

4.2.1

Policy Committee minutes

September 15th 2016

Present: Joe Phelan, Mark Fleischhauer, Lisa Rosenthal, Diane Lyons. Guest Tom Burnell

The committee spent the entire meeting reviewing the proposed changes to the wellness policy #5410. This policy came to the committee from the wellness committee who spent the better part of last year working on it. The original policy was required by SED. The changes are a result of the CREE review of our cafeteria services. The USDA is requiring schools to update their wellness policy. It appears the district has plenty of time to update this policy and Rhinebeck is ahead of other districts in working on it. The policy came from our lawyers instead of rewriting the policy we currently have. After a lengthy discussion the group had some questions for Mr. Burnell to take back to the wellness committee. The committee would like to know specifically what is required in the new policy.

Respectfully submitted by Diane Lyons

Next meeting November 10th 2016

4.2.2.1

FACILITIES COMMITTEE MINUTES
SEPTEMBER 20, 2016

Attendance: Deirdre d'Albertis, Lisa Rosenthal, Mark Fleischhauer, Sheldon Tieder, Tom Burnell, Joe Phelan, Kristen Bouffard (Tetratech), Garrett Hamlin (Tetratech – on the phone)

The committee reviewed the documents to be presented at the Community Facilities Taskforce (CFT) meeting to be held later in the evening. The documents consisted of a powerpoint presentation and a draft scope document.

The powerpoint consists of an agenda for the evening, photos of key project items, and points about various aspects of the project, including discussion of the BCS, priority items and timeline of the project. The draft scope document consists of a list of project items and their priority, 1 through 3, as currently prioritized.

Garrett reviewed the planned program for the meeting. Garrett thought it would be best to hand out the scope document about halfway through the powerpoint, after reviewing the photos and core items. As currently listed, the priority 1 items total approximately \$8.3 million, priority 2 approximately \$1.9 million, and priority 3 \$1.5 million. The CFT will be told that they are free to suggest changes in priority of the items, and may suggest other items not listed that ought to be considered. Some discussion has already taken place in the facilities committee that some re-prioritization may be needed. Garrett asked whether a slide or two of financial considerations should be added. It was decided that Tom would provide a slide indicating the tax impact on an average home with STAR exemption (for each prioritized list) as well as a slide showing debt service information, as some debt service will be coming off the books as the project would begin. Garrett also will add that the CFT members are free to tell us any project-related information they would like to know, and the information will provided as soon as possible.

Following the discussion on the presentation for the evening, Joe and Tom briefed the committee on their interviews of 2 finalist construction management firms. Tom and Joe both indicated that the firms were both excellent candidates. Joe said he and Tom will make a final decision and have a recommendation for the BOE to consider at Tuesday night's meeting.

Respectfully submitted,

Mark Fleischhauer

9/20/16

COMMUNITY FACILITIES TASKFORCE

R.F.L. 2

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RHINEBECK CENTRAL SCHOOL DISTRICT
DRAFT - Capital Project Scope - Priority 1 Items
09/2016



RHINEBECK CENTRAL SCHOOL DISTRICT
 100 Main Street, Rhinebeck, NY 12572

Scope Item	School	Priority Level	Priority 1 Budgets
General Construction			
Door and Hardware work	ES	1	\$48,500
Elevator Smoke Separation	ES	1	\$10,000
Ceiling Replacements	ES	1	\$60,000
Skylights and Access Ladders	ES	1	\$140,000
Window/Curtain Wall system	ES	1	\$949,900
Door Hardware	HS/MS	1	\$25,000
Acoustical Treatment in Gym	HS/MS	1	\$98,000
Ceiling Replacements	HS/MS	1	\$244,000
Floor Replacement	HS/MS	1	\$283,800
MS Gym floor	HS/MS	1	\$70,000
Furnishings/Casework	HS/MS	1	\$140,000
New Lockers	HS/MS	1	\$266,000
Foundation water mitigation	HS/MS	1	\$50,000
Steel HLintels	HS/MS	1	\$100,000
Chimney reconstruction	HS/MS	1	\$60,000
Foam Roofrecoat	HS/MS	1	\$300,000
Roof - Asphalt replacement	HS/MS	1	\$168,000
Roof - penthouse cupolas	HS/MS	1	\$6,000
Exterior doors	HS/MS	1	\$98,500
Windows - 1952 vintage	HS/MS	1	\$336,100
Entrances - new handrails at main entry	HS/MS	1	\$12,000

Rhinebeck CSD
 Update 2016-09-20

4.2.2.3

Scope Item	School	Priority Level	Priority 1 Budgets
Site Work - MS/HS			
Hydrant, curbing, catch basins, and walkways	HS/MS	1	\$263,500
Center entrance fire hydrant, (4) catch basins, 300' curbing, new sidewalk & curb cuts.			
Track Improvements	HS/MS	1	\$200,000
Overspray of track and replace long jump/triple jump.			
Areaway grates and guardrails	HS/MS	1	\$15,000
Replace metal grates and guardrail at basement areaway.			
Mechanical Work			
Ventilation of occupied spaces	ES	1	\$32,000
Nurse and Small Group Instruction Rm 204			
Ducted relief air path	HS/MS	1	\$100,000
Improve heat exhaust in 1997 wing.			
Plumbing Work			
Plumbing Upgrades	ES	1	\$40,000
Water shut off and isolation valves. New Sewer Ejector Pump.			
Plumbing Upgrades	HS/MS	1	\$85,000
Water shut off and isolation valves. Select cast iron sewer pipe replacement in original building.			
Electrical/Technology Work			
Emergency Backup Generator	ES	1	\$210,000
Level 1 system to serve whole building.			
Building-wide lighting replacement	ES	1	\$257,500
Interior LED lighting.			
Telephone system	ES	1	\$92,000
Replace aging phone system with new VOIP system.			
Emergency Backup Generator	HS/MS	1	\$425,000
Level 1 system to serve whole building.			
Building-wide lighting replacement	HS/MS	1	\$386,900
Interior LED lighting.			
Main Electric service consolidation	HS/MS	1	\$98,000
Consolidate electrical services and transformers.			
Telephone system	HS/MS	1	\$145,000
Replace aging phone system with new VOIP system.			
Access control	HS/MS	1	\$50,000
Card access system upgrade.			
Construction Total			\$5,874,800
Project Contingency 15%			\$881,220
Cost Escalation 5%			\$337,301
Environmental Allowance			
Incidental Expense 2%			\$1,418,764
Project Total			\$8,512,585
			(Priority 1)

RHINEBECK CENTRAL SCHOOL DISTRICT

DRAFT - Capital Project Scope 09/20/16



Scope Item	School	Priority Level	Priority 2 Budgets	Priority 3 Budgets	Notes
PRIORITY 2 ITEMS					
General Construction					
Refinish Corridor Lockers	ES	2	\$35,000	\$0	Remove all accessories, prepare and paint, provide new hardware, id plates and locks
Kitchen	ES	2	\$175,000	\$0	Allowance for kitchen equipment replacement and improvements
Kitchens - MS and HS	HS/MS	2	\$275,000	\$0	Allowance for kitchen equipment replacement and improvements
Building Envelope - mitigate infiltration	HS/MS	2	\$50,000	\$0	Cost allowance to caulk windows, weatherstrip doors, and install foam or batt insulation around pipes, conduit, and uninsulated roof to exterior wall interfaces. Attic insulation above 1950 portion of building needs to be put back in place above the ceilings.
Site Work					
Access drive	HS/MS	2	\$28,500	\$0	Provide 10-ft wide stone access drive around building
Existing asphalt	HS/MS	2	\$425,000	\$0	Remove and replace deteriorated and sunken sections of asphalt drive at the following locations: (If over an acre of total disturbance, add cost for stormwater management.) a. Remove stone surface near entrance drive and replace with asphalt pavement - +/- 750 Square Yards (\$75,000) b. Remove and Replace Asphalt Entrance Driveway from public R.O.W. to Center Entrance / Bus Loop +/- 3,500 Square Yards (\$350,000)
Irrigation	HS/MS	2	\$150,000	\$0	Provide irrigation for Varsity Field Hockey Field - Additional Well or other related improvements may need to be made. (Irrigation will most likely not be allowed at Varsity Soccer/Lacrosse Field due to septic system).
Loading dock - remove and replace	HS/MS	2	\$45,000	\$0	Remove and replace deteriorated loading dock adjacent stairs. Provide new guardrail.

Scope Item	School	Priority Level	Priority 2 Budgets	Priority 3 Budgets	Notes
PRIORITY 3 ITEMS					
General Construction					
Windows - remaining District office windows and MS cafeteria windows	HS/MS	3	\$0	\$78,000	Existing District Office and MS Cafeteria windows provide poor thermal and air resistance. Exterior window sealant has weathered and cracked or split. Replace all non-thermal aluminum windows with new thermally broken dual glazed aluminum framed system to improve energy efficiency, and appearance. Glazing should be insulated with low-e coating where appropriate. Cost also includes allowance for new blinds or shades of type to be determined.
Windows - 1997 vintage	HS/MS	3	\$0	\$350,800	Existing 1997 windows provide poor thermal and air resistance. Exterior window sealant has weathered and cracked or split. Replace all non-thermal aluminum windows with new thermally broken dual glazed aluminum framed system to improve energy efficiency, appearance, and to bring rescue windows up to current SED standards. Glazing should be insulated with low-e coating where appropriate. Cost also includes allowance for new blinds or shades of type to be determined.
Corridor connector	HS/MS	3	\$0	\$200,000	Corridor Connection: Build a connecting corridor from the 1997 addition to the 140 wing. This cost would include making the exits that would be required by making a new courtyard with the connecting corridor addition.
Add roof at loading dock	HS/MS	3	\$0	\$50,000	
Site Work					
Athletic field renovation	ES	3	\$0	\$100,000	Renovate existing 1 natural turf soccer field to improve playability and athlete safety. Renovation includes:
					<ul style="list-style-type: none"> • Spot reggrading to level with uniform slope; • Core aerate compacted subgrade in three passes in different directions; • Topdress with screened topsoil; provide organic and nutritional amendments and overseed.
Asphalt walkways	HS/MS	3	\$0	\$65,000	Remove and Replace asphalt sidewalks at rear of building in ~ Multiple Locations.
Athletic field renovation	HS/MS	3	\$0	\$225,000	Renovate three (3) existing natural turf fields to improve playability and athlete safety (Soccer, Field Hockey, Baseball Outfield / Practice Field). Renovation includes:
					<ul style="list-style-type: none"> • Spot reggrading to level with uniform slope; • Removal of existing stones; • Core aerate compacted subgrade in three passes in different directions; • Topdress with screened topsoil; provide organic and nutritional amendments and overseed
Mechanical Work	HS/MS	3	\$0	\$35,000	Ventilation with fresh air shall be provided in all occupied spaces. Provide air conditioning in student-occupied interior Rooms 149 (with 150) to maintain 74° F ambient temperature.
Ventilation occupied spaces	HS/MS	3	\$0	\$35,000	
Construction Total					
Project Contingency 15%			\$1,183,500	\$1,103,800	
Cost Escalation 5%			\$77,525	\$65,570	
Environmental Allowance			\$68,051	\$63,469	
Incidental Expense 20%			\$285,815	\$266,568	
Project Total			\$1,714,882	\$1,599,406	
			(Priority 2)	(Priority 3)	

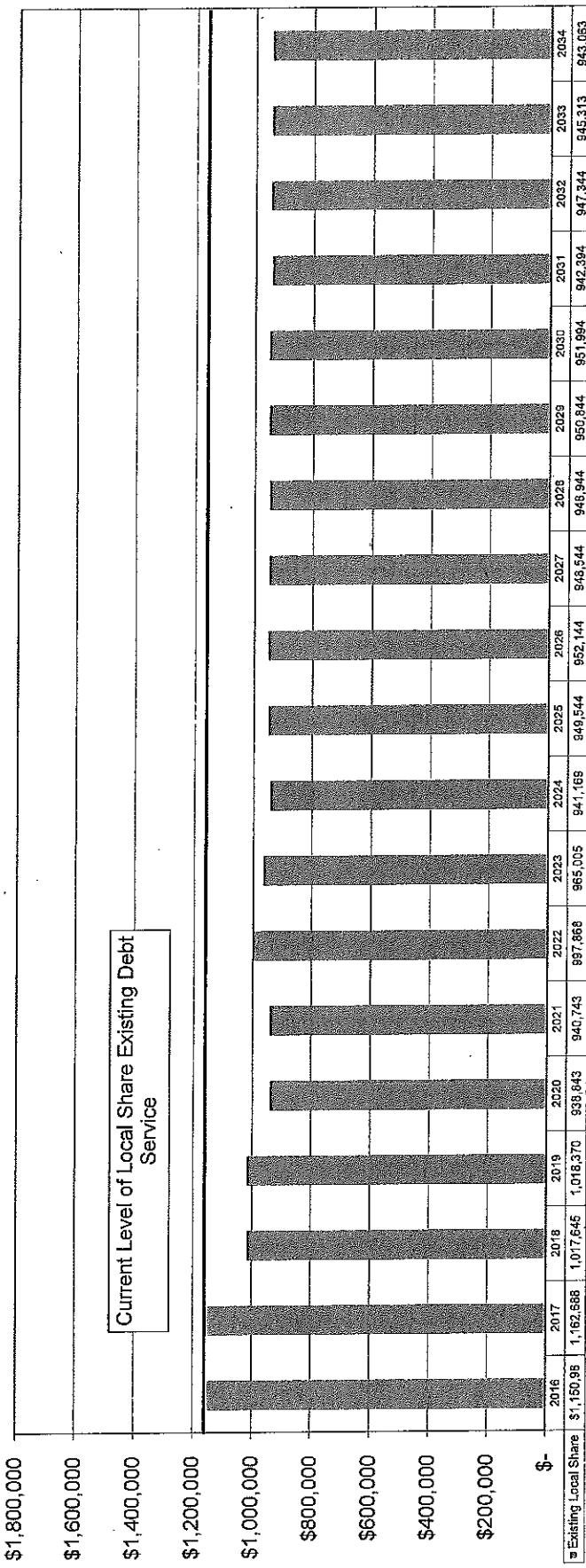
Rhinebeck Central School District

EXISTING DEBT SERVICE FOR BUILDINGS

Fiscal Year Ending June 30:	Total Debt Service			Change in Local Share		
	Gross	- State Aid	- DS Fund	= Local	Yearly	Cumulative
\$ 2,095,350	\$ 944,366	\$ -	\$ 1,150,984	\$ 1,150,984	\$ 1,150,984	\$ 1,150,984
1,986,875	824,187	-	1,162,988	11,704	1,162,688	
1,838,850	821,205	1	1,017,645	(145,043)	1,017,645	
1,839,575	821,205	1	1,018,370	725	1,018,370	
1,710,340	771,497	-	938,843	(79,527)	938,843	
1,712,240	771,497	-	940,743	1,900	940,743	
1,042,040	44,172	-	997,868	57,125	997,868	
1,009,177	44,172	-	985,005	(32,863)	985,005	
975,314	34,145	-	941,169	(23,836)	941,169	
952,894	3,350	-	949,544	8,375	949,544	
955,484	3,350	-	952,144	2,600	952,144	
951,884	3,350	-	948,544	(3,600)	948,544	
952,284	3,350	-	948,944	400	948,944	
954,194	3,350	-	950,844	1,900	950,844	
955,344	3,350	-	951,984	1,150	951,984	
945,744	3,350	-	942,384	(9,600)	942,384	
950,684	3,350	-	947,344	4,950	947,344	
948,663	3,350	-	945,313	(2,031)	945,313	
944,738	1,675	-	943,053	(2,250)	943,053	
				(943,063)		
Totals	\$ 23,721,706	\$ 5,108,271	\$ -	\$ 18,613,437		

4.22.5

Rhinebeck Central School District Local Share of Existing Debt Service



Fiscal Year Ending June 30

/slb
Updated: 05/05/2016
Printed: 7/6/2016

Bernard P. Donegan, Inc.
11

TRIR - PRE & POST CP - \$5M.xls
Existing Local Share Chart

4.2.2.b
9/20/2016

Rhinebeck Central School District

Community Facilities Taskforce

Sept 20, 2016

Rhinebeck Central School District

1. Building Condition Survey
2. Facility Needs Identification
3. Long Range Planning
4. Highest Priority Needs

Rhinebeck - Capital Project

1. Priority Needs – Infrastructure
2. Review Potential Scope items
3. Feedback and Input
4. Process/Timeline
5. Next Steps

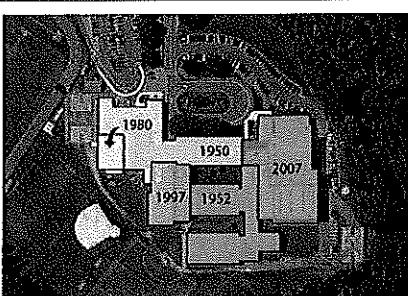
Rhinebeck Central School District



Rhinebeck High School/Bulkeley Middle School

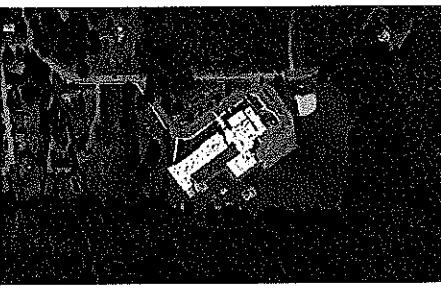
Rhinebeck Central School District



Rhinebeck High School/Bulkeley Middle School

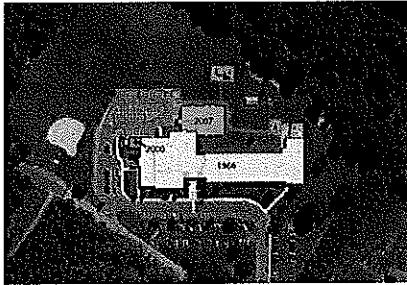
Rhinebeck Central School District



Chancellor Livingston Elementary School

Rhinebeck Central School District

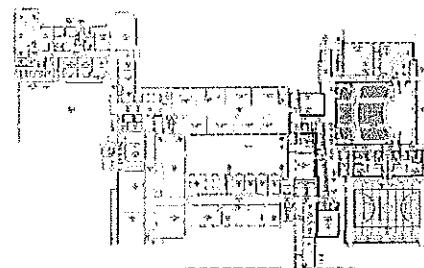


Chancellor Livingston Elementary School



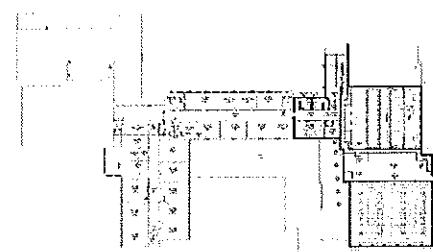
TETRA TECH

Rhinebeck Central School District



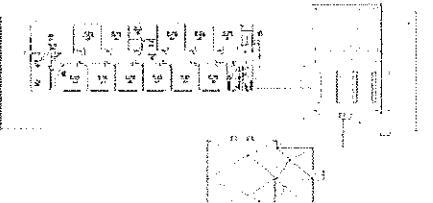
Rhinebeck High School/Bulkeley Middle School – First Floor Plan

Rhinebeck Central School District



Rhinebeck High School/Bulkeley Middle School – Second Floor Plan

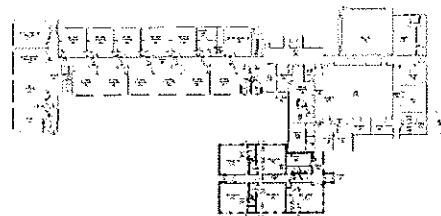
Rhinebeck Central School District



Chancellor Livingston Elementary School – Second Floor Plan

TETRA TECH

Rhinebeck Central School District



Chancellor Livingston Elementary School – First Floor Plan



TETRA TECH

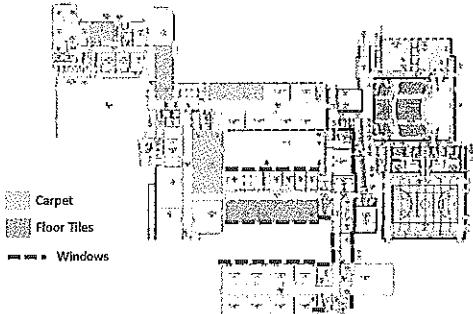
Priority 1 – Preliminary Scope

RHINEBECK CENTRAL SCHOOL DISTRICT DRAFT Capital Project Scope ES 2016					
Scope Item	Description	Current Budget	Proposed Budget	Notes	Comments
Capital Construction	Capital construction activities for the school district.	\$1,000,000	\$1,000,000		Includes all new construction, renovations, and maintenance projects.
Land Acquisition	Land acquisition activities for the school district.	\$1,000,000	\$1,000,000		Includes all land purchases and acquisitions.
Facilities Management	Facilities management activities for the school district.	\$1,000,000	\$1,000,000		Includes all facilities management activities.
Technology	Technology activities for the school district.	\$1,000,000	\$1,000,000		Includes all technology-related projects.
Transportation	Transportation activities for the school district.	\$1,000,000	\$1,000,000		Includes all transportation-related projects.
Other Capital Projects	Other capital projects activities for the school district.	\$1,000,000	\$1,000,000		Includes all other capital projects.
Total		\$1,000,000	\$1,000,000		

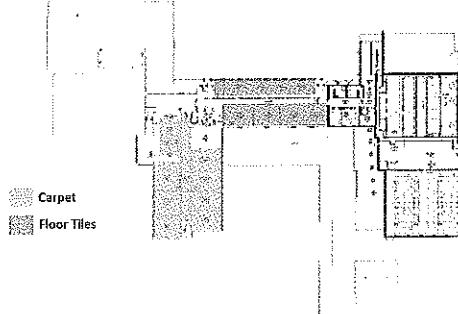
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TETRA TECH

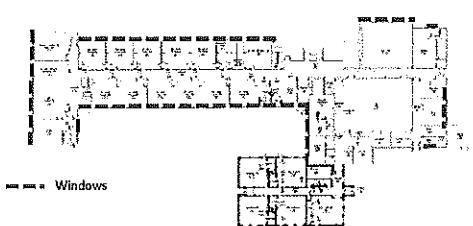
Rhinebeck Central School District



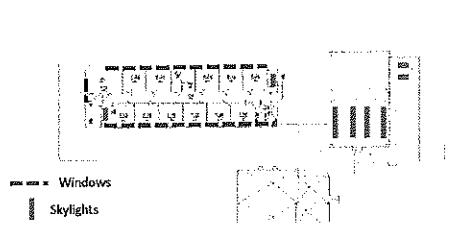
Rhinebeck Central School District



Rhinebeck Central School District



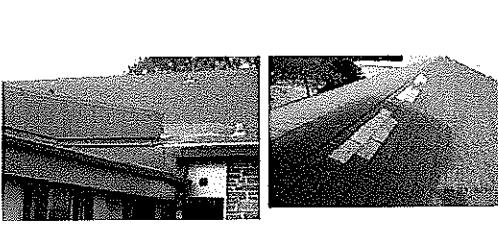
Rhinebeck Central School District



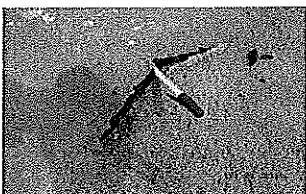
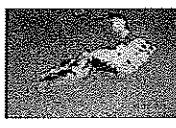
Rhinebeck Central School District



Rhinebeck Central School District



Rhinebeck Central School District

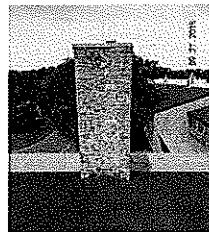


RECOAT FOAM ROOF



TETRATECH

Rhinebeck Central School District

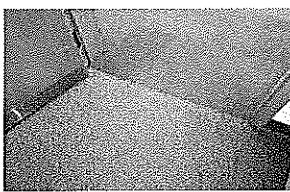


REPAIR CHIMNEY

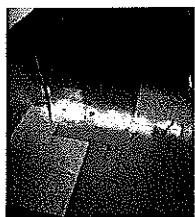


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CARPET REPLACEMENT

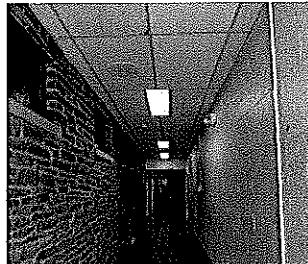


FLOOR TILE REPLACEMENT



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Rhinebeck Central School District

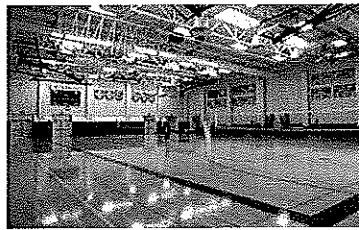


CEILING REPLACEMENT



TETRATECH

Rhinebeck Central School District



ACOUSTICAL TREATMENTS IN HIGH SCHOOL GYM



TETRATECH

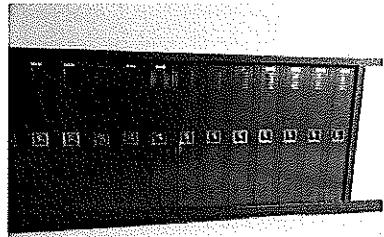
Rhinebeck Central School District



SCIENCE ROOM COUNTERS AND CABINETY

TETRATECH

Rhinebeck Central School District



REPLACE CORRIDOR LOCKERS



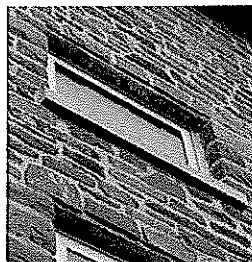
Rhinebeck Central School District



WINDOW REPLACEMENT



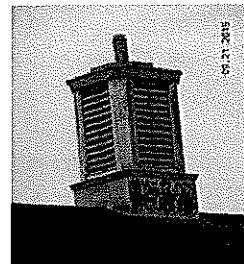
Rhinebeck Central School District



SCRAPE, PRIME AND PAINT STEEL LINTELS



Rhinebeck Central School District



RECOAT COPULAS



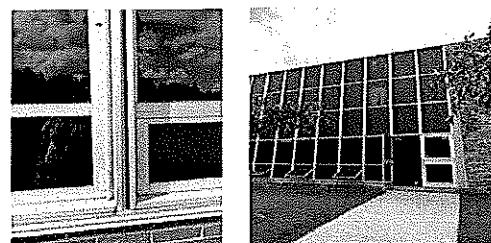
Rhinebeck Central School District



DOOR HARDWARE UPGRADES



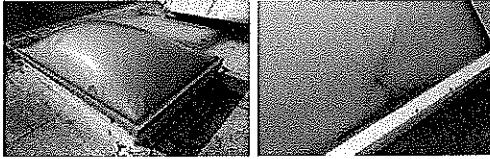
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WINDOW/CURTAIN WALL REPLACEMENT



Rhinebeck Central School District



SKYLIGHT REPLACEMENT

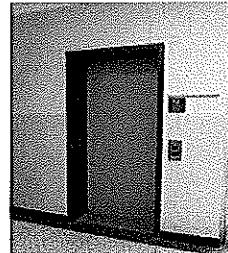
Rhinebeck Central School District



ROOF LADDER REPLACEMENT

Rhinebeck Central School District



ELEVATOR SMOKE GUARDS

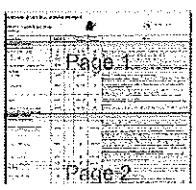
 

Priority 1 – Preliminary Scope

Priority 1 Scope Item Summary		
General Construction	ES	1,750,972
	MSHS	9,270,973
Site Work	ES	-
	MSHS	693,347
Mechanical Work	ES	46,368
	MSHS	144,900
Plumbing Work	ES	67,960
	MSHS	123,165
Electrical/Technology	ES	810,716
	MSHS	1,614,180
	Total	\$ 9,512,588

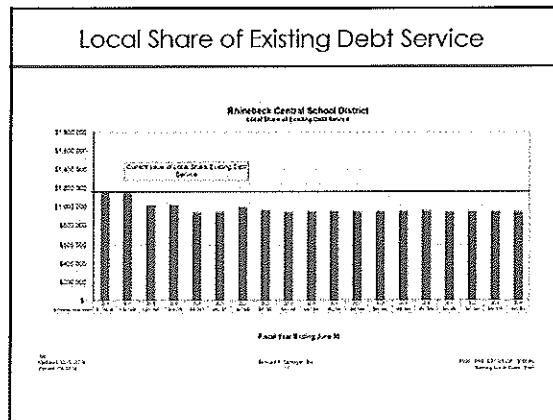
Priority 2 & 3 - Considerations

1. Review Priority 2 and 3 lists
 
2. Thoughts/Input/Feedback
3. Other items for consideration?

EXISTING DEBT SERVICE FOR BUILDINGS

Fiscal Year Ending Area 30	Total Debt Service			Change in Local Share		
	Grants	State Aid	US Fund	% Local	Yearly	Over 2019
2010	\$ 2,095,369	\$ 841,926	\$ -	5.3%	\$ 1,050,934	\$ 1,050,934
2011	\$ 1,069,425	\$ 824,167	\$ -	5.3%	\$ 1,152,623	\$ 1,152,623
2012	\$ 1,039,650	\$ 821,205	\$ -	5.3%	\$ 1,017,645	(15,945)
2013	\$ 1,033,575	\$ 821,205	\$ -	5.3%	\$ 1,013,370	725
2014	\$ 1,110,545	\$ 771,427	\$ -	5.3%	\$ 934,100	(79,270)
2015	\$ 1,124,575	\$ 771,427	\$ -	5.3%	\$ 945,743	1,569
2016	\$ 1,042,040	\$ 44,172	\$ -	5.3%	\$ 997,858	51,125
2017	\$ 1,055,311	\$ 54,172	\$ -	5.3%	\$ 983,743	661,684
2018	\$ 1,055,177	\$ 44,172	\$ -	5.3%	\$ 955,605	(32,932)
2019	\$ 975,331	\$ 54,172	\$ -	5.3%	\$ 941,544	64,213
2020	\$ 955,344	\$ 54,172	\$ -	5.3%	\$ 945,544	8,975
2021	\$ 955,493	\$ 3,350	\$ -	5.3%	\$ 92,141	2,005
2022	\$ 944,696	\$ 3,350	\$ -	5.3%	\$ 948,541	(1,600)
2023	\$ 952,294	\$ 3,350	\$ -	5.3%	\$ 943,541	400
2024	\$ 952,294	\$ 3,350	\$ -	5.3%	\$ 943,541	0
2025	\$ 955,344	\$ 3,350	\$ -	5.3%	\$ 92,141	1,550
2026	\$ 955,344	\$ 3,350	\$ -	5.3%	\$ 92,141	1,550
2027	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	(5,600)
2028	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2029	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2030	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2031	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2032	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2033	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2034	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
2035	\$ 945,741	\$ 3,350	\$ -	5.3%	\$ 942,394	0
Total:	\$ 22,721,708	\$ 5,108,271	\$ -	5.3%	\$ 18,633,437	(613,651)



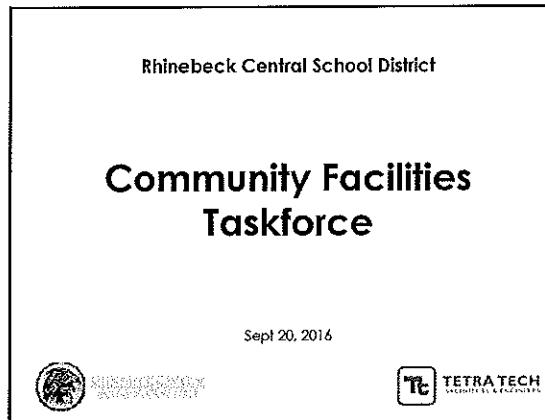
Preliminary Estimated Tax Impact

Estimated Tax Impact on Median Home with STAR Exemption

	A	B	C	D	E	F	G	H	I
<i>Estimated Tax Impact on Median Home with STAR Exemption</i>									
<i>Estimated Tax Impact on Median Home with STAR Exemption</i>									
		Estimated Annual Tax Amount	Estimated Annual Tax Rate	Estimated Tax Rate Change					
1	Project 1	\$8,612,355	\$211.38	\$300.00	\$9.12				
2	Project 1+2	\$10,227,477	\$241.03	\$350.00	\$15.59				
3	Project 1+2+3	\$11,842,603	\$271.64	\$415.00	\$21.82				
4									
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TETRATECH

- Capital Project Process**
1. Community Facilities Task Force (Sept/Oct)
 - Scope refinements, questions, etc...
 2. Board Decisions
 - Scope
 - Budget
 - Timeframe
 3. Referendum Vote
 4. Design and Engineering
 5. SED Submission
 6. SED Approval
 7. Bidding and Construction
- TETRATECH**



4.2.3

School Start Time Committee Minutes

September 20, 2016

Present: Deirdre d'Albertis, Diane Lyons, Laura Schulkind; Tom Burnell, Joe Phelan.

The committee discussed preliminary, informal feedback (communications with the District office, comments made by parents and teachers) about the new school start time. Anecdotal evidence suggests that students are arriving on time, there is less traffic congestion with morning drop-off, bus ridership appears to be more robust, and the abbreviated passing time between classes are working without obvious difficulty. That being said, the committee is pledged to gathering data throughout the year in order objectively to evaluate the costs and benefits of the new schedule.

Bus routes are functioning fairly well at present; making allowance for bad weather as the year continues will be important, Tom noted.

The committee is designing a survey instrument to poll parents, students, staff and teachers about the impact of a later school start time; we expect the survey to be administered in October.

In the middle of the school year the committee would like to meet again with Student Support Services to gain insight from their experience of the change; so too, we will turn to building principals for their perspective on a host of measures (attendance, club and sports participation rates).

The second in a series of SST newsletters will be issued in early October, with information geared toward starting the year right, from helping teens to manage stress to the importance of healthy nutrition before heading off to school. In keeping with the BOE's goal of promoting student health and wellness, these newsletters will be a regular feature of this committee's communication efforts this year.

Respectfully submitted,

Deirdre d'Albertis

4.2.4

Personnel Committee Minutes

September 22, 2016

Present: Joe Phelan, Lisa Schulkind Steve Jenkins, Diane Lyons

The committee spent this meeting going over agenda items for the year and catching up new members.

The committee would like to finish work on the new superintendent evaluation tool. Last year it was decided to use the NYSCSS model with a few tweaks. Joe has recently received information about a digital version of this and he will look into the details for our next meeting. The committee hopes to have this pilot in place for the BOE to use this school year.

Joe briefed the committee on the ongoing APPR negotiations with the RTA and the committee discussed the past process used for contract negotiations.

The group then discussed two new items for this year's committee to look into. The first is a review of the tenure and evaluation process under the new APPR system. The board would like a better understanding of how the changes have been implemented. The second was a short discussion on open house and communication that is given to parents by our teaching staff. Can open house be more informative and productive for all involved? What message is being communicated through the handouts given to parents and students? These are often the first and sometimes only communication a parent will have with a teacher.

Next meeting October 20, 2016

Respectfully submitted by Diane Lyons