Regional School District #4
Chester – Deep River – Essex – Region 4
Regional School District No. 4 Special Meeting

To: Members of the Regional School District No. 4 Board of Education
Subject: **Region 4 BOE Special Meeting – Thursday, February 24, 2022**
Time: **4:00 p.m.**
Place: **Via Google Meet – To listen remotely please dial (US) +1 (617) 675-4444 PIN: 678 908 044 0522#**
(We kindly ask that you **please mute your phone immediately** upon connecting to the meeting as this will improve the audio quality for all participants. Google Meet may do this automatically, depending on the number of people already connected to the call. If so, pressing ***6** will unmute your phone when it's time to speak)

Please contact Jennifer Bryan at Central Office email jbryan@reg4.k12.ct.us if you are unable to attend.

Mission Statement
We, the communities of Chester, Deep River, Essex and Region 4,
engage all students in a rigorous and collaborative educational program. We prepare our learners to be respectful citizens who are empowered to contribute in a globalized society.

AGENDA

1. **Call to order and Verbal Roll Call** – Chair, K. Sandmann

2. **Discussion and possible VOTE to approve the following resolutions related to the JWMS Security Project as required for application to the State:**

   RESOLVED that the Region 4 Board of Education authorizes Regional School District 4 Board of Education to apply to the commissioner of Administrative Services and to accept or reject a grant for the JWMS Security Project at John Winthrop Middle School.

   RESOLVED that the Region 4 Board of Education hereby authorizes at least the preparation of schematic drawings and outline specifications for the JWMS Security Project at John Winthrop Middle School.

3. **Discussion and possible VOTE** to approve the educational specifications for the JWMS Security Project at John Winthrop Middle School for submittal with application to the State *(encl #1)*

4. **Executive Session - Pursuant to Section 1-200(6)(D) of the General Statutes-** contracts/negotiations – re: possible sale of R4 owned property at Falls Landing / (continue review of offer and potential response)

5. **Possible Action Item** – possible VOTE to authorize the Superintendent to direct the District's realtor to share a Board approved response to the offer made by a prospective buyer for the possible purchase of District property at Falls Landing, and to authorize the Superintendent to draft a purchase and sale agreement related thereto to bring back to the Board at a future meeting for its review, discussion and possible vote to approve the purchase and sale agreement and send it to a Special District Meeting for final approval pursuant to Section 10-56 of the General Statutes.

6. **Adjournment.**

Cc: Town Clerks: Chester, Deep River, Essex

February 17, 2022

Robert Grissom, Finance Director
Regional School District #4

RE: **Regional School District #4**
        Educational Specifications for John Winthrop Middle School

PROJECT RATIONALE

The existing facility at John Winthrop Middle School was evaluated for compliance with the School Safety and Security Guidelines established by the State of Connecticut for educational facilities. One of the key deficiencies identified for the school was the lack of a secure vestibule at the student and visitor entrance to the school. The existing entrance is remote from the main office and there is comingling of students and visitors at the existing entrance which is an egress stair. The main office is located at the second floor while the entrance is located at the lower level, thereby requiring an elevator for access by persons with disabilities. Several options that would address this deficiency have been evaluated for the existing building and the proposed solution which constructs a new vestibule at the exterior of the main office for direct sightlines and access and an exterior covered stair and a ramp is the least disruptive and most cost-effective solution that addresses the needs.

LONG RANGE EDUCATIONAL PLAN

Region 4 is currently conducting a facility master plan for all schools including John Winthrop Middle School. The Board of Education intends to continue utilizing the existing facility as a middle school.

LEARNING/EDUCATIONAL ACTIVITIES

The existing John Winthrop Middle School will continue to provide all educational needs, including extracurricular activities for all grade 7-8 students in the towns of Chester, Deep River, and Essex.

ENROLLMENT DATA AND PROPOSED PROJECT CAPACITY

The proposed project is to meet Safety and Security needs at John Winthrop Middle School and is not impacted by enrollment projections. The addition of an approximately 100 SF secure vestibule does not impact building capacity or future expansion for educational programs. See attached NESDEC enrollment projections.

DETAILED DESCRIPTION

The existing facility at John Winthrop Middle School is a 130,000 square foot (SF) building constructed in 1960 and renovated in 2002. The facility housed grades 7 and 8 and supports a standard middle school educational program. The school includes a gymnasium, media center and an auditorium.

The proposed project is an addition of an approximately 100 SF secure vestibule to meet Safety and Security at John Winthrop Middle School. The scope includes stair access and a ramp at the exterior of the building adjacent to the main office for direct sightlines and access control. The construction will be masonry walls, storefront entry with school guard glass, security hardware, a secure transaction window and the necessary communications infrastructure for control by the main office staff. The ramp and stairs will be poured concrete and the canopy will be constructed of steel columns and framing with a single ply membrane roof. The anticipated impact on the existing facility will be minimal as the work is anticipated to conducted in the summer months. The locations at the exterior will not disrupt the educational program, however there will be a minor impact on the vehicular circulation for parent and bus pick-up and drop-off if the construction extends into the school year.

The full scope of the project is the secure vestibule of approximately 100 SF, a ramp, and the covered stair access. There will be a new door into the main office from the vestibule. The remainder of the building will be unchanged.

The vestibule is a non-educational transition/circulation space and will not require any furnishings and equipment.

BUILDING SYSTEMS

The proposed building systems will be:
- Security access and control hardware.
- Communication within the vestibule and at the exterior of the vestibule.
- Security cameras

- Transaction window
- The HVAC system will be an extension existing system

All glass will be school guard glass.

INTERIOR BUILDING ENVIRONMENT

The proposed interior building environment will be as follows:
- Acoustical Ceiling tile 2x2 or 2x4
- Masonry walls
- LED recessed lighting
- Aluminum doors and windows with school guard glass.
- No plumbing is necessary
- The HVAC system will be an extension existing system

SITE DEVELOPMENT

The proposed addition will impact the site at the exterior of the building adjacent to the main office which is currently a sloped area with grass and three trees. There will be limited impact on parking and traffic flow if the project extends into the school year, during the student pickup and drop off times. Construction will be halted at these times. There is no impact on athletic fields, playgrounds, parking and recreational use.

CONSTRUCTION BONUS REQUEST

None

COMMUNITY USE

There is no community use of this space except for secure access to the building.

Rusty Malik, AIA, LEED AP BD&C, NOMA
Principal

RSD #4, CT
Chester/Deep River/Essex
2021-22 Enrollment Projection Report

Enrollment Summary

The global pandemic continues to influence our nation's public health and economic stability in unpredictable ways. As such, it is still too early to identify many of the factors that could impact school enrollments. Over the past school year, we have seen fluctuations in the real estate market and job trends, which have impacted student attendance patterns. Moreover, during the past school year, we have seen how school enrollment patterns can differ substantially from one district to another, with some districts losing students while others experience an influx of students.

We are pleased to send you the past, present, and projected enrollments for your District. New this year, we have added graphs that highlight Historical and Projected Enrollments in Grade Combinations. We have received the figures given to us by the District and we assume that the method of collecting the enrollment data has been consistent from year to year.

Of note, projections are generally more reliable when they are closest in time to the current year. Projections four to ten years out may serve as a guide to future enrollments.

In light of this, NESDEC has added a "Second Semester refresher" enrollment projection at no cost to affiliates.

The NESDEC enrollment projection fell within 10 students of the K-12 total, 1,510 students projected vs. 1,500 enrolled. The projection for K-6 fell within 13 students, 699 projected vs. 686 enrolled, in Grades 7-8 the projection of 249 equaled the enrollment of 249, and in Grades 9-12, the enrollment projection fell within 3 students, 562 projected vs. 565 enrolled. Over the next three years, K-6 enrollments are projected to decline by -21 students, Grades 7-8 enrollments are projected to decrease by -34 students, and Grades 9-12 enrollments are projected to decrease by 100 students, as student progress through the grades.

There are two new charts, Combined Historical Enrollment and Combined Projected Enrollment by town.

School District: **RSD #4, CT**   **11/22/2021**

Note: Historical data from 2011-12 to 2014-15 not provided for grades 7 to 12.

Historical Enrollment By Grade

| Birth Year	Births*	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2006	151	2011-12	39	134	142	181	157	162	174	185	0	0	0	0	0	0	0	1135	1174
2007	132	2012-13	51	126	128	141	178	163	167	172	0	0	0	0	0	0	0	1075	1126
2008	115	2013-14	57	123	120	128	140	176	159	163	0	0	0	0	0	0	0	1009	1066
2009	109	2014-15	44	108	122	113	132	132	179	152	0	0	0	0	0	0	0	938	982
2010	99	2015-16	55	82	110	122	114	132	134	183	149	166	148	154	146	151	0	1791	1846
2011	114	2016-17	37	102	100	113	120	114	138	138	183	150	155	147	155	150	0	1765	1802
2012	86	2017-18	33	96	108	102	111	121	116	140	143	184	137	156	156	160	0	1730	1763
2013	83	2018-19	36	89	96	106	98	110	122	114	145	144	169	138	150	151	0	1632	1668
2014	73	2019-20	28	101	84	92	106	101	114	121	112	145	128	168	136	150	0	1558	1586
2015	92	2020-21	33	78	99	91	96	107	105	123	121	123	140	130	173	152	0	1538	1571
2016	98	2021-22	29	101	80	102	94	97	105	107	126	123	111	140	132	182	0	1500	1529

*Birth data provided by Public Health Vital Records Departments in each state.

Historical Enrollment in Grade Combinations

Year	K-6	K-5	PK-6	K-8	PK-8	6-8	7-8	7-12	9-12
2011-12	1135	950	1174	1135	1174	185	0	0	0
2012-13	1075	903	1126	1075	1126	172	0	0	0
2013-14	1009	846	1066	1009	1066	163	0	0	0
2014-15	938	786	982	938	982	152	0	0	0
2015-16	877	694	932	1192	1247	498	315	914	599
2016-17	825	687	862	1158	1195	471	333	940	607
2017-18	794	654	827	1121	1154	467	327	936	609
2018-19	735	621	771	1024	1060	403	289	897	608
2019-20	719	598	747	976	1004	378	257	839	582
2020-21	699	576	732	943	976	367	244	839	595
2021-22	686	579	715	935	964	356	249	814	565

Historical Percentage Changes

| Year	K-12	Diff.	%
2011-12	1135	0	0.0%
2012-13	1075	-60	-5.3%
2013-14	1009	-66	-6.1%
2014-15	938	-71	-7.0%
2015-16	1791	853	90.9%
2016-17	1765	-26	-1.5%
2017-18	1730	-35	-2.0%
2018-19	1632	-98	-5.7%
2019-20	1558	-74	-4.5%
2020-21	1538	-20	-1.3%
2021-22	1500	-38	-2.5%
Change		365	32.2%
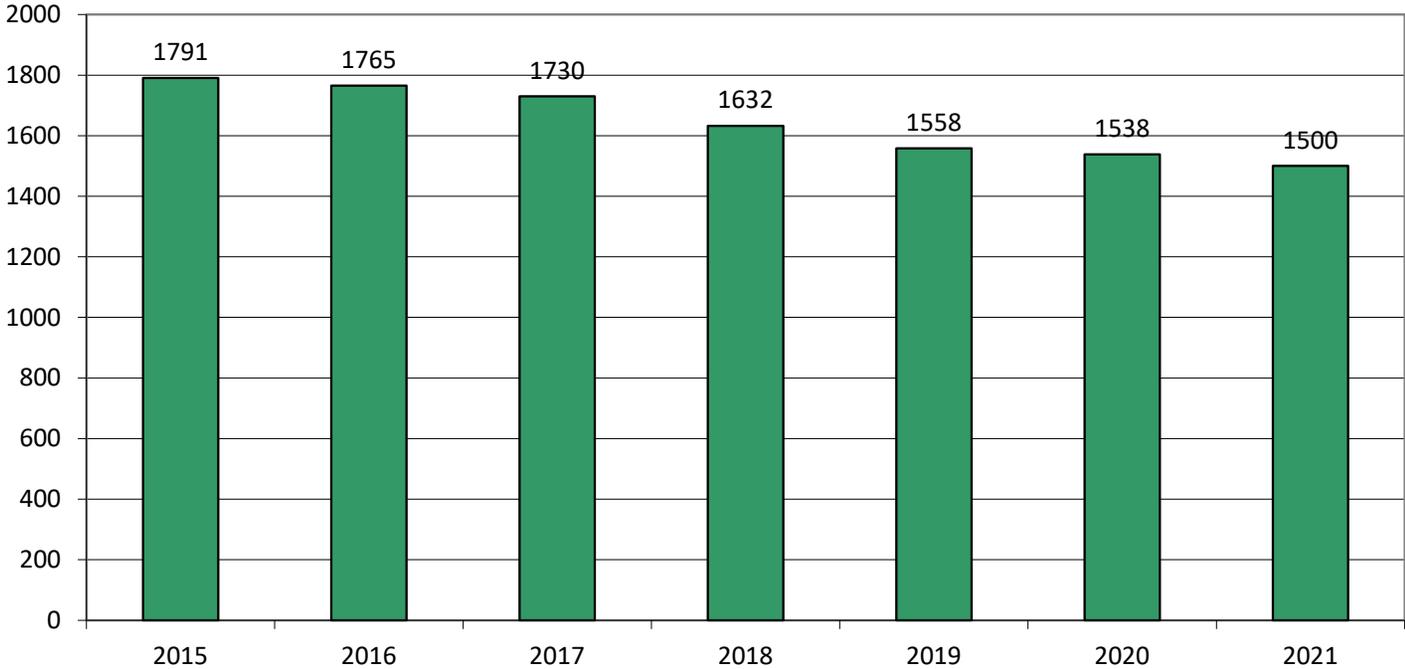
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Historical Enrollment

K-12, 2015-2021

Note: Historical data from 2011-12 to 2014-15 not provided for grades 7 to 12.

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3

Combined Historical Enrollment

K-12, 2011 - 2021

■ Chester ■ Deep River ■ Essex

Year	Chester	Deep River	Essex	Total
2011-12	259	357	519	1135
2012-13	251	347	477	1075
2013-14	228	330	451	1009
2014-15	219	312	407	938
2015-16	419	601	771	1791
2016-17	410	602	753	1765
2017-18	420	591	719	1730
2018-19	406	566	660	1632
2019-20	399	522	637	1558
2020-21	398	514	626	1538
2021-22	398	494	608	1500
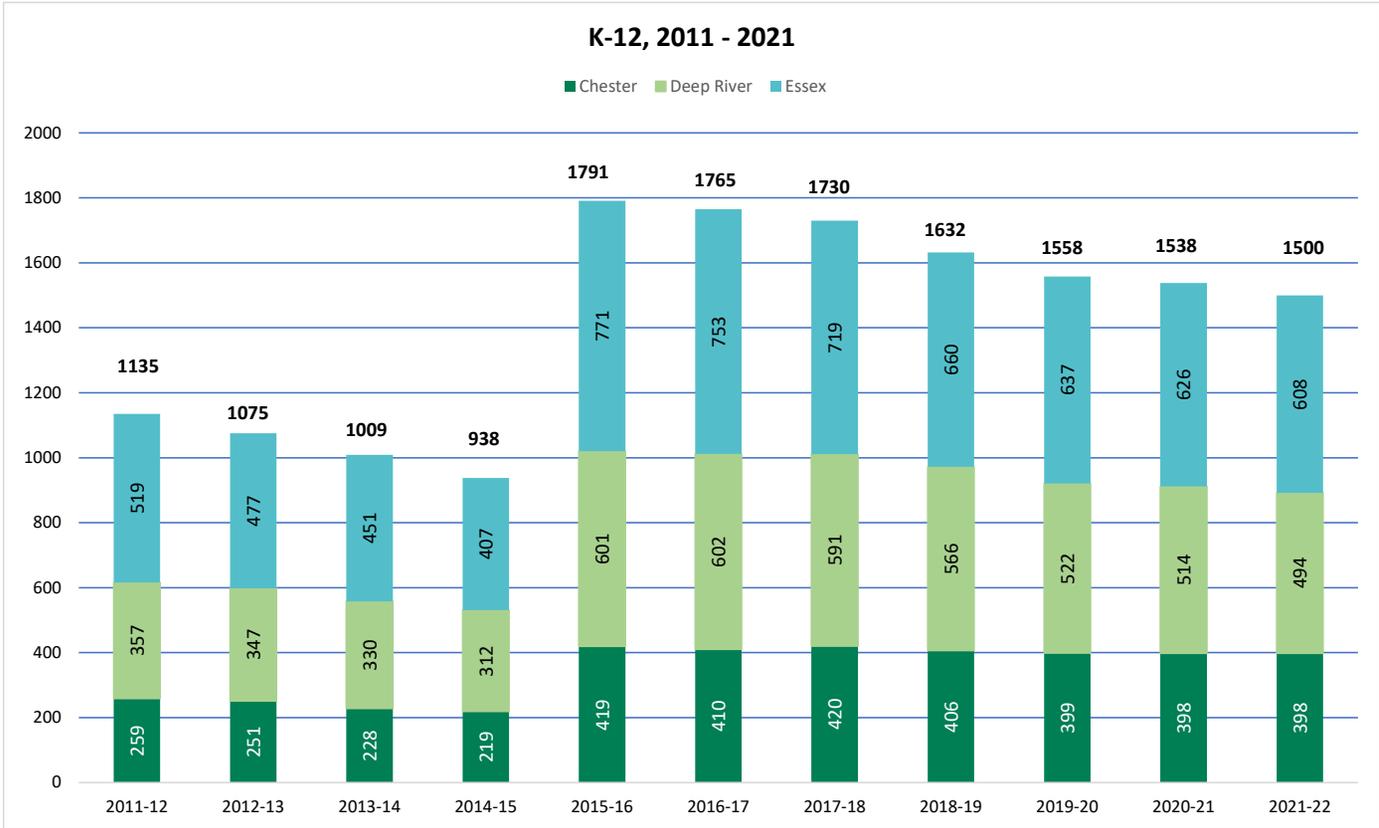
Note: Historical data from 2011-12 to 2014-15 not provided for grades 7 to 12.

Town	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Chester	23%	23%	23%	23%	23%	23%	24%	25%	26%	26%	27%
Deep River	31%	32%	33%	33%	34%	34%	34%	35%	34%	33%	33%
Essex	46%	44%	33%	33%	34%	34%	34%	35%	34%	33%	33%

* percentages rounded

School District: RSD #4, CT   11/22/2021

Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2016	98		2021-22	29	101	80	102	94	97	105	107	126	123	111	140	132	182	0	1500	1529
2017	82		2022-23	34	90	105	80	103	95	99	107	109	131	115	112	142	136	0	1424	1458
2018	82		2023-24	36	90	92	106	80	104	97	100	109	112	123	116	114	146	0	1389	1425
2019	80		2024-25	38	89	93	92	106	81	106	98	102	113	105	124	118	118	0	1345	1383
2020	90	(prov.)	2025-26	40	99	93	93	92	107	83	107	100	107	107	106	126	121	0	1341	1381
2021	86	(est.)	2026-27	42	95	103	94	95	93	109	84	109	104	101	108	108	130	0	1333	1375
2022	84	(est.)	2027-28	44	92	98	103	96	96	95	110	86	114	97	102	111	112	0	1312	1356
2023	84	(est.)	2028-29	46	93	95	98	104	97	97	96	112	90	107	98	104	114	0	1305	1351
2024	85	(est.)	2029-30	48	93	96	95	99	105	99	99	98	117	84	108	100	107	0	1300	1348
2025	86	(est.)	2030-31	50	95	96	96	96	100	107	101	101	102	110	85	111	103	0	1303	1353
2026	85	(est.)	2031-32	52	93	98	96	97	97	102	109	103	104	96	111	86	114	0	1306	1358

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

- Based on an estimate of births
- Based on children already born
- Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

Projected Enrollment in Grade Combinations*

Year	K-6	K-5	PK-6	K-8	PK-8	6-8	7-8	7-12	9-12
2021-22	686	579	715	935	964	356	249	814	565
2022-23	679	572	713	919	953	347	240	745	505
2023-24	669	569	705	890	926	321	221	720	499
2024-25	665	567	703	880	918	313	215	680	465
2025-26	674	567	714	881	921	314	207	667	460
2026-27	673	589	715	886	928	297	213	660	447
2027-28	690	580	734	890	934	310	200	622	422
2028-29	680	584	726	882	928	298	202	625	423
2029-30	686	587	734	901	949	314	215	614	399
2030-31	691	590	741	894	944	304	203	612	409
2031-32	692	583	744	899	951	316	207	614	407

Projected Percentage Changes

Year	K-12	Diff.	%
2021-22	1500	0	0.0%
2022-23	1424	-76	-5.1%
2023-24	1389	-35	-2.5%
2024-25	1345	-44	-3.2%
2025-26	1341	-4	-0.3%
2026-27	1333	-8	-0.6%
2027-28	1312	-21	-1.6%
2028-29	1305	-7	-0.5%
2029-30	1300	-5	-0.4%
2030-31	1303	3	0.2%
2031-32	1306	3	0.2%
Change		-194	-12.9%

*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

Combined Projected Enrollment

K-12, 2021 - 2031

■ Chester ■ Deep River ■ Essex
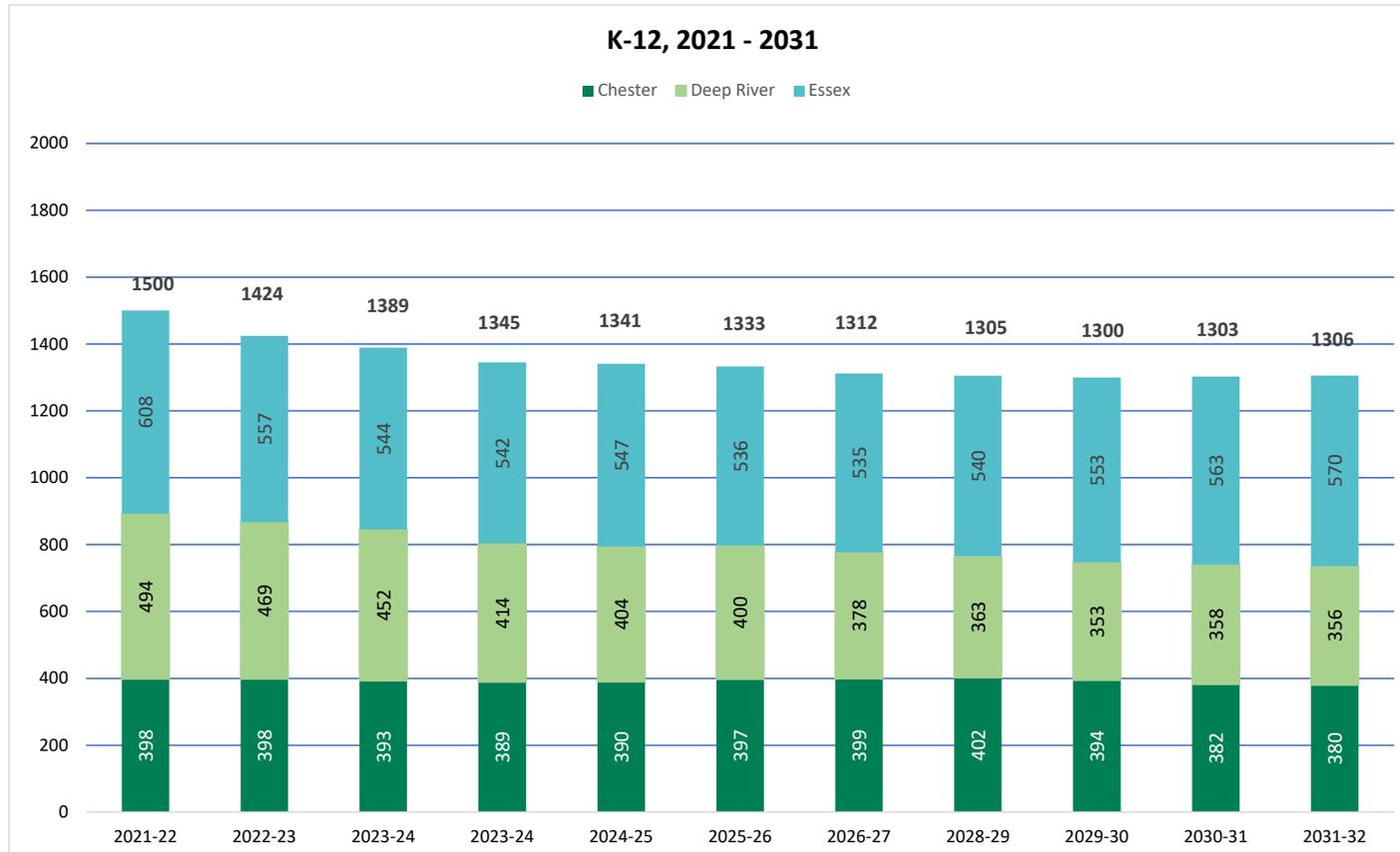
Town	2021-22	2022-23	2023-24	2023-24	2024-25	2025-26	2026-27	2028-29	2029-30	2030-31	2031-32
Chester	27%	28%	28%	29%	29%	30%	30%	31%	30%	29%	29%
Deep River	33%	33%	33%	31%	30%	30%	29%	28%	27%	27%	27%
Essex	41%	39%	39%	40%	41%	40%	41%	41%	43%	43%	44%

*percentages rounded

Projected Enrollment

K-12 To 2031 Based On Data Through School Year 2021-22
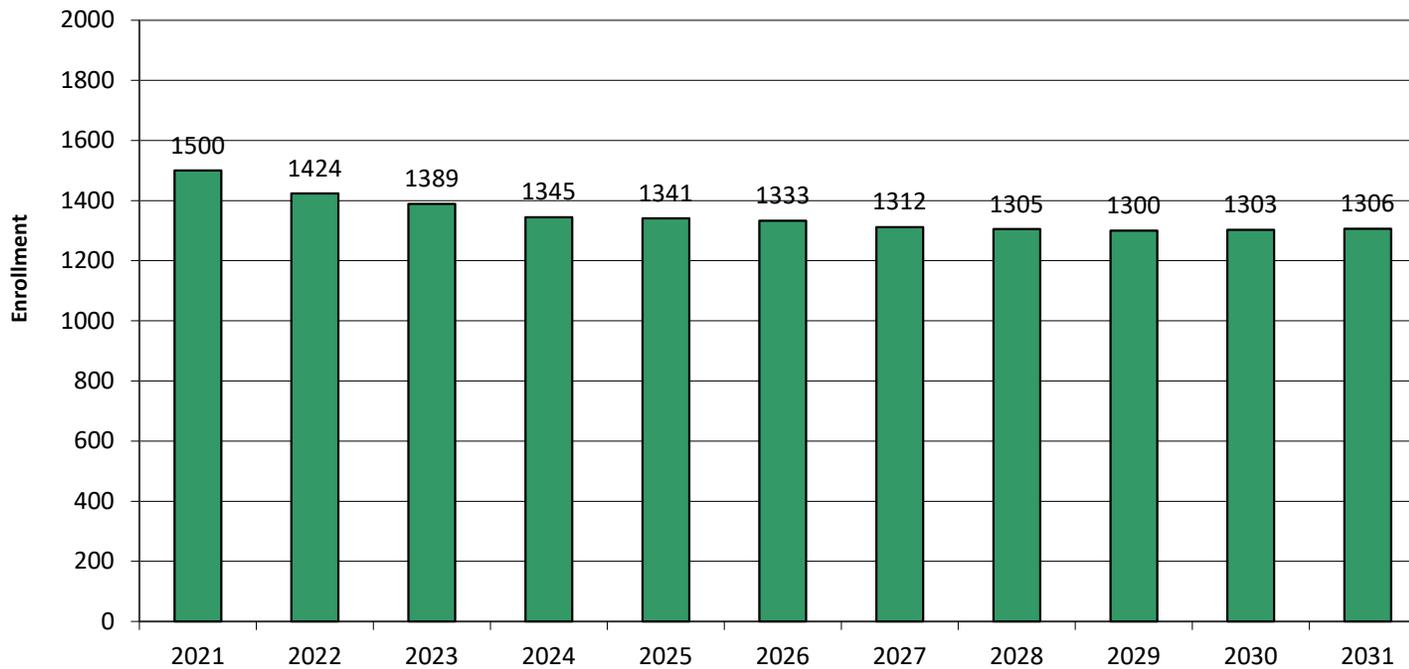
Historical & Projected Enrollment

K-12, 2015-2031

**Historical**   **Projected**
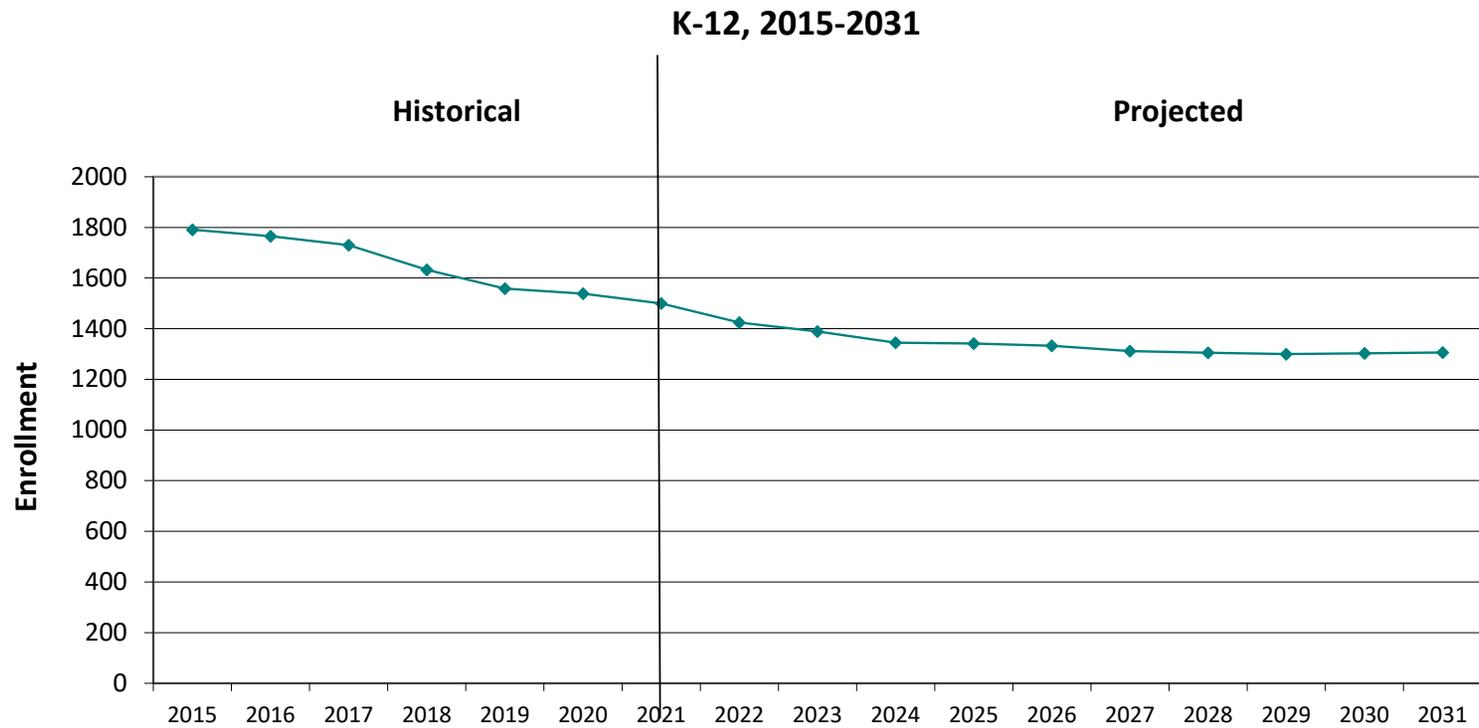
# Historical & Projected Enrollments in Grade Combinations
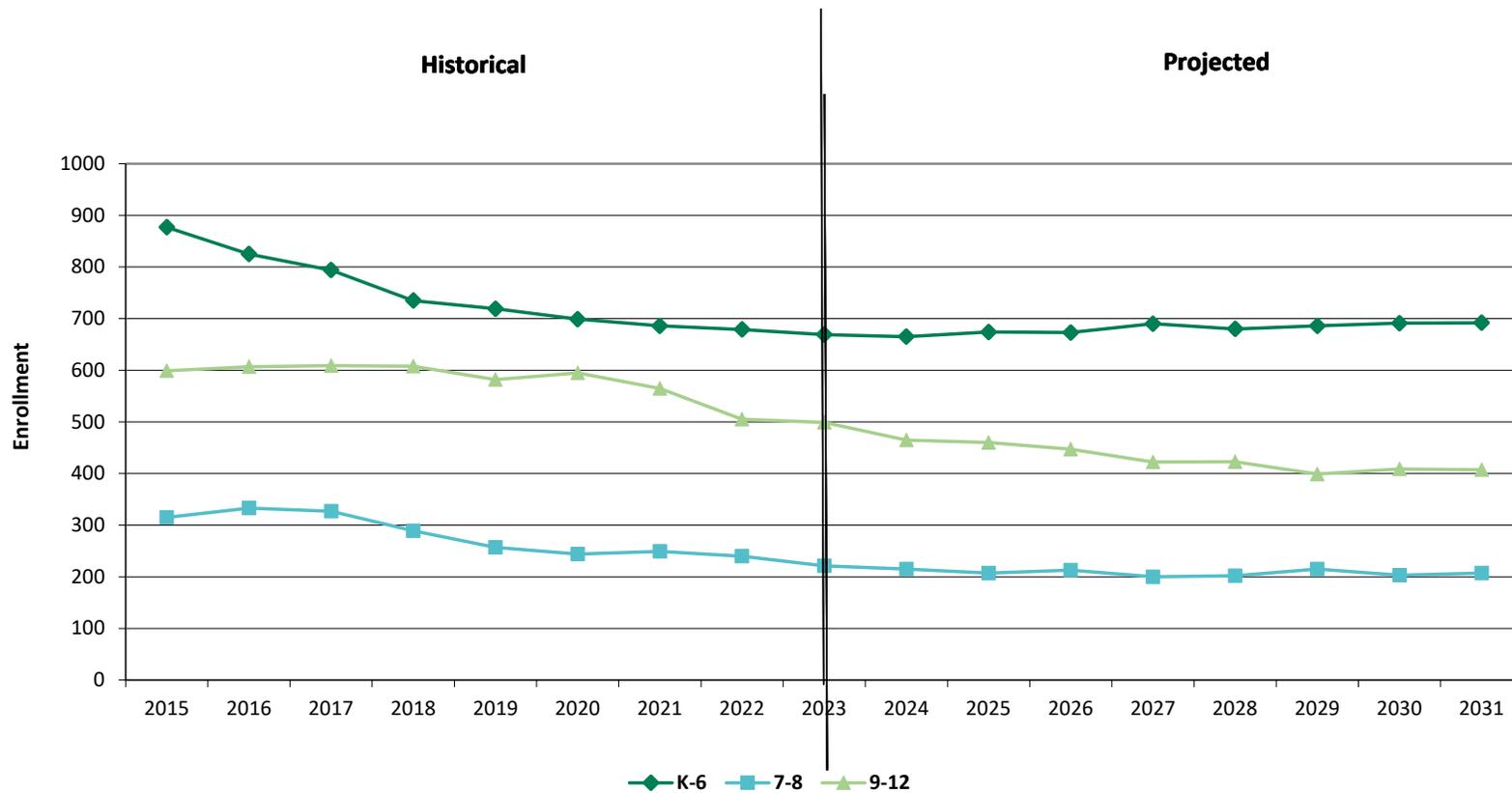
Note: Historical data from 2011-12 to 2014-15 not provided for grades 7 to 12.

Historical & Projected Enrollments in Grade Combinations

Historical

Projected
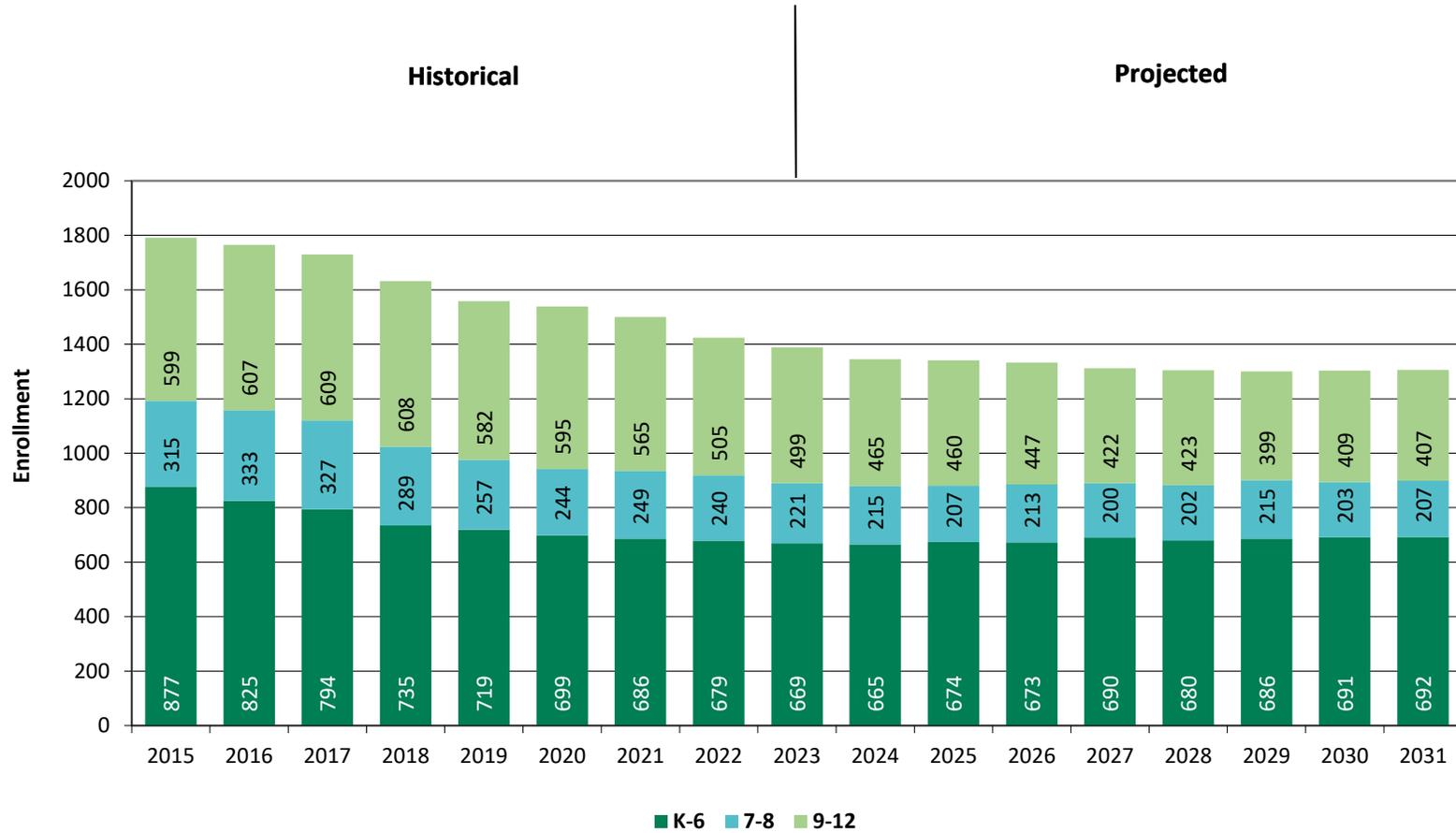
Note: Historical data from 2011-12 to 2014-15 not provided for grades 7 to 12.

Birth-to-Kindergarten Relationship
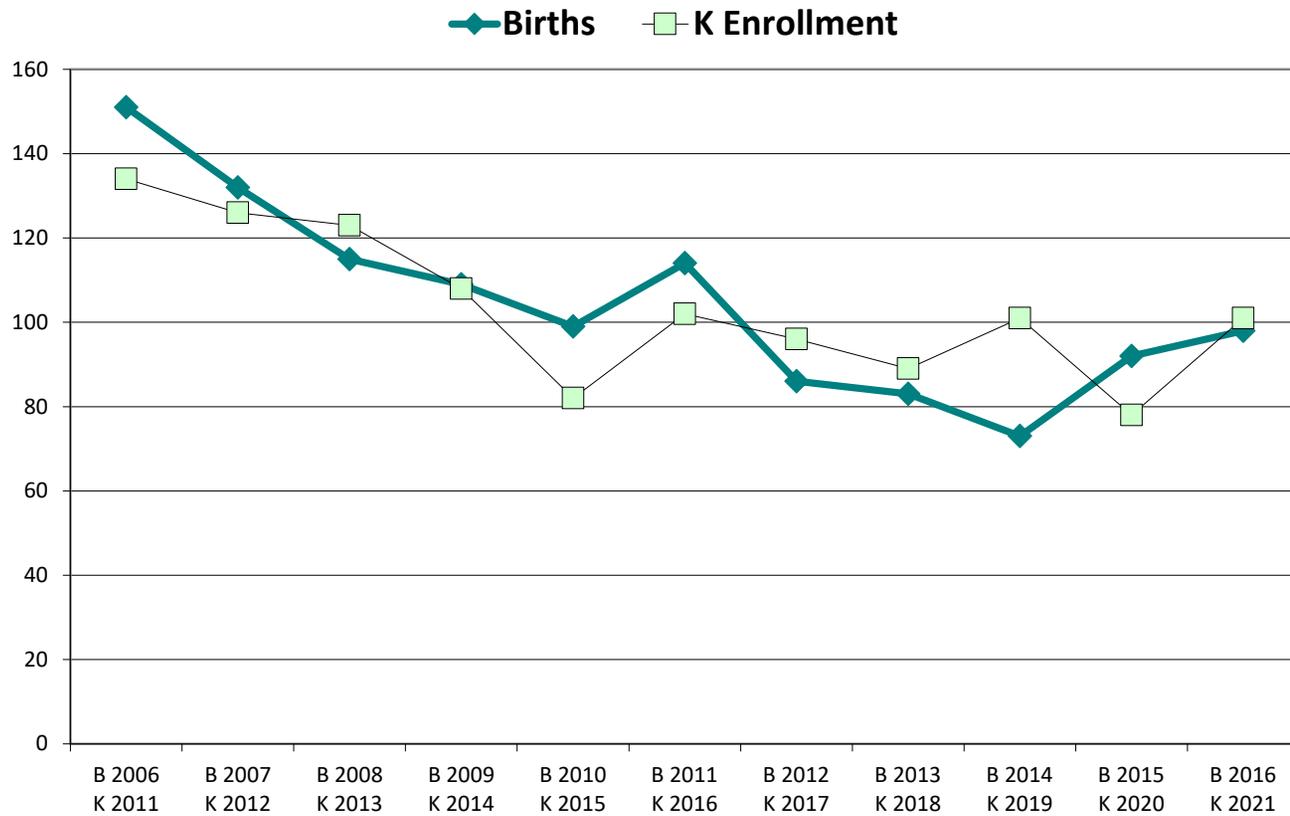
Additional Data

Building Permits Issued (Source: HUD)		
Year	**Single-Family**	**Multi-Units**
2011	n/a	n/a
2017	19	56
2018	20	0
2019	8	0
2020	15	0
2021	9 to date	0

Enrollment History*		
Year	**Career-Tech 9-12 Total**	**Non-Public K-12 Total**
2011-12	n/a	n/a
2017-18	0	0
2018-19	0	0
2019-20	n/a	2
2020-21	17	n/a
2021-22	15	n/a

Residents in Non-Public Independent and Parochial Schools (General Education)*													
Enrollments as of Oct. 1	**K**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**K-12 TOTAL**
	0	0	0	0	0	0	0	0	0	0	0	0	0	0

7-12 Home-Schooled Students*	
2021	1

7-12 Residents in Charter or Magnet Schools, or Choiced-out*	
2021	6

7-12 Special Education Outplaced Students*	
2021	17

7-12 Tuitioned-In, Choiced-In, & Other Non-Residents*	
2021	2

*The above data were provided by the district, with the exception of building permit data (provided by HUD).

"n/a" signifies that information was not provided by District.

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New England's PK-12 Enrollments
The "Big Picture"

From 2018 to 2029, the U.S. Department of Education anticipates changes in PK-12 enrollment of +3.3% in the South; +0.9% in the West, -1.8% in the Midwest; and -2.6% in the Northeast.

State	Fall 2018 PK - 12	Fall 2029 Projected	PK-12 Decline	% Change, 2018-2029
CT	526,634	478,000	-48,634	-9.2%
ME	180,461	174,500	-5,961	-3.3%
MA	962,297	945,400	-16,897	-1.8%
NH	178,515	166,100	-12,415	-6.9%
RI	143,436	139,900	-3,536	-2.5%
VT	87,074	82,000	-5,074	-5.8%

SOURCE: U.S. Department of Education, National Center for Education Statistics, Table 203.20, August 2020
Note: Data collected prior to 2020 Coronavirus pandemic.

Although most New England districts are seeing a decline in the number of births, NESDEC's experience indicates that the impact on enrollment varies from one district to the next. Almost half of New England Districts have been growing in PK-12 enrollment, and a similar number are declining (often in rural areas), with the other districts remaining stable.

PROJECTION METHODOLOGY

Cohort component (survival) technique is a frequently used method of preparing enrollment forecasts. NESDEC uses this method, but modifies it in order to move away from forecasts that are wholly computer- or formula-driven. Such modification permits the incorporation of important, current district-specific information into the generation of enrollment forecasts (such as in/out-migration of students, resident births, HUD-reported building permits, etc.). Percentages are calculated from the historical enrollment data to determine a reliable percentage of increase or decrease in enrollment between any two grades. For example, if 100 students enrolled in Grade 1 in 2018-19 increased to 104 students in Grade 2 in 2019-20, the percentage of survival would be 104%, or a ratio of 1.04. Ratios are calculated between each pair of grades or years in school over several recent years.

After study and analysis of the historical ratios, and based upon a reasonable set of assumptions regarding births, migration rates, retention rates, etc., ratios most indicative of future growth patterns are determined for each pair of grades. The ratios thus selected are applied to the present enrollment stastics to project into future years. The ratios are the key factors in the reliability of the projections, assuming validity of the data at the starting point.

RELIABILITY OF ENROLLMENT PROJECTIONS

Projections can serve as useful guides to school administrators for educational planning. Projections are generally most reliable when they are closest in time to the current year, and the more stable the variables noted above, the easier and more reliable the projections. Projections six to ten years out may serve as a guide to future enrollments and are useful for facility planning purposes, but they should be viewed as subject to change, given the likelihood of changes in the underlying assumptions/trends.

Projections that are based upon **the children who already are in the district** (the current K-12 population only) will be the most reliable; the second level of reliability will be for those children already **born into the community but not yet old enough to be in school.** The least reliable category is the group for which an estimate must be made **to predict the number of births**, thereby adding additional uncertainty. See these three multi-colored groupings on the "Projected Enrollment" slide/page.

Annual updates allow for early identification of recent changes in historical trends. When the actual enrollment in a grade is significantly different (higher or lower) from the projected number, it is important (yet difficult) to determine whether this is a one-year aberration or whether a new trend may have begun. **In light of this possibility, NESDEC urges all school districts to have updated enrollment forecasts developed by NESDEC each October.** This service is available at no cost to affiliated school districts.

USING THIS INFORMATION ELECTRONICALLY

If you would like to extract the information contained in this report for your own documents or presentations, you can use screenshots, which can be inserted into PowerPoint slides, Word documents, etc. Because screenshots create graphics, the image is not editable. Please feel free to contact us if you need assistance in this matter, by phone (508-481-9444) or by email (ep@nesdec.org).