

**Meeting of the WCUUSD High School/Middle School Working Group, the Finance Committee  
and the Buildings and Grounds Committee  
February 8, 2021  
6:30 PM  
A Zoom Public Meeting**

**In attendance:** Leigh Sherwood, Tim Kostuk, Lisa Pecora, Dave Marshall, Sherry Sousa, Charlie Kimball, Anna Sessa, Ryan Becker, Ben Ford, Joe Rigoli, Jen Stainton, Keri Bristow Jason Drebitko, Dan Fitzpatrick, Bryce Sammel, Jim Haff, Rayna Bishop.

The joint meeting was called to order at 6:35 PM. Bob Coates, Co-chair of the HSMS Working Group introduced Leigh Sherwood of LaValle and Brensinger

Leigh shared a power point presentation on Zoom. Dave Marshall provided his assessment and confidence that all the necessary state permits can be in place before construction of a potential new Woodstock middle high school.

Leigh Sherwood walked the meeting participants through the details of the design of a proposed new middle-high school. He covered:

1. Work plan timetable
2. Site plan
3. Campus plan
4. Athletic facilities
5. Storm water plan

Leigh showed a tour of the proposed new building both exterior and interior. The exterior materials are intended to be low maintenance and reflect a “barn-like” design. Interior design reflects space needs as identified in the extensive “program” conversations with faculty, staff, students. The school design is two floors. L&B looked at a third floor for possible future expansion but does not recommend incorporating it into the design based on cost. They identified potential two-story space that could be added to the building design later if needed.

The design reflects the permitted square footage on a similar footprint. It is built for a 700-student capacity. Additions would take student capacity to 800. L&B used Whiting-Turner, a national construction management company with an office in Burlington, Vermont to price/cost out the new build project. The project cost for the full project is \$73.4 million dollars.

Tim Kostuk from Whiting-Turner explained their cost analysis process which is based on considerable data collection on material prices. Per square foot cost is \$292. Leigh and Tim described the cost breakdown including hard costs, soft costs, escalation, and owner contingency.

Upgrades were presented and discussed including geothermal, photo voltaic, emergency generators, third floor, green houses and a running track, turf field and football bleachers.

A special meeting of the board will be requested in March at which a similar presentation would be offered to the full school board.

There was discussion of the project timetable and recognition of the need to begin exploring third party funding to offset the impact of a district-wide tax bond.

Ben Ford, co-chair of the Working Group presented a Zoom shared power point presentation and discussed an "Overview of Fundraising for New Build Project." He covered:

1. State and Local Funding
2. Federal Funding
3. Private Funding including a capital campaign, creating volunteer fundraising capacity and potential third-party commercial funding including lease arrangements.

There was a request to put design and cost information up on the WCSU website.

The meeting adjourned at 8:40 PM.

Submitted,

Bob Coates