

*Preliminary Minutes*

**Town of Plymouth, Vermont**

**Select Board - Regular Meeting**

**Tuesday, January 16, 2024 @ 6:00 PM**

**Board Members Present:** Jay Kullman Rick Kaminski Keith Cappellini

**Staff Members Present:** Angela Kissell Elaine Pauley Mike Coleman

**Others Present:** Bruce Pauley Karen Evans Dave Olster  
Carol Goodwin Josh Linton Patrick Cody (Okemo Valley TV)  
Ben Ford Elliot Rubin Kari Bristow

**Zoom Attendees:** Mark Fletcher Tina Fletcher Midge Tucker  
Michelle Pingree Adriana Curutchet Beth Harper  
Mary Jane Cratty Naomi Moyer Kat Robbins  
Laura Harbage Jim Rieger Madeline Reynolds  
Marlena M Cathy Jay Moore  
Joan Rubin Leigh Sherwood Rose Vetere  
Lee

1. Call Meeting to Order:

a. Jay Kullman called the meeting to order at 6:04 pm.

2. Consideration of Any Changes, Additions or Removals to Agenda:

a. None

3. Approve Meeting Minutes:

a. **Jay Kullman made a motion to approve the minutes from the December 18, 2023, meeting. Rick Kaminski seconded the motion. The motion carried.**

4. Elliot Rubin – Mountain Views Supervisory Union:

a. Kari Bristow, Chair of the Board; Ben Ford, Vice Chair; and Elliot Rubin, Plymouth Representative of the Mountain Views Supervisory Union came to speak to residents on the proposed budget and building of the new Woodstock Middle/High School. The 53-page slide show includes a current, projected cost of \$99,363,893. As Ben Ford went through the slides he talked of the current structure of the existing building and how it is not practical to try and

repair what is currently there. Many reasons were listed such as: the building is not sprinkled; it is not ADA compliant; sewer lines continue to back up into the building; and the roofing is unsafe in certain places. He talked of the increase in costs since discussions began to build a new school. Ben also showed a projected outline of what people's property taxes would do depending on the income level they fall in. Many residents had questions and concerns as to why the cost was so much. They asked why there wasn't another option, of something lower in cost. There was also discussion on whether primary residents' property taxes were going to increase more than a non-resident. It was asked about how many rooms will be utilized multiple times. Lee talked about how many rooms will be utilized for more than just one curriculum and they will not be empty for any length of time. Ben also added that the yearly maintenance of the current building is approximately \$500,000.00 whereas, the new building will be less. He also added that we can't continue to throw good money at bad money.

\*Attached is the presentation from Mountain Views Supervisory Union\*

5. Select Board to Review and Sign the Following:

**a. Rick made a motion to approve the Certificate of Highway Mileage form. Keith seconded the motion. The motion carried.**

6. Review Proposal and Possibly Approve Adding Heat Pumps to the Annex Building:

a. Rick Kaminski had obtained a quote to add heat to the Annex building. Based on the cost as well as the unknown future usage of the building, the Board decided to hold off on making any decisions.

7. Main and Warrants:

a. Opened mail.

8. Other Business:

a. None

9. Set Date for Next Meeting:

a. Next meeting is scheduled for Monday, February 5, 2024 @ 6:00 PM.

10. Possible Executive Session:

- a. Went into executive session at 8:22 PM.
- b. Came out of executive session at 9:00 PM.

11. Adjourn:

**a. Rick made a motion to adjourn the meeting at 9:14 PM. Jay seconded the motion. The motion carried.**

Respectfully submitted,

Angela Kissell  
Town Clerk  
Recording Secretary

**Select Board**

\_\_\_\_\_  
Jay Kullman, Chairman

\_\_\_\_\_  
Rick Kaminski

\_\_\_\_\_  
Keith Cappellini



# District Overview & Current State of the Building





## District Overview

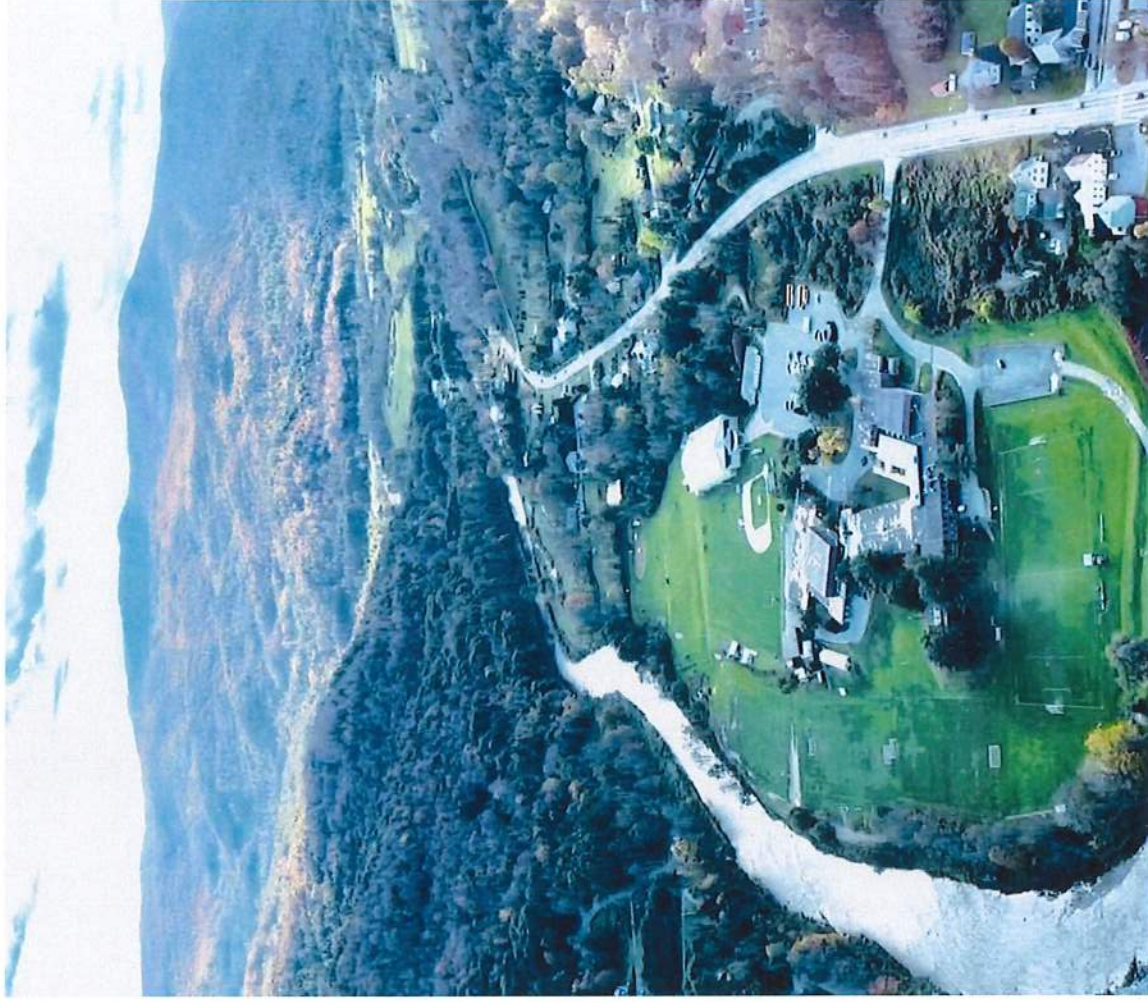
**1001 students** total district wide

**Serving 20 towns**– 909 from 7 member towns: Barnard, Bridgewater, Killington, Plymouth, Pomfret, Reading and Woodstock and 92 tuition students from 13 “School Choice” communities.

**25% of district students** identify as economically disadvantaged.

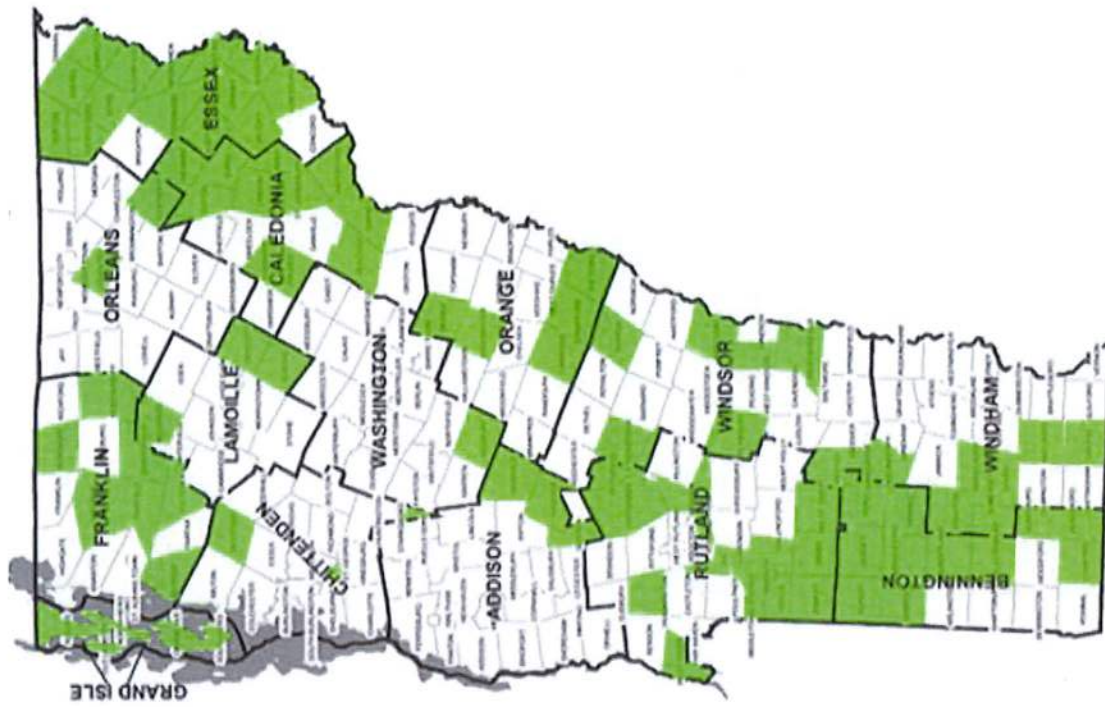
**4** Elementary Schools, **1** 5/6 grade school & **1** combined Middle and High School.

Enrollment forecasted to **increase by 120+ students by 2030** (NESDEC).



## Towns Sending Students to our Schools

- **In-District**
  - Barnard: 133
  - Bridgewater: 93
  - Killington: 107
  - Plymouth: 51
  - Pomfret: 97
  - Reading: 89
  - Woodstock: 333
- **School Choice**
  - Bethel: 1
  - Cavendish: 3
  - Chittenden: 3
  - Hartland: 12
  - Ludlow: 2
  - Mendon: 2
  - Pittsfield: 36
  - Rochester: 2
  - Sharon: 3
  - Stockbridge: 8
  - Weathersfield: 19
  - West Windsor: 5
- **International: 2**





## Where we stand with our school

### Second worst high school facility condition in VT

A 2022 statewide school inventory by the VT Agency of Education found our school had the 2nd worst condition in the state. A follow-up in 2023 limited to a visual walkthrough identified \$12.5M in immediate repair costs, \$16M with escalations.

### Broken HVAC in need of replacement

In the winter of 2021, 6 classrooms were offline due to failing heat systems resulting in \$1.2 million in emergency band aid repairs to the high school's HVAC system.

### At risk of complete system failure

Numerous systems in the building are failing and at risk of a complete infrastructure failure. Meaning not if, but when one of these systems fails there is no alternative solution in place for students to attend school.

### Would not pass many building codes

The current facility does not meet current standards for health & safety including ADA compliance, fire protection, indoor air quality, security or structural codes.





**Middle school &  
high school are  
hard enough.  
The building  
shouldn't make  
things worse.**

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*"The classrooms are so hot and stuffy that I feel tired all day and it is hard to concentrate."*

— Student

*"I love my teachers and classmates, but I feel sad when I am in that building and I just want to get home."*

— Student

*"The building is the biggest barrier our faculty faces when teaching our students."*

— Faculty Member



# VT Ed Financing Rules, Project Costs & Tax Impact Reduction Strategy





# Vermont Education Financing Simplified

**1**

$$\frac{\text{Total Expenditure (Budget)} - \text{Education Spend}}{\text{Local Revenues}}$$

**2**

$$\frac{\text{Education Spending}}{\text{Total Equalized Pupils}} = \text{Per Pupil Spend}$$

**3**

$$\frac{\text{Per Pupil Spend}}{\text{Property Yield}} = \text{Equalized Tax Rate}$$

**4**

$$\frac{\text{Equalized Tax Rate}}{\text{Common Level of Appraisal (CLA)}} = \text{Town Tax Rate}$$



# Project Costing & Value Engineering

Design Development Estimate (12/1/23) - Cost of Work Total	\$	98,364,690
Design Development Estimate (12/1/23) - Insurance, Contingency & Fee	\$	9,907,074
Design Development Estimate (12/1/23) Total	\$	108,271,764
Possible Cost Adjustments		(\$16,461,986)
Revised Cost of Work	\$	81,902,704
Revised Insurances, Contingency & Fee	\$	8,488,203
<b>Revised Estimate Total</b>	<b>\$</b>	<b>90,391,000</b>
<b>Adjustments Summary</b>		
Total Rejected		(\$14,428,279)
Total Potential		\$4,737,330
Total Accepted		(\$16,461,986)
Current Value of Additive Alternates>>>		
Current Value of Possible VE Savings>>>		

# Soft Costs & Project Total

CONSTRUCTION COSTS		Estimated Cost
Building and Site Construction		\$81,797,660
Estimating Contingency		\$3,271,906
Construction/CM Contingency		\$1,000,000
Escalation Contingency		\$0
Sub Default Insurance		\$0
General Conditions		\$0
Liability Insurance		\$994,818
CM Bond		\$627,671
CM Fee		\$2,591,474
<b>TOTAL ALL CONSTRUCTION</b>		<b>\$90,283,529</b>
PROJECT SOFT COSTS		Estimated Cost
Design Fees & Reimbursable Expenses		\$3,200,000
Permit Costs		\$704,540
Misc. Owner Soft Costs (project management, owner consultants, cost estimator, legal & accounting, utilities, etc.)		\$1,600,720
Commissioning		\$110,000
Fixtures, Furnishings, Equipment		\$1,765,000
Signage		\$25,000
Project Closeout Costs (artwork/marketing displays, LEED certification, etc.)		\$50,000
Owner Project Contingency - Design & Construction		\$1,625,104
<b>TOTAL PROJECT SOFT COSTS</b>		<b>\$9,080,364</b>
<b>TOTAL PROJECT COST</b>		<b>\$99,363,893</b>

**Final project costing is \$99 million for all costs associated with the new school plus contingencies.**

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- Escalation from the 2019 estimate of \$73.4M is largely the result of 15%-19% inflation associated with pandemic-era labor shortages and supply chain issues.
- \$99M divided by 158,000 sq ft results in a square foot price of \$627 sq ft.





# \$99M (\$627/sq ft) is Within the New State Standards

As adopted by the State Board of Education on December 20, 2023

MAXIMUM COST PARAMETERS FOR CONSTRUCTION AID				
A	B	C	D	E
FOR NEW PROJECT 10,000 SQUARE FEET OR LARGER	BUILDING COSTS INCLUDING FIXED EQUIPMENT (OR EQUIVALENT) AND FEES (PER SQUARE FOOT)	DEMOLITION (WHERE NECESSARY) (PER SQUARE FOOT)	SITE WORK (EXCLUDING WASTE TREATMENT) (PER SQUARE FOOT of Impacted site)	WASTE TREATMENT FACILITIES (WHEN NOT ON MUNICIPAL SEWER) (PER SQUARE FOOT)
Elementary K-6	\$570	\$12.50	\$12.50	\$19.00
Elementary K-8	\$575	\$12.50	\$12.50	\$19.00
Middle Grades or Junior High School	\$595	\$12.50	\$12.50	\$19.00
High School	\$620	\$12.50	\$12.50	\$19.00
Technical & Career Centers	\$695	\$12.50	\$12.50	\$19.00



# \$99M (\$627/sq ft) is Under the Going Rate of School Projects

The Board's decision included input from a number of companies currently active in the Vermont construction sector. TruexCullens submitted the following data for recent and current school projects in Vermont. These projects' square foot pricing adjusted for inflation ranges from \$633 to \$726/square foot without FF&E.

School	District	School type	Project type	Date of estimate	Estimating firm	Estimated cost* (rounded)	time since estimate (months)	Annual Inflation** (assumed)	Adjusted Cost (escalated to today)	Project Size	Cost per ft <sup>2</sup> (today's \$)	Notes
Danville Schools	Caledonia Central Supervisory Union	Pre K - grade 12	Reno/Additions	Dec-21	Vermeulens	\$ 66,100,000.00	18	10%	\$ 76,015,000.00	120,000	\$ 633.46	Existing building underized by ~1/3
Allen Brook School	Champlain Valley School District	Pre K - grade 2	Reno/Additions	Aug-22	DEV	\$ 47,200,000.00	10	10%	\$ 51,133,333.33	78,500	\$ 651.38	Existing building underized by ~1/4
Central Vermont Career Center	CVCC School District	Tech Center	New Build	May-21	Vermeulens	\$ 84,200,000.00	25	10%	\$ 101,741,666.67	140,000	\$ 726.73	Existing building unuseable for program
Milton Elementary Middle School	Milton Town School District	Pre K - Grade 8	Reno/Additions	Mar-23	PM&C	\$ 147,600,000.00	3	10%	\$ 151,290,000.00	225,000	\$ 672.40	Existing building underized by ~1/4
Milton Elementary Middle School	Milton Town School District	Pre K - Grade 8	New Build	Mar-23	PM&C	\$ 158,200,000.00	3	10%	\$ 162,155,000.00	225,000	\$ 720.69	Existing building underized by ~1/4



Projected School Construction Costs - Selected Vermont Schools

21-Jun-23

\*Cost opinions presented here include estimated cost of construction and estimated professional fees but do not include FF&E

\*\*Cost opinions are presented in this column without accounting for cost escalation

\*\*\*numerous sources indicate real inflation for commercial construction between 15% and 19% between december of 2021 and early 2023.

\*\*In 2023, the market has cooled, and we only have one estimate performed in 2023.

\*\*\*For illustration purposes, we are using a global annual inflation rate of 10% so that we can compare theoretical costs as of today.

Average School Construction Cost in today's dollars (projected) \$ 680.93



## New Build Tax Impact Reduction Strategy

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- **Time:** Bond repayment would not start until the summer of 2027, giving taxpayers 3.5 years before any impact to their education property taxes
- **Cap:** The Board has set a project tax cap of 16% for non-income sensitized taxpayers
- **Terms:** The Vermont Bond Bank quoted 3.75% in 2023. In discussions with the USDA for funding with lower interest rate. Both the USDA and the bond bank offer 40-year terms
- **Fundraising:** \$3.5 million in private funds pledged to date to offset tax impacts, conditioned on the bond passing **i.e. we lose this money without a new building project.** Commitment by the district to continue fundraising + continued investments
- **Enrollment:** Retention and gain. Each student enrolled in the district reduces the annual amount required to be raised from taxpayers by about \$20,000





**Scenario 1: Flat enrollment, no further fundraising (Solution: 40-year repayment)**

Year	For Property Value = \$500,000 Household Income = \$150,000				For Property Value = \$300,000 Household Income = \$85,000			
	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$8,811	\$8,811	\$0	0.0%	\$4,089	\$4,089	\$0	0.0%
FY28 (Year 1)	\$9,252	\$9,252	\$0	0.0%	\$4,652	\$4,652	\$0	0.0%
FY29 (Year 2)	\$9,334	\$9,714	\$381	4.1%	\$4,680	\$5,179	\$499	10.7%
FY30 (Year 3)	\$9,306	\$10,784	\$1,478	15.9%	\$4,675	\$5,408	\$733	15.7%
FY31 (Year 4)	\$9,306	\$10,783	\$1,477	15.9%	\$4,675	\$5,407	\$732	15.7%
FY32 (Year 5)	\$9,306	\$10,781	\$1,475	15.8%	\$4,675	\$5,406	\$731	15.6%
FY37 (Year 10)	\$9,306	\$10,566	\$1,260	13.5%	\$4,675	\$5,298	\$623	13.3%
FY42 (Year 15)	\$9,306	\$10,281	\$975	10.5%	\$4,675	\$5,156	\$481	10.3%
FY47 (Year 20)	\$9,306	\$10,056	\$750	8.1%	\$4,675	\$5,043	\$368	7.9%
FY52 (Year 25)	\$9,306	\$9,878	\$572	6.1%	\$4,675	\$4,953	\$278	6.0%
FY57 (Year 30)	\$9,306	\$9,738	\$432	4.6%	\$4,675	\$4,883	\$208	4.5%

**Assumptions**

- Flat enrollment at 915 in-district and 85 tuition students
- \$99M bond amount, 40 year bond term repaid at 3.75% interest
- 5-year Transition Period of Vermont Act 127 remains in law
- 3.5% annual inflation to school budget & State of VT Yield values
- \$3.5M in fundraising used to reduce taxpayer contribution
- \$1.75M of green energy rebates from Inflation Reduction Act & Vermont Act 127 Tax Capacity

**Scenario 2: Modest enrollment gain of 5 students per year (Solution: 30-year bond term)**

Year	For Property Value = \$500,000 Household Income = \$150,000				For Property Value = \$300,000 Household Income = \$85,000			
	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$8,811	\$8,811	\$0	0.0%	\$4,089	\$4,089	\$0	0.0%
FY28 (Year 1)	\$9,252	\$9,252	\$0	0.0%	\$4,611	\$4,611	\$0	0.0%
FY29 (Year 2)	\$9,334	\$9,714	\$381	4.1%	\$4,680	\$5,200	\$519	11.1%
FY30 (Year 3)	\$9,306	\$10,778	\$1,472	15.8%	\$4,675	\$5,405	\$730	15.6%
FY31 (Year 4)	\$9,306	\$10,705	\$1,399	15.0%	\$4,675	\$5,368	\$693	14.8%
FY32 (Year 5)	\$9,306	\$10,632	\$1,327	14.3%	\$4,675	\$5,332	\$657	14.1%
FY37 (Year 10)	\$9,306	\$10,100	\$794	8.5%	\$4,675	\$5,065	\$390	8.3%
FY42 (Year 15)	\$9,306	\$9,544	\$238	2.6%	\$4,675	\$4,786	\$111	2.4%
FY47 (Year 20)	\$9,306	\$9,079	-\$227	-2.4%	\$4,675	\$4,553	-\$122	-2.6%
FY52 (Year 25)	\$9,306	\$8,686	-\$620	-6.7%	\$4,675	\$4,356	-\$319	-6.8%
FY57 (Year 30)	\$9,306	\$8,351	-\$955	-10.3%	\$4,675	\$4,188	-\$487	-10.4%

**Assumptions**

- Enrollment gain of 5 students per year
- \$99M bond amount, 30 year bond term repaid at 3.75% interest
- 5-year Transition Period of Vermont Act 127 remains in law
- 3.5% annual inflation to school budget & State of VT Yield values
- \$3.5M in fundraising used to reduce taxpayer contribution
- \$1.75M of green energy rebates from Inflation Reduction Act & Vermont Act 127 Tax Capacity



**Scenario 3: Strong enrollment gain of 10 students per year (Solution: 25-year bond term)**

Year	For Property Value = \$500,000 Household Income = \$150,000				For Property Value = \$300,000 Household Income = \$85,000			
	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$8,811	\$8,811	\$0	0.0%	\$4,089	\$4,089	\$0	0.0%
FY28 (Year 1)	\$9,252	\$9,252	\$0	0.0%	\$4,562	\$4,562	\$0	0.0%
FY29 (Year 2)	\$9,334	\$9,714	\$381	4.1%	\$4,680	\$5,206	\$525	11.2%
FY30 (Year 3)	\$9,306	\$10,729	\$1,423	15.3%	\$4,675	\$5,380	\$705	15.1%
FY31 (Year 4)	\$9,306	\$10,592	\$1,286	13.8%	\$4,675	\$5,311	\$637	13.6%
FY32 (Year 5)	\$9,306	\$10,457	\$1,151	12.4%	\$4,675	\$5,244	\$569	12.2%
FY37 (Year 10)	\$9,306	\$9,660	\$354	3.8%	\$4,675	\$4,844	\$169	3.6%
FY42 (Year 15)	\$9,306	\$8,901	-\$405	-4.4%	\$4,675	\$4,463	-\$212	-4.5%
FY47 (Year 20)	\$9,306	\$8,274	-\$1,032	-11.1%	\$4,675	\$4,149	-\$526	-11.2%
FY52 (Year 25)	\$9,306	\$7,751	-\$1,555	-16.7%	\$4,675	\$3,887	-\$788	-16.9%
FY57 (Year 30)	\$9,306	\$7,096	-\$2,210	-23.8%	\$4,675	\$3,558	-\$1,117	-23.9%

**Assumptions**

- Enrollment gain of 10 students per year (capped at 1200 in-district, 100 tuition)
- \$99M bond amount, 25 year bond term repaid at 3.75% interest
- 5-year Transition Period of Vermont Act 127 remains in law
- 3.5% annual inflation to school budget & State of VT Yield values
- \$3.5M in fundraising used to reduce taxpayer contribution
- \$1.75M of green energy rebates from Inflation Reduction Act & Vermont Act 127 Tax Capacity

**Scenario 4: No bond, loss of \$3.5M in committed fundraising, spend \$1.5M/year on repairs, enrollment loss of 10 students per year**

Year	For Property Value = \$500,000 Household Income = \$150,000				For Property Value = \$300,000 Household Income = \$85,000			
	Ed Taxes- Baseline	Ed Taxes with Impacts	Tax Impact (\$)	Tax Impact (%)	Ed Taxes- Baseline	Ed Taxes with Impacts	Tax Impact (\$)	Tax Impact (%)
FY24 to FY27	\$8,811	\$8,811	\$0	0.0%	\$4,089	\$4,089	\$0	0.0%
FY28 (Year 1)	\$9,252	\$9,252	\$0	0.0%	\$4,713	\$4,713	\$0	0.0%
FY29 (Year 2)	\$9,334	\$9,714	\$381	4.1%	\$4,680	\$4,920	\$240	5.1%
FY30 (Year 3)	\$9,306	\$9,979	\$673	7.2%	\$4,675	\$5,004	\$329	7.0%
FY31 (Year 4)	\$9,306	\$10,083	\$777	8.4%	\$4,675	\$5,056	\$381	8.2%
FY32 (Year 5)	\$9,306	\$10,190	\$884	9.5%	\$4,675	\$5,110	\$435	9.3%
FY37 (Year 10)	\$9,306	\$10,768	\$1,462	15.7%	\$4,675	\$5,400	\$725	15.5%
FY42 (Year 15)	\$9,306	\$11,427	\$2,121	22.8%	\$4,675	\$5,827	\$1,152	24.6%
FY47 (Year 20)	\$9,306	\$12,182	\$2,876	30.9%	\$4,675	\$6,582	\$1,907	40.8%
FY52 (Year 25)	\$9,306	\$12,910	\$3,604	38.7%	\$4,675	\$7,310	\$2,635	56.4%
FY57 (Year 30)	\$9,306	\$13,937	\$4,631	49.8%	\$4,675	\$8,337	\$3,662	78.3%

**Assumptions**

- Enrollment loss of 10 students per year (floor of 800 in-district, 100 tuition)
- No bond, spend \$1.5M/yr on repairs
- 5-year Transition Period of Vermont Act 127 remains in law
- 3.5% annual inflation to school budget & State of VT Yield values
- Loss of all fundraising pledges

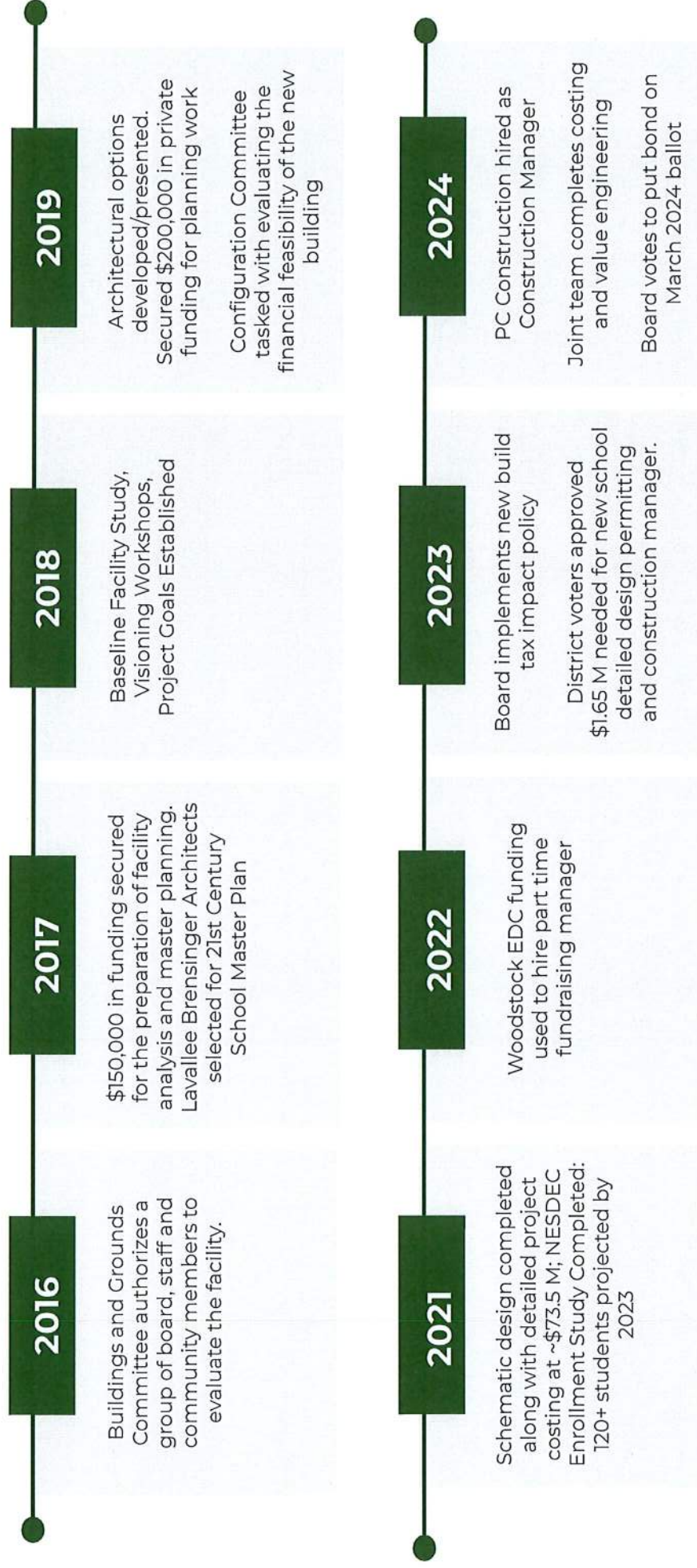


# Steps Taken To Date

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# Our Ongoing Work To Understand and Address The Situation





# Evaluation Criteria/Option Comparison:

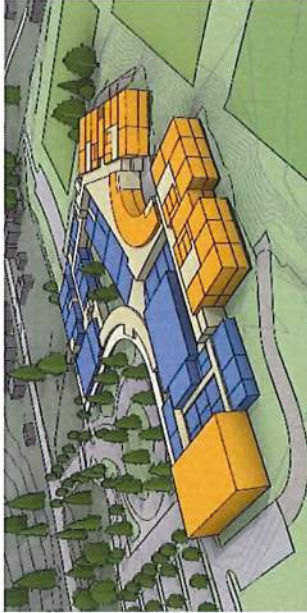


## Existing: Renovation Only

Learning Environment: 1.0  
Sustainability: 1.6  
Site Organization: 2.0  
Community Connected: 1.8  
Project Cost/Value: 1.0  
**Total score** 1.5

Cost \$\$

*Does not meet project goals!*

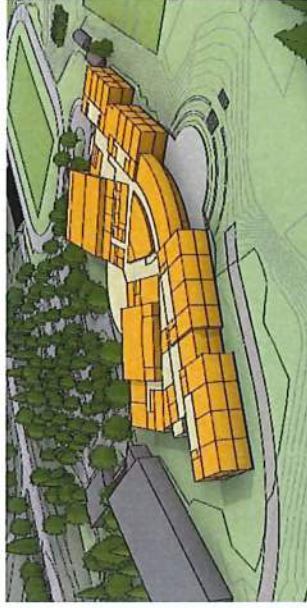


## Option 1: Existing and Additions

Learning Environment: 3.0  
Sustainability: 2.6  
Site Organization: 3.2  
Community Connected: 2.8  
Project Cost/Value: 1.6  
**Total score** 2.6

Cost \$\$\$\$

*Only meets some of the project goals.*



## Option 2: New Build

Learning Environment: 4.0  
Sustainability: 3.9  
Site Organization: 3.9  
Community Connected: 4.0  
Project Cost/Value: 3.8  
**Total score** 3.9

Cost \$\$\$

*Meets all of the project goals.*

## Lessons from the Option Comparison

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- o Pursuing a **“Renovation only” approach** to the facility requires significant cost without addressing most of the solutions needed. It does not meet modern educational or efficiency standards, **does not extend the life of the Facility** and is not a good dollar value
- o Option 1, which includes extensive renovations and additions, improves many aspects of the school, both for education (learning and teaching) and improved functionality. The plan is inherently inefficient to improve its outcomes and does not offer full value - costing more and than a new facility with inferior results.
- o Option 2, a new school that optimizes the site and river, has southern orientation and a compact footprint that allows more field space. **It achieves all the Master Plan goals, is easy and less disruptive to build, offers the best long-term value**, and creates an accessible, flexible learning environment.





# Next Steps & Project Timeline

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## Timeline of Next steps

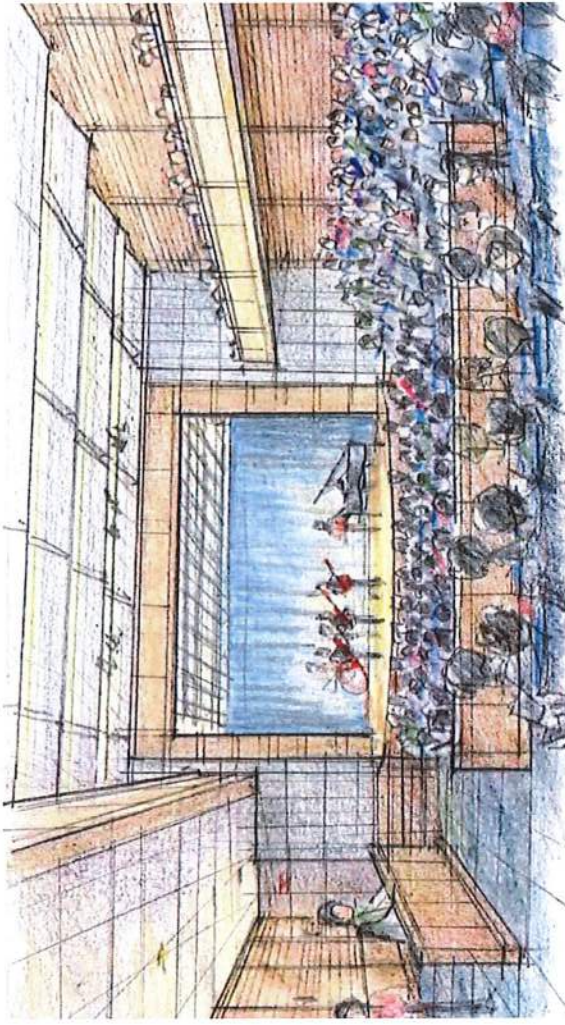
**January 2024** – Final costing presented to voters

**March 5, 2024** – Voter approval of the bonds for the construction of a new school

**Early 2025** – Break ground on new school

**August 2026** – New school opens

**August 2027** - New Jim McLaughlin field opens on the site of the old school following demolition and seeding







# Q&A





# Vote on Town Meeting Day - March 5, 2024





# Appendix

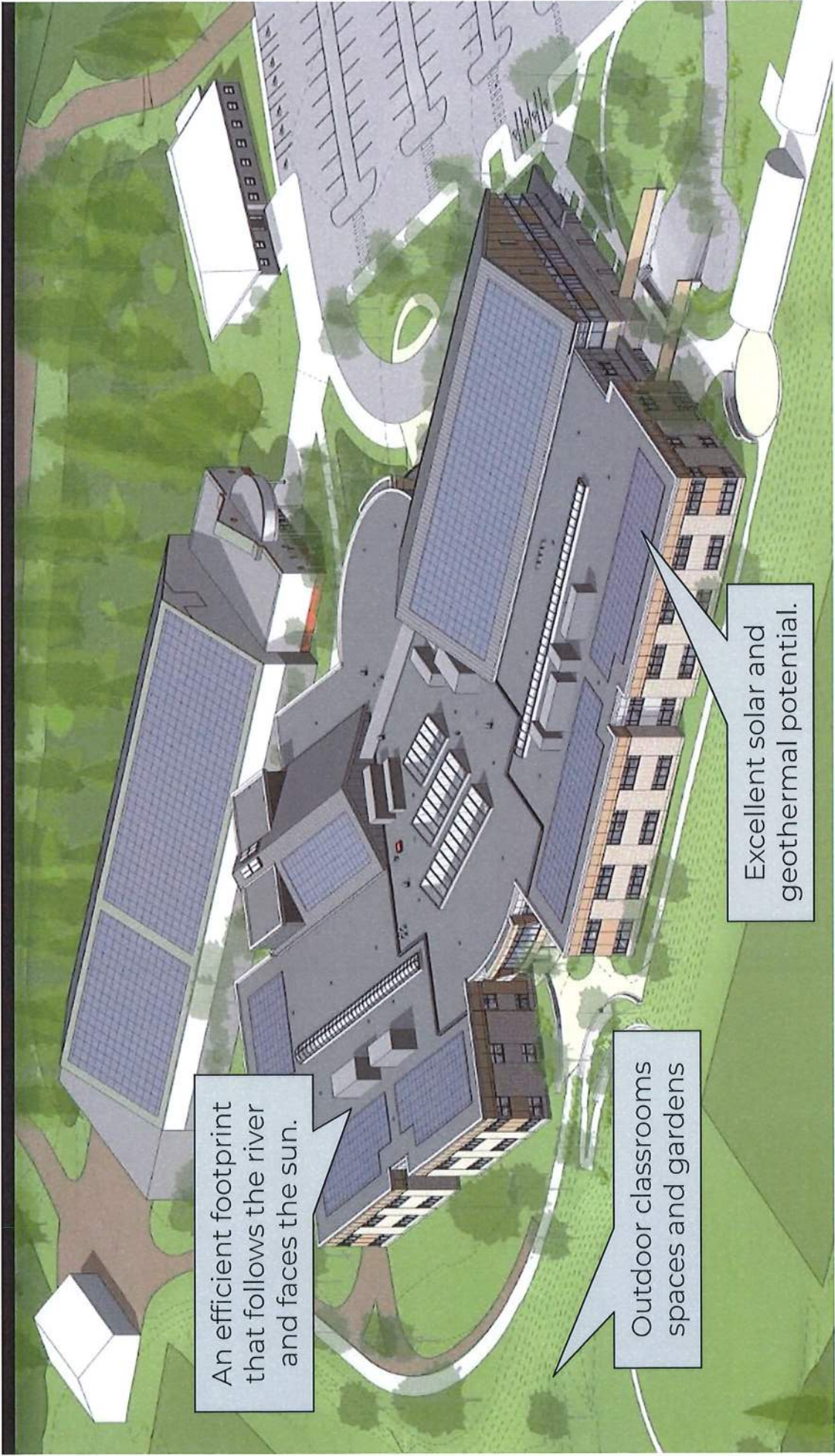
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**Future-  
proofing our  
school, while  
becoming  
more efficient,  
flexible, and  
practical  
means  
building new.**





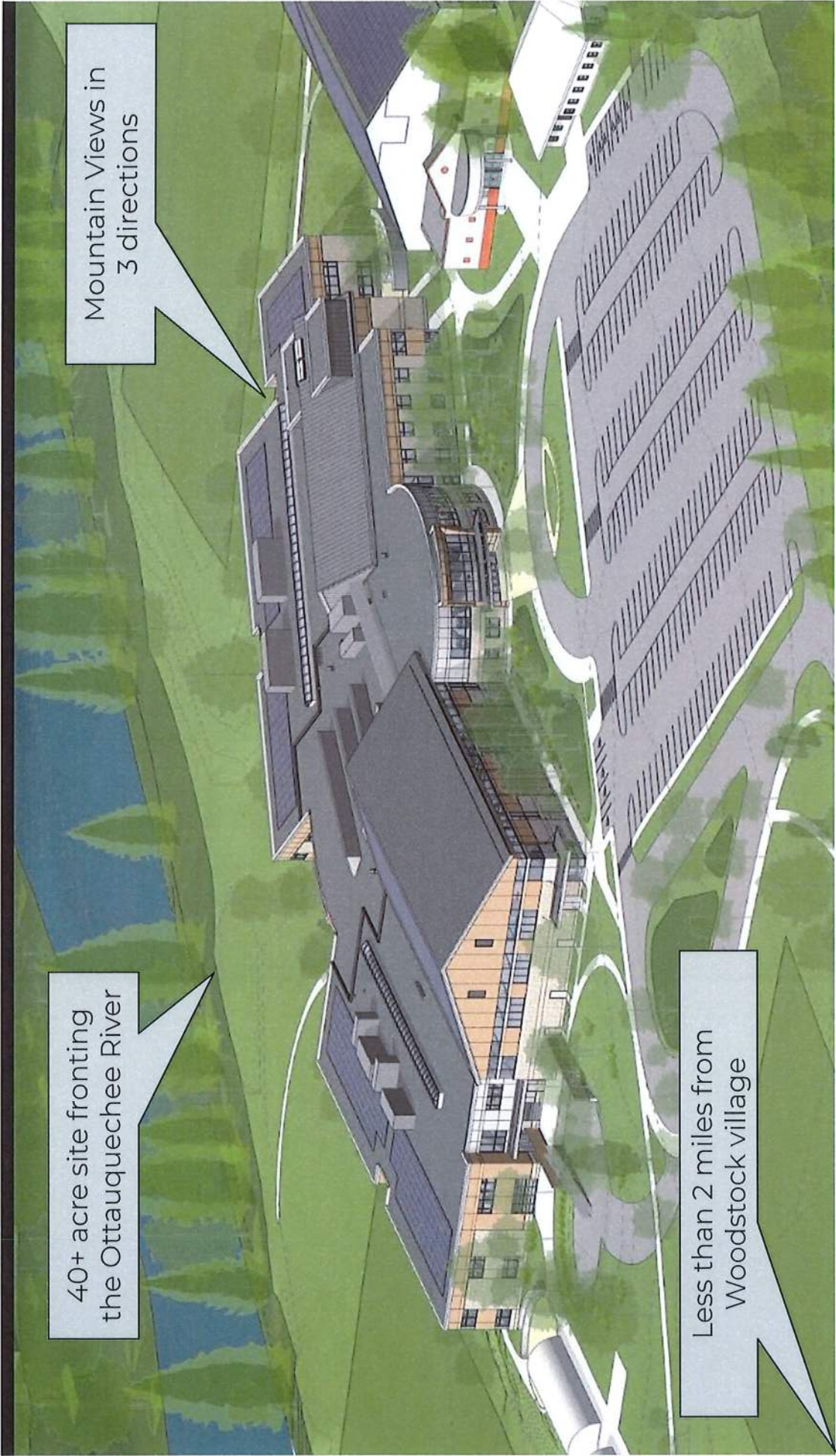


An efficient footprint that follows the river and faces the sun.

Outdoor classrooms spaces and gardens

Excellent solar and geothermal potential.



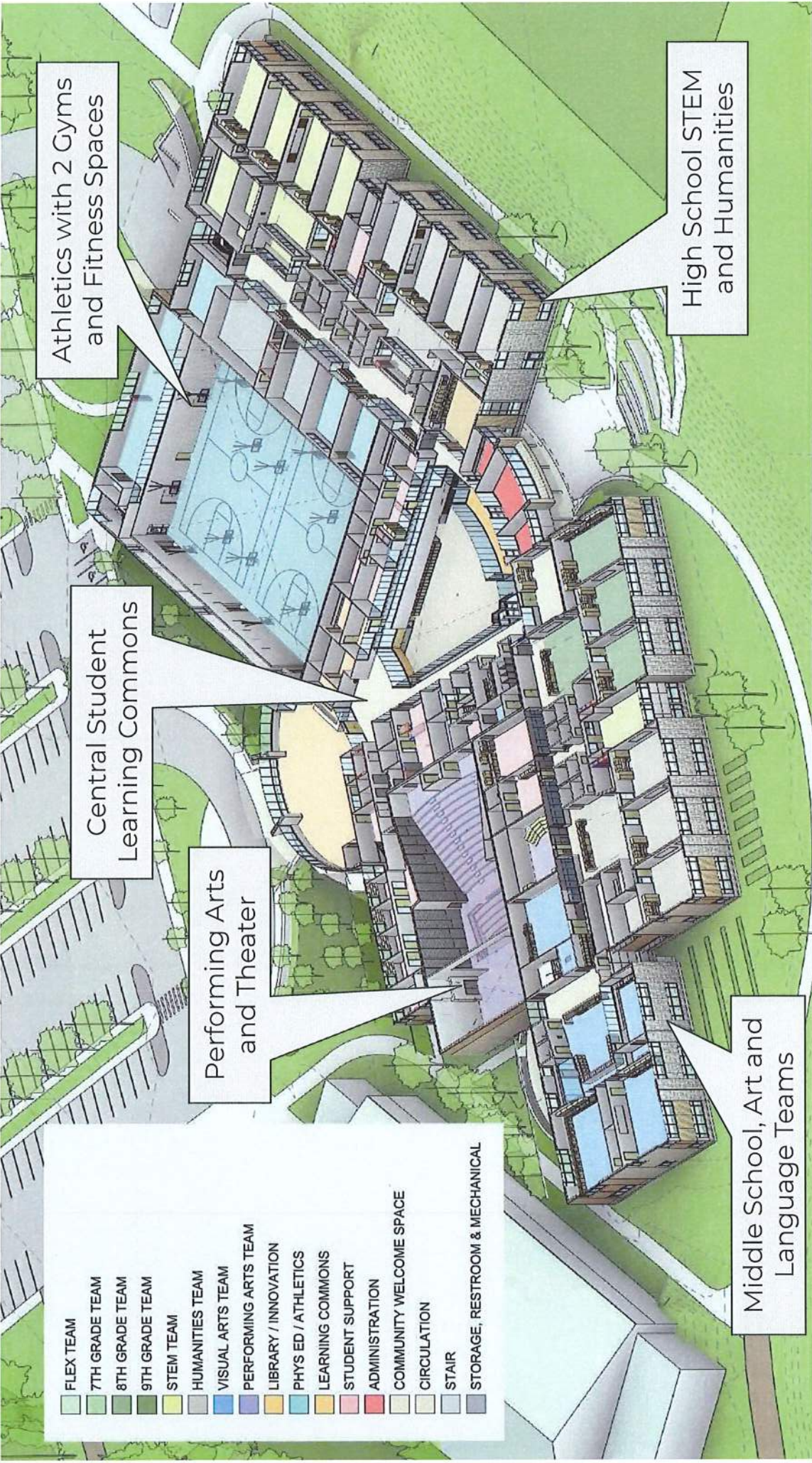


40+ acre site fronting the Ottawaquechee River

Mountain Views in 3 directions

Less than 2 miles from Woodstock village





Athletics with 2 Gyms and Fitness Spaces

High School STEM and Humanities

Central Student Learning Commons

Performing Arts and Theater

Middle School, Art and Language Teams

- FLEX TEAM
- 7TH GRADE TEAM
- 8TH GRADE TEAM
- 9TH GRADE TEAM
- STEM TEAM
- HUMANITIES TEAM
- VISUAL ARTS TEAM
- PERFORMING ARTS TEAM
- LIBRARY / INNOVATION
- PHYS ED / ATHLETICS
- LEARNING COMMONS
- STUDENT SUPPORT
- ADMINISTRATION
- COMMUNITY WELCOME SPACE
- CIRCULATION
- STAIR
- STORAGE, RESTROOM & MECHANICAL



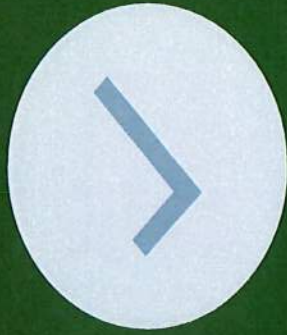
# Three All-Electric HVAC Options

## 40 year Life-Cycle Cost Comparison

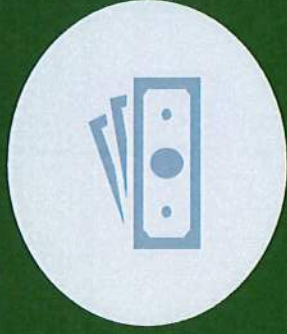
	Existing	1-All Geothermal			2-Hybrid Geothermal / Air-Source		3-All Air-Source
		A. 4-Pipe FCU's	B. CHW/HW AHU's	C. HP AHU's	A. 4-Pipe FCU's & Air-Source AHU's	B. VRF & Water-source AHU's	VRF & Air-source AHU's
pEUI Range	70-72	24-27	25-28	26-29	28-31	28-31	32-35
First Cost	\$14.8M <small>(10 year upgrade cost)</small>	\$14.9M	\$14.2M	\$13.6M	\$12.6M	\$12.0M	\$10.4M
Energy Cost <small>(\$0.18/kWh, 2.5% increase each year)</small>	\$24.0M	\$14.5M	\$15.1M	\$15.6M	\$16.8M	\$16.8M	\$19.1M
Maintenance Cost	\$3.8M	\$4.0M	\$2.8M	\$2.6M	\$4.4M	\$4.0M	\$3.8M
Replacement Cost	\$12.5M <small>(after ~30 years)</small>	\$1.5M	\$1.0M	\$3.5M	\$4.0M	\$12.0M	\$10.4M
<b>Total Cost</b>	\$55.1M	\$34.9M	\$33.1M	\$35.3M	\$37.8M	\$44.8M	\$43.7M
Sq Ft of PV and cost for Net Zero	1,753 kW / \$5.3M	980 kW / \$2.9M	1,019 kW / \$3.1M	1,057 kW / \$3.2M	1,134 kW / \$3.4M	1,134 kW / \$3.4M	1,288 kW / \$3.9M



# Paying For a New School



CONSTRUCTION  
BOND



PRIVATE  
FUNDRAISING



STATE  
SUPPORT

## Paying For a New School

- The article for the school bond will be on the school ballot for local residents to vote on at Town Meeting Day, **March 5, 2024**.
- If the bond passes, it will result in an increase to *homestead* property owners' education taxes within the district's seven member towns **starting in FY28**, when the debt service begins and is added to the school district's budget.
- This assessment will not *directly* impact local businesses' or second home owners' property tax rates because the *non-homestead* rate is set at a uniform level statewide. However, to help pay for the bond, the school district will receive a larger allocation of these and other revenues from the state Education Fund.
- Homestead property owners making less than \$138,800 receive income sensitivity credits up to \$8,000 each year to offset their property taxes due. Any available credit amounts will reduce the additional amount owed as a result of the bond.



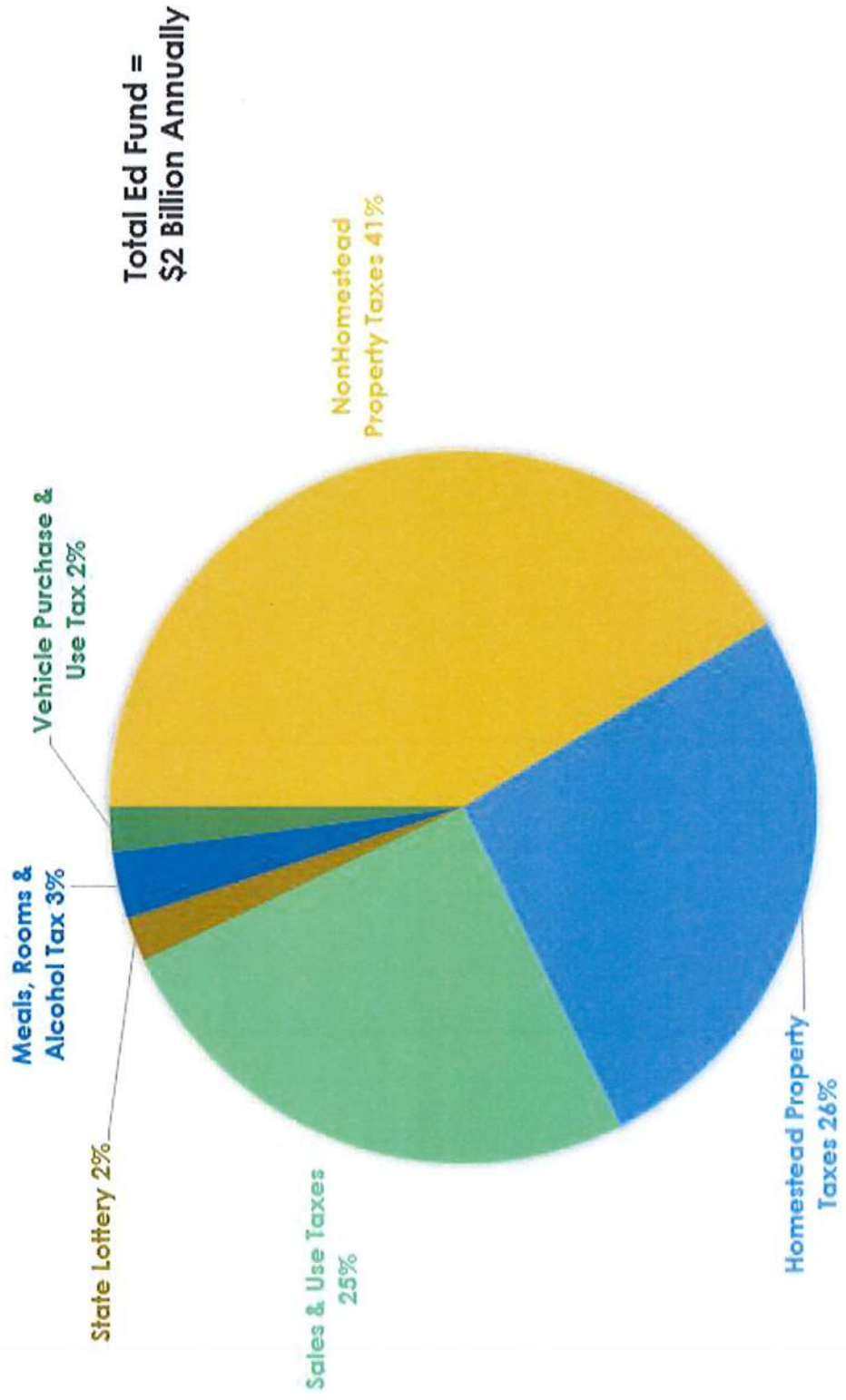


## The Cost of Waiting

- The longer we wait the more expensive the project will become to taxpayers. At 5% annual escalation, one year of delay would result in additional project costs of \$5 million.
- Until the new building is ready, the district must continue making emergency repairs to the failing building. Because these unplanned “band aid” fixes would not be part of a long term repayment like the bond for a new school, they will cause spikes to the local tax rate- a poor investment with no “upside”.
- These fixes will increasingly disrupt teaching and learning, making it more difficult to retain and attract students, raising taxes further as a result of increasing *per pupil spend* as a result of attrition.
- Like the 2021 heating system outage, several of the known issues have increasing potential to result in a building system failure that would displace students from the building and require expensive temporary classrooms. This would be to the detriment of our children and at a premium to taxpayers.



# VERMONT EDUCATION FUND SOURCES





# Offsetting Project Cost by Driving Enrollment

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Increased enrollment means  
**more** revenue **and** lower taxes.

# District Wide Enrollment 20 Years

Year	PK/EE	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
2003-2004	25	79	69	66	85	89	93	90	96	106	117	109	105	100	1229
2004-2005	10	86	89	68	76	89	78	95	112	96	115	108	98	98	1218
2005-2006	24	66	86	94	74	84	85	78	95	113	105	104	117	99	1224
2006-2007	25	62	62	85	97	73	75	86	89	101	126	99	112	98	1190
2007-2008	28	63	63	58	87	90	76	77	96	91	110	122	95	101	1157
2008-2009	28	77	74	64	63	86	92	77	85	99	102	105	120	86	1158
2009-2010	29	79	78	70	66	62	82	98	86	92	102	96	101	109	1150
2010-2011	32	52	77	75	67	69	60	75	99	88	95	92	88	98	1067
2011-2012	37	57	54	74	77	62	66	61	80	100	89	94	84	82	1017
2012-2013	44	61	63	53	72	79	65	63	63	82	108	89	96	86	1024
2013-2014	44	57	65	60	55	77	73	64	74	62	95	107	81	93	1007
2014-2015	34	53	64	58	68	56	80	79	70	75	73	93	107	74	984
2015-2016	39	59	55	66	57	69	55	79	87	71	75	79	94	93	978
2016-2017	80	49	55	61	63	54	74	57	86	92	84	75	80	81	991
2017-2018	90	60	58	60	60	69	63	75	60	86	95	91	73	76	1016
2018-2019	107	47	63	54	60	67	74	71	79	60	104	98	88	72	1044
2019-2020	60	71	50	69	56	64	69	72	74	78	84	103	96	85	1031
2020-2021	69	57	63	53	66	62	71	71	78	77	96	76	97	89	1045
2021-2022	99	56	70	60	57	64	62	70	71	80	83	87	67	98	1054
2022-2023	115	49	62	68	91	53	67	61	72	68	87	77	84	62	1016
2023-2024	84	81	49	61	69	87	52	63	65	66	85	80	75	84	1001



# Enrollment Indicators

- Enrollment forecasted to **increase by 120+ students by 2030** (NESDEC).
- VT was the **number 1** US moving destination in 2023.\*
- **13 Towns** including Weathersfield, Ludlow, Hartland, etc. are sending **92 tuition students** with additional untapped potential.
- Continued move towards consolidation of local school districts due to Act 46.
- Killington's Workforce Housing Development—**250-300 planned units** including single family homes and duplexes.\*\*

\*[United Movers Survey via VT Biz](#)

\*\* [VT Digger](#)

	2023	2019
pre k 3 years of age	30	27
pre k 4 years of age	55	33
<b>Totals:</b>	<b>85</b>	<b>60</b>
kindergarten	81	71
Grade 1	49	50
Grade 2	60	68
Grade 3	69	56
Grade 4	86	64
Grade 5	52	69
Grade 6	63	74
<b>Totals:</b>	<b>460</b>	<b>452</b>

42% ↑

2% ↑

# Competing for School Choice Enrollment: Hartland

2023 General Education Tuition Budget

School	Number of Students	Estimated Tuition	Total Tuition
Hartford	79.00	19,467	1,537,893
Windsor	15.00	18,792	281,885
Woodstock	5.00	19,055	95,275
Thetford	8.00	20,260	162,081
St. Johnsburry	2.00	19,725	39,449
Sharon	12.00	17,347	208,167
Hanover	15.00	22,041	330,615
Lebanon	1.00	17,983	17,983
Kimball Union	2.00	17,347	34,695
St. Michaels	2.00	8,261	16,521
Ledyard Charter	1.00	12,875	12,875

142.00

**Total General Ed Tuition 2,737,438**



# Driving Enrollment Through Population Growth: Killington

Killington Resort writes check for workforce housing



The 70-acre plot is located off Nanak Way in Killington and will be serviced by the new municipal water system being installed over the next several years, according to the announcement. The land is mapped for a total of 250 to 300 housing units, with six to eight multifamily apartment buildings and 16 to 20 duplex or single-family homes with ample green space.

## Planned and Permitted Development

The approved Phase I of the Village Master Plan at the base of Killington Mountain includes the aforementioned Six Peaks Village and Ramshead Brook Subdivision. The new core village east of Killington Road has a mix of residential and commercial/retail uses is known as the Six Peaks Village. Also, a new residential area west of Killington Road has a mix of single-family homes lots and duplex lots known as Ramshead Brook Subdivision. In total, Phase I of Six Peaks Killington includes a replacement lodge for the Snowshed and Ramshead Lodges, 31,622 sq. ft. of commercial /retail spaces, 193 residential units in the Six Peaks Village, and 9 single-family lots and 46 duplex units at the Ramshead Brook Subdivision.



**Marty Spaulding**  
Project Manager / Co-Owner

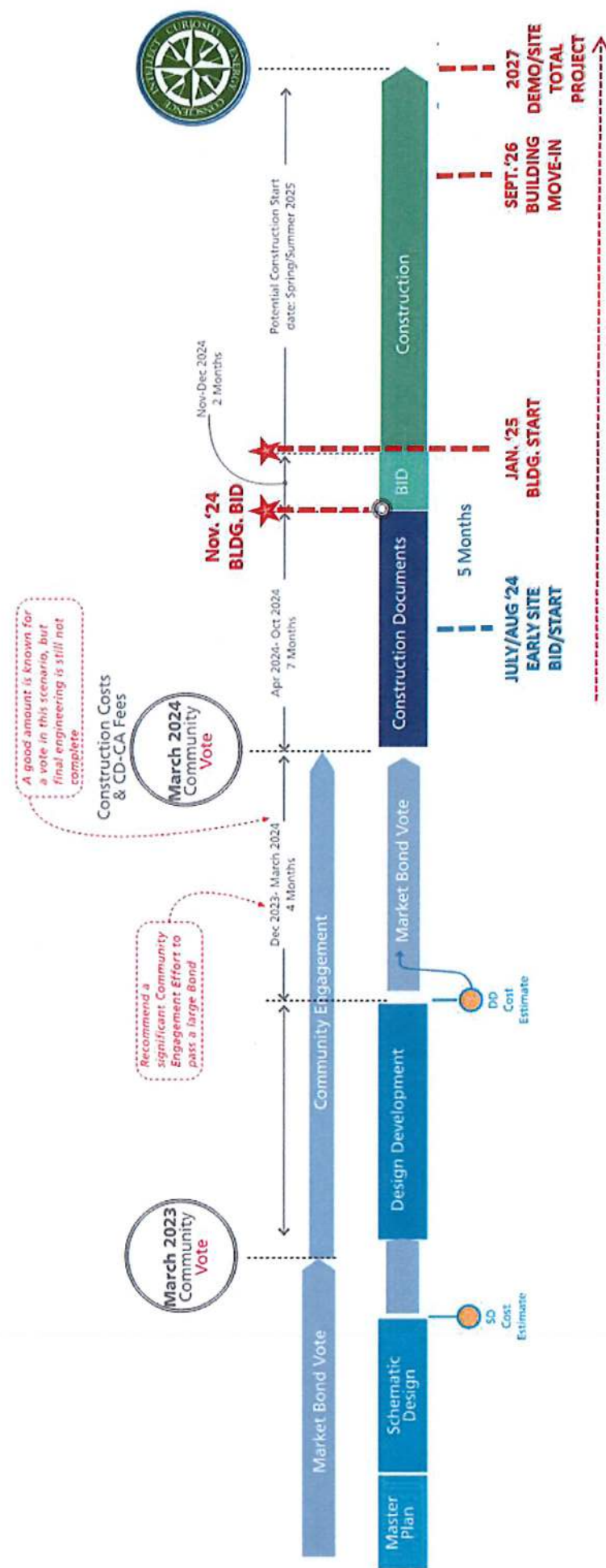


**Paul Stafford**  
Associate Project Manager






# Project Timeline



Activity ID	Activity Description	Duration	Early Start	Early Finish
<b>Milestones</b>				
MI1000	Begin Construction	0	31-May-24	
MI1010	Notice to Proceed	0	31-May-24	
MI1020	Spring Weather Constraint - 2025	0	01-Apr-25	
MI1030	Building Weather Tight	0	13-May-25	
MI1040	End of School 2025	0	09-Jun-25	
MI1050	Certificate of Occupancy and Beneficial Use	0	29-May-26	
MI1060	Spring Weather Constraint - 2027	0	01-Apr-27	
MI1066	Substantial Project Completion	0	30-Jul-27	
MI1068	Final Project Completion	0	13-Aug-27	
<b>Preconstruction</b>				
PC1000	Design Development Documents (DD)	180	09-Mar-23 A	10-Nov-23
PC1010	Review and Approve Design Estimate and Market Bond Vote	64	01-Dec-23	05-Mar-24
PC1020	Early Bid Package Design (Conc. Steel, Geothermal, Early Site Utilities)	60	07-Dec-23	05-Mar-24
PC1030	50% Construction Documents (CD)	41	06-Mar-24	01-May-24
PC1040	Early Permitting	30	18-Apr-24	30-May-24
PC1050	100% Construction Documents (CD)	84	02-May-24	30-Aug-24
<b>Project Management</b>				
PM1000	Prepare Design Estimate	12	13-Nov-23	30-Nov-23
PM1010	Early Bid Packages, Submittals, Approvals, Fabrication and Delivery	55	06-Mar-24	21-May-24
PM1020	50% CD Estimate	20	02-May-24	30-May-24
PM1030	100% CD Estimate	20	03-Sep-24	30-Sep-24
PM1040	Remaining Bid Packages	60	01-Oct-24	26-Dec-24
<b>Construction</b>				
<b>Project General</b>				
PG1000	Mobilize	10	03-Jun-24	14-Jun-24
PG1010	Enabling Work and Utilities	15	17-Jun-24	05-Jul-24
PG1060	Building Systems Start-Up, Commissioning and Owner Training	50	20-Mar-26	29-May-26
PG1065	Owner FF&E and Move-In	65	02-Jun-25	01-Sep-25
PG1069	Project Close-Out and Demobilization	10	02-Aug-27	13-Aug-27
<b>Site work</b>				
SI1000	Temp Fences, Erosion Control, Wetland and Plant Protection	10	03-Jun-24	14-Jun-24
SI1010	Export of Unsuitable Materials and Existing Pavement	10	17-Jun-24	28-Jun-24
SI1020	Build, Loom and Seed Relocated Practice Fields	15	17-Jun-24	05-Jul-24
SI1030	Excavate and Stockpile Suitable Materials and Export Unsuitable Materials	30	17-Jun-24	30-Jul-24
SI1040	Partial Geothermal Wells and Piping	50	17-Jun-24	27-Aug-24
SI1050	Support of Excavation Adjacent to Arena and Existing School	15	10-Jul-24	30-Jul-24



**MVSD - Woodstock Union Middle High School**  
Woodstock, VT

Proposal Schedule as of 30-Nov-23

Start Date: 08-Mar-23

Finish Date: 13-Aug-27

Run Date: 30-Nov-23

Level of Effort

Remaining Work

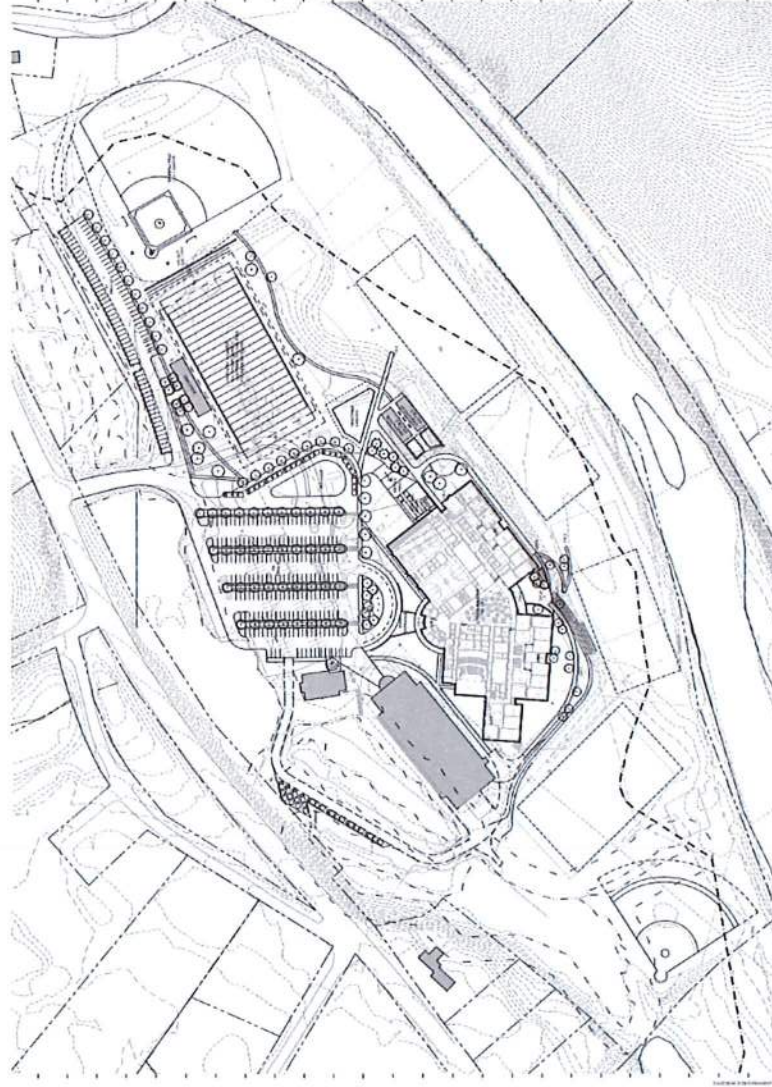
Critical Remaining Work

Milestone

Page 1 of 7



## VE Items - Grounds & Fields



- Grass field instead of turf (\$800k)
- Basic baseball field (\$700k)
- Remove parking islands, 50% of trees from plan (\$300k)
- Revise walkways, remove outdoor seating walls and adjust landscaping (\$900k)

## VE Items – HVAC Systems and Equipment

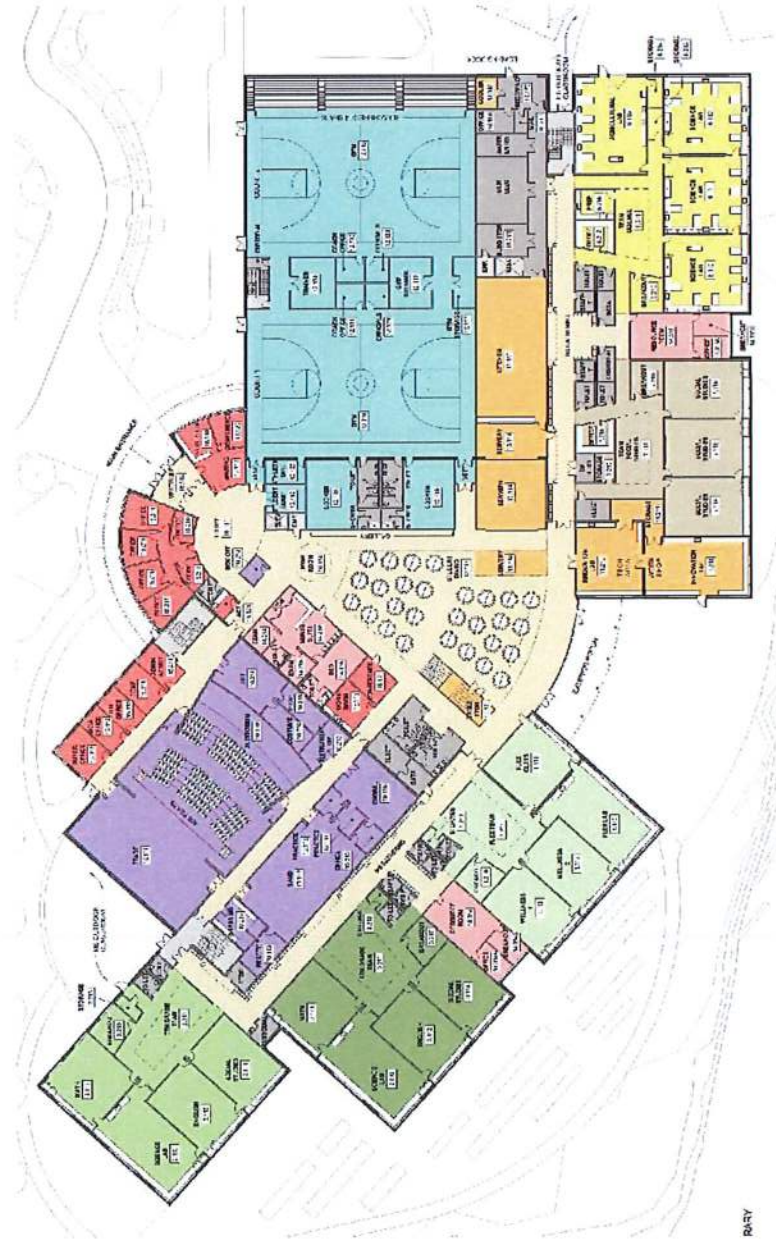


- Change to 50/50% geothermal & heat pump (\$4M)
- Eliminate rooftop sheds and penthouses, pitch roof (\$1.5M)
- Basic theater sound and lighting (\$550k)



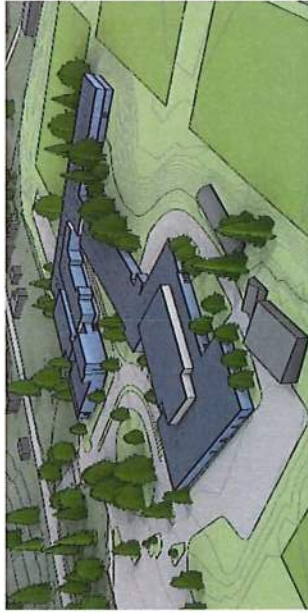
# VE Items – Building Design & Size

- Reduce interior glass by 25%, some window treatments & cabinetry (\$600k)
- Use less costly materials for certain flooring, ceiling tiles and walls (\$1.5M)
- Right-sized greenhouse design/materials (\$2M)
- Eliminate flex spaces, cut half (5,800 sq ft) of NW learning pod (\$1.9M)





## Evaluation Criteria:

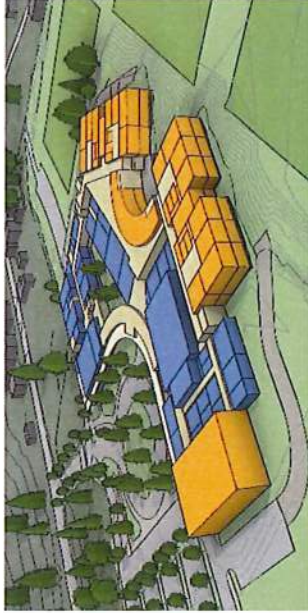


### Existing: Renovation Only

Learning Environment:	1.0
Sustainability:	1.6
Site Organization:	2.0
Community Connected:	1.8
<u>Project Cost/Value:</u>	<u>1.0</u>
<b>Total score</b>	<b>1.5</b>

~\$51 million in 2019

*Does not meet project goals!*

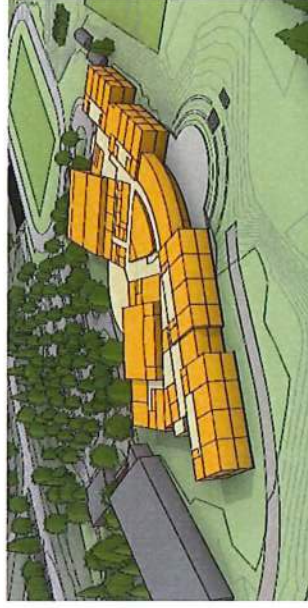


### Option 1: Existing and Additions

Learning Environment:	3.0
Sustainability:	2.6
Site Organization:	3.2
Community Connected:	2.8
<u>Project Cost/Value:</u>	<u>1.6</u>
<b>Total score</b>	<b>2.6</b>

~ \$78 million in 2019

*Only meets some of the project goals.*



### Option 2: New Build

Learning Environment:	4.0
Sustainability:	3.9
Site Organization:	3.9
Community Connected:	4.0
<u>Project Cost/Value:</u>	<u>3.8</u>
<b>Total score</b>	<b>3.9</b>

~\$67 million in 2019

*Meets all of the project goals.*



**Hi!**

We're your neighbors & friends.

We love our town, our  
community, and our school.

We're here to talk about how we  
protect it.



**Ben Ford**



**Keri  
Bristow**



**Cody  
TanCreti**



**Joe  
Rigoli**



**Leigh  
Sherwood**



**Aidan  
Keough-  
Vella '25**



## Purpose

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To create a **safe and inspiring** new middle and high school for our community to be proud of and our **students to thrive in**. A school that ensures that our children can compete in the new world—one driven by **innovation, technology and sustainability**.

To honor the fundamental values of our beloved Vermont—education, **community and environmental stewardship**.

**To ensure the future of our children and our community.**





**Our architect and educational space planning team have experience on similar projects**



**Oyster River Middle School: 155,000 SF**



**Sanford High School: 330,000 SF**



**Morse High School: 165,000 SF**



**Salem High School: 365,000 SF**

## **Building a new school is...**

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- A high value community investment we must make
- Allowing students to fully access their education
- Reducing on-going operating costs
- Facilitating greater community use and engagement with the school
- A move towards improving safety, security and health
- Ensuring the long term sustainability of our communities
- Celebrating Vermont values

