

ACSD CAPITAL IMPROVEMENT PLAN: SCHOOL PRESENTATIONS 2025



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ACSD CAPITAL IMPROVEMENT PLAN: BRIDPORT CENTRAL SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

NOVEMBER 17, 2025



PURPOSE

- To introduce the board to the facility needs of Bridport Central School

AGENDA

- Building Data
- Process
- Current State
- Alternate State
- Drawings
- Current Draft Cost Opinion

BCS BUILDING DATA

- Built in 1955 with an addition in 1987.
- Current building size: 17,620 SF
- Current building enrollment: 44 K-5, 16 Pre-K
- Current state building capacity: 119
- Alternate state building capacity: 125
- (FCI) Facilities Condition Index: 31% (poor condition)

OVERALL PROCESS (to date)

1. Sent questionnaire to school leadership
2. Reviewed questionnaire response with each school leadership
3. Compute school capacity and develop a list of space needs for each school based on this information
4. Develop initial design options (if required) and cost opinion for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

BCS - DETAILED PROCESS (to date)

- ACSD sent questionnaire to BCS principal, 8/25/2025
- TXC and ACSD reviewed existing building usage with BCS principal on-site, 10/22/25
- ACSD and TXC met to discuss strategy, 10/28/25
- Alternate State design and costs reviewed with FC, 11/04/25

BCS - PROGRAM SUMMARY

- The building has ample space to support its current enrollment of 44 K-5 students and 16 Pre-K Students.
- Art and Music share a classroom space. World Language is taught in the multi-age classrooms.
- The site has no pedestrian access to the village which isolates the campus.
- There is no covered area, landscaping or lobby at the front entry.
- The MPR is small and challenging for PE use.
- The building lacks storage and many items are stored in the MPR, staff room and other spaces.
- The site is exposed, wind-swept, and lacks trees.

BCS - CURRENT STATE

- New covered entry, secure airlock and administration area featuring a reception area and conference room.
- Landscaping at the front of the building.
- New sidewalk extending to Crown Point Road. Negotiate with town to extend into village center.
- Storage Addition
- Trees and landscaping throughout the site to create wind buffers, sense of enclosure and outdoor classroom

BCS - ALTERNATE STATE

Assumes Shoreham K-5 students attend BCS and that BCS PreK students attend Shoreham. Improvements include:

- New covered entry, secure airlock and administration area featuring a reception area and conference room.
- Landscaping at the front of the building.
- New sidewalk extending to Crown Point Road. Negotiate with town to extend into village center.
- Gym and storage additions.
- Library relocation and expansion.
- Landscaping with trees throughout the site to create wind buffers and outdoor classroom areas.



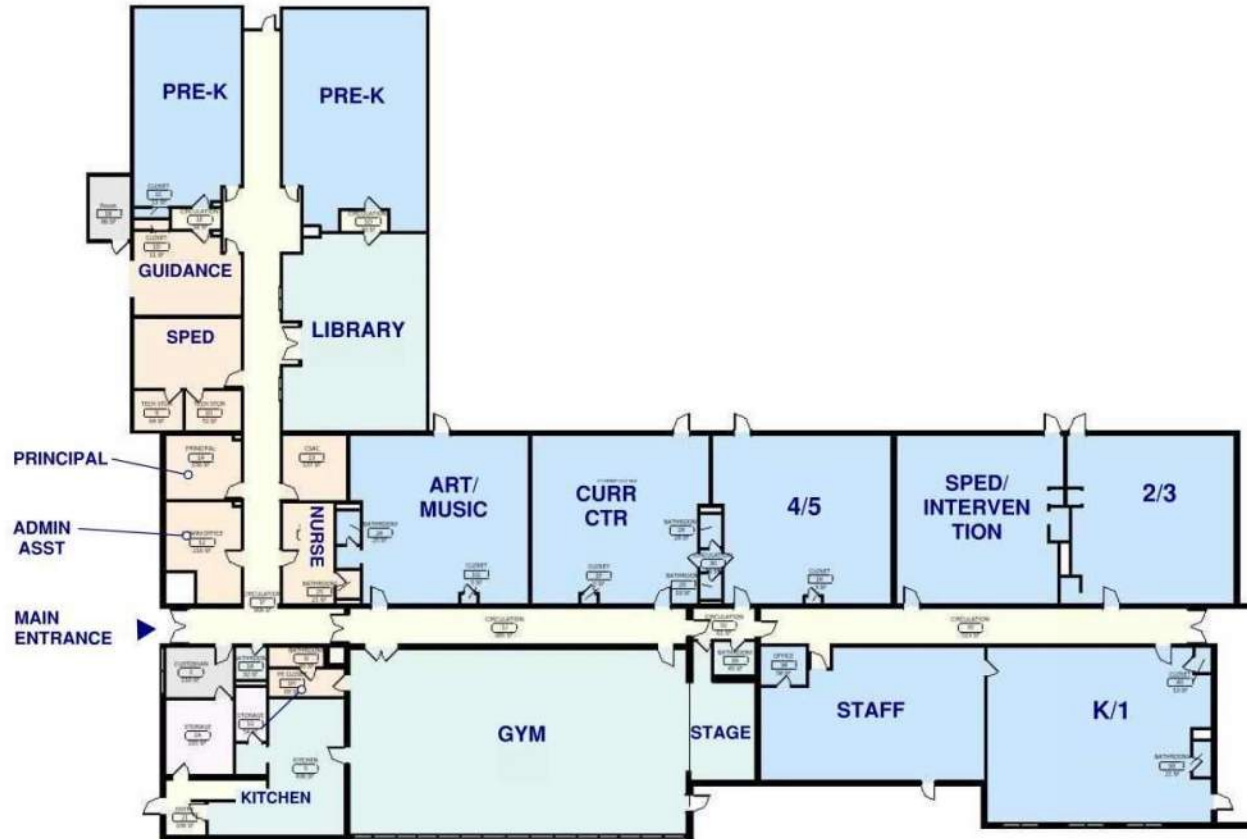
BRIDPORT CENTRAL SCHOOL
BRIDPORT, VT

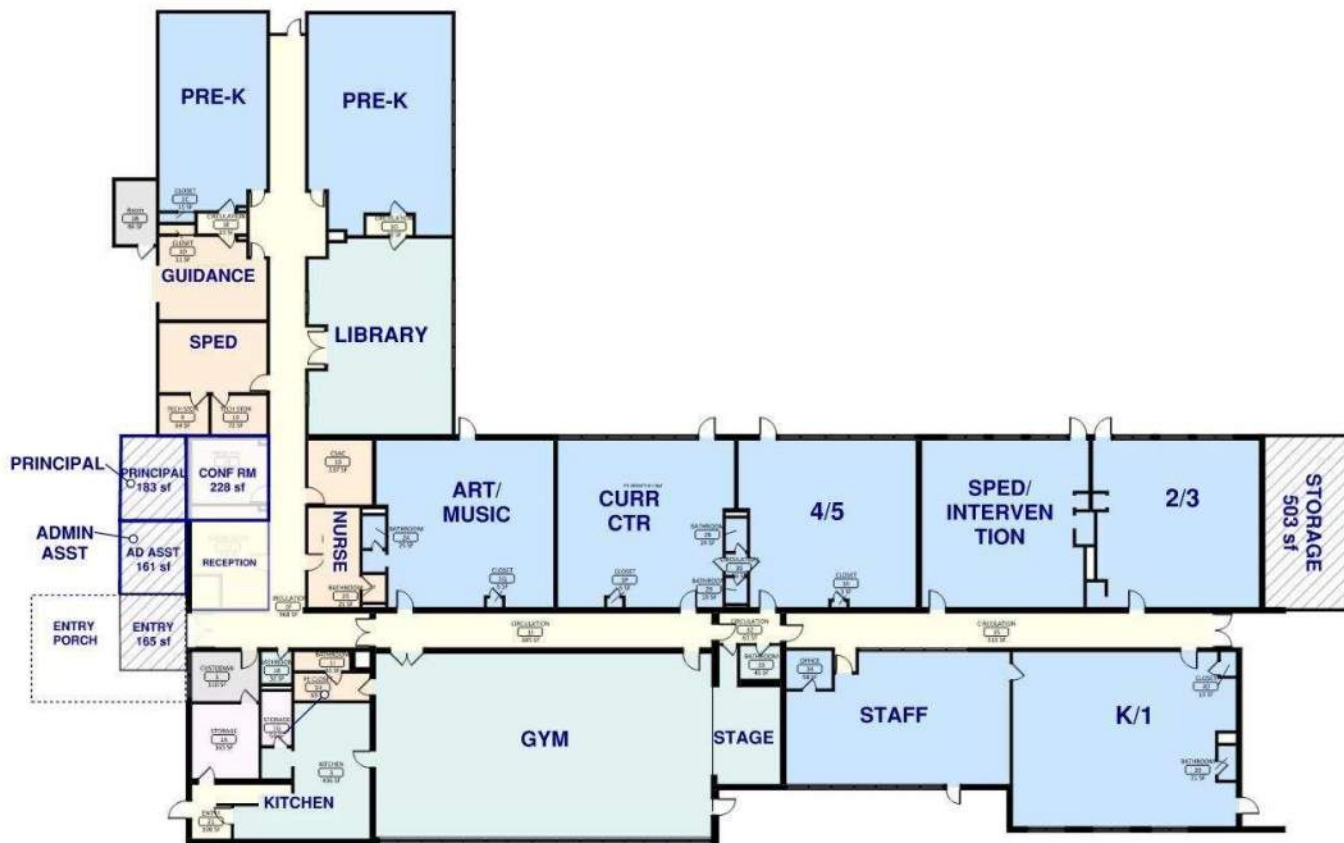
EXISTING SITE PLAN
11.17.25

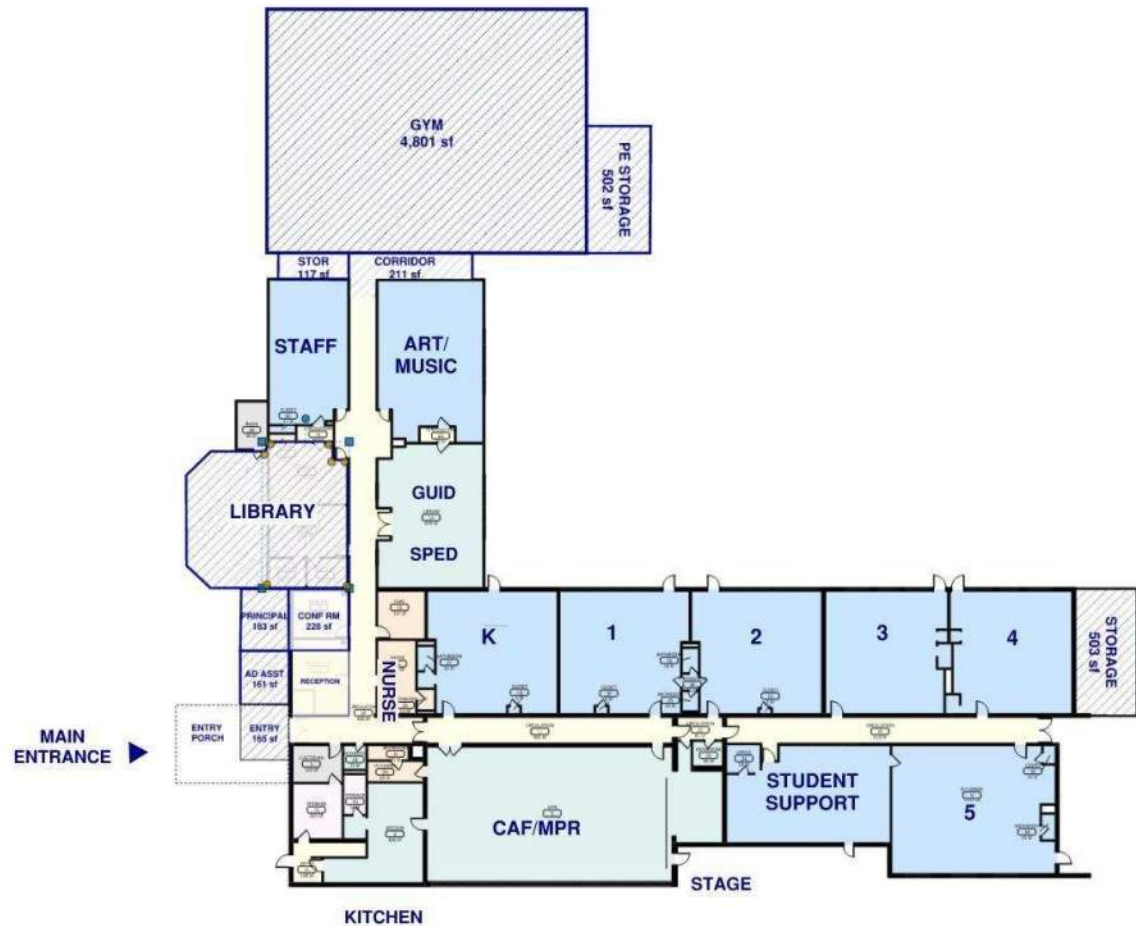












BCS - COST OPINION - CURRENT STATE

New Additions (1,400 SF) -	\$1,300,000
Renovations (500 SF) -	\$400,000
Updates & Repairs (17,620 SF) -	\$3,900,00
<u>Sitework (allowance) -</u>	<u>\$500,000</u>
Total -	\$6,100,000

Notes

1. The purpose of this cost opinion is to provide ACSD with a general understanding of costs represented in the designs presented. Further design and documentation is required to obtain accurate cost information. All costs are stated in 2025 costs. Cost escalation is currently 4% per year on average.
2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

BCS - COST OPINION - ALTERNATE STATE

New Additions (7,700 SF) -	\$7,400,000
Renovations (1200 SF) -	\$900,000
Updates & Repairs (16,400 SF) -	\$3,700,00
<u>Sitework (allowance) -</u>	<u>\$500,000</u>
Total -	\$12,500,000

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN: CORNWALL SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

DECEMBER 8, 2025



PURPOSE

- To introduce the board to the facility needs of Cornwall School

AGENDA

- Building Data
- Process
- Space Needs Summary
- Proposed Capital Improvements to consider over a 5 year period
- Drawings
- Draft Cost Opinions

CS BUILDING DATA

- Built in 1955, addition in 1987
- Current building size: 13,500 SF
- Current building enrollment: 83 K-5
- Current building capacity: 121
- Recent capital improvements: Main electrical service
- (FCI) Facilities Condition Index: 30% (poor condition)

OVERALL PROCESS (to date)

1. Sent questionnaire to school leadership
2. Reviewed questionnaire response with each school leadership
3. Compute school capacity and develop a list of space needs for each school based on this information
4. Develop initial design options (if required) and cost opinion for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

CS - DETAILED PROCESS (to date)

- ACSD sent questionnaire to CS principal, 8/25/2025
- TXC and ACSD reviewed existing building usage with CS principal on-site, 11/11/25
- TXC and ACD met to discuss current and alternate state strategies, 11/18/25
- Alternate State design and costs reviewed with FC, 12/02/25

CS - BUILDING SUMMARY

- The building does not adequately meet the program needs of its staff and students in the following ways:
 - The front office/admin. area is remote from the entry and represents a security concern.
 - The MPR is inadequately sized and resourced for its use as a cafeteria and instructional space for PE, Art and Music. It also must be traversed as a main connector between the two sides of the building.
 - There is a lack of adequate space for administration, health services, staff, and conferencing. In addition, none of these existing spaces are properly ventilated.
 - There is a lack of private meeting spaces and break-out spaces for small group instruction. Services are provided in the hallways or office spaces.
 - The library is undersized and remotely located.

CS - BUILDING SUMMARY...continued

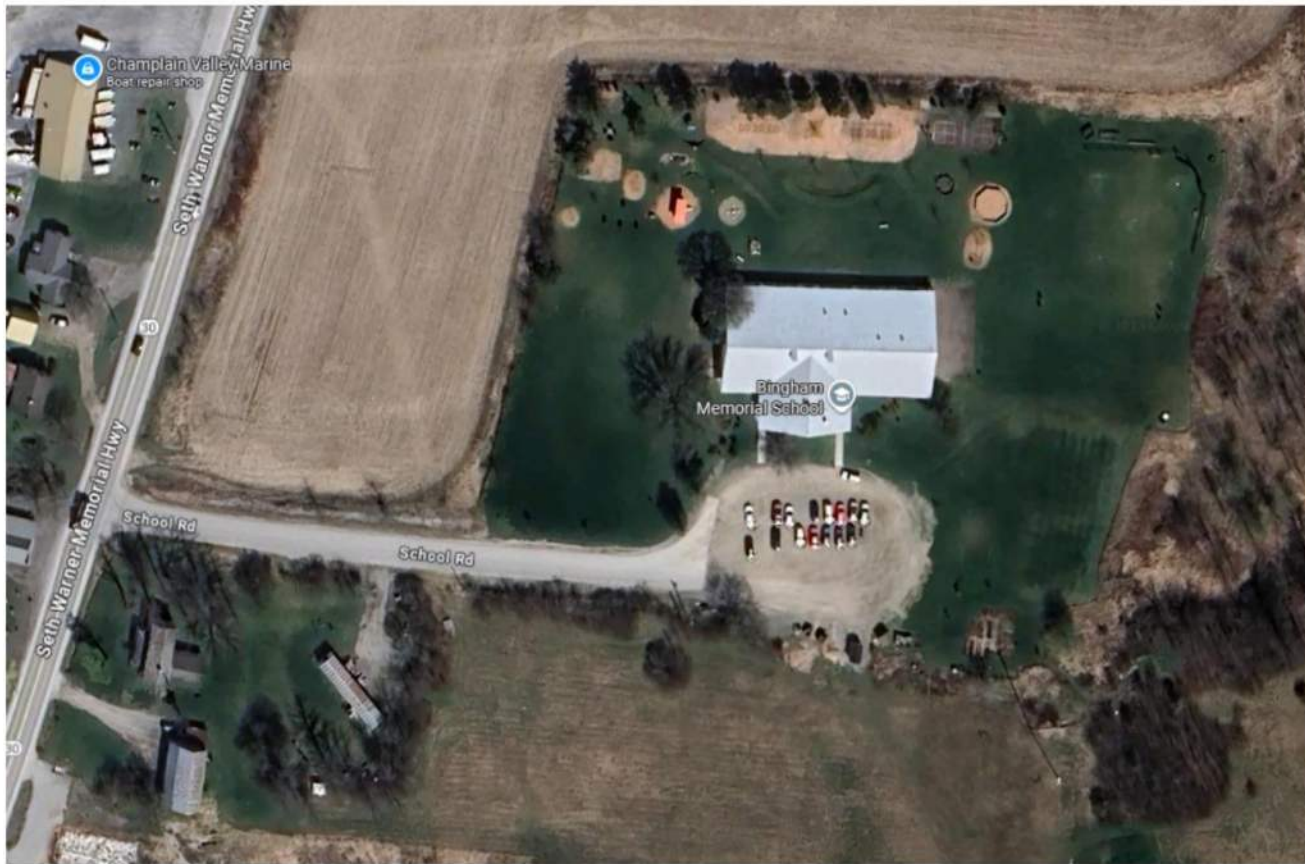
- The building is in poor condition:
 - There is asbestos tile flooring throughout the facility.
 - While technically compliant, the egress arrangement from the classrooms could be improved.
 - Older plumbing limits which faucets have potable water.
 - The roof is in poor shape and needs replacement.

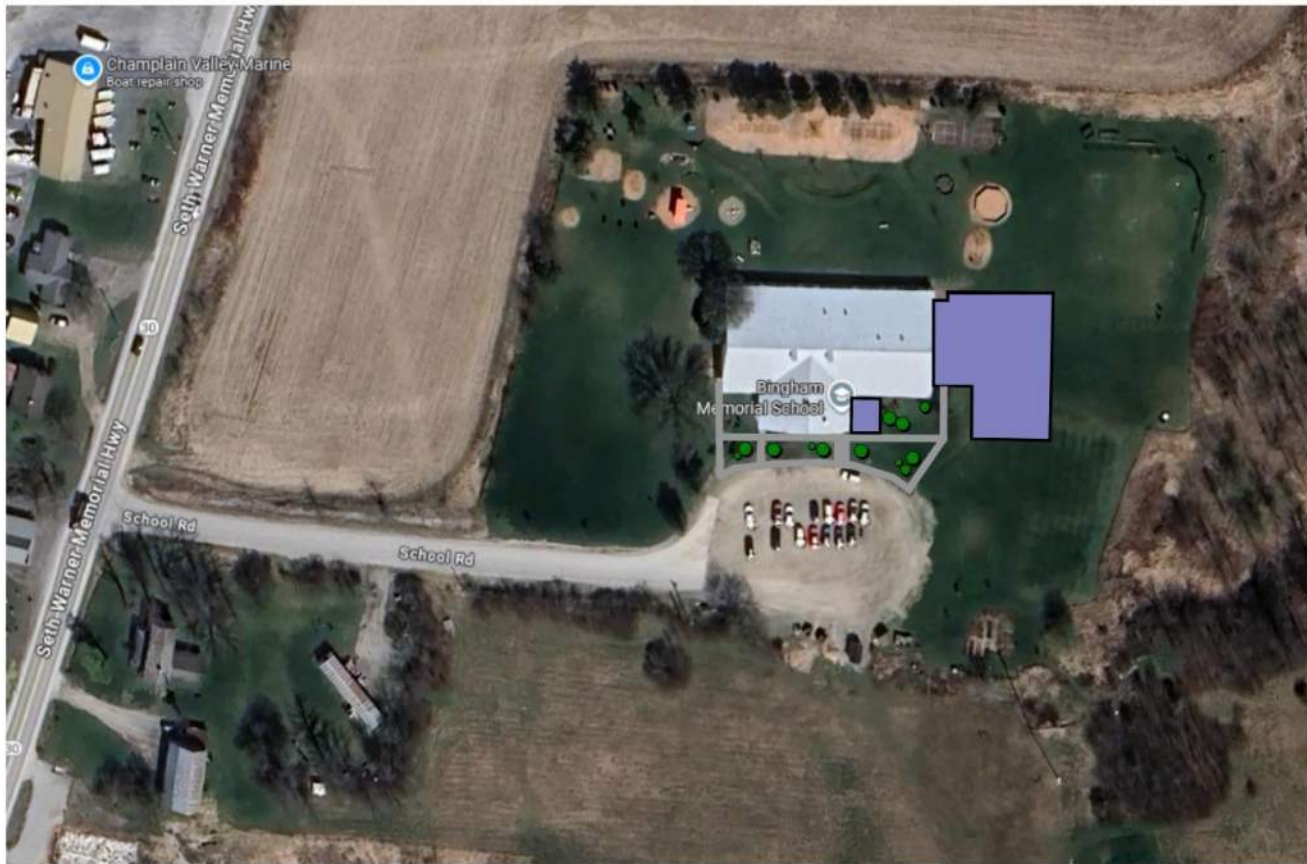
CS - CURRENT STATE CONCEPT

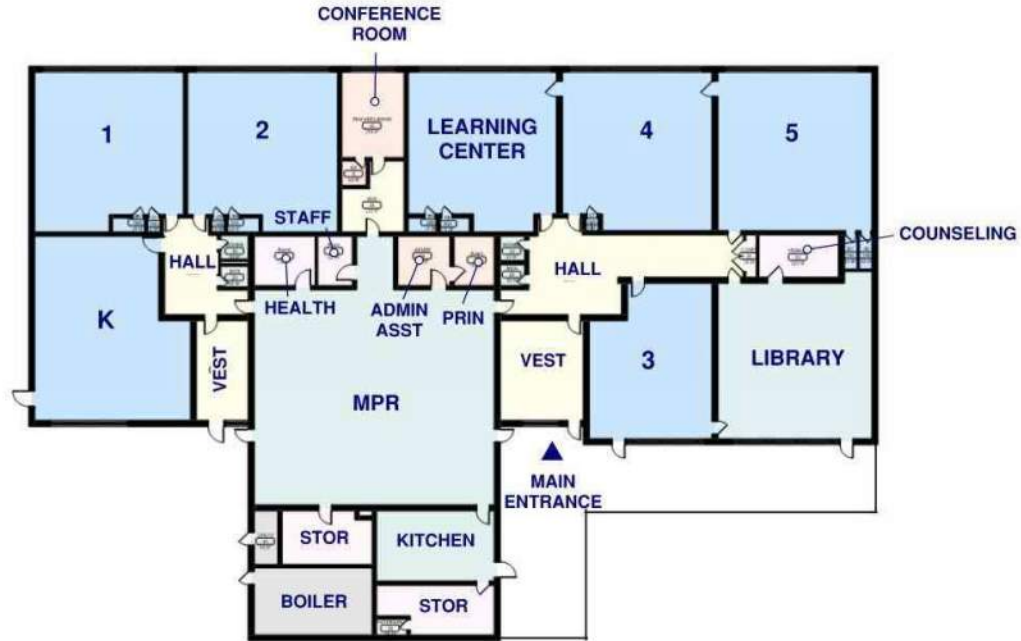
- To meet the current needs of the students and staff, the following renovations and additions are recommended:
 - New secure front entry with admin offices and conference room
 - Renovation of existing space to create new hallway connecting classrooms
 - Expanded, more visible library
 - Addition with Art/Music Room, Learning Center, bathrooms and gymnasium with storage and stage.
- This configuration can accommodate up to 141 students.

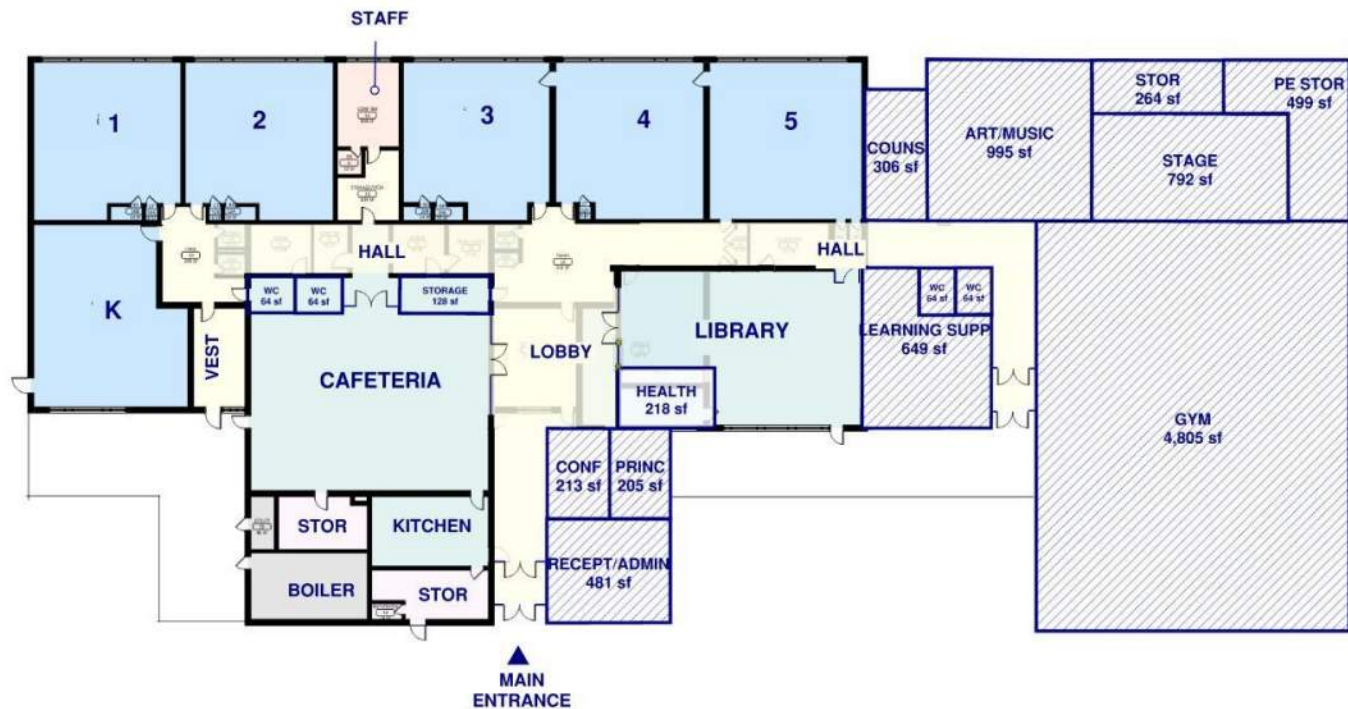
CS - ALTERNATE STATE CONCEPT

- Given the magnitude of the “current state” scope of work, the Board might consider building a new school, either on the existing site or a new site.
- The Board could also consider placing Cornwall students in other schools where there is capacity.









CS - COST OPINION - CURRENT STATE

New Additions (10,400 SF) -	\$10,000,00
Renovations (4,000 SF) -	\$2,800,00
Updates & Repairs (9,500 SF) -	\$2,200,000
<u>Sitework (allowance) -</u>	<u>\$400,000</u>
Total -	\$15,400,000

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

CS - COST OPINION - ALTERNATE STATE (NEW BUILD)

New Construction (23,900 SF) = \$22,900,000

Renovations (0 SF) - \$0

Updates & Repairs (0 SF) - \$0

Site Development (10%) - \$2,300,000

Total - \$25,200,000*

Notes

1. * Does not include land acquisition or additional sqft. scaling.
2. The purpose of this cost opinion is to provide ACSD with a general understanding of costs represented in the designs presented. Further design and documentation is required to obtain accurate cost information. All costs are stated in 2025 costs. Cost escalation is currently 4% per year on average.
3. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
4. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
5. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN: MARY HOGAN SCHOOL PRESENTATION

MIDDLEBURY SCHOOLS
ADDISON CENTRAL
SCHOOL DISTRICT
9.22.25



PURPOSE

- To introduce the board to the facility needs of Mary Hogan Elementary School

AGENDA

- Building Data
- Process
- Space Needs Summary
- Proposed Capital Improvements to consider over a 5 year period
- Drawings
- Current Draft Cost Opinion

BUILDING DATA

- Built in 1954 with additions in 1966, 1984, and 2001
- Current building size: 72,000 SF
- Current building enrollment: 350 K-5 plus Pre-K
- Current building capacity (with proposed capital improvements): 390
- Recent capital improvements:
 - A-Wing renovated in 2024 (\$1.2M)
- Revised (FCI) Facilities Condition Index: 12% (fair condition)

OVERALL PROCESS (to date)

1. Send detailed questionnaire to school leadership.
2. Review questionnaire response with each school leadership
3. Develop a detailed list of space needs for each school based on this information
4. Develop initial Concept Design options for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

MARY HOGAN - DETAILED PROCESS (to date)

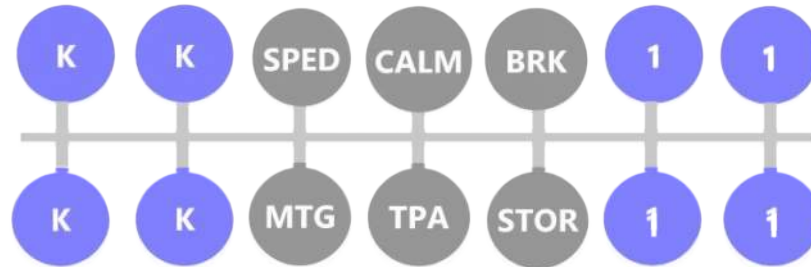
- ACSD sent questionnaire to MH principal, 5/25
- FC reviewed results with MH principal, 6/3/25
- TXC and ACSD reviewed existing building usage with MH principal on-site, 6/17/25
- Space needs program reviewed with FC, 7/22/25
- Final comments from MH principal incorporated into program
- Program summary document circulated, 7/31/25
- Programming Phase approved by FC, 8/1/25
- Program summary reviewed with FC, 8/12/25
- Deferred maintenance costs updated, 8/15/25
- Concept design drawings reviewed with FC, date, 9/9/25
- Concept design presentation reviewed with FC, 9/16/25

MARY HOGAN SCHOOL - SPACE NEEDS SUMMARY

- Most of the building condition concerns are related to the indoor air quality and general condition of C-Wing
- Programmatically, the school is ideally re-organized around clusters of grades K-1, 2-3 and 4-5, including student services case management.
- New configurations need to allow enough space for 4-sections per grade. This arrangement would allow for growth of approximately 50 additional students above current capacity.
- There is a strong programmatic preference for 50sf per student classrooms for grades K-3.

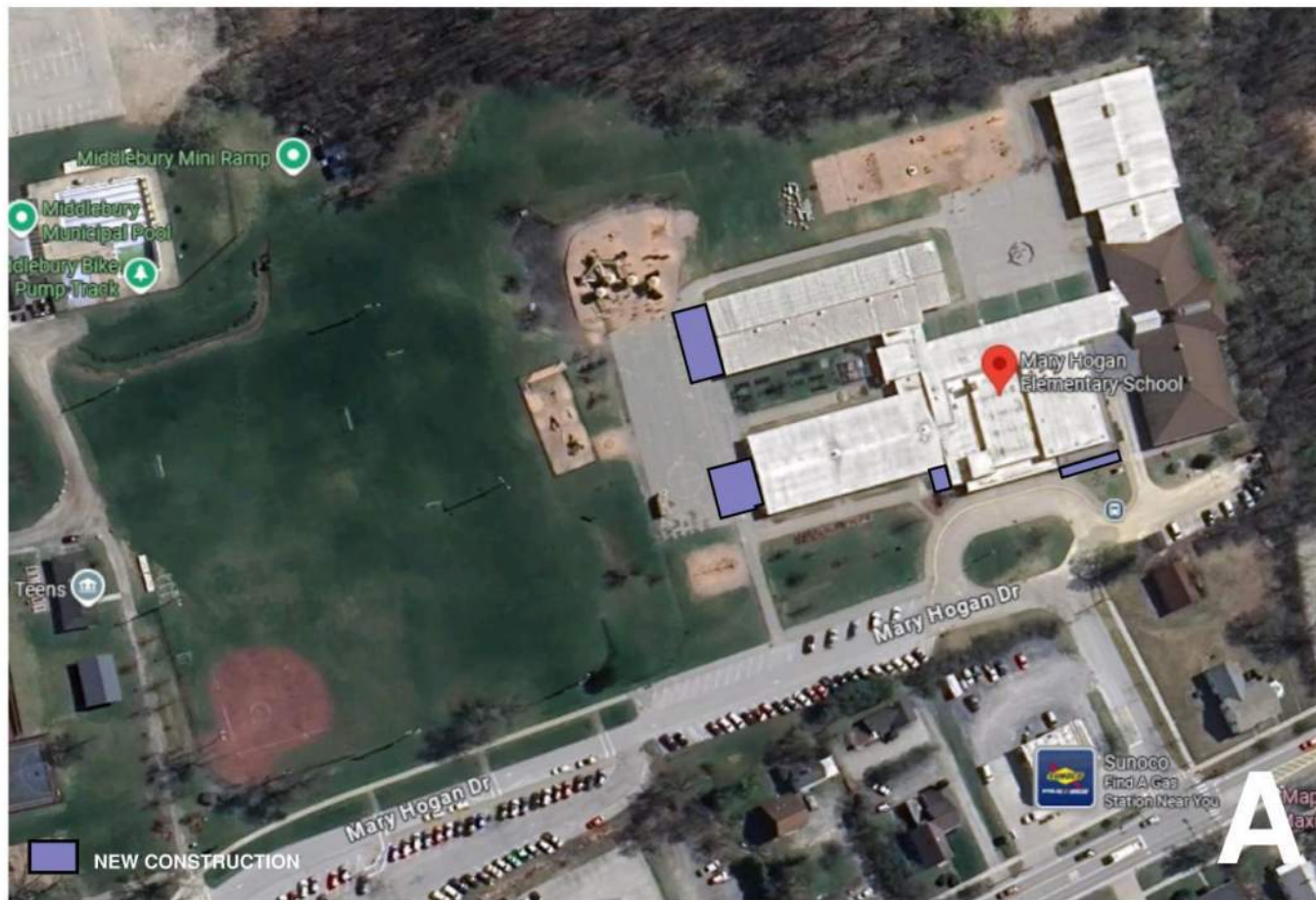
MARY HOGAN SCHOOL - PROPOSED CAPITAL IMPROVEMENTS

- The proposed space program organizes the building into 3 grade clusters: K-1, 2-3 and 4-5. Each cluster includes 4 classrooms per grade, a SPED office, meeting room, calm room, student break room, storage and teacher planning area (TPA). See below.
- Because the A-wing was just renovated, only grade K-1 classrooms were enlarged in the C-Wing (50sf per student with maximum capacity of 22 students).



PROPOSED 2 GRADE CLUSTER





MARY HOGAN SCHOOL - COST OPINION

New Additions (4,600 SF) -	\$4,400,000
Renovations (13,200 SF) -	\$10,100,000
Deferred Maintenance (59,400 SF) -	\$5,800,000
<u>Sitework (allowance) -</u>	<u>\$500,000</u>
Total -	\$20,800,000

Notes

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2. Cost of deferred maintenance was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN : MIDDLEBURY UNION HIGH SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

11.10.25

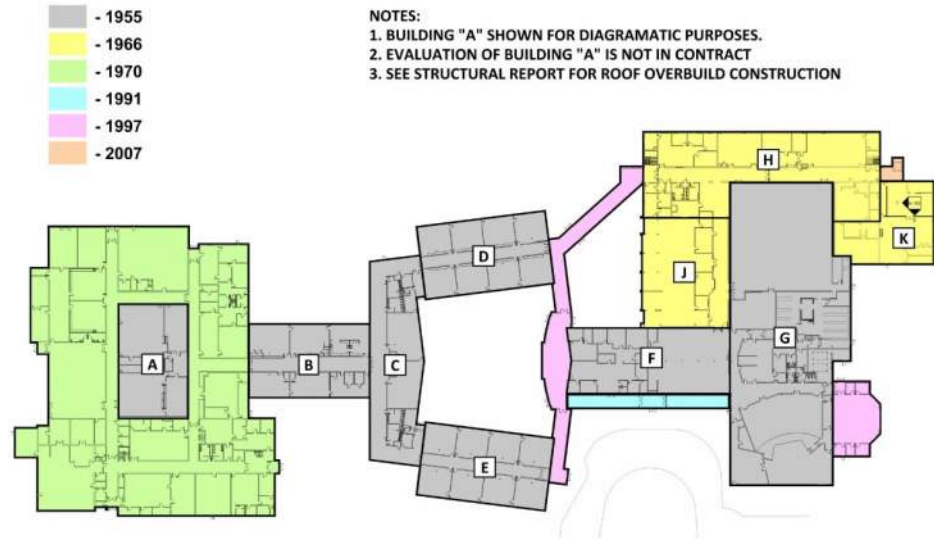


PURPOSE

- To introduce the board to the facility needs of each school in the District

AGENDA

- Building Data
- Process
- Current State
- Alternate States
- Drawings
- Cost Opinion



MUHS BUILDING DATA

- Built in 1955 with additions in 1966, 1991 and 1997
- Current building size: 144,063 SF
- Current building enrollment: 530
- Current building capacity: 747 at 75% utilization, 22 students per classroom space
- Recent capital improvements:
 - Kitchen, Servery, Bathrooms, Roof repairs
- Current (FCI) Facilities Condition Index: 24% (fair condition)

OVERALL PROCESS (to date)

1. Send detailed questionnaire to school leadership.
2. Review questionnaire response with each school leadership
3. Develop a detailed list of space needs for each school based on this information
4. Develop initial Concept Design options for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

MUHS - DETAILED PROCESS (to date)

- ACSD sent questionnaire to MUHS principal, 5/25
- FC reviewed results with MUHS principal, 6/3/25
- TXC and ACSD reviewed existing building usage with MUHS principal on-site, 6/25/25
- Space needs program reviewed with FC, 7/22/25
- Final comments from MUHS principal incorporated into program
- Program summary document circulated, 7/31/25
- Programming Phase approved by FC, 8/1/25
- Program summary reviewed with FC, 8/12/25
- Deferred maintenance costs updated, 8/15/25
- Concept design drawings reviewed with FC, date, 9/9/25
- Concept design presentation reviewed with FC, 10/21/2025

MUHS - CURRENT STATE (500-600 students)

- The high school currently has 530 students. Because of its central location and adjacent tech center, in the future MUHS may become a regional comprehensive high school. For this reason, the program was developed for 500-600 students (current state), and enrollment of 600-750 (alternate state 1) and an enrollment of 750-1000 (alternate state 2).
- The current utilization rate is 62.5% To boost capacity, the facility committee has agreed to a target utilization of 75%, which will require some classroom sharing. At this utilization rate, using 22 student per classroom target, the maximum capacity of the current state model is 747.

MUHS - CURRENT STATE (500-600 students)

- The three facility issues most commonly raised by MUHS staff were:
 - The need for security improvements at the front entry
 - The auditorium and stage size being insufficient for the school's need.
 - The H-Wing overheats in the shoulder seasons making it an uncomfortable learning environment
- There are traffic and parking concerns with adding more students to the site. It may be beneficial to hire a traffic consultant to help mitigate any negative impacts.

CONCEPT SUMMARY:

MUHS - CURRENT STATE (500-600 students)

Proposed improvements for the current state include:

- A new secure entry addition and administration area
- Dehumidification of the F, G, H and J - Wings. Dehumidification improves thermal comfort by reducing humidity, which lowers both the actual and perceived temperature of the room.
- Identified Update and Repair Projects
 - HVAC
 - Lighting
 - Electrical
 - Domestic Water System
 - Structural
 - Windows/Doors
 - Roofing
 - Insulation
 - Ceilings
 - Casework
 - Flooring
 - Theater

CONCEPT SUMMARY:

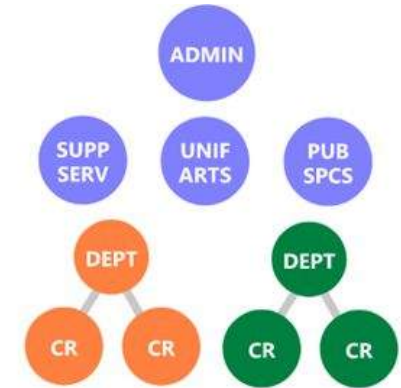
MUHS - ALTERNATE STATE 1 (600-750 students)

- At enrollments of 600 - 750 students, a second gymnasium and auditorium expansion would become necessary.
- At this enrollment size, current classroom capacity should be sufficient to stay within a comfortable space utilization rate. (This measures how many square feet the educational program requires at any given point in time.)
- Identified Update and Repair Projects as noted in Current State

CONCEPT SUMMARY:

MUHS - ALTERNATE STATE 2 (750 - 1000 students)

- In looking at a larger 1000 student high school, the idea of employing a house model was discussed and whether it would be beneficial to create smaller learning communities. At this time, 1000-student space program is based on the current departmental model.
- The 1000-student option requires several additions including a second gym, larger auditorium, additional classroom and support services space.
- As the school grows, additional parking will be required. New parking areas and drives should be designed to be compatible with the Charles Ave. realignment project.
- Identified Update and Repair Projects as noted in Current State

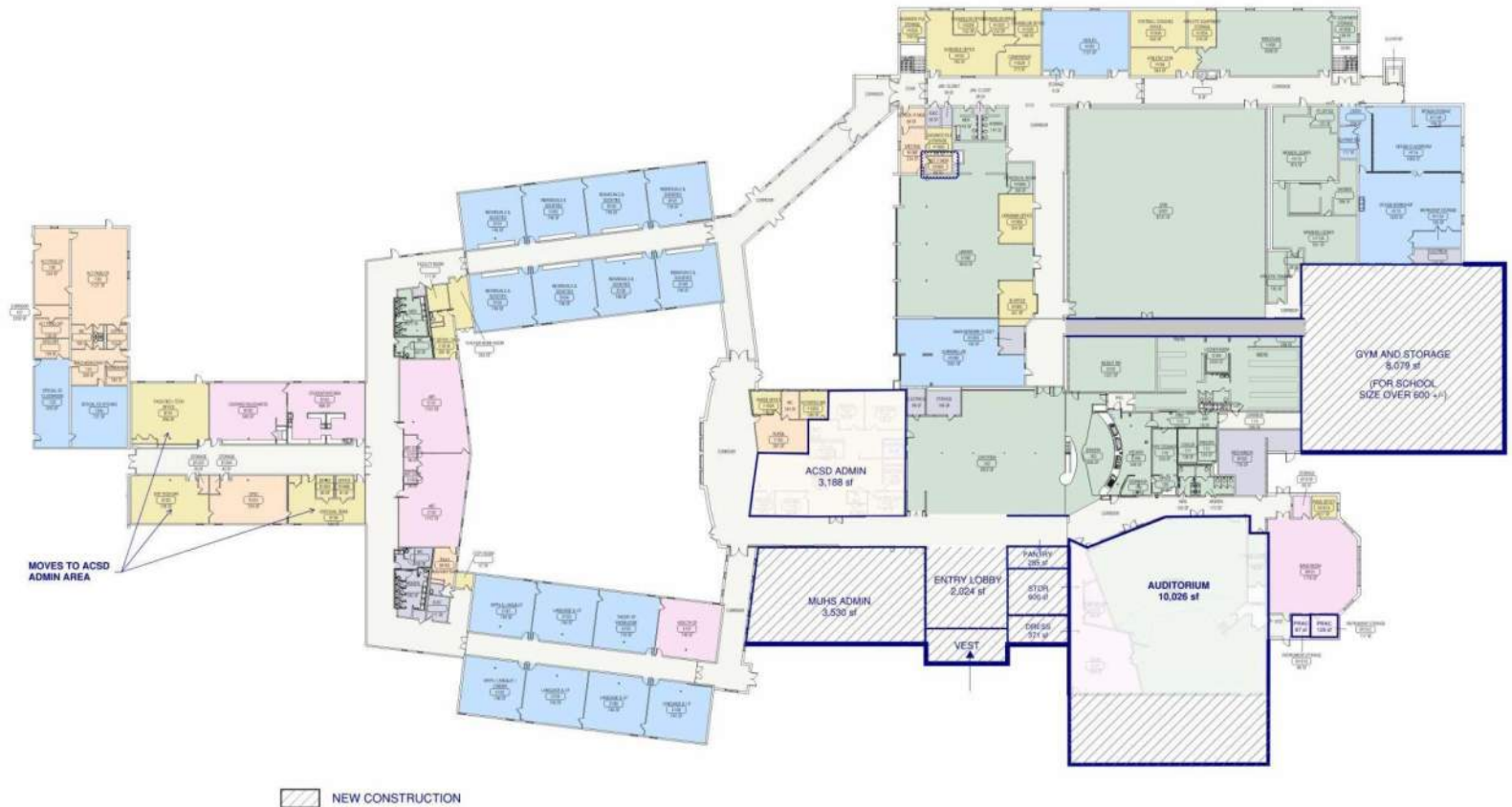


MUHS - EXISTING (DEPTS)











B1

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION B1 & B2
09.09.25



B2

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION B1 & B2
09.09.25



B3

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION B3
09.09.25



C

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION C
09.09.25



D

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION D
09.09.25



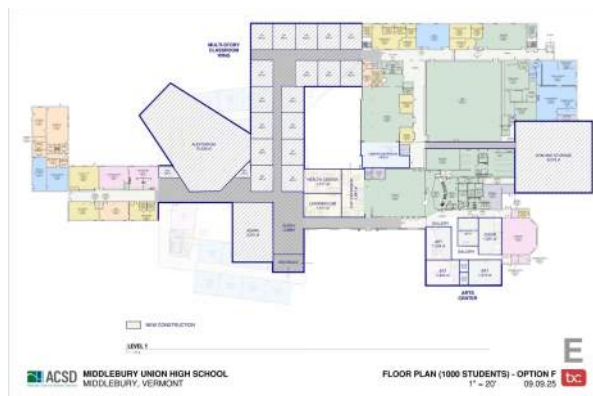
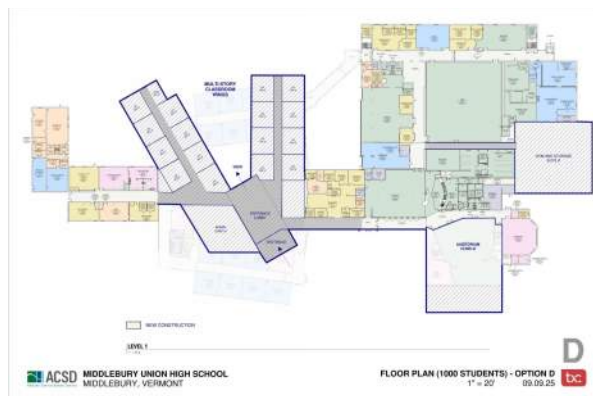
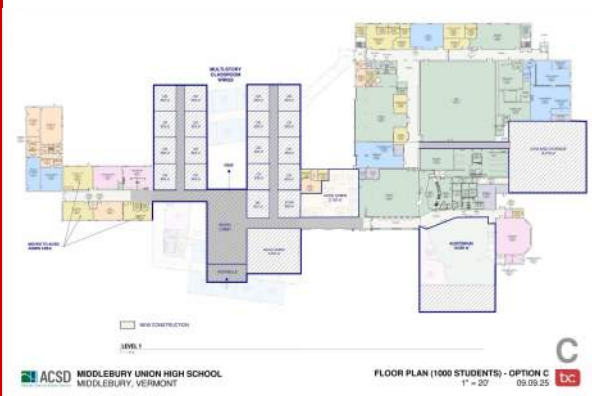
E

ACSD MIDDLEBURY UNION HIGH SCHOOL
MIDDLEBURY, VT

SITE PLAN - OPTION E
09.09.25



EARLIER SITE PLANS DEVELOPED FOR THIS PROJECT



EARLIER FLOOR PLAN OPTIONS DEVELOPED FOR THIS PROJECT

MUHS - PROBABLE COST OPINION - CURRENT STATE



New Additions (6,800 SF)	- \$6,500,000
Renovations (11,500 SF)	- \$8,800,000
Updates & Repairs (133,100SF)	- \$30,700,000
<u>Sitework (allowance)</u>	<u>- \$500,000</u>
Total	- \$46,500,000

Notes

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2. Cost of deferred maintenance was derived from 2022 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

MUHS - PROBABLE COST OPINION - ALTERNATE STATE 1



New Additions (6,800 SF) - \$6,500,000
Renovations (11,500 SF) - \$8,800,000
Updates & Repairs (133,100SF) - \$30,700,000
Sitework (allowance) - \$500,000
Total - **\$46,500,000**

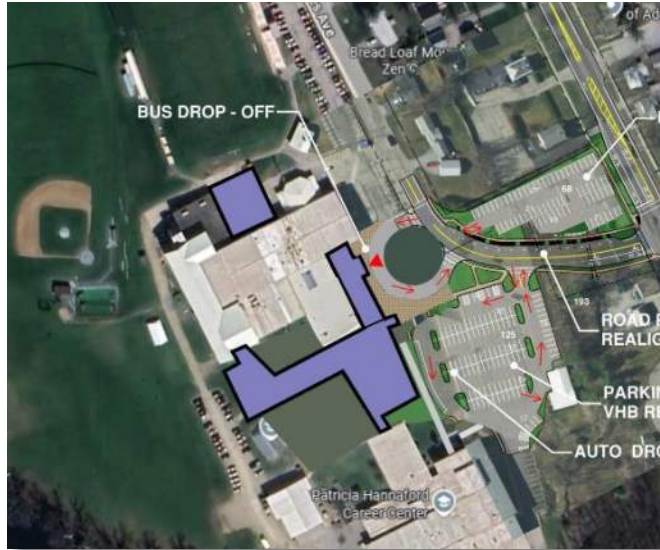
Add for auditorium - \$8,900,000
Add for gymnasium - \$8,000,000

Total with gymnasium & auditorium - **\$63,400,000**

Notes

1. See MUHS - Current State for Notes.

MUHS - PROBABLE COST OPINION - ALTERNATE STATE 2



New Additions (64,800 SF)	- \$62,200,000
Renovations (20,200 SF)	- \$15,500,000
Updates & Repairs (124,400 SF)	- \$28,700,000
Sitework (allowance)	- \$4,000,000
<u>Demolition</u>	<u>- \$700,000</u>
Total	- \$111,100,000

Notes

1. See MUHS - Current State for Notes

ACSD CAPITAL IMPROVEMENT PLAN: MIDDLEBURY UNION MIDDLE SCHOOL

MIDDLEBURY SCHOOLS
ADDISON CENTRAL
SCHOOL DISTRICT
11.17.25



PURPOSE

- To introduce the board to the facility needs of each school in the District

AGENDA

- Building Data
- Process
- Current State
- Alternate State
- Drawings
- Cost Opinion

BUILDING DATA

- Built in 1996
- Current building size: 64,750 SF
- Current building enrollment: 387
- Current building capacity: 319
- Recent capital improvements: roof 2011, front entry vestibule 2016, mini-splits Admin and Library, new boiler 2024
- Current (FCI) Facilities Condition Index: 11% (fair condition)

OVERALL PROCESS (to date)

1. Send detailed questionnaire to school leadership.
2. Review questionnaire response with each school leadership
3. Develop a detailed list of space needs for each school based on this information
4. Develop initial Concept Design options for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

MUMS - DETAILED PROCESS (to date)

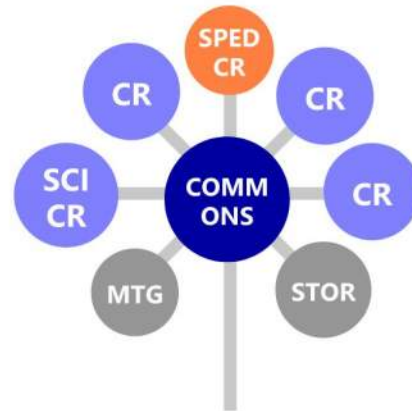
- ACSD sent questionnaire to MUMS principal, 5/25
- FC reviewed results with MUMS principal, 6/3/25
- TXC and ACSD reviewed existing building usage with MUMS principal on-site, 6/17/25
- Space needs program reviewed with FC, 7/22/25
- Final comments from MUMS principal incorporated into program
- Program summary document circulated, 7/31/25
- Programming Phase approved by FC, 8/1/25
- Program summary reviewed with FC, 8/12/25
- Deferred maintenance costs updated, 8/15/25
- Concept design drawings reviewed with FC, 9/9/25
- Presentation reviewed with FC, 11/11/25

MUMS - PROGRAM SUMMARY

- MUMS lacks both the amount and kind of space to adequately serve its middle school students. It has insufficient classroom, gym, cafeteria, library and support services space.
- The foundation of MUMS' educational program is the team. The team concept is intended to promote a sense of community and belonging among its student members. This idea is often reinforced by designing a cluster of classrooms around a common space, a feature with MUMS currently lacks.
- The existing school lacks any type of purpose-built performance space.

MUMS - CURRENT STATE

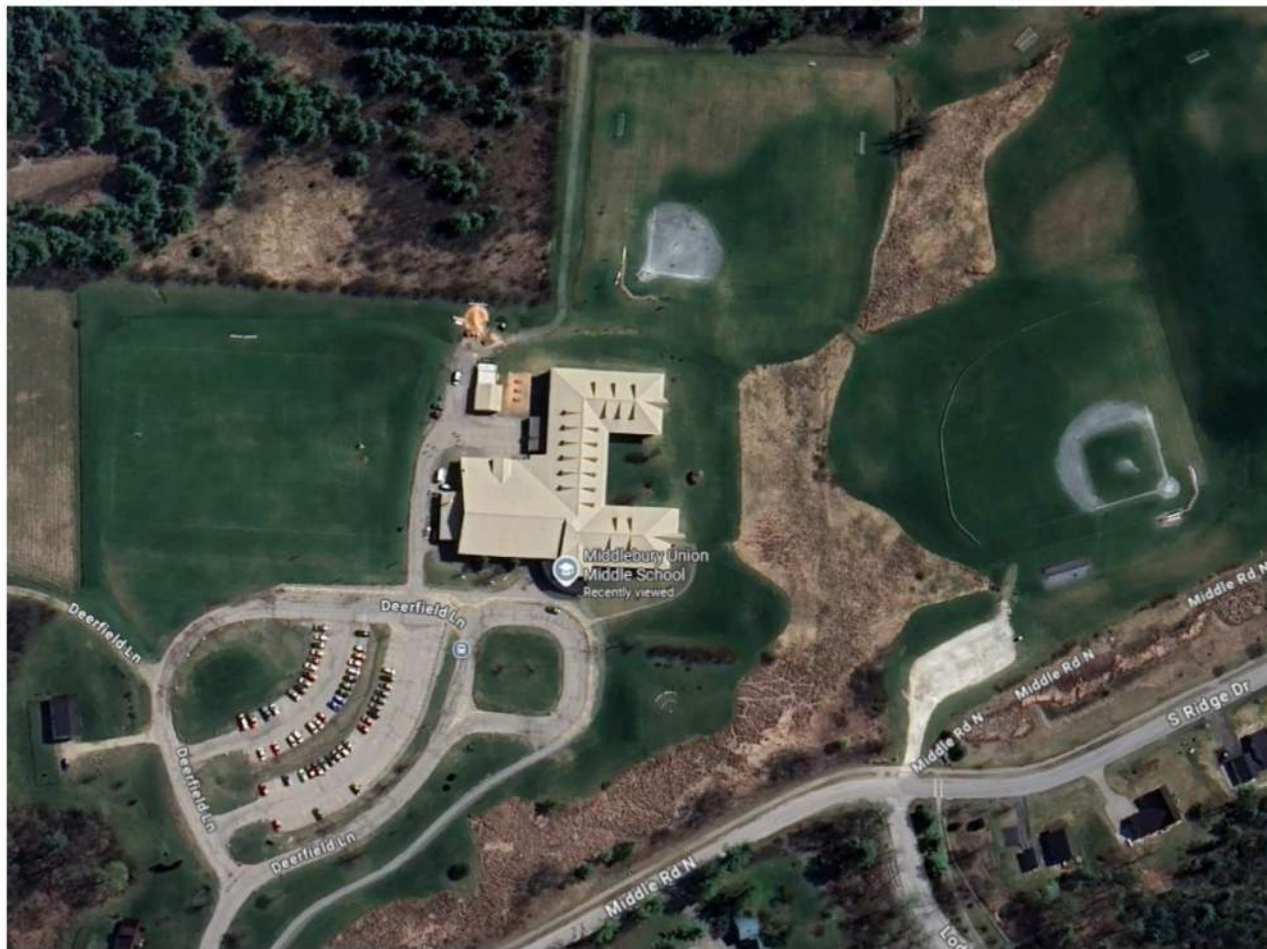
- Creation of 5 team spaces that include 3 standard classrooms, 1 science classroom, 1 meeting room, 1 learning specialist space, storage – all surrounding a teams common space.
- Expansion of gym, library, kitchen and cafeteria.

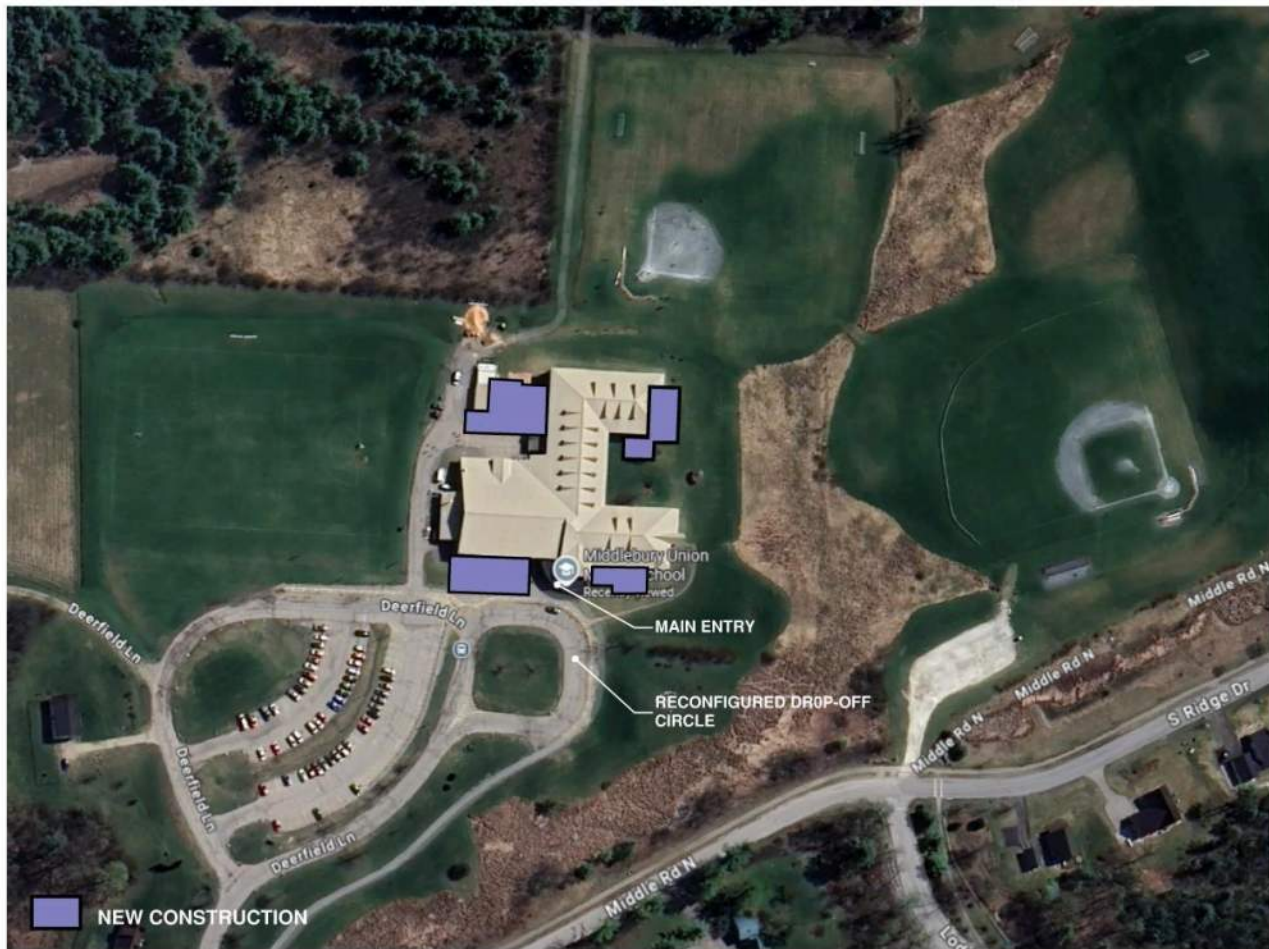


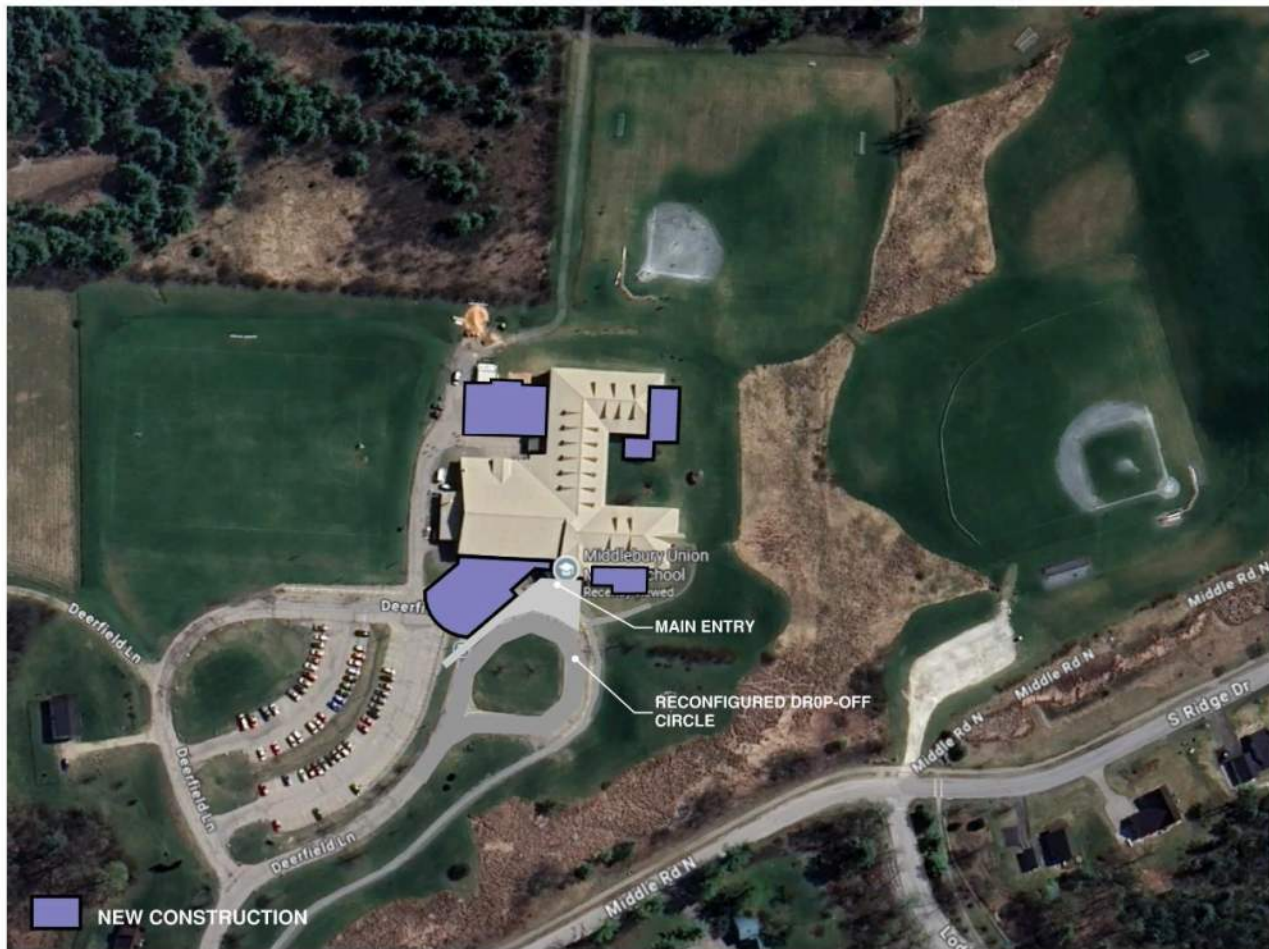
MUMS - PROPOSED ACADEMIC TEAM

MUMS - ALTERNATE STATE

- Same as current state with addition of new Auditorium and stage to seat 400.







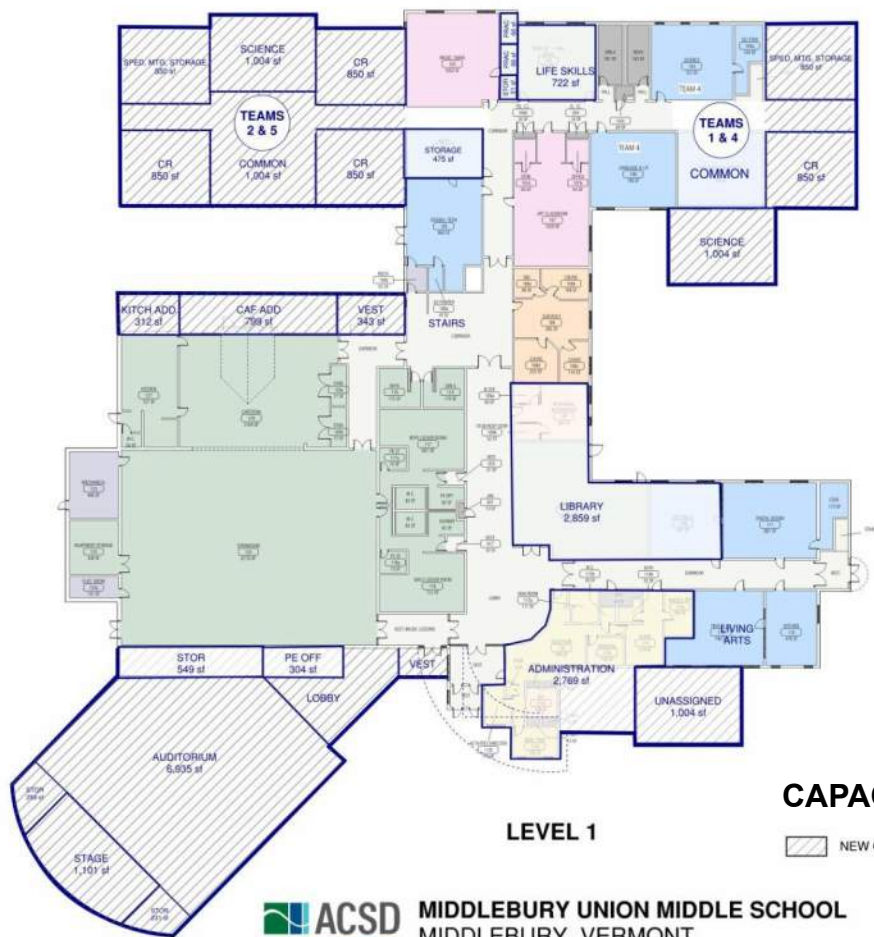


LEVEL 1

CAPACITY= 319



LEVEL 2



MUMS COST OPINION - CURRENT STATE

New Additions (25,900 SF) -	\$24,900,000
Renovations (14,900 SF) -	\$11,500,000
Updates and Repairs (53,855 SF) -	\$5,100,000
<u>Sitework (allowance) -</u>	<u>\$500,000</u>
Total -	\$41,900,000

Notes

1. The purpose of this cost opinion is to provide ACSD with a general understanding of costs represented in the designs presented. Further design and documentation is required to obtain accurate cost information. All costs are stated in 2025 costs. Cost escalation is currently 4% per year on average.
2. Cost of deferred maintenance was derived from 2022 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

MUMS COST OPINION - ALTERNATE STATE

New Additions (31,800 SF) -	\$30,500,000
Renovations (10,900 SF) -	\$8,400,000
Updates & Repairs (53,855 SF) -	\$5,500,000
<u>Sitework (allowance) -</u>	<u>\$1,000,000</u>
Total -	\$45,400,000

Notes

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2. Cost of deferred maintenance was derived from 2022 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN: SALISBURY COMMUNITY SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

DECEMBER 8, 2025



PURPOSE

- To introduce the board to the facility needs of Salisbury Community School

AGENDA

- Building Data
- Process
- Current State
- Alternate State
- Drawings
- Draft Cost Opinions

SCS BUILDING DATA

- Built in 1996
- Current building size: 24,550 SF
- Current building enrollment: 90 K-5 students (20 from Ripton)
- Current building capacity: 141 (Art/Music taught on stage)
- Recent capital improvements: HVAC controls
- (FCI) Facilities Condition Index: 7% (good condition)

OVERALL PROCESS (to date)

1. Sent questionnaire to school leadership
2. Reviewed questionnaire response with each school leadership
3. Compute school capacity and develop a list of space needs for each school based on this information
4. Develop initial design options (if required) and cost opinion for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

SCS - DETAILED PROCESS (to date)

- ACSD sent questionnaire to SCS principal, 8/25/2025
- TXC and ACSD reviewed existing building usage with SCS principal on-site, 11/11/25
- Designs and costs reviewed with FC, 12/02/25

SCS - CURRENT STATE

- The building has ample space to support its current enrollment of 90 students. In general it functions well for its current population and is in relatively good shape.
- Currently, Art and Music are taught on the stage, which overlooks the gym, where PE is taught. Because the accordion partition separating the spaces does not fully close, simultaneous use can be an issue.
- Students eat meals in their classrooms. There is discussion about moving that activity into the gym, but there are concerns about protecting the gym floor and where table storage would occur.

SCS - ALTERNATE STATE

- The alternate state for this school examines the maximum capacity of the building (141 students). This state includes the use of 7 classrooms, which provides an additional classroom in case there is an enrollment bubble.
- If the extra classroom is needed, then the learning center would be relocated to the existing conference room and a conference room would be added adjacent to the principal's office.
- To maximize capacity, the intervention space is renovated to support 4 staff members.
- At this capacity, art and music would need separate spaces to resolve scheduling conflicts.
- To preserve the wood gym floor, and provide a separate art space, a small addition is proposed housing a cafeteria/art space.



SALISBURY COMMUNITY SCHOOL
SALISBURY, VT

EXISTING & CURRENT STATE SITE PLAN
12.08.25

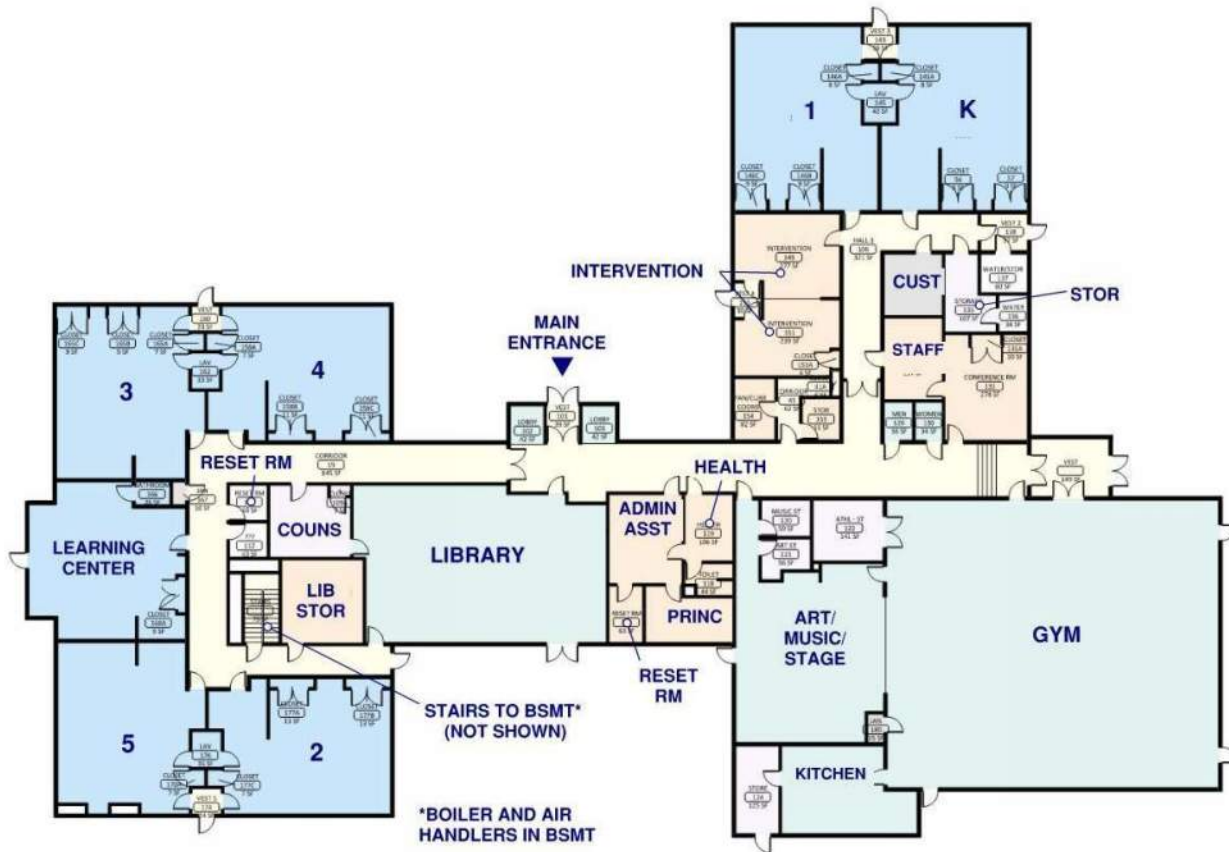


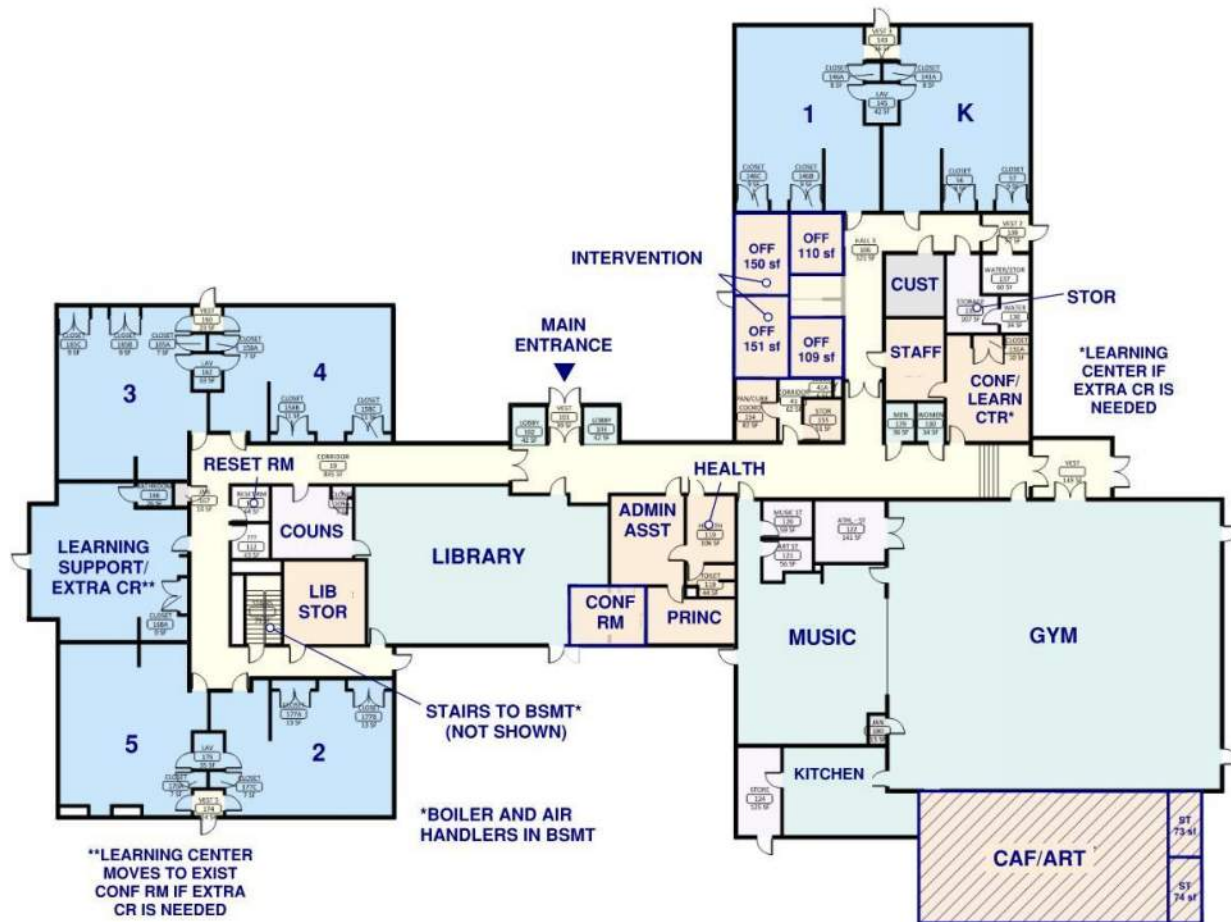


SALISBURY COMMUNITY SCHOOL
SALISBURY, VT

ALTERNATE STATE SITE PLAN
12.08.25







SCS - COST OPINION - CURRENT STATE

New Additions -	N/A
Renovations -	N/A
Updates & Repairs (24,550 SF) -	\$1,200,000
<u>Sitework -</u>	<u>N/A</u>
Total -	\$1,200,000

Notes

1. The purpose of this cost opinion is to provide ACSD with a general understanding of costs represented in the designs presented. Further design and documentation is required to obtain accurate cost information. All costs are stated in 2025 costs. Cost escalation is currently 4% per year on average.
2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

SCS - COST OPINION - ALTERNATE STATE

New (1,225 SF) - \$1,200,000
Renovations (900 SF) - \$700,000
Updates & Repairs (23,700 SF) - \$1,100,000
<u>Sitework - N/A</u>
Total - \$3,000,000

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN: SHOREHAM ELEMENTARY SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

NOVEMBER 17, 2025



PURPOSE

- To introduce the board to the facility needs of Shoreham Elementary School

AGENDA

- Building Data
- Process
- Current State
- Alternate State
- Drawings
- Current Draft Cost Opinions

SES BUILDING DATA

- Built in 1954 with an addition in 1972. Pitched roof added 2001.
- Current building size: 14,864 SF
- Current building enrollment: 50 K-5
- Current building capacity: 85 based on classrooms (4) with natural light.
- Recent capital improvements: HVAC updated in 2001, Windows (west side) 2024, Storage
- (FCI) Facilities Condition Index: 18% (fair condition)

OVERALL PROCESS (to date)

1. Sent questionnaire to school leadership
2. Reviewed questionnaire response with each school leadership
3. Compute school capacity and develop a list of space needs for each school based on this information
4. Develop initial design options (if required) and cost opinion for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

SES - DETAILED PROCESS (to date)

- ACSD sent questionnaire to SES principal, 8/25/2025
- TXC and ACSD reviewed existing building usage with SES principal on-site, 10/22/25
- ACSD and TXC met to discuss strategy, 10/28/25
- Alternate State design and costs reviewed with FC, 11/11/25

SES - PROGRAM SUMMARY

- The building has ample space to support its current enrollment of 50 students.
- There are currently 4 classrooms that have access to natural light and 3 classrooms which do not. They are being used as a staff room, library and student support space. The guidance and clinician spaces also lack windows. The lack of natural light limits the overall capacity of the building.
- There is a lack of black top space outside for basketball and 4 square.
- Art and Music share a classroom space. World Language is taught in the multi-age classrooms.

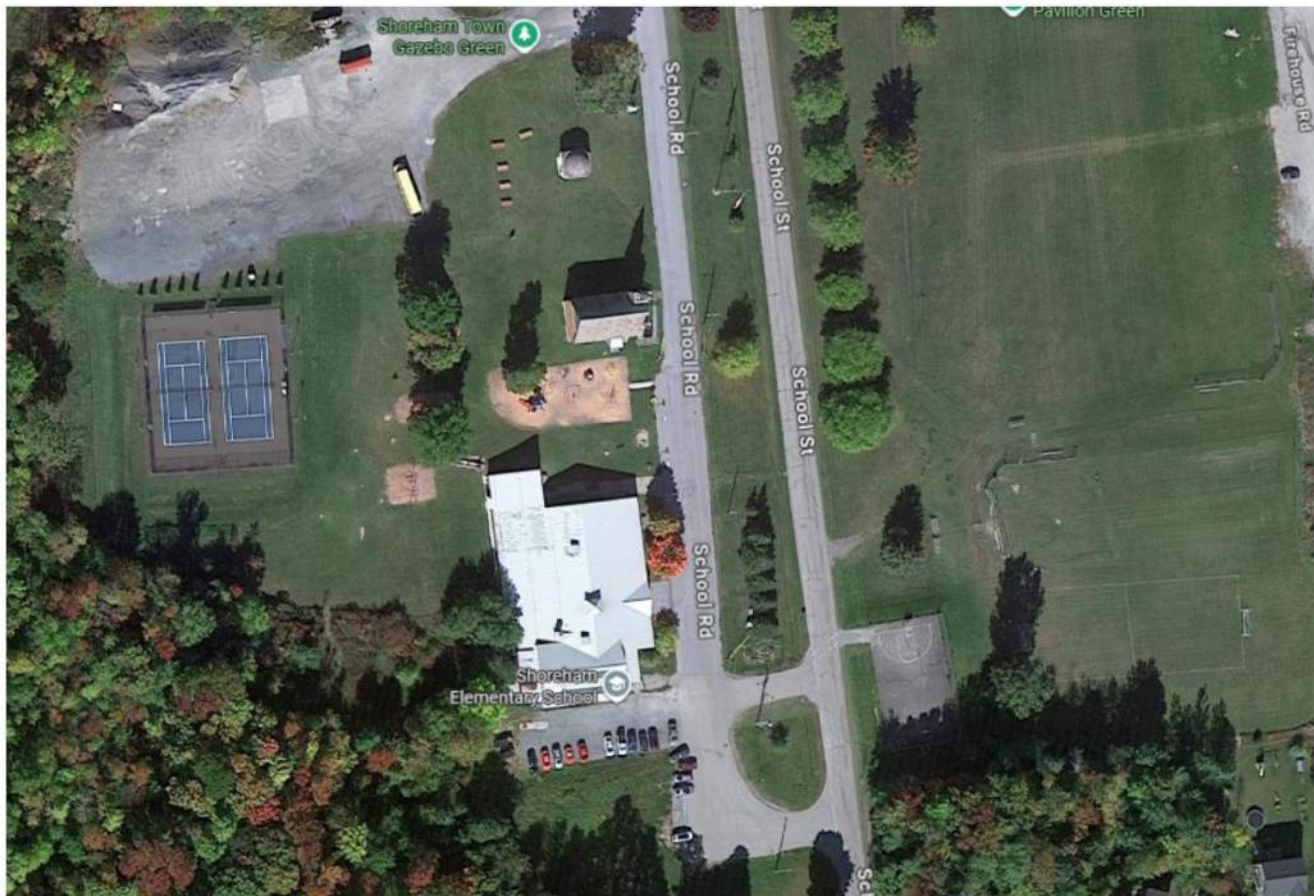
SES - CURRENT STATE

- Addition of an airlock at the front of the building
- Insertion of conference room inside of the staff room
- Renovation of lobby

SES - ALTERNATE STATE

Assumes SES becomes a Pre-K only school and that SES K-5 students attend BCS. Improvements include:

- New Pre-K playground
- Modify 3 classrooms and toilet rooms for Pre-K use
- Move library to exterior wall
- Create light-filled center atrium for imaginative play area with upper clerestory windows (cupola)
- Add Conference Room in Staff Room
- Renovate SPED and Student Support Space to maximize space utilization
- Create new airlock



SHOREHAM ELEMENTARY SCHOOL
SHOREHAM, VT

EXISTING SITE PLAN
11.17.25







11.17.25





11.17.25



SES - COST OPINION - CURRENT STATE

New Additions -	N/A
Renovations (730 SF) -	\$600,000
Updates & Repairs (14,134 SF) -	\$1,800,000
<u>Sitework -</u>	<u>N/A</u>
Total -	\$2,400,000

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

SES - COST OPINION - ALTERNATE STATE

Renovations (1,600 SF) -	\$1,300,000
Updates & Repairs (13,264 SF) -	\$1,700,00
<u>Sitework (allowance) -</u>	<u>\$200,000</u>
Total -	\$3,200,000

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
3. New additions were calculated at \$960/sf. Renovations were calculated at 80% of new construction (\$768/SF).
4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

ACSD CAPITAL IMPROVEMENT PLAN: WEYBRIDGE ELEMENTARY SCHOOL PRESENTATION

ADDISON CENTRAL
SCHOOL DISTRICT

October 27, 2025



PURPOSE

- To introduce the board to the facility needs of Weybridge Elementary School

AGENDA

- Building Data
- Process
- Space Needs Summary
- Proposed Capital Improvements to consider over a 5 year period
- Drawings
- Current Draft Cost Opinion

WES BUILDING DATA

- Built in 1961 with additions in 1966, 1996
- Current building size: 15,130 SF
- Current building enrollment: 45 K-5
- Current building capacity: 90 students based on capacity calculation, 102 occupants total based on septic permit
- Recent capital improvements: Extensive roof repairs of overhang at entry area, Replaced the electrical service at the pole, replaced all rotted siding and painted the exterior.
- (FCI) Facilities Condition Index: 19% (fair condition)

OVERALL PROCESS (to date)

1. Sent questionnaire to school leadership
2. Reviewed questionnaire response with each school leadership
3. Compute school capacity and develop a list of space needs for each school based on this information
4. Develop initial design options (if required) and cost opinion for board consideration

OVERALL PROCESS (to come)

5. Refine design concepts based on board and educational leadership feedback
6. Prepare pricing drawings for cost estimating
7. Assemble project budgets
8. Determine phasing and develop Capital Improvement Plan

WES - DETAILED PROCESS (to date)

- ACSD sent questionnaire to WES principal, 8/25/2025
- TXC and ACSD reviewed existing building usage with WES principal on-site, 9/29/25
- ACSD and TXC met to discuss strategy, 9/30/25
- Necessary update and repair costs revised, 10/2/25
- Space needs program and costs reviewed with FC, 10/14/25

WES - SPACE NEEDS SUMMARY

- The building has ample space to support its current enrollment of 45 students.
- Art and Spanish share a classroom space. Music is taught in the multi-purpose room with resources stored in a closet/office space built for that purpose.
- The building has 5 classrooms with a total capacity for 90 students. However, the limiting factor is currently the wastewater permit, which allows for 102 occupants max.
- A three acre property was purchased in 1996 to add capacity to the septic system.
- Currently all of the classrooms are multi-age and have been for many years.

WES - PROPOSED CAPITAL IMPROVEMENTS

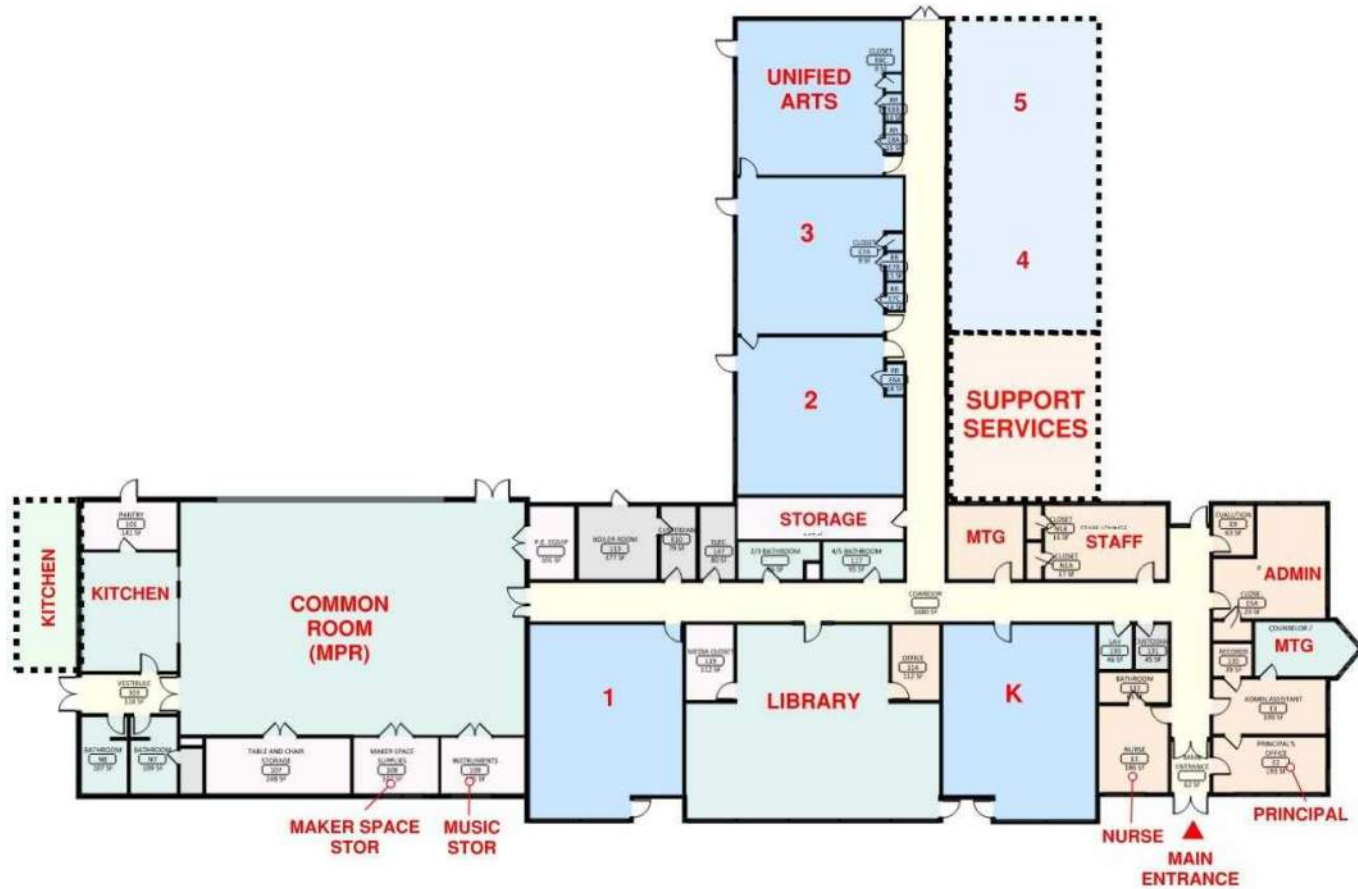
- Given the current enrollment, there are no proposed renovations or additions.
- To maximize enrollment to 80-90 but not build any additions;
 - Art, Music and Spanish would need to be taught in the MPR or in regular classroom
 - Multi-age classrooms would be required.
 - More specialists time would be required and they would need to occupy spaces such as the staff room and meeting rooms.
- To create a 6 classroom K-5 school of 125 students, the following will be required:
 - New classrooms
 - Space for support staff and Unified Arts
 - Possible kitchen expansion (cooler, freezer space)
 - Additional septic capacity





EXISTING FLOOR PLAN
10.27.25





WES - COST OPINION - CURRENT STATE

Update & Repair Drivers:
HVAC, oil tank, windows

New Additions - N/A
Renovations - N/A
Updates & Repairs (15,147 SF) - \$1,932,248
Sitework - N/A
Total - **\$1,932,248**

Notes

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2. Cost of updates and repairs was derived from 2019 facility evaluation updated with completed projects. Only Priorities 1 and 2 included.
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4. All costs stated as project costs which include all non-construction costs such as fees, permit, legal, etc.

WES - COST OPINION - ALTERNATE STATE

New Additions (3,000 SF) -	\$2,880,000
Renovations (500 SF) -	\$384,000
Updates & Repairs (15,147 SF) -	\$1,932,248
Septic Expansion (Contractor Estimate) -	\$434,100
<u>Sitework (allowance) -</u>	<u>\$100,000</u>
Total -	\$5,730,348

Notes

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