

DATE: January 8, 2025



BOARD OF TRUSTEES MEETING MINUTES – Special Mtg.

Facilitator: James Walter

Meeting Minutes: Emily Cochran

BOARD MEMBERS / ATTENDEES PRESENT (present noted in bold):

Todd Sutliff	Vivian Ricketts	Rachel Buonaiuto
Katie Cimet	Brian Nauheimer	Paige Fang
Barbara Carlson	Lorena Galvez Scatamacchia	Wyley Johnson
Ulrika Shepardson	James Walter	
Emily Cochran	Brian Doherty	

Parent/Community/Staff (Non-Board) Attendees: Val Dupell, Alexandria Carlson, Jill Boodry, Kelsey Schaulsohn, John Rayla, Tony Gardner, Jason Bowers (Annum Architects), Aaron LaPlante (Consigli Construction) Project Manager, Mark Morrow (Consigli Construction),

Call to order, 7:34pm
James Walter

1. James announced that Alexandria, Jill, Kelsey, John and Tony are being elevated as special committee members so that they can participate in the conversation today, given they are likely to be voted in as new Board members at the Annual Meeting next week.

2. Public Comment

- Open to Members of Corporation only
- No comments

3. Special Construction Update / Discussion

- Introductions were given
- Focus of tonight's meeting is to better understand the potential sequencing of the construction work, cost, implications, etc. As we have gotten clearer, through planning, what is possible.
- Initially, the farmhouse was a useable space, but given that it isn't in use anymore, that has placed pressure on the space in the school. By doing the farmhouse construction first, it would help with creating additional flexible space for movement of classrooms when needing to do work in the schoolhouse.

- Want to identify as much swing space as possible – think we have identified 4 spaces – that then creates two quadrants to do the work across simultaneously in the schoolhouse.
- Could do temp facilities (i.e. moving to other locations), that would cost a lot more money and work to execute. We also looked into modular classrooms as another option, but given size, it isn't an option.
- Board Questions/Discussion
 - What is the duration time for this work? 20 weeks for the farmhouse; then 8-10 weeks for each block of schoolhouse work, assuming there are two blocks of work, that's a total of 16-20 weeks for the schoolhouse.
 - We would likely start the farmhouse in the spring, and then likely start classrooms the following spring, assuming we have the funds to do so.
 - If we can get a decision soon, construction could start at the end of March, finishing up in August on the farmhouse.
 - What is the future use of farmhouse likely to be – primarily admin function, staff meeting spaces, program space.
 - Retaining wall? Isn't part of this first project. It is disruptive work, so if we are going to do it, we should do it with all other planned ground work. Could potentially take some of the contingency, if not used, to apply small fixes on the worst of the retaining wall, but will have to see.
 - What is the timeline for the grant we have applied for? Can expect to hear in Feb / March if we are going to be put on the ballot for the town meeting and what % of request is going to be put on the ballot. Then May vote by the town, and then assuming positive vote, funds are made available immediately.
 - If we learn we aren't getting these funds, would we pivot our approach – would likely pivot to the interior of the farmhouse, but would continue with the farmhouse work.
 - We are already thinking about other grant opportunities to support in this work if this doesn't come through.
 - Barbara highlighted that we should think of these as two distinct construction projects – the farmhouse and school house.
 - What is the impact on day to day of parents and kids with construction happening around? Once we have the go ahead, Consigli will work on a logistics plan with the center, but the hope is that there is minimal impact.

Board took a 5-minute break

Board Discussion

- Discussion around the potential likelihood of us being able to raise the funds needed for the school house work in the next 18 months and what will be required of us to get there.
 - Discussion around whether we are potentially comfortable with deferring the maintenance further than 18 months as a Board if fundraising takes longer
 - Will need to be communicating with the center why we are prioritizing the farmhouse and what it will allow us to accomplish in terms of our construction needs, needs as a center, etc..
- Is there anything that can't wait in terms of the school house work? Most of this is cosmetic, and more around our facilities matching our quality of care.
- Discussion around needing to look at the budget for potential implications for this year and next given the revised sequencing of the construction work.

Motion to adjust Phase 1 priorities from the basic interior of farmhouse and repairs of classrooms to the Consigli and Annum suggestion of totally focusing on the interior construction of the farmhouse to begin with.

Motion: Katie

Second: Viv

In Favor: All

All in Favor. None opposed.

Other business

- January 22nd @7:30pm – annual meeting and then will move to standard Jan meeting
- Late Jan or early Feb, will have a Board retreat to set goals, align on structure, etc.

Adjournment

Motion to Close Session @ 9:50pm

Motion: Brian

Second: Barbara

In Favor: All

All in Favor. None opposed.