

F.O.I. Compliance

REGION 4 BOARD OF EDUCATION

Date: November 14, 2022

Region 4 Grounds and Buildings Maintenance & Oversight Committee

Meeting held in JWMS Library

| Attendance: | <u>Region 4 BOE</u> | <u>Administration:</u> | <u>Town Representatives</u> <u>(as appointed by each town):</u> | | |
|--------------------|---------------------|------------------------|--|---|---------------------|
| (√ = attended) | Richard Struass | √ | Brian White | √ | Elizabeth Judd - CH |
| | Kate Sandmann | √ | Bob Grissom | √ | Jim Olson – DR |
| | Lon Seidman | | | | Norm Needleman – ES |
| | John Stack | | | | |

The meeting was called to order at approx. 6:00 p.m.

Mr. Robert Grissom shared a presentation on the Administration's recommendations for Athletic Facility needs and renovations, which would result in a bonding request in the spring of 2023. It was discussed that this list was originally identified through an Athletic Facility Needs Assessment performed by the BSC Group for Region 4 in 2020-2021. The committee discussed the list of projects and estimated costs and received input from committee members and those individuals present on the total bonding amount and the annual debt service costs. All projects presented would represent a cost of approximately \$16,383,000.

The committee discussed their thoughts around the project presented, including useful life, environmental impact, and annual / long-term maintenance and upkeep costs. The Administration agreed to continue these discussions in future committee meetings.

The committee reviewed current annual debt service costs for Region 4, and hypothetical future debt service costs based on the projects as presented.

The committee reviewed a proposed bonding timeline, with milestones, as approved by Region 4 Bond Counsel, which would begin in January 2023 and run through a possible referendum date of May 2, 2023.

The committee agreed to share updates from this committee meeting with the Region 4 BOE at upcoming BOE meetings.

The meeting adjourned at 7:45 p.m.

Regional School District No. 4

R4 BOE Grounds & Buildings Maintenance & Oversight Committee

Monday, November 14, 2022

R4 Long Range Athletic Facilities Needs Assessment

VALLEY REGIONAL HIGH SCHOOL

| <i>Facility</i> | <i>Priority Level</i> | <i>Primary Objectives Met</i> | <i>Project</i> | <i>Project Details</i> | <i>Estimated Project Cost</i> |
|-----------------|-----------------------|---|---|---|-------------------------------|
| Stadium Complex | 1 | Safety | 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 |
| | 1 | Safety, Accessibility, Maintenance | 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 | Safety, Maintenance, Management of Assets | 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 | 1 | Safety, Accessibility, Management of Assets | 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 | Safety, Accessibility, Maintenance | 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 | Safety | Repair cracks | Prepare cracks, fill cracks with polyurethane filler or use Riteway repair system, resurface | \$2,500 - \$6,000 |
| | 2 | Safety, Accessibility, Maintenance | Reconstruct tennis courts | Demolish existing facility, new asphalt base, new equipment, new fencing, improve accessibility and spectator seating | \$310,000 - \$375,000 |
| | 2 | Safety, Accessibility, Maintenance | Construct post-tension concrete courts | Demolish existing facility, new post-tension concrete base, new equipment, new fencing, improve accessibility and spectator seating | \$425,000 - \$525,000 |

R4 Long Range Athletic Facilities Needs Assessment

| <i>Facility</i> | <i>Priority Level</i> | <i>Primary Objectives Met</i> | <i>Project</i> | <i>Project Details</i> | <i>Project Cost</i> |
|-----------------|-----------------------|---|---|---|---------------------------|
| Baseball Field | 1 | Safety | Reconstruct infield | Remove infield lip, new clay surface, reconstruct mound, upgrade utilities, new warning track, new irrigation system | \$150,000 - \$250,000 |
| | 3 | Safety, Maintenance, Management of Assets | Reconstruct outfield | Re-grade outfield, extend irrigation, new warning track, new scoreboard, new fencing, bull pens | \$600,000 - \$700,000 |
| | 2 | Equity, Safety, Management of Assets | Facility Amenties | Install batting tunnels, LED sports field lighting | \$650,000 - \$750,000 |
| | 3 | Equity, Safety, Accessibility | New Accessible Dugouts | Reconstruct dugouts to be accessible, improve accessibility and spectator seating, new fencing | \$250,000 - \$350,000 |
| Softball Field | 2 | Safety | Reconstruct infield | Remove infield lip, new clay surface, improve accessibility and spectator seating | \$220,000 - \$275,000 |
| | 3 | Safety, Equity, Accessibility | Renovate and adjust location of softball field to address safety and accessibility issues | Upgrade facility to address accessibilty issues, replace dugouts, backstop and fencing, improvements to drainage and utilities, new scoreboard | \$470,000 - \$625,000 |
| Practice Field | 2 | Safety, Equity, Accessibility, Management of Assets | 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 |
| | 3 | Safety, Accessibility, Maintenance | Convert natrual grass playing surface to synthetic multi-sport field. | Convert playing surface to synthetic multi-sport turf, new sports field lighting, upgrade utilities, new amentities, spectator seating, improve accessibility | \$1,400,000 - \$1,750,000 |

R4 Long Range Athletic Facilities Needs Assessment

JOHN WINTHROP MIDDLE SCHOOL

| Facility | Priority Level | Primary Objectives Met | Project | Project Details | Project Cost |
|----------------|----------------|---|--|--|-----------------------|
| Soccer 1 | 1 | Safety, Equity, Accessibility, Management of Assets | 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 | Safety, Equity, Accessibility | 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 | Safety, Accessibility, Management of Assets | 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 | Safety, Management of Assets | Reconstruct natural grass field | Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating. | \$365,000 - \$375,000 |
| Soccer 4 | 2 | Safety, Equity, Management of Assets | Reconstruct natural grass field, U10-U12 | Reconstruct field, improve drainage, new irrigation system, improve accessibility and spectator seating | \$195,000 - \$215,000 |
| Softball Field | 2 | Safety, Equity, Accessibility, Management of Assets | Reconstruct infield | Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating | \$220,000 - \$275,000 |
| Baseball Field | 2 | Safety | Reconstruct Infield | Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating | \$235,000 - \$280,000 |
| | 3 | Safety, Accessibility, Equity | Renovate and adjust location | Relocate 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)

R4 Long Range Athletic Facilities Needs Assessment

Mislick Property

| <i>Facility</i> | <i>Priority Level</i> | <i>Objectives Met</i> | <i>Project</i> | <i>Project Details</i> | <i>Project Cost</i> |
|-----------------|-----------------------|--|----------------------------------|---|-------------------------|
| Mislick | 2 | Equity, Accessibility, Safety | 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 |
| Mislick | 3 | Equity, Accessibility, Safety, Maintenance | Provide Utilities | Upgrade electrical service, irrigation well, irrigation system | \$20,000 - \$50,000 |
| Mislick | 1 | Equity, Safety | Construction Cross Country Trail | Delinate route, minor clearing of trees and vegetation | \$10,000 - \$20,000 |
| Mislick | 3 | Equity, Safety, Management of Assets | 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)

R4 Overall Facilities Needs Assessment

Debt Replacement Options For 2024 - 2025 School Year

| School | Description | Priority | Est. Total Cost ⁽¹⁾ | Est. Annual Payment ⁽²⁾ |
|--------------|---|----------|--------------------------------|------------------------------------|
| JWMS | John Winthrop Middle School Security Project ⁽³⁾ | 1 | 952,000 | 47,600 |
| VRHS | Stadium Complex - Reconstruct Running Track | 1 | 910,000 | 45,500 |
| VRHS | Tennis Courts - Post Tenion Concrete | 1 | 682,500 | 34,125 |
| VRHS | Baseball Field - Infield | 1 | 325,000 | 16,250 |
| JWMS | JWMS Soccer 1 - Reconstruct Natural Grass | 1 | 617,500 | 30,875 |
| JWMS | JWMS Soccer 3 - Reconstruct Natural Grass | 1 | 487,500 | 24,375 |
| Mislick | Construct Cross Country Trail | 1 | 26,000 | 1,300 |
| VRHS | Upper Field Conversion to Turf | 1, 3 | 2,340,000 | 117,000 |
| VRHS | Stadium Complex - Reconstruct Natural Grass | 2 | 780,000 | 39,000 |
| VRHS | Baseball Field - Amenities | 2 | 975,000 | 48,750 |
| JWMS | JWMS Soccer 2 - Reconstruct Natural Grass | 2 | 507,000 | 25,350 |
| JWMS | JWMS Soccer 4 - Reconstruct Natural Grass | 2 | 279,500 | 13,975 |
| JWMS | JWMS Softball Field - Infield | 2 | 357,500 | 17,875 |
| VRHS | Softball Field - Renovation and Location | 2, 3 | 812,500 | 40,625 |
| JWMS | JWMS Baseball Field - Renovation and Location | 2, 3 | 676,000 | 33,800 |
| Mislick | Construct two (2) New Fields | 2, 3 | 1,950,000 | 97,500 |
| VRHS | Baseball Field - Outfield | 3 | 910,000 | 45,500 |
| VRHS | Baseball Field - Dugouts | 3 | 455,000 | 22,750 |
| VRHS | VRHS - Practice Field Conversion to Turf | 3 | 2,275,000 | 113,750 |
| Mislick | Provide Utilities | 3 | 65,000 | 3,250 |
| TOTAL | | | 16,383,000 | 819,150 |

⁽¹⁾ Per discussion with the BSC Group, inflation likely to increase costs proposed in March 2021 by 20-30%

⁽²⁾ Annual principal payments ONLY for 20-year bond; excludes interest costs of 2-5% per year

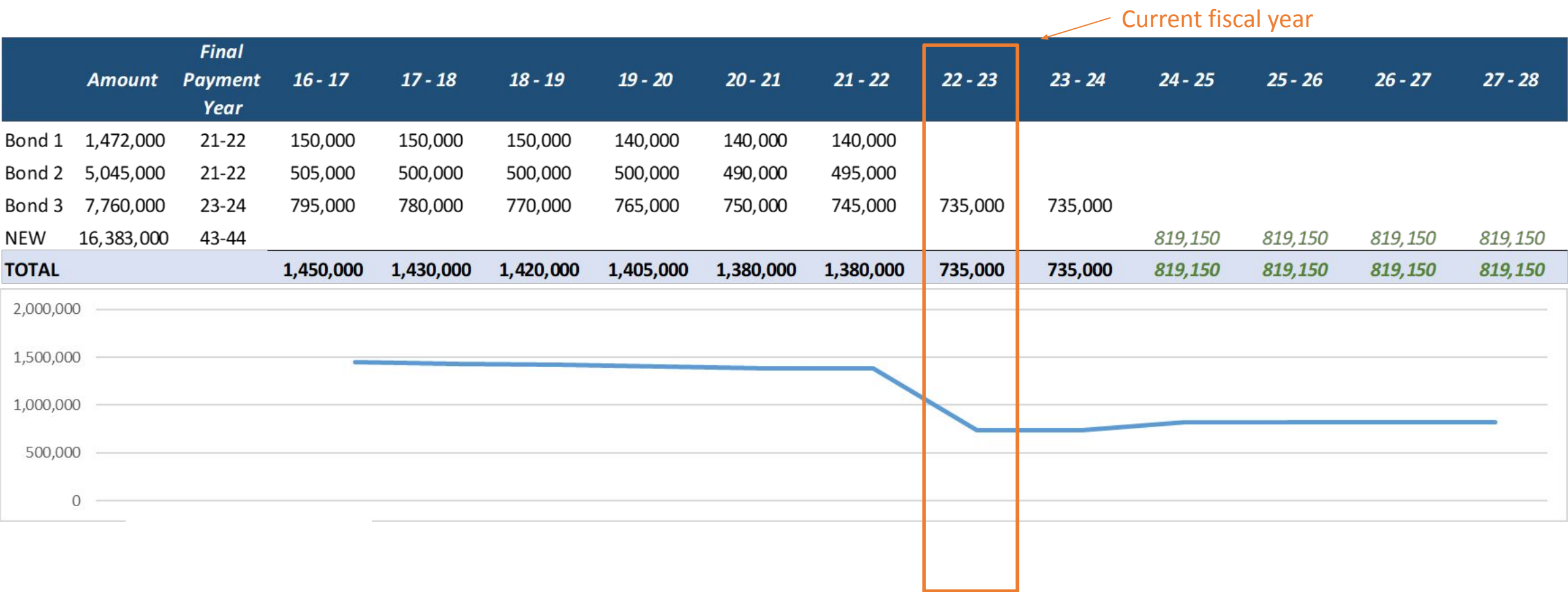
⁽³⁾ JWMS Security Project to receive state reimbursement of 47.5% of approved referendum amount of \$952,000; full cost included here to fund project in advance of state reimbursement

Current & Future Outstanding Debt Obligations

Principal ONLY, No Interest

With addition of debt payments for future capital and athletic facility needs

- Assumes 20 year bond with fixed principal payments

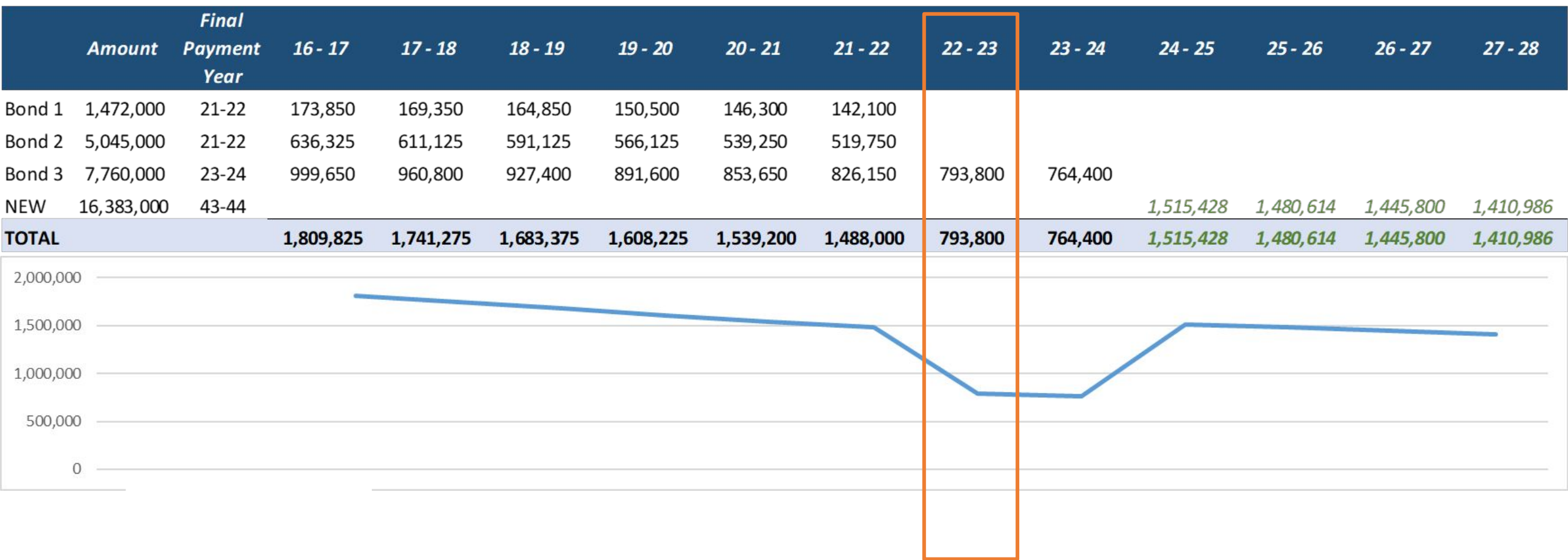


Current & Future Outstanding Debt Obligations

Principal AND Interest

With addition of debt payments for future capital and athletic facility needs

- Assumes 20 year bond with fixed principal payments
- Assumes 4.25% Interest Rate, per Municipal Advisor estimate



Bonding Timeline Shared with Region 4 BOE

As approved by Bond Counsel Matt Ritter

- **January 5th, 2023** – As part of the agenda for the Regular BOE Meeting, the Board will **VOTE to schedule a District Meeting/Public Hearing** on March 29th
- **March 29th, 2023** – The Board will hold a **District Meeting/Public Hearing** on the proposed bond resolutions in accordance with Section 10-56 and Section 10-47c of the CT General Statutes

The District Meeting/Public Hearing will be IMMEDIATELY followed by a **Special Meeting** for the Board to **VOTE to approve referendum language and set the date of the referendum** on the proposed bond resolutions for Tuesday, May 2, 2023 from 6:00 a.m. – 8:00 p.m. at the polling locations in Chester, Deep River & Essex. Upon the Board’s vote to set the date of the referendum, the non-advocacy period will begin.

Following the Board vote to set the referendum date, the Town Clerks will be notified of the referendum date and referendum questions to be voted upon

- **During April** – In accordance with State Statute 10-47c and 9-226 the Town Clerk will publish warning of the referendum (“not more than 15, nor less than 5 days prior”)
- **April 27th @ 7:00 p.m.** – The Board will hold an INFORMATIONAL ONLY Public Hearing to present the projects and answer questions from the public in advance of the referendum
- **May 2, 2023 from 6:00 a.m. – 8:00 p.m.** The Referendum on the **bonding proposals** and the **Proposed Region 4 2023-24 Budget** will be held.

(note: per statute, the referendum that day must run for those hours, in accordance with the even though the budget referendum would typically only run from noon – 8:00 p.m.)

Upcoming Timeline & Milestones

- **Monday, November 14, 2022 (Tonight):** Regularly Scheduled Committee Meeting
- **Thursday, December 1, 2022:** Opportunity for Possible Region 4 BOE Meeting
Immediately Following Joint BOE Meeting at 7:00 PM
- **Fall / Winter 2022-2023:** Ongoing conversations and promotion with Public around Athletics Facility Needs to Support Bonding Referendum
- **Winter / Spring 2023:** Bonding Timeline in effect per previous slide
- **May 2, 2023:** Possible Referendum for Region 4 Bonding Placed on Ballot