

MINUTES OF THE MEETING
THE WOODSTOCK ACADEMY
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS
COMMITTEE
November 15, 2021



These minutes are for
informational purposes only.

PRESENT: Blackmer, Robert; Carabeau, Garry; Higgins, Ed; Morse, David; Rhynhart, Hans; Sandford, Chris; Susi, Michael; Woodland, Julie
ABSENT WITH NOTIFICATION: Quinn, Eric
GUESTS: Ian Ross of Mantis Innovation (7:20)

1. Call to Order

The meeting was called to order by Chairman Blackmer at 6:31 p.m.

2. Community Participation – None.

3. Secretary's Report—Minutes of September 13, 2021

MOTION: (Carabeau/Rhynhart) To approve the minutes of September 13, 2021, with a correction to item #5, replacing the final two sentences to read, "The Buildings and Grounds Committee gave its blessing to the project, asking the administration to further investigate. It was suggested the administration gather competitive quotes and consider tying the funding to the Academy Building project in order to include donor money and loans."

Unanimous

4. Academy Building Project Update

Head of School Sandford reported that Kevin Chrobak from Juster Pope Frazier was scheduled to finalize bid plans on the following day. Bids are expected to go out in December.

5. Tennis Court Proposals

Discussion was held about proposals from (1) Kaestle Boos Associates, Inc., (2) Centerbrook Architects and Planners, LLP, and (3) CHA to perform work on the tennis court project.

MOTION: (Morse/Rhynhart) To recommend selecting CHA as the engineering firm for the tennis courts project.

Unanimous

6. South Campus Facility Assessment Report

Associate Head of School for Finance and Operations Mike Susi welcomed Ian Ross, Business Development Leader of Mantis Innovation. Mr. Ross provided a facilities assessment presentation for South Campus which evaluated the building envelopes, HVAC systems, windows, and roofs in addition to performing a solar energy assessment. The site was examined in the early spring and then again in the late spring. A detailed table was provided to suggest preventative maintenance vs. restoration/replacement.

- Roof conditions, relative to age, were categorized as in poor to good condition. Defects were identified; a forecast and recommendations were made at a wide variety of price points.
- The general building envelope conditions, relative to age, were categorized as in fair to good condition. Defects were identified; estimated repair costs sorted by building and defect were provided.
- Some of the HVAC systems needed (and have already received, per Mr. Susi) immediate attention by a contractor. Annual preventative maintenance, corrective maintenance, and critical maintenance was discussed.
- Solar opportunities were explored which included roof or ground mount systems and funding options.

Significant discussion ensued. It was agreed to (1) perform roof and envelope repairs this fall; (2) schedule necessary HVAC maintenance; and (3) decide whether or not to move forward with solar. Mr. Susi and Director of Facilities Aaron Hogarty have been busy working on the preventative maintenance items to mitigate expensive repairs down the road. The repair and replacement of systems in dorm areas do not come from sending town tuition dollars.

7. Parking Lots on North/South

This item was tabled until the next meeting.

8. Future Meeting Schedule

The next meeting was scheduled for Monday, December 13, 2021.

9. Other – None.

10. Adjournment

MOTION: (Morse/Samborowski) To adjourn the meeting at 7:29 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.