
73		Wall X - 3.5" MF, NR GWB, 1L-OS w/ batt ins	210	sf	17.00	3,570	
74		Extend door jams to deck above	29	lf	50.00	1,450	
75		Insulation above ceiling at partitions	111	sf	3.00	333	
76	092100	SUBTOTAL:				\$ 8,603	
77							
78		<b>090004 Acoustical Ceilings</b>					
79		Ceiling, ACT 2x2	1,687	sf	9.00	15,183	
80		Allow GWB ceiling soffits	135	sf	14.00	1,890	
81	090004	SUBTOTAL:				\$ 17,073	
82							
83		<b>090006 Resilient Flooring</b>					
84		Floor prep prior to new finish	1,687	sf	4.00	6,748	
85		Flooring, resilient - flotex	1,687	sf	7.00	11,809	
86	090006	SUBTOTAL:				\$ 18,557	
87							
88		<b>090007 Painting</b>					
89		Paint extg walls	2,690	sf	1.20	3,228	
		Paint new walls	470	sf	1.10	517	
		Paint ceilings	135	sf	1.30	176	
92		Misc. interior painting, allowance	1,687	gsf	0.50	844	
93	090007	SUBTOTAL:				\$ 4,765	
94							
95		<b>TOTAL, DIVISION 09 FINISHES</b>					<b>\$48,998</b>
96							
97		<b>10 SPECIALTIES</b>					
98							
99		<b>101400 Signage</b>					
100		Room signage	4	ea	150.00	600	
101	101400	SUBTOTAL				\$ 600	
102							
103		<b>TOTAL, DIVISION 10 SPECIALTIES</b>					<b>\$600</b>
104							
105		<b>21 FIRE PROTECTION</b>					
106							
107		<b>210000 Fire Protection</b>					
108		No items in this section					
109	210000	SUBTOTAL				\$ -	
110							
111		<b>TOTAL, DIVISION 21 FIRE PROTECTION</b>					
112							
113		<b>22 PLUMBING</b>					
114							
115		<b>220001 Plumbing</b>					
116		No items in this section					
117	220001	SUBTOTAL				\$ -	
118							
119		<b>TOTAL, DIVISION 22 PLUMBING</b>					
120							
121		<b>23 HVAC</b>					
122							
123		<b>230001 HVAC</b>					
124		Modify systems for new room layouts	1,687	sf	10.00	16,870	
125		New diffusers & returns	1,687	sf	15.00	25,305	
126	230001	SUBTOTAL				\$ 42,175	
127							
128		<b>TOTAL, DIVISION 23 HVAC</b>					<b>\$42,175</b>
129							
130		<b>26 ELECTRICAL</b>					
131							
132		<b>260001 Electrical</b>					
133		<b>Power &amp; Distribution</b>					
134		Modify systems for new room layouts	1,687	sf	5.00	8,435	
135							
136		<b>Lighting &amp; Power</b>					
137		Remove & replace lighting	1,687	sf	15.00	25,305	
138							
139		<b>Communication &amp; Security Systems</b>					
140		No items in this section					
141							
142		<b>Other Electrical Systems</b>					
143		No items in this section					
144	260001	SUBTOTAL				\$ 33,740	
145							
146		<b>TOTAL, DIVISION 26 ELECTRICAL</b>					<b>\$33,740</b>
147							