

REGION 4 BOARD OF EDUCATION

District Meeting / Public Hearing & Special Meeting

Date: February 21, 2024

Location: Valley Regional High School Auditorium

Attendance:	<u>Region 4 BOE</u>		<u>Administration:</u>		<u>Other:</u>	
(√ = attended)	Kate Sandmann	√	Brian White	√	Kelly Nelli, Arcadis	√
	Jane Cavanaugh	√	Sarah Brzozowy	√	Jack Butkus, Arcadis	√
	Lon Seidman	√	Bob Grissom	√	John Luby, EnviroMed	√
	Jennifer Clark	√			Rusty Malik, QA+M	√
	Richard Strauss	√			Ken Hipsky, RZ Design	√
	Alex Silva	√			Matthew Ritter, Esq.	√
	Rick Daniels					
	John Stack	√				
	Lol Fearon	√				

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

Moderator Tom Englert read the published legal warning for the meeting (see attached).

Superintendent Brian White shared background on the JWMS remediation project and introduced Kelly Nelli of Arcadis who provided an overview of action to date, and reviewed the proposed action as approved by the Board for presentation at this evening's public hearing.

The public was given a chance to ask questions.

The public hearing closed at approx. 9:50 p.m.

Chair Sandmann called the Special Meeting to order at approximately 9:50 p.m.

On motion duly made and seconded, the Board unanimously VOTED to approve RESOLUTION TO APPROPRIATE \$5,800,000 FOR THE REMEDIATION OF A MOLD OUTBREAK, REPAIRS TO THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM AND DEHUMIDIFICATION SERVICES AT JOHN WINTHROP MIDDLE SCHOOL - *(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 \$5,800,000 FOR THE REMEDIATION OF A MOLD OUTBREAK, REPAIRS TO THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM AND DEHUMIDIFICATION SERVICES AT JOHN WINTHROP MIDDLE SCHOOL AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$5,800,000 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 approximately 9:55 p.m.

Public Hearing

Regional School District 4

February 21, 2024

People First | Client Success | Integrity | Sustainability | Collaboration

Agenda

1 Our team

2 Overview

3 Referendum Amount and Scope

4 Timeline

5 Questions & Answers

Our Team



Environmental Consultant

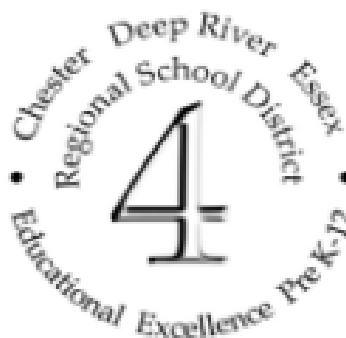
Senior Project Manager
John Luby



Owners Project Managers

Principal in Charge
JACK BUTKUS, AIA

Senior Project Manager
KELLY NELLI



Design Consultants

Principal in Charge
RUSTY MALIK, AIA

Project Manager
CARSON COLLIER, AIA

Project Architect
ERIN BENKEN, AIA



MEP / Structural Engineer

Vice President
KEN HIPSKY

Overview

Timeline

September 2023

Mold discovered in building and students moved to High School
EnviroMed brought on board to do testing throughout the building

October 2023

RFP issued for Owners project manager

November 2023

Arcadis began services, RFP issued for design team.
QA+M brought on board to begin Root Cause Analysis
RFP issued for abatement contractors

December 2023

Root Cause Analysis Report Received

January 2024

Root Cause presented to BOE along with Options to address the mold and root cause from QA+M
Cleaning of Academic Materials took place
BOE voted to move forward with a limited, short term, expedited solution to remediate the current mold outbreak and repair of the existing HVAC system.

February 2024

Referendum values presented to the BOE, they voted to move forward with option 1A
Grant Application Submitted

WIDESPREAD HUMIDITY & MOLD ON SURFACES & IN AIR FOUND.

Why designer RFP issued? CODE and Requirements per state.

Bids came in too high to be able to move forward with the entire scope of work. BOE decided to hold off on decision of how to move forward until root cause was discovered.

Key issues:
Inadequate / Improper HVAC System
Insulation, MEP System Controls inoperable, Moisture and air infiltration through masonry and windows, failing roof membrane and flashing.

Options have been presented to the BOE, ranging from the selected expedient solution through full building renovation and program relocation.

"Nonpriority project" requested on 2/10/24. Awaiting next steps and confirmation of potential state reimbursement.

This is the first step in responding to the root cause to allow for re-occupancy for the 2024 – 2025 school year. While not the final solution, it allows the students back in while reviewing future options for the district as a whole.

Referendum & Scope

Units to be added into habited rooms by staff and students with a sum planned for larger spaces as needed.

Includes removal of all heating and cooling piping insulation, and necessary ceiling tiles. Cleaning of rooms and all items in rooms. Allowances carried for where there is insulation hidden in ceiling and wall chases.

Inclusive of: Design Fees, OPM Fees, Environmental consultant fees, and Permit Fees, as required by town and state

Projected inflation to mid point of construction

OPTION 1 Expedient Solution	
HVAC / Controls	\$1,000,000
Dehumidification Services	\$325,000
New Insulation, Ceiling Tiles & MINOR Repairs	\$1,327,000
Demo & Abatement	\$1,000,000
GC OH&P & General Conditions	\$826,000
HARD COSTS Subtotal	\$4,478,000
Project Development (17.5%)	\$783,650
Contingencies (10%)	\$447,800
Escalation (2%)	\$89,560
TOTAL COSTS	\$5,799,010
REFERENDUM AMOUNT	\$5,800,000



Inclusive of: any upgrades that are possible, fix of broken actuators, unit ventilator repairs, other repairs needed to get the existing system working with the controls.

Inclusive of: New insulation and ceiling tiles where removed. Minor roof patching and repair to one roof drain that isn't operable. Allowances carried for where there is insulation hidden in ceiling and wall chases to be replaced, and walls to be repaired.

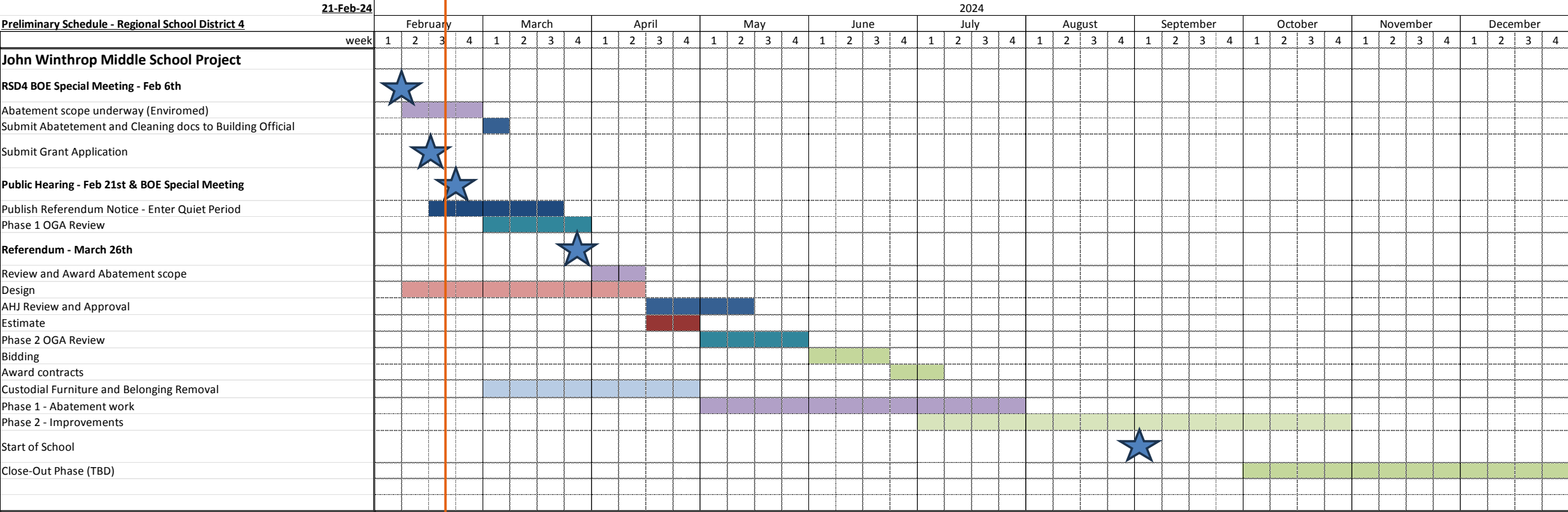
General contractor costs to manage and hire contractors and monitor all work to take place, bonding, insurance, staff, trailer, safety, trade permits.

As required for state grant. Protects against impact of hidden conditions and allows us to continue construction without delay.

Timeline



Today



| Questions and Answers

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

RESOLUTION TO APPROPRIATE \$5,800,000 FOR THE REMEDIATION OF A MOLD OUTBREAK, REPAIRS TO THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM AND DEHUMIDIFICATION SERVICES AT JOHN WINTHROP MIDDLE SCHOOL

BE IT RESOLVED:

SECTION 1. That Regional School District No. 4 (the “District”) appropriate \$5,800,000 for the remediation of a mold outbreak, repairs to the heating, ventilation and air conditioning (HVAC) system and dehumidification services at John Winthrop Middle School. The projects shall be referred to herein collectively as the “Projects”. The appropriation may be expended for design, construction, renovation and installation costs, dehumidification services, demolition and abatement services, new insulation and ceiling tiles, repairs to HVAC controls system, engineering and professional fees, materials, equipment, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Projects. The appropriation shall include any federal or state grants received for the Projects. The Regional School District No. 4 Board of Education shall be authorized to determine the scope and particulars of the Projects and may reduce or modify the scope of the Projects as desirable, and the entire appropriation may be spent on the Projects as so reduced or modified.

SECTION 2. That the District finance the Projects by issuing the District’s bonds or notes in an amount not to exceed \$5,800,000, 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 Projects; 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 Superintendent of Schools, Finance Director and other District officials are authorized to apply for and accept or reject grants-in-aid for the Projects.

SECTION 6. That the Superintendent of Schools, Finance Director and other District officials are authorized to execute agreements and other documents on behalf of the District for the Projects; and that other District officials and employees are authorized to take all actions necessary and proper to carry out the Projects and to issue the bonds, notes or temporary notes to finance the appropriation.

SECTION 7. 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 \$5,800,000 FOR THE REMEDIATION OF A MOLD OUTBREAK, REPAIRS TO THE HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM AND DEHUMIDIFICATION SERVICES AT JOHN WINTHROP MIDDLE SCHOOL AND TO AUTHORIZE THE ISSUANCE OF BONDS, NOTES OR TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$5,800,000 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, March 26, 2024 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 \$5,800,000 for the remediation of a mold outbreak, repairs to the heating, ventilation and air conditioning (HVAC) system and dehumidification services at John Winthrop Middle School and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$5,800,000 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 more than fifteen (15) days before the date of said referendum, and not less 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
March 26, 2024

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, March 26, 2024, 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 February 21, 2024.

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 \$5,800,000 for the remediation of a mold outbreak, repairs to the heating, ventilation and air conditioning (HVAC) system and dehumidification services at John Winthrop Middle School and authorize the issuance of bonds, notes or temporary notes in an amount not to exceed \$5,800,000 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 _____, 2024.

Kathryn Hair
Chester Town Clerk

WARNING
REFERENDUM VOTE
Regional School District No. 4
Town of Deep River
March 26, 2024

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, March 26, 2024, 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 February 21, 2024.

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

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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 _____, 2024.

Amy Winchell
Deep River Town Clerk

WARNING
REFERENDUM VOTE
Regional School District No. 4
Town of Essex
March 26, 2024

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, March 26, 2024, 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 February 21, 2024.

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

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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 _____, 2024.

Joel Marzi
Essex Town Clerk