

REGION 4 BOARD OF EDUCATION

Date: August 24, 2021

District Meeting / Public Hearing & Special Meeting – REMOTE MEETING held

(To view a recording of this meeting, please visit our website www.reg4.k12.ct.us and select “Remote Meeting Recordings” under the BOARD OF EDUCATION Heading)

Attendance:	<u>Region 4 BOE</u>		<u>Administration:</u>		<u>Other:</u>	
(√ = attended)	Kate Sandmann	√	Brian White	√	Matt Ritter	√
	Jane Cavanaugh	√	Sarah Brzozowy	√	Rusty Malik	√
	Lon Seidman	√	Bob Grissom	√		
	Jennifer Clark	√	Matt Espinosa	√		
	Lori Ann Clymas	√				
	Rob Bibbiani	√				
	Rick Daniels	√				

Chair Sandmann called the district meeting / public hearing to order at: 7:00 p.m.

Chair Sandmann nominated Tom Englert as the moderator for this evening. There being no other nominations, Tom Englert, as moderator, read the published legal warning for the meeting.

Mr. Englert asked if Chair Sandmann would like to share any comments or designate someone else to do so. She asked Superintendent White to make comments.

Superintendent White shared a brief timeline of the history of the proposed project. Discussions began in the fall of 2018 with continuing discussions and actions taken throughout 2019-2021 resulting in tonight’s public hearing (the timeline and associated materials may be viewed on the district website and are attached to these minutes).

Rusty Malik of QA&M Architects shared a presentation of the design concepts and scope of the proposed project (see attached).

Mr. Englert opened up the meeting for comments and questions from the public.

Norm Needleman of Essex asked to discuss the options for financing of the project. He voiced concerns about bonding for a project of this size. He encouraged the Board to consider other financing options, as he believes bonding this small project would be a mistake, and asks that the board take the bonding option off the table. Instead, he recommends a more conventional means of financing by borrowing to cover the interest payments only during the first four years, as they look to roll it into a future bond covering more items, sometime within the next couple of years.

Board Member Clymas thanked Mr. Needleman for his comments and said the Board would be fully researching and discussing all financing options.

Richard Strauss of Chester followed up on Mr. Needleman’s comments regarding financing. He asked if there was a ballpark figure for the anticipated reimbursement from the State. Mr. Malik shared the current guidance from the State, noting that it will ultimately depend upon a final audit of the project upon completion.

There being no other public comment, Mr. Englert called for adjournment of the public hearing at 7:25 p.m.

Chair Sandmann called the Region 4 BOE Special Meeting to order at 7:25 p.m.

A verbal roll call was held.

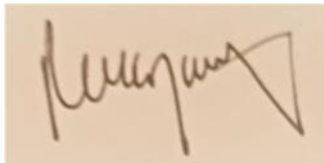
There was a discussion and questions were answered regarding the proposed resolutions and funding of the project.

On motion duly made and seconded, the Board unanimously VOTED to approve RESOLUTION TO APPROPRIATE \$952,053 FOR THE COST OF THE JOHN WINTHROP MIDDLE SCHOOL SECURITY PROJECT AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$952,053 TO FINANCE THE APPROPRIATION *(see attached for full resolution language)*

On motion duly made and seconded, the Board unanimously VOTED to approve RESOLUTION TO SUBMIT TO REFERENDUM THE RESOLUTION TO APPROPRIATE \$952,053 FOR THE COST OF THE JOHN WINTHROP MIDDLE SCHOOL SECURITY PROJECT AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$952,053 TO FINANCE THE APPROPRIATION *(see attached for full resolution language)*

Public Comment: none were made

ADJOURNMENT: On motion duly made and seconded, the Board unanimously VOTED to adjourn at 7:47 p.m.

A handwritten signature in dark ink on a light-colored rectangular background. The signature is cursive and appears to read 'Rick Daniels'.

Rick Daniels – Secretary
Regional District #4 Board of Education

WARNING
DISTRICT MEETING - PUBLIC HEARING
REGIONAL SCHOOL DISTRICT NO. 4
TOWNS OF CHESTER, DEEP RIVER AND ESSEX
TUESDAY, AUGUST 24, 2021

The electors and citizens qualified to vote in town meetings of the Towns of Chester, Deep River and Essex (the “Member Towns”) are hereby warned that a District Meeting of Regional School District No. 4 (the “District”) will be held REMOTELY Via Google Meet on Tuesday, August 24, 2021 at 7:00 P.M. (to listen and participate please dial (US) +1 (617) 675-4444 PIN: 211 351 184 1538#) for the purpose of conducting a public hearing on the following recommendation of the District Board of Education:

1. That \$952,053 be appropriated for the John Winthrop Middle School Security Project (the “Project”). The appropriation may be expended for design, construction, renovation and installation costs, engineering and professional fees, materials, equipment, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Project. The appropriation shall include any federal, state or other grants-in-aid received for the Project. The John Winthrop Middle School Security Project Building Committee (the “Building Committee”), established by the District Board of Education as the building committee for the Project, shall be authorized to determine the scope and particulars of the Project, and may reduce or modify the scope of the Project as desirable, and the entire appropriation may be spent on the Project as so reduced or modified. The District anticipates receiving grants from the State of Connecticut for a portion of the eligible costs of the Project to defray in part the appropriation.

2. That \$952,053 of bonds, notes or temporary notes of the District be authorized to finance the appropriation. The amount of the bonds authorized shall be reduced by the amount of any grants received by the District for the Project.

3. That the Chair of the District Board of Education and the District Treasurer, be authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information.

4. That the Building Committee be authorized to contract with architects, engineers, contractors and others in the name and on behalf of the District with respect to the Project, to approve design and construction expenditures for the Project, and to exercise such others powers as are necessary or appropriate to complete the Project.

5. That the authorization of the issuance of bonds, notes or temporary notes shall be submitted to referendum vote by the electors and citizens qualified to vote in town meetings of the Member Towns of the District.

Dated at Deep River, Connecticut this 10th day of August 2021.

John Winthrop Middle School Security & ADA Feasibility Study

Region # 4 BOE Presentation August 10, 2021



Facility Evaluation

EXISTING CONDITIONS

Evaluate + Confirm Assets

- Lot Size – Acres
- Grade 6-8 Educational Facility
- Residential Neighborhood
- Proximity of Residences
- **School Identity**
- **Parent Pickup/Drop-off**
- Parking Adequacy
- Wetland + Neighborhood Impact
- Slopes & Grading
- **ADA Access**
- Water course adjacent to the school
- Building Structure
- Building Envelope – Windows
- **Main Office Area Accessibility**
- **Security**
- Structural Integrity
- MEP Systems
- **Travel Distance**
- **TECHNOLOGY**

Construction Phasing

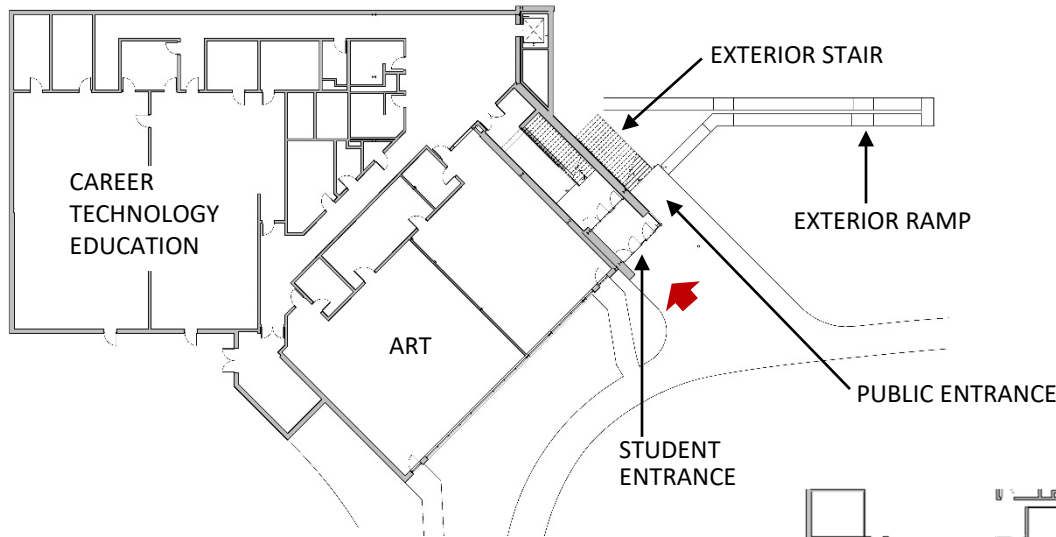
- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- **HAZMAT Management**



Design Concepts – Option Two



LOWER FLOOR PLAN



OPTION ASSESSMENT

ADVANTAGES

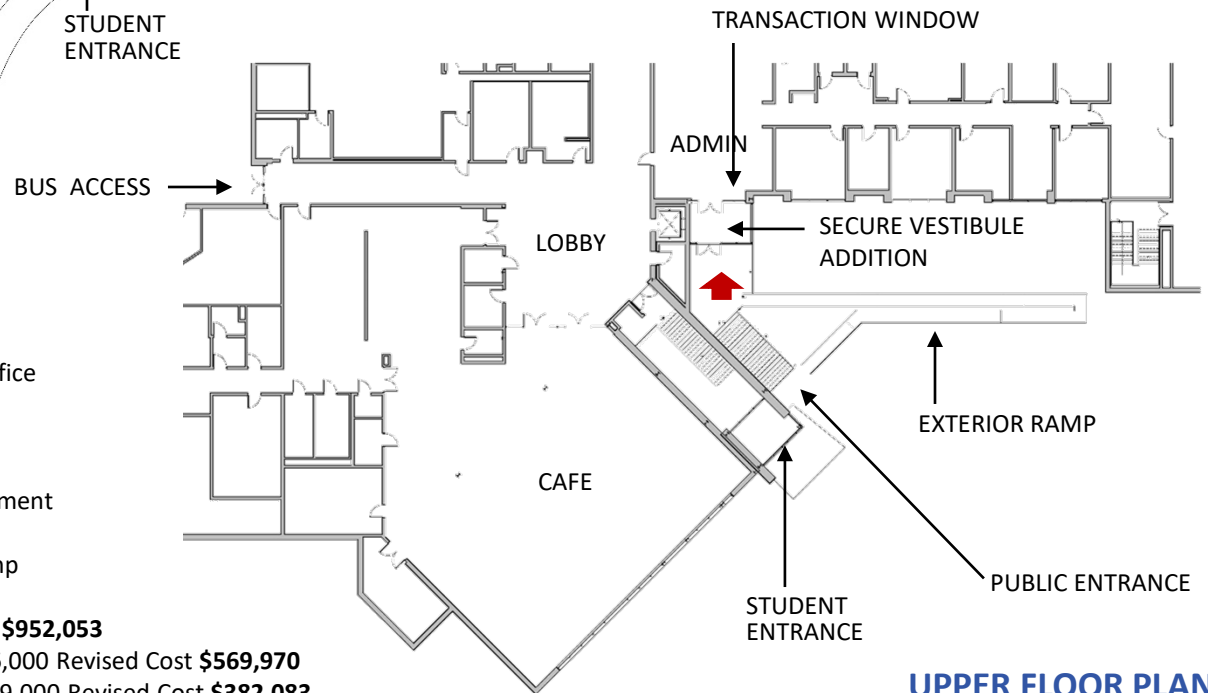
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

CONCERNS

- Added building Area and Reimbursement
- Elevator Access
- Maintenance of Exterior Stair & Ramp

ESTIMATED COST

- Project Cost \$825,000 Revised Cost **\$952,053**
- Net Cost After Reimbursement \$486,000 Revised Cost **\$569,970**
- State Reimbursement to Region \$339,000 Revised Cost **\$382,083**



UPPER FLOOR PLAN

Design Concepts – Option Two



Budget Estimate – Option Two

PROJECT BUDGET

SITE HAZMAT & DEMO	\$235,250
BUILDING & SYSTEMS	\$241,500
CONSTRUCTION PHASING & MANAGEMENT	\$141,503
PROJECT DEVELOPMENT	\$119,100
ESCALATION & CONTINGENCIES	\$214,700
TOTAL PROJECT COST	\$952,053

ESTIMATED STATE REIMBURSEMENT **\$382,083**

NET ESTIMATED PROJECT COST TO REGION 4 **\$569,970**

BUDGET IMPACT / CONCERNS

Escalation – Originally estimated 14 months ago
Commodity Pricing

- Steel
- Concrete Reinforcing Bars
- Aluminum Windows and Doors
- Misc. Metals – Handrails
- Roof Insulation
- Security Transaction Windows

Delivery Schedule

Material Cost Stability

BUDGET APPROACH WOULD BE TO DEVELOP BID ALTERNATES:

- Reduce or eliminate the Canopy
- Bearing Masonry Wall Construction

SCHEDULE

Grant Application - October 2021

Funding Referendum – November 2021

State Review “PCR” - January 2022

Bidding & GC Selection – February

Construction Material Submission & Approval - Feb thru May

Construction Mobilization & Start June 15, 2021



John Winthrop Middle School

Security & ADA Feasibility Study

DISCUSSION



QA+M
architecture



**REGIONAL SCHOOL DISTRICT NO. 4
TOWNS OF CHESTER, DEEP RIVER AND ESSEX**

RESOLUTION TO APPROPRIATE \$952,053 FOR THE COST OF THE JOHN WINTHROP MIDDLE SCHOOL SECURITY PROJECT AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$952,053 TO FINANCE THE APPROPRIATION

BE IT RESOLVED:

SECTION 1. That Regional School District No. 4 (the "District") appropriate \$952,053 for the John Winthrop Middle School Security Project (the "Project"). The appropriation may be expended for design, construction, renovation and installation costs, engineering and professional fees, materials, equipment, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Project. The appropriation shall include any federal, state or other grants-in-aid received for the Project. The John Winthrop Middle School Security Project Building Committee (the "Building Committee") is authorized to determine the particulars of the Project, and may reduce or modify the scope of the Project as desirable, and the entire appropriation may be spent on the Project as so reduced or modified. The District anticipates receiving grants from the State of Connecticut for a portion of the eligible costs of the Project to defray in part the appropriation.

SECTION 2. That the District finance the Project by issuing the District's bonds or notes in an amount not to exceed \$952,053, which bonds or notes shall be issued pursuant to the Connecticut General Statutes, as amended. The bonds or notes may be sold as a single issue or consolidated with any other authorized issues of bonds or notes of the District. The bonds or notes shall bear the District seal or a facsimile thereof. The bonds or notes shall each recite that every requirement of law relating to its issue has been fully complied with, that such bond or note is within every debt and other limit prescribed by law, and that the full faith and credit of the District and the towns of Chester, Deep River and Essex (the "Member Towns") are pledged to the payment of the principal thereof and the interest thereon. The Chairman and Treasurer of the District Board of Education are hereby authorized to determine the amount, date, interest rates, maturities, form and other details of the bonds or notes; to designate a bank or trust company to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to designate the persons to sign such bonds or notes by their manual or facsimile signatures in the name or on behalf of the District; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

SECTION 3. That the District is authorized to issue temporary notes in anticipation of the receipt of the proceeds of said bonds or notes. The temporary notes shall be issued with maturity dates in accordance with the Connecticut General Statutes, as amended. The temporary notes shall each recite that every requirement of law relating to its issue has been fully complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the District and its Member Towns are pledged to the payment of the principal thereof and the interest thereon. The Chairman and Treasurer of the District Board of Education are authorized to

determine the amounts, dates, interest rates, maturities, form, and other details of the notes; to sell the notes at public or private sale; to designate the persons to execute and deliver the notes; and to perform all other acts which are necessary or appropriate to issue the notes. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing, and marketing such notes, to the extent paid from the proceeds from the issuance of bonds or notes, shall be included as a cost of the appropriation.

SECTION 4. That the District hereby declares its official intent under Treasury Regulation Section 1.150-2 of the Internal Revenue Code of 1986, as amended, that the project costs may be paid from temporary advances of available funds and that the District reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the Project; that the Chairman and Treasurer of the District Board of Education are authorized to bind the District pursuant to such representations and agreements as they deem necessary or advisable in order to ensure and maintain the continued exemption from Federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and that the Chairman and Treasurer of the District Board of Education are authorized to make representations and agreements for the benefit of the holders of the bonds, notes or temporary notes to provide secondary market disclosure information and to execute and deliver on behalf of the District an agreement to provide such information with such terms and conditions as they, with the advice of bond counsel, deem necessary and appropriate.

SECTION 5. That the bonds, notes or temporary notes authorized above, or any portion thereof, may bear interest which is includable in the gross income of holders thereof for Federal income tax purposes pursuant to the Internal Revenue Code of 1986, as amended, as the issuance of such taxable bonds, notes or temporary notes is hereby determined to be in the public interest.

SECTION 6. That the Superintendent and the Building Committee are authorized to apply for and accept or reject grants-in-aid for the Project.

SECTION 7. That the Superintendent and Building Committee are authorized to execute agreements and other documents on behalf of the District for the Project; and that other District officials and employees are authorized to take all actions necessary and proper to carry out the Project and to issue the bonds, notes or temporary notes to finance the appropriation.

SECTION 8. That the Board of Education is authorized to prepare a concise, explanatory text of this appropriation and bonding resolution which has been submitted to a referendum vote on the voting tabulators in each of the Member Towns. Subject to the approval of the Board of Education's Attorney, the Board of Education is authorized to prepare and print explanatory materials regarding this resolution, such explanatory text and explanatory materials to be prepared in accordance with Connecticut General Statutes Section 9-369b.

**REGIONAL SCHOOL DISTRICT NO. 4
TOWNS OF CHESTER, DEEP RIVER AND ESSEX**

RESOLUTION TO SUBMIT TO REFERENDUM THE RESOLUTION TO APPROPRIATE \$952,053 FOR THE COST OF THE JOHN WINTHROP MIDDLE SCHOOL SECURITY PROJECT AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$952,053 TO FINANCE THE APPROPRIATION

RESOLVED:

Section 1. The appropriation and bonding resolution approved by the Regional School District No. 4 Board of Education concurrently herewith shall be submitted to a referendum vote on voting tabulators by persons qualified to vote in town meetings in the Towns of Chester, Deep River and Essex on Tuesday, November 2, 2021 between the hours of 6:00 a.m. and 8:00 p.m. (Eastern Time) and placed on the ballot labels as the following question:

“Shall Regional School District No. 4, comprised of the Towns of Chester, Deep River and Essex, appropriate \$952,053 for the cost of the John Winthrop Middle School Security Project and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$952,053 to finance the appropriation?

YES NO”

Voters approving the resolution shall vote “Yes” and those opposing the resolution shall vote “No”.

Section 2. The following polling places shall be utilized for purposes of the referendum vote on the voting tabulators:

Chester Town Hall
203 Middlesex Avenue
Chester, Connecticut 06412

Deep River Community Meeting Room at the Deep River Public Library
150 Main Street
Deep River, Connecticut 06417

Essex Town Hall
29 West Avenue
Essex, Connecticut 06426

Section 3. Warnings of the referendum vote shall be published in newspapers having a general circulation within the Towns of Chester, Deep River and Essex, respectively, not less than fifteen (15) days before the date of said referendum, and not more than five (5) days before the date of said referendum, which warnings shall be in substantially the following forms:

**WARNING
REFERENDUM VOTE
Regional School District No. 4
Town of Chester
November 2, 2021**

A referendum vote of the electors and citizens qualified to vote in town meetings of the Town of Chester, Connecticut will be held in the Town of Chester at the following place:

Chester Town Hall
203 Middlesex Avenue
Chester, Connecticut 06412

and simultaneously in Deep River and Essex, Connecticut on Tuesday, November 2, 2021, between the hours of 6:00 a.m. and 8:00 p.m. pursuant to Section 10-56 of the General Statutes of the State of Connecticut, as amended, upon a resolution adopted by the Regional School District No. 4 Board of Education at a meeting held on August 24, 2021.

The resolution will be placed on the ballot labels as the following question:

“Shall Regional School District No. 4, comprised of the Towns of Chester, Deep River and Essex, appropriate \$952,053 for the cost of the John Winthrop Middle School Security Project and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$952,053 to finance the appropriation?

YES NO”

Voters approving the resolution shall vote “Yes” and those opposing the resolution shall vote “No”.

A copy of the full text of the resolution is on file and available for public inspection at the Town Clerk’s Office. Absentee ballots will be available from the Town Clerk’s office.

Dated in Chester, Connecticut this __ day of _____, 2021.

Debra Calamari
Chester Town Clerk

WARNING
REFERENDUM VOTE
Regional School District No. 4
Town of Deep River
November 2, 2021

A referendum vote of the electors and citizens qualified to vote in town meetings of the Town of Deep River, Connecticut will be held in the Town of Deep River at the following place:

Deep River Community Meeting Room at the Deep River Public Library
150 Main Street
Deep River, Connecticut 06417

and simultaneously in Chester and Essex, Connecticut on Tuesday, November 2, 2021, between the hours of 6:00 a.m. and 8:00 p.m. pursuant to Section 10-56 of the General Statutes of the State of Connecticut, as amended, upon a resolution adopted by the Regional School District No. 4 Board of Education at a meeting held on August 24, 2021.

The resolution will be placed on the ballot labels as the following question:

“Shall Regional School District No. 4, comprised of the Towns of Chester, Deep River and Essex, appropriate \$952,053 for the cost of the John Winthrop Middle School Security Project and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$952,053 to finance the appropriation?

YES NO”

Voters approving the resolution shall vote “Yes” and those opposing the resolution shall vote “No”.

A copy of the full text of the resolution is on file and available for public inspection at the Town Clerk’s Office. Absentee ballots will be available from the Town Clerk’s office.

Dated in Deep River, Connecticut this ____ day of _____, 2021.

Amy Winchell
Deep River Town Clerk

WARNING
REFERENDUM VOTE
Regional School District No. 4
Town of Essex
November 2, 2021

A referendum vote of the electors and citizens qualified to vote in town meetings of the Town of Essex, Connecticut will be held in the Town of Essex at the following place:

Essex Town Hall
29 West Avenue
Essex, Connecticut 06426

and simultaneously in Chester and Deep River, Connecticut on Tuesday, November 2, 2021, between the hours of 6:00 a.m. and 8:00 p.m. pursuant to Section 10-56 of the General Statutes of the State of Connecticut, as amended, upon a resolution adopted by the Regional School District No. 4 Board of Education at a meeting held on August 24, 2021.

The resolution will be placed on the ballot labels as the following question:

“Shall Regional School District No. 4, comprised of the Towns of Chester, Deep River and Essex, appropriate \$952,053 for the cost of the John Winthrop Middle School Security Project and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$952,053 to finance the appropriation?

YES NO”

Voters approving the resolution shall vote “Yes” and those opposing the resolution shall vote “No”.

A copy of the full text of the resolution is on file and available for public inspection at the Town Clerk’s Office. Absentee ballots will be available from the Town Clerk’s office.

Dated in Essex, Connecticut this ____ day of _____, 2021.

Joel Marzi
Essex Town Clerk