

**F.O.I. Compliance –**

**REGION 4 BOARD OF EDUCATION**

**Fields and Grounds Study Ad Hoc Committee**

**Date:** December 02, 2020

**Committee Meeting – REMOTE MEETING held**

<b>Attendance:</b>	<u>Comm. Members</u>		<u>Comm. Members:</u>		<u>Admin:</u>	
(√ = attended)	Paula Weglarz	√	Susan Strecker	√	Brian White	√
	Kate Sandmann	√	Mick Fearon	√	Mike Barile	√
	Rick Daniels	√	Jodi Azzinaro	√	Carolyn Gbunblee	√
	Rob Bibbiani	√	Casey Metz	√		
	Lori Ann Clymas (joined at 6:39)	√	Julie Glaski	√		
	Michael Kluchman	√	Michael Kluchman	√		
	DG Fitton	√	Naomi Marinelli	√		
			(joined at 6:03)			
	Jeff Swan	√				
	Robb White	√	Mary Ellen Barnes	√		
	Rick Stebbins (joined at 6:46)	√	Jesse Harris	√		

Call To Order and roll call: 6:00 p.m. – *Paula Weglarz, Meeting Facilitator*

Superintendent White stated that the Committee's objective this evening is to help BSC Group consolidate and capture all relevant information and stakeholder input to be provided in their final report to the Region 4 BOE on December 15<sup>th</sup>.

Michael Kluchman of BSC Group presented the materials and information gathered to date. (see attached). The Committee members provided feedback.

BSC Group will present the final report to the Region 4 BOE at a special meeting on December 15<sup>th</sup>.

**Public Comment:** No comments were made

**ADJOURNMENT:** The Committee adjourned at approx. 7:58 p.m.



**Regional School District No. 4**  
**Athletic Facilities Assessment and**  
**Master Plan**  
**December 2, 2020**

# Demand Matrix

## FIELD USAGE SUMMARY TABLE (With Multipliers)

Region 4 Athletic Field Assessment and Master Plan

Date Updated: 11/23/2020

			School Teams												Rec	Other			
			Baseball - V/JV/F	Softball - V/JV	Boys Soccer V/JV	Girls Soccer V/JV	Football - V/JV/F	Boys LAX V/JV/F	Girls LAX V/JV/F	Field Hockey V/JV	MS Field Hockey	MS Baseball	MS Soccer	MS Softball	Rec Soccer	Graduation	Physical Education	Tournament Games	Practice
Multipliers			1.00	1.00	1.00	1.00	2.00	1.50	1.50	1.00	1.00	0.75	1.00	0.75	1.00	1.00	1.00	1.50	1.50
SCHOOLS																			
Field Name	Field Description	Approx. Field Size (feet)																	
Regional School District 4 / Valley Regional High School			TOTALS																TOTALS
Stadium Field	Football & Varsity Soccer	190 x 360	49	0	0	12	10	10	0	0	0	0	0	0	0	0	5	12	0
Upper Field	Field Hockey & Lacrosse	221 x 365	105	0	0	0	0	0	24	24	17	0	0	0	0	2	5	11	225
Boys Soccer	Baseball Outfield	180 x 330	131	0	0	6	0	0	0	0	0	0	0	0	0	0	5	0	120
Girls Soccer	Softball Outfield		86	0	0	0	6	0	0	0	0	0	0	0	0	0	5	0	75
Practice Field	Multi-Use	180 x 360	130	0	0	0	0	5	0	0	0	0	0	0	0	0	5	0	120
Baseball Field	90'-diamond / shared with soccer	310	100	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	90
Softball Field	60'-diamond/40' pitcher	225	122	18	19	0	0	0	0	0	0	0	0	0	0	0	5	5	75
John Winthrop Middle School																			
Soccer 1	Soccer	195 x 360	136	0	0	0	0	0	0	0	0	0	0	44	0	92	0	0	0
Soccer 2	Soccer	195 x 360	170	0	0	0	0	0	0	0	0	0	0	32	0	138	0	0	0
Field Hockey	Multi-Use	180 x 330	68	0	0	0	0	0	0	0	8	0	0	0	60	0	0	0	0
Youth Soccer	Soccer	100 x 450	12	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0
Baseball Field	90'-diamond / shared with soccer	350	89	0	0	0	0	0	0	0	0	29	0	0	60	0	0	0	0
Softball Field	60'-diamond/40' pitcher	250	29	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0
TOTAL			1,428	18	19	18	16	15	24	24	17	8	29	76	29	362	2	35	705

### NOTES

- Each use event is defined as (2) teams on a field for 2 hour period
- This table does not reflect existing conditions of the fields

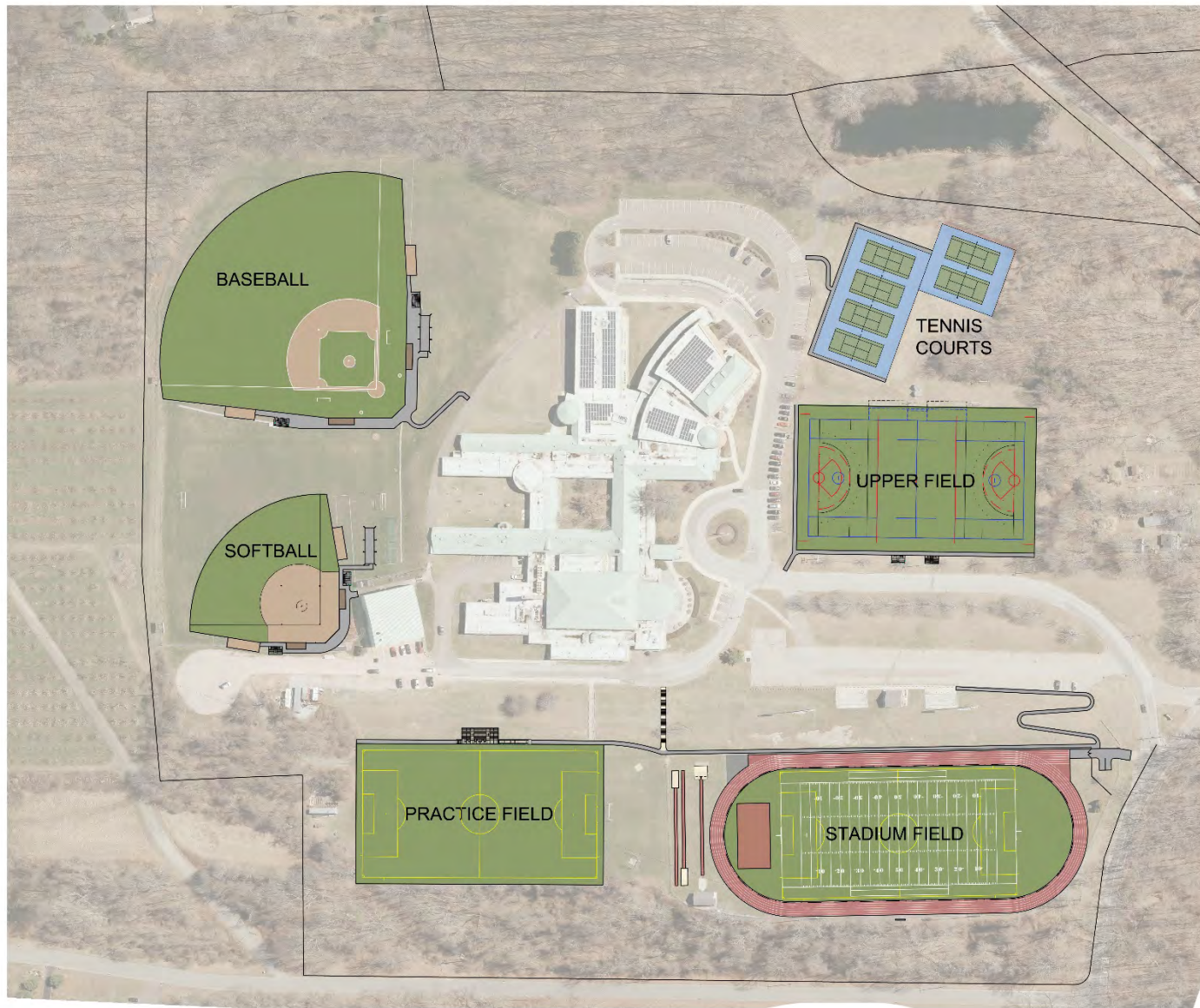
### LEGEND

- Green **SUSTAINABLE USE** - < 125 events per year, maintenance is feasible and typical management practices apply.
- Yellow **MODERATE USE** - 125 - 200 events per year, more frequent maintenance is required, additional management practices may be necessary.
- Red **OVERUSE** - > 200 events per year, maintenance is less proactive / more reactive, field performance is low.
- Blue **INAPPROPRIATE USE** - Non-intended field use (e.g. baseball on a softball diamond)



# Decision Matrix

- Goals and Objectives
  - Equity
  - Accessibility
  - Safety
  - Maintenance
  - Management of Assets



SCALE: 1" = 80'  
0 40 80 160 feet



## MASTERPLAN

REGIONAL SCHOOL DISTRICT 4 - ATHLETIC FACILITIES ASSESSMENT AND MASTERPLAN  
DEEP RIVER, CT

# Potential Projects

## VALLEY REGIONAL HIGH SCHOOL

Facility	Priority Level	Project	Project Details
Stadium Complex	1	Replacement of running track surface.	Strip existing all-weather track surface, install new surface and new markings. Reconstruct pole vault runway. Construct (2) two long/triple jump runways and jump pits. Improve accessibility.
	3	Reconstruct running track. The project includes development of a new, 6-lane track to support regional meets.	Strip existing all-weather track surface, mill and pave asphalt base, install new polyurethane base mat with structural spray surface and new markings. Reconstruct pole vault runway. Construct (2) two long/triple jump runways and jump pits. Improve accessibility.
	2	Reconstruct natural grass field, improve drainage.	Re-grade field, improve drainage, replace goal posts, relocate scoreboard, new irrigation system, sod
Upper Field	2	Reconstruct natural grass field.	Re-grade field, improve drainage, new scoreboard, new irrigation system, sod, ball safety netting, improve accessibility and spectator seating.
	3	Convert natural grass playing surface to synthetic multi-sport field.	Remove natural grass surface and replace with synthetic turf, new scoreboard, ball safety netting, improve accessibility and spectator seating.
Tennis Courts	1	Repair cracks	Prepare cracks, fill cracks with polyurethane filler or use Riteway repair system, resurface
	2	Reconstruct tennis courts	Demolish existing facility, new asphalt base, new equipment, new fencing, improve accessibility and spectator seating
	2	Construct post-tension concrete courts	Demolish existing facility, new post-tension concrete base, new equipment, new fencing, improve accessibility and spectator seating

Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)

# Potential Projects –with Costs

## VALLEY REGIONAL HIGH SCHOOL

Facility	Priority Level	Project	Project Details	Project Cost
Stadium Complex	1	Replacement of running track surface.	Strip existing all-weather track surface, install new surface and new markings. Reconstruct pole vault runway. Construct (2) two long/triple jump runways and jump pits. Improve accessibility.	\$400,000 - \$500,000
	3	Reconstruct running track. The project includes development of a new, 6-lane track to support regional meets.	Strip existing all-weather track surface, mill and pave asphalt base, install new polyurethane base mat with structural spray surface and new markings. Reconstruct pole vault runway. Construct (2) two long/triple jump runways and jump pits. Improve accessibility.	\$600,000 - \$700,000
	2	Reconstruct natural grass field, improve drainage.	Re-grade field, improve drainage, replace goal posts, relocate scoreboard, new irrigation system, sod	\$500,000 - \$600,000
Upper Field	2	Reconstruct natural grass field.	Re-grade field, improve drainage, new scoreboard, new irrigation system, sod, ball safety netting, improve accessibility and spectator seating.	\$800,000 - \$900,000
	3	Convert natural grass playing surface to synthetic multi-sport field.	Remove natural grass surface and replace with synthetic turf, new scoreboard, ball safety netting, improve accessibility and spectator seating.	\$1,400,000 - \$1,800,000
Tennis Courts	1	Repair cracks	Prepare cracks, fill cracks with polyurethane filler or use Riteway repair system, resurface	\$2,500 - \$6,000
	2	Reconstruct tennis courts	Demolish existing facility, new asphalt base, new equipment, new fencing, improve accessibility and spectator seating	\$310,000 - \$375,000
	2	Construct post-tension concrete courts	Demolish existing facility, new post-tension concrete base, new equipment, new fencing, improve accessibility and spectator seating	\$425,000 - \$500,000

Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)



# Potential Projects

Facility	Priority Level	Project	Project Details
Baseball Field	2	Reconstruct infield	Remove infield lip, new clay surface, reconstruct mound, upgrade utilities, new warning track, new irrigation system
	3	Reconstruct outfield	Re-grade outfield, extend irrigation, new warning track, new scoreboard, new fencing
	2	Facility Amenties	Install varsity bullpen and batting tunnels, LED sports field lighting
		New Accessible Dugouts	Reconstruct dugouts to be accessible, improve accessibility and spectator seating, new fencing
Softball Field	2	Reconstruct infield	Remove infield lip, new clay surface, improve accessibility and spectator seating
	3	Renovate and adjust location of softball field to address safety and accessibility issues	Upgrade facility to address accessibility issues, replace dugouts, backstop and fencing, improvements to drainage and utilities, new scoreboard
	3	Facility Amenties	Install varsity bullpens and batting tunnels
Practice Field		Replacement and expansion of facility	Renovate and expand facility to include 65 yard wide soccer field, new goal posts, improve accessibility, new irrigation system
		Convert playing surface	Convert playing surface to synthetic multi-sport turf, new sports field lighting, upgrade utilities, new amentities, spectator seating, improve accessibility

Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)

# Potential Projects – with Costs

Facility	Priority Level	Project	Project Details	Project Cost
Baseball Field	2	Reconstruct infield	Remove infield lip, new clay surface, reconstruct mound, upgrade utilities, new warning track, new irrigation system	\$\$
	3	Reconstruct outfield	Re-grade outfield, extend irrigation, new warning track, new scoreboard, new fencing	\$\$
	2	Facility Amenties	Install varsity bullpen and batting tunnels, LED sports field lighting	\$\$\$
		New Accessible Dugouts	Reconstruct dugouts to be accessible, improve accessibility and spectator seating, new fencing	\$\$
Softball Field	2	Reconstruct infield	Remove infield lip, new clay surface, improve accessibility and spectator seating	\$\$
	3	Renovate and adjust location of softball field to address safety and accessibility issues	Upgrade facility to address accessibility issues, replace dugouts, backstop and fencing, improvements to drainage and utilities, new scoreboard	
	3	Facility Amenties	Install varsity bullpens and batting tunnels	\$\$\$\$
Practice Field		Replacement and expansion of facility	Renovate and expand facility to include 65 yard wide soccer field, new goal posts, improve accessibility, new irrigation system	\$850,000 - \$950,000
		Convert playing surface	Convert playing surface to synthetic multi-sport turf, new sports field lighting, upgrade utilities, new amenties, spectator seating, improve accessibility	\$1,400,000 - \$1,750,000

Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)



# MASTERPLAN

REGIONAL SCHOOL DISTRICT 4 - ATHLETIC FACILITIES ASSESSMENT & MASTERPLAN  
DEEP RIVER, CT



# Potential Projects

## JONATHAN WINTHROP MIDDLE SCHOOL

Facility	Priority Level	Project	Project Details
Soccer 1	1	Reconstruct natural grass field, improve drainage.	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating
	3	Construct 4-Lane runway	Construct paved 4-Lane runway adjacent to walkway, new long/triple jump runway and pit, relocate throwing events
Soccer 2	2	Reconstruct natural grass field.	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.
Soccer 3	1	Reconstruct natural grass field	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.
Soccer 4	2	Reconstruct natural grass field, U10-U12	Reconstruct field, improve drainage, new irrigation system, improve accessibility and spectator seating
Softball Field		Reconstruct infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating
Baseball Field		Reconstruct Infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating
		Renovate and adjust location	Relocate field, new fencing & backstop, new dugouts, irrigation, utilities, improved accessibility and spectator seating

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)

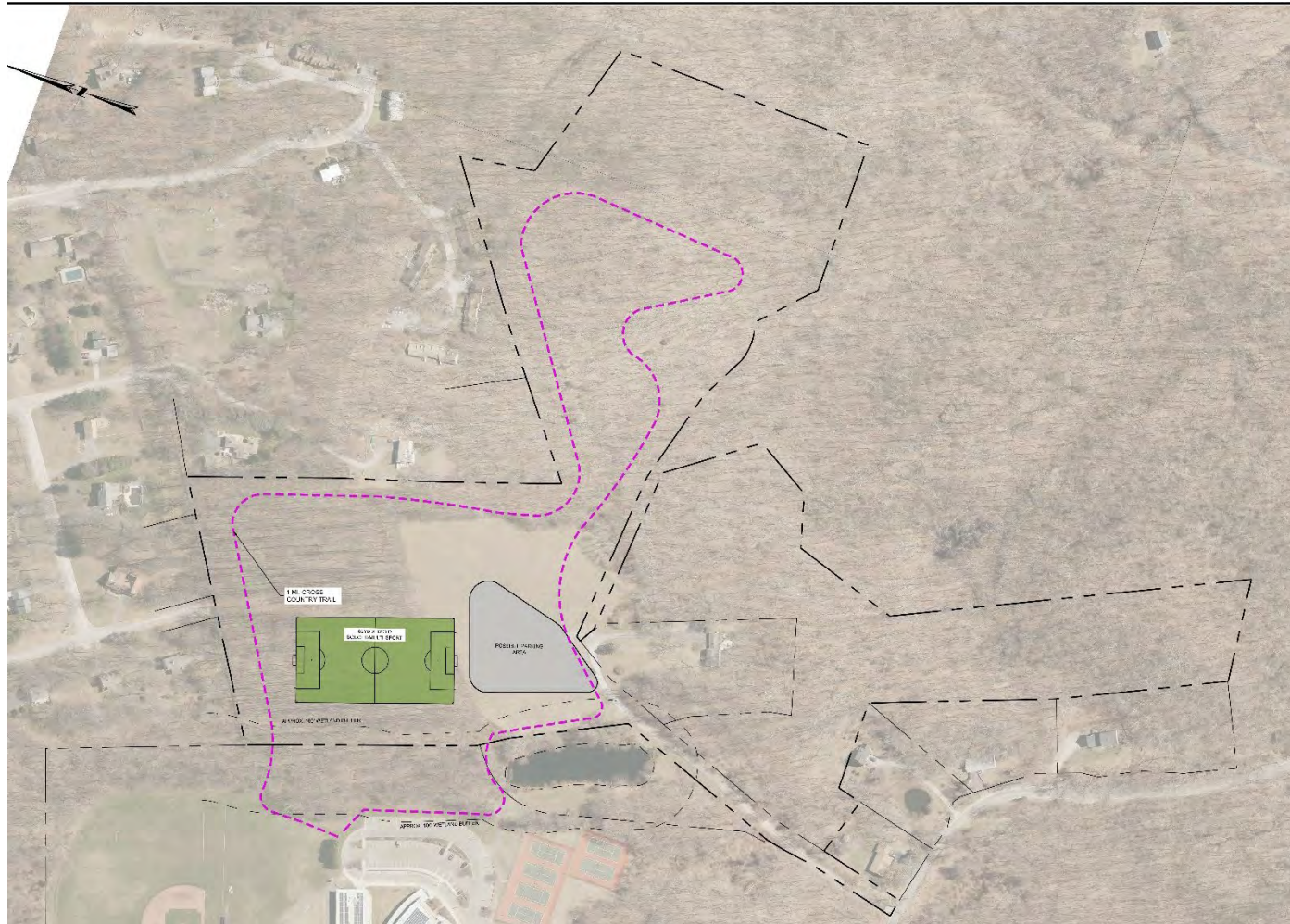
# Potential Projects- with Costs

## JONATHAN WINTHROP MIDDLE SCHOOL

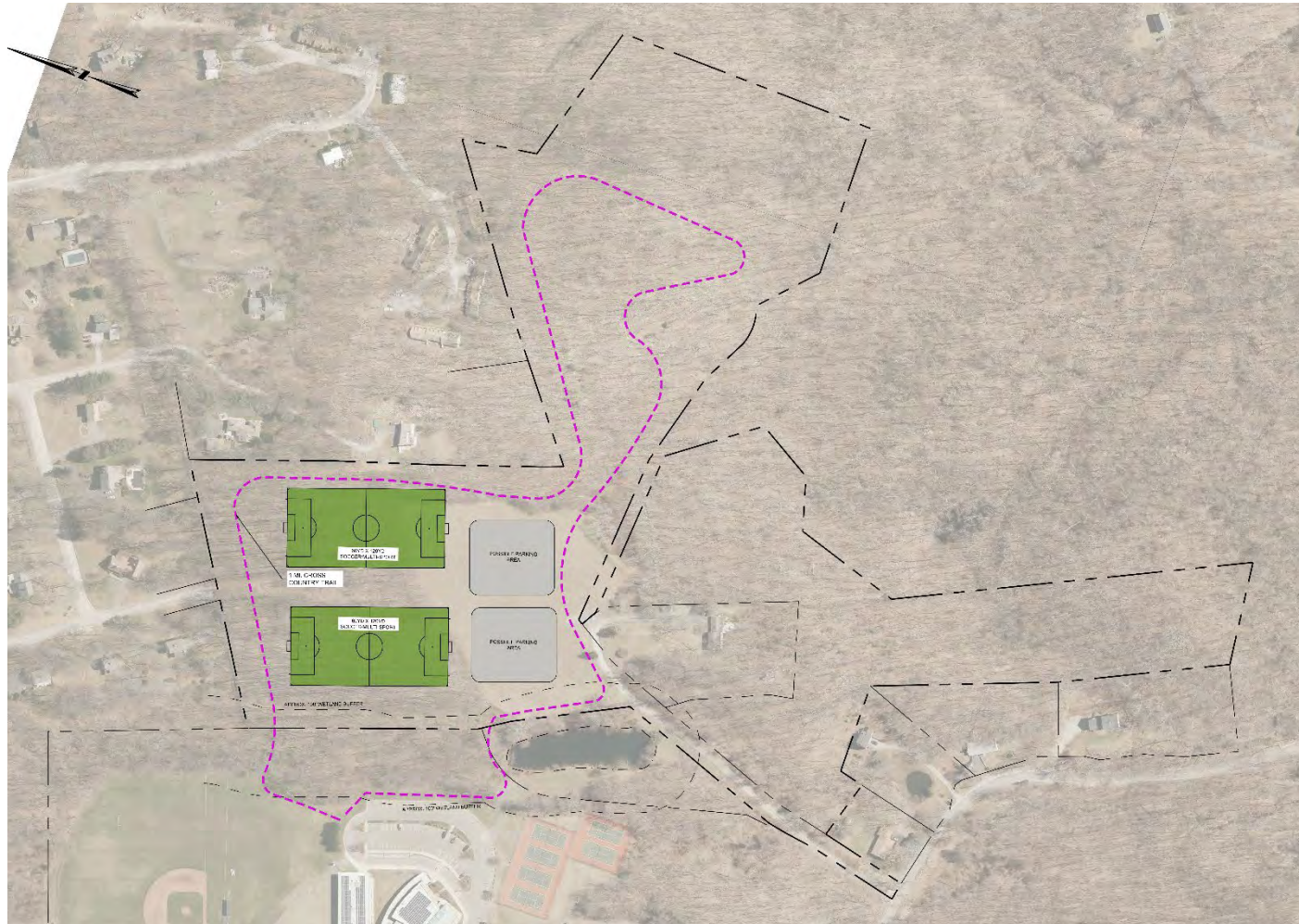
Facility	Priority Level	Project	Project Details	Project Cost
Soccer 1	1	Reconstruct natural grass field, improve drainage.	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating	\$430,000 - \$475,000
	3	Construct 4-Lane runway	Construct paved 4-Lane runway adjacent to walkway, new long/triple jump runway and pit, relocate throwing events	\$350,000 - \$375,000
Soccer 2	2	Reconstruct natural grass field.	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.	\$378,000 - \$390,000
Soccer 3	1	Reconstruct natruaI grass field	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.	\$365,000 - \$375,000
Soccer 4	2	Reconstruct natruaI grass field, U10-U12	Reconsruct field, improve drainage, new irrigation system, improve accessibility and spectator seating	\$195,000 - \$215,000
Softball Field		Reconstruct infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating	\$220,000 - \$275,000
Baseball Field		Reconstruct Infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating	\$235,000 - \$280,000
		Renovate and adjust loaction	Reloacte field, new fencing & backstop, new dugouts, irrigation, utilities, improved accessibility and spectator seating	\$465,000 - \$520,000

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)

# Mislick Property Option 1



# Mislick Property Option 2





# Potential Projects

## Mislick Property

<i>Facility</i>	<i>Priority Level</i>	<i>Project</i>	<i>Project Details</i>
	2	Construct new field	Construct new 65 yard natural grass multi-sport field including tree clearing, earthwork, possible retaining wall, gravel parking area
	3	Provide Utilities	Upgrade electrical service, irrigation well, irrigation system
	1	Construction Cross Country Trail	Delinate route, minor clearing of trees and vegetation
	3	Construct (2) two new fields	Construct new (2) two 65 yard natural grass multi-sport field including tree clearing, earthwork, possible retaining walls, gravel parking area

*Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets*

*Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)*



# Potential Projects –with Costs

## Mislick Property

<i>Facility</i>	<i>Priority Level</i>	<i>Project</i>	<i>Project Details</i>	<i>Project Cost</i>
	2	Construct new field	Construct new 65 yard natural grass multi-sport field including tree clearing, earthwork, possible retaining wall, gravel parking area	\$500,000 - \$700,000
	3	Provide Utilities	Upgrade electrical service, irrigation well, irrigation system	\$20,000 - \$50,000
	1	Construction Cross Country Trail	Delinate route, minor clearing of trees and vegetation	\$10,000 - \$20,000
	3	Construct (2) two new fields	Construct new (2) two 65 yard natural grass multi-sport field including tree clearing, earthwork, possible retaining walls, gravel parking area	\$1,000,000 - 1,500,000

*Project Objectives: Equity, Accessibility, Safety, Maintenance, Management of Assets*

*Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)*



## Management Recommendations

- Develop a comprehensive field user policy for the District
- Recommendations will be different for irrigated and non-irrigated fields
- Tailored to Spring, Summer, Fall seasons
- Regulations require different approach between Middle & High School fields



## Management Recommendations

- Earmark additional funds through the annual budgeting process
- Primary goal to begin use with 100% turf cover
- Maintenance Budget (Current & Projected)

