

MINUTES



**Addison Central School District
Facilities Committee
Committee Meeting
Wednesday, May 15, 2024, 8:30 am - 9:30 am
208 Charles Avenue,
Middlebury VT 05753**

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.

A. Call to Order

Jason calls the meeting to order at 8:31

B. Introductions - Board Members, Administrators and Staff

Jason Chance, Chip Malcolm, Joanna Doria, Barb Wilson, Tim Williams Interim Superintendent, Bruce MacIntire Dir of Facilities, Matt Corrente Dir of Finance

C. Approve Minutes 4/15/2024

Minutes approved

Move: James Malcolm Second: Jason Chance Status: Passed

D. Public Comment

No public comment.

E. Committee Discussion

1. Update on Mary Hogan HVAC project

The project is already underway. Shipping container that will store material has arrived. Breadloaf Construction has purchased all material. Anticipate a smooth process. New drop ceiling in classrooms and hallway. Replace flooring as well. And add LED lighting. Final billing for ESSER deadline. A-Wing has eight classrooms. Matt adds that the budget is looking good at \$155K. We have a construction services line in FY25 which might not be needed.

2. Update on Equity Based Budgeting

There is a presentation being worked on to present to the full board at their retreat in June. At the committee level, we should be curious about what that means. There are fixed costs that are connected to each building. Barb notes that it is a board initiative and needs to keep in mind the new legislation with rules. Chip voices his need for more information and education as

it relates to our specific context. Matt adds that a big theme in equity-based budgeting is weighting- it's seen at the State level. Barb is noticing grants for new construction and wonders

what the district might look like in say 10 years and deal with the constraints of costs in the meantime. Chip also adds that there are democratic factors at play as well. Joanna wonders about different models and if we can anticipate learning about some at the full board level. Matt answers that we will learn about research-based systems that have been employed by different municipalities. It can be layered. Joanna responds to Matt's nuanced definition of equity-based budgeting and appreciates the idea that it's complex and should take into account our specific situation.

3. Update on Stormwater Projects

State's 3-acre stormwater rule. Need to come into compliance which impacts any property that

is above the 3-acre mark. Need to have a designed plan to mitigate storm water. (runoff and funneling into the sewer system) Green Print Partners is the company that State has employed

to manage this. Our impervious surfaces triggers this compliance: mitigation to happen at MH,

MUHS, MUMS. Pipes and filters (inground water systems) on the HS campus and discharge out

into the creek. State pays 90% of the \$.5mil (just for MUHS). Mary Hogan is filing in conjunction

with the town of Middlebury (to happen next summer) smaller capacity system than MUHS.

Town is also incorporating storm water management. \$300K project. ACSD can take advantage

of work in kind for that match. Bruce has indicated that ACSD will "purchase" field trips and trees to plant will offset the district's 10% responsibilities. Comes directly back to the communicate in benefits. Barb remembers the remodeling of the parking lot/entrance at MUHS. Town has purchased the gas station...still might be three years out. Does this affect the

inground water system? Bruce doesn't anticipate the work needing to be redone or made smaller.

Jason asks about other infrastructure besides the underground tanks. Just the drainage pipes

that connect and divert, some of them connecting to the existing pipes. Maintenance and cleaning out will be part of the project.

Barb asks how does this impact the budget- 10% match will come from the facilities

contingency. Use it for tree planting or educational initiatives, ie field trips. Maybe offset with donations in kind. Annual maintenance will need to be accounted for but it's minimal. \$1500

per site annually for maintenance. Matt adds that we have ~\$80K in FY25 budget for

contingencies. The Green Partners company has taken a lot of the burden off the individual school districts. Timing: over a 3-year period for the State. ACSD will prioritize MUHS this

summer, MUMS and MH next summer. MUMS, due to the topography, they don't have to bury any tanks, maybe. Can use the existing wetlands areas. May need to add stone for capacity.

Less impactful. MH and MUHS requires big inground filter systems.

4. Update on In-house Summer Projects

In the meeting materials, there is a doc that outlines the majority of the summer projects. In addition to that: MH would like to add in a dividing wall in the gymnasium. Add card access to just the gym for the crew doing that work to not disturb the summer programs.

The doc is not a complete list but a good place to start- emergent needs:

- ☐ Bridport: Water infiltration (flat roof) has been a persistent issue. Need to cover the brick with a membrane to save from wicking moisture down into the building. Need a plane to drain.
- ☐ Cornwall: high efficiency pumps (for hot water heating system) installed. Uses 1/3 of the electricity. Rebates from Efficiency VT.
- ☐ Ripton also getting high efficiency pumps installed. More efficient exterior lights. Solar array helps to see the reduction though the winter months.
- ☐ MH- HVAC, partition, and card access.
- ☐ MUHS lift installed \$25k expense. Additional reimbursement beyond SPED block grant at 95% up to a certain amount, well under the threshold. Also, cosmetic work on the bathrooms with new partitions and flooring, more structural need to be address in a larger project in the future. Fixes to roof. Other work in line with previous summer work.

LED lighting being added to different campuses. Good return on investment; saves electricity,

four times the efficiency. 18-24 months and the costs are offset. Also making them dimmable so can lead to wiring work. Keeps utility costs contained. Bruce purchased four pallets of fixtures back in December to take advantage of Efficiency VT grants, so costs will only be the labor going forward from a local electrician. Have been doing that for the past five years.

☐ Salisbury- being doing repairs to the outside. Need to address the transom window, craftsman will rebuild it and mitigate the rot.

☐ Shoreham- windows on the west side have failed, library windows don't meet egress codes. All will be replaced and will match. Also, some rearranging of internal classroom spaces- move the one class without windows to the library space and open up the middle space for the library. Tim adds that the NEASC accreditation group commented on that issue, adds credence to our thinking. The physical work has been greenlighted by fire marshall, doesn't change any mechanical or fire-related systems, so no need for an architectural design plan, which keeps costs down. Get volunteers to help move books, etc. Under \$40K for windows and under \$40K for walls; doesn't trigger a need for a bid. Matt asks about tacking on the shed project since we will have a contractor onsite. Bruce agrees that's a good idea to add to the scope. Address the lip from the gym.

☐ Weybridge- exterior work to the wood siding and soffit- it's all rotting. All battenboard. Takes effort to keep it in shape. Known contractor- Rheaume will do the rot replacement. It's scheduled. Tricky, at best, to bring in volunteers- opens up questions. Also, water disinfecting system needs to be replaced.

Next year- MH ventilation in C-wing. It's a big project- in order to do the duct work correctly would have to change configuration. Scope-wise bigger than A-wing.

Second playground (for the younger kids) at MH. Two pieces failed and injured kids. Jen is asking for some preliminary work on playground equipment research with a range from \$25K to

\$.5 mil. Jen, Matt and Bruce will brainstorm how we can cover some but also bring in a playground fundraising initiative.

5. Update on Five Year Capital Improvement Plan

We are still in the process of figuring out how to plan to make a plan. Matt wonders about the best way to create traction. There is a lot swirling with: equity budgeting, implementation of strategic plan, uncertainty around the big deferred maintenance- bond initiative. Element of decision-making paralysis and leadership transition. We know there's \$100mil of work we can do. We can nibble at that in the summer in a reactive way. In the medium term, we need to start identifying the five projects that are next in the hopper could be the beginning of a plan. Doesn't have to be set in stone or obligate us to do that. We refer to a spreadsheet Bruce shares. In the past, Bruce notes that we have had a five-year plan (from 2022) but we need to overhaul it; we need to move away from the current reactivity with regard to facilities maintenance. Matt shares an ACSD 5 Year CAPEX excel sheet that outlines some of Bruce's thinking organized by school campus. Need to prioritize what's on the list. Bruce is working with Bob Donahue (facilities commissioner) at the State level. We have a start to the required 5-year plan. Bob is working on the dashboard which will ultimately help populate districts' five-year plan- based on FCI. Matt adds that we need to overlay the bond initiative which is on its own five-year timeline.

F. Other

Nothing added.

G. Adjournment

Meeting adjourned at 9:42am

Respectfully submitted by Joanna Doria

Move: James Malcolm Second: Jason Chance 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.