

MINUTES OF THE MEETING
THE WOODSTOCK ACADEMY
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS
COMMITTEE
March 6, 2023



These minutes are for
informational purposes only.

PRESENT: Beckwith, Martha; Blackmer, Robert; Carabeau, Garry; Duvall, Nancy; Frankhouser, Hans; Larrow, Jeff; Quinn, Eric; Rhynhart, Hans; Swenson, Christine; Durga, Katie; Sandford, Chris; Singleton, Holly; Susi, Michael; Woodland, Julie

ABSENT WITH NOTIFICATION: Morse, David

GUESTS: Kevin Chrobak of Juster Pope Frazier Architects

1. Call to Order

The meeting was called to order by Chairman Blackmer at 6:01 p.m.

2. Community Participation – None.

3. Secretary's Report—Minutes of February 6, 2023

MOTION: (Quinn/Carabeau) To approve the minutes of February 6, 2023.

Unanimous

4. South Campus Upgrades Presentation

Kevin Chrobak provided a PowerPoint presentation detailing possible improvements being discussed for South Campus. Slides compared the existing site plan to the proposed site plan, various interior and exterior views of a proposed new dining commons, and a slide that illustrated what four new tennis courts might look like behind the new dining commons. In addition to the new dining commons and tennis courts, the proposed site plan also includes a new parking lot behind the Loos Center, a new parking lot behind the athletic buildings (near the tennis courts/dining hall), new track and turf surfaces over the existing locations, two new drop-off loops/plazas for car traffic, a new central quadrangle (very common in boarding communities), the aquaponics structure previously approved by the Board, new pathways, and a surface basin to store water. Mr. Chrobak stated that the designs blended yellow and red bricks in an effort to combine visual elements found on North and South Campuses. The new dining hall, designed by a food service consultant, will have lots of natural light and could seat 300-350 students, depending on furniture configuration.

Of all these proposals, it was agreed that the priority of these projects is (1) new tennis courts, (2) rehab of the turf and track area, and (3) the new parking lot behind the Loos Center (already Board approved, and grant funding is pending).

Discussion included possible grants for the tennis courts (estimated at \$1-\$1.2M for four courts), possible mixed-use courts (pickle ball, basketball, etc., in addition to tennis), drainage, use of the new dining hall for Loos Center events, plans for the current dining hall/round building, lighting on South Campus, and the plan to convert the former tennis courts at Bentley to parking. Mr. Chrobak was thanked for his detailed presentation, and he exited the meeting.

Prior to the start of fundraising, the full Board will consider endorsing the tennis project at its June meeting.

MOTION: (Swenson/Quinn) To endorse the tennis courts aspect of the conceptual plan discussed at this meeting.

Unanimous

5. Academy Building Restoration Project Update

Associate Head of School for Finance and Operations Susi stated that the demolition stage is now complete, and the rough-in and wiring stage has begun. After a possible underground septic tank was not located, a natural gas tank can now be installed. Wood rot from water damage was discovered in several carrying beams on the second and third floors; those sections will be replaced with new white oak beams. Water found in the Academy Building basement is being investigated. It is thought to be possibly from either groundwater or plumbing issues in pipes between the BAC and/or Hyde buildings.

6. Solar Project Update

After learning the high cost of purchasing (performance bond) insurance to cover the removal of the solar array should the solar company not be in business in 20 years, Head of School Sandford did not recommend the Board move forward with this additional insurance coverage. Head of School Sandford expects to sign the power purchase agreement by the end of the week so work can get started.

7. Other – None.

8. Adjournment

MOTION: (Carabeau/Quinn) To adjourn the meeting at 6:45 p.m.
Unanimous

Respectfully submitted,

Julie Woodland

Julie Woodland
Board Clerk

The Woodstock Academy prepares all students by providing diverse opportunities through a rigorous curriculum and a variety of programs in order to cultivate the necessary skills to become lifelong learners and global citizens.