

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 accessibility 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 amenities, 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

	<i>Amount</i>	<i>Final Payment Year</i>	<i>16 - 17</i>	<i>17 - 18</i>	<i>18 - 19</i>	<i>19 - 20</i>	<i>20 - 21</i>	<i>21 - 22</i>	<i>22 - 23</i>	<i>23 - 24</i>	<i>24 - 25</i>	<i>25 - 26</i>	<i>26 - 27</i>	<i>27 - 28</i>
Bond 1	1,472,000	21-22	150,000	150,000	150,000	140,000	140,000	140,000						
Bond 2	5,045,000	21-22	505,000	500,000	500,000	500,000	490,000	495,000						
Bond 3	7,760,000	23-24	795,000	780,000	770,000	765,000	750,000	745,000	735,000	735,000				
NEW	16,383,000	43-44									819,150	819,150	819,150	819,150
TOTAL			1,450,000	1,430,000	1,420,000	1,405,000	1,380,000	1,380,000	735,000	735,000	819,150	819,150	819,150	819,150

Current fiscal year



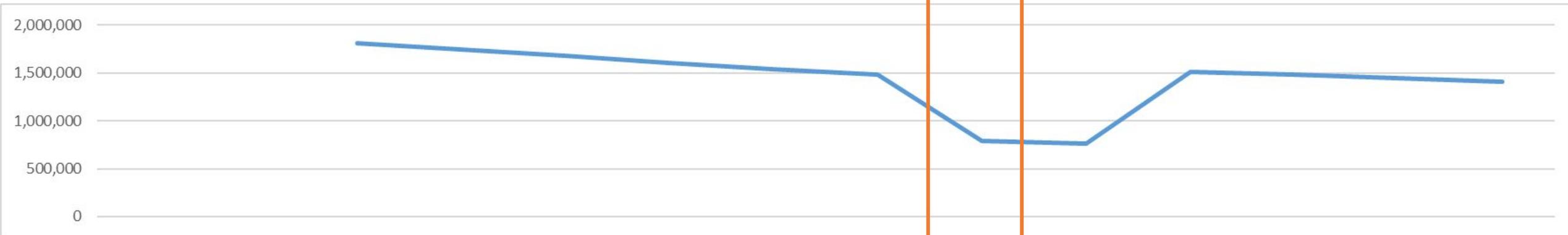
Current & Future Outstanding Debt Obligations

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

	<i>Amount</i>	<i>Final Payment Year</i>	<i>16 - 17</i>	<i>17 - 18</i>	<i>18 - 19</i>	<i>19 - 20</i>	<i>20 - 21</i>	<i>21 - 22</i>	<i>22 - 23</i>	<i>23 - 24</i>	<i>24 - 25</i>	<i>25 - 26</i>	<i>26 - 27</i>	<i>27 - 28</i>
Bond 1	1,472,000	21-22	173,850	169,350	164,850	150,500	146,300	142,100						
Bond 2	5,045,000	21-22	636,325	611,125	591,125	566,125	539,250	519,750						
Bond 3	7,760,000	23-24	999,650	960,800	927,400	891,600	853,650	826,150	793,800	764,400				
NEW	16,383,000	43-44									1,515,428	1,480,614	1,445,800	1,410,986
TOTAL			1,809,825	1,741,275	1,683,375	1,608,225	1,539,200	1,488,000	793,800	764,400	1,515,428	1,480,614	1,445,800	1,410,986



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