

MINUTES OF THE MEETING
THE WOODSTOCK ACADEMY
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS
COMMITTEE
January 13, 2020



These minutes are for
informational purposes only.

PRESENT: Blackmer, Robert (6:02); Carabeau, Garry; Frankhouser, Hans; Kelly, Paul (6:24); Morse, David; Musumeci, Joe (6:15); Rhynhart, Hans; Guillot, Bill; Sandford, Chris; Woodland, Julie
ABSENT WITH NOTIFICATION: Bellerose, Jim
GUESTS: Kevin Chrobak of Juster Pope Frazier and Jeremy Angell

1. Call to Order

The meeting was called to order by David Morse at 6:00 p.m.

2. Community Participation – None.

3. Secretary's Report—Minutes of November 12, 2019

MOTION: (Morse/Rhynhart) To approve the minutes of November 12, 2019.

All voted Yes except Carabeau and Morse, who abstained. Motion passes.

4. Loos Center Punch List

Interim Associate Head of School for Finance and Operations Guillot reviewed a punch list handout regarding the Loos Center with the group. Completed items were crossed out. Discussion included a new target opening date of March 1st for the Wizard of Oz production. Mr. Guillot has been receiving regular updates at least twice per month. The Buildings & Grounds Committee requested updates detailing significant progress be passed along to them.

5. Academy Building Update

Kevin Chrobak of Juster Pope Frazier provided a presentation regarding the Academy building project, describing the state of the building and asking for guidance from the committee about several topics.

- After hearing about the status of the siding, sill, and old leaks in the southeast corner, the committee requested Mr. Chrobak proceed by removing the perimeter siding and inspect the sill. Spending approximately \$10K to inspect the sill was preferable to the unknown (and likely higher) cost of a change order (if needed) later from the contractor.
- Mr. Chrobak explained a recommendation from the project engineers to take the Academy building off the existing heating/cooling loop and to install a freestanding, propane-fed boiler. This change would be supported by the tax credit proposal already discussed. The committee supported taking the Academy building off the loop, installing an independent boiler, and exploring the use of propane as a fuel source.
- Mr. Chrobak said the original roof was zinc-coated copper. The committee supported replacing the roof with a zinc-coated copper roof, insulating the attic, and adding snow guards. The new roof should have a 70-year life span and be eligible for considerable grant funding and tax credits.
- The amount of, timing for, and process for securing grant funding, tax credits, and fundraising dollars was discussed at length with the committee. In the end, the committee preferred a 5-year plan (rather than 4) for the project.

Mr. Chrobak said the Woodstock Historic District Committee issued a Certificate of Appropriateness and would next meet on January 29. He expects to hear about the \$100K grant for the spire in early February and is already putting the next grant application together. A drawing of the proposed (school-side) elevation of the Academy building was viewed, showing an accessible entrance. Head of School Sandford thanked Mr. Chrobak for his presentation.

6. Other

Head of School Sandford described the issues surrounding the recent power outage on North Campus, where Eversource improperly connected several wires after a downed transformer and fire. Many customers near us reported blown electronics. While no significant damage to The Academy infrastructure has been identified, concerns have been documented and will be retained just in case.

7. Community Participation – Joe Musumeci described a recent grant the Rectory School received where the state paid half the cost of solar walkways and crosswalks.

8. Adjournment

MOTION: (Morse/Ryhnhart) To adjourn the meeting at 7:09 p.m.

Unanimous

Respectfully submitted,

Julie Woodland

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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.