

**F.O.I. Compliance** – Subject to BOE approval

## **REGION 4 BOARD OF EDUCATION**

**Date:** December 15, 2020

### **Special Meeting – REMOTE MEETING held**

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

<b>Attendance:</b>	<u>Region 4 BOE</u>		<u>Administration:</u>		<u>Other:</u>	
(√ = attended)	Kate Sandmann	√	Brian White	√	Michael Kluchman	√
	Jane Cavanaugh	√	Matt Espinosa	√	Jesse Harris	√
	Rick Daniels (joined mtg at 7:26)	√	Carolyn Gbunblee	√		
	Rob Bibbiani	√				
	Paula Weglarz	√				
	Jennifer Clark	√				
	Lori Ann Clymas	√				

Call To Order: 7:00 p.m.

### **Items / Discussion**

Michael Kluchman and Jesse Harris Representatives of BSC Group presented the recommendations of the Region 4 Fields and Grounds Study Review ad hoc Committee. (see attached).

There was time for Board members to ask questions.

**Public Comment:** No comments were made

**ADJOURNMENT:** On motion duly made and seconded, the Board unanimously VOTED to adjourn at approx. 7:55 p.m.



**Regional School District No. 4  
Athletic Facilities Assessment and  
Master Plan  
December 15, 2020**



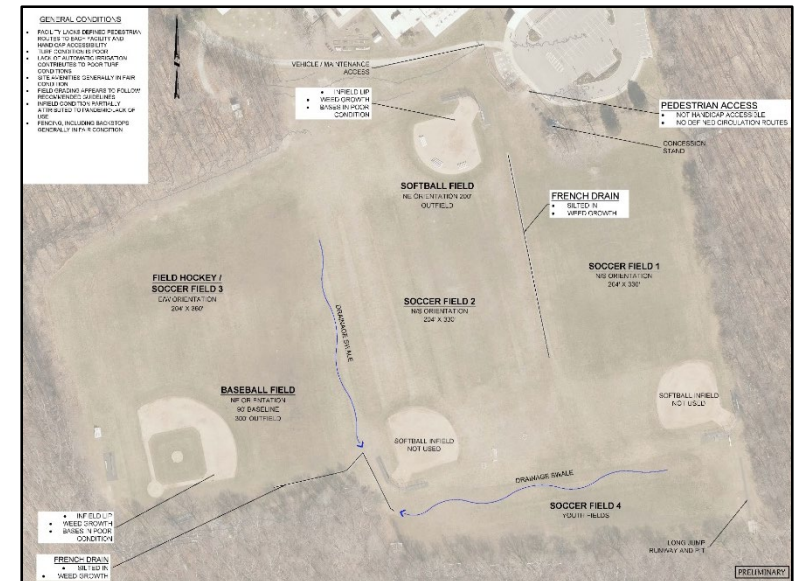
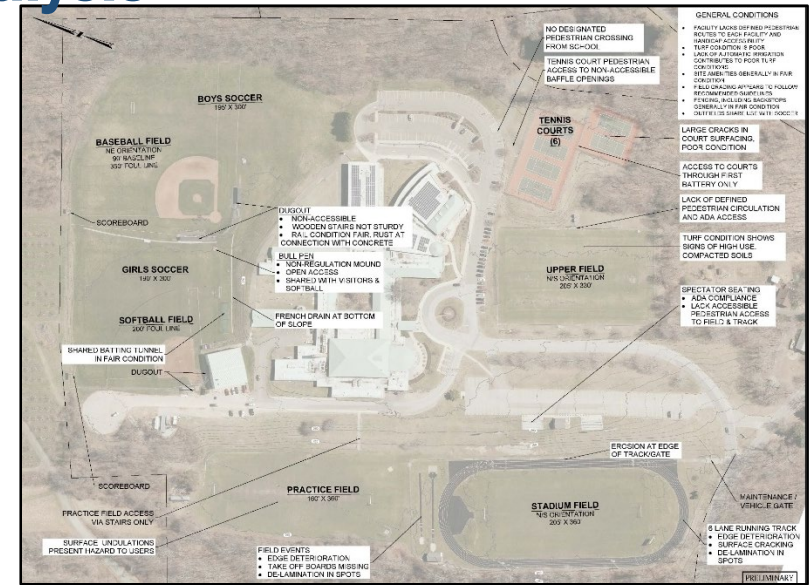
## Scope of Services

- Task 1 – Existing Facilities and Use Analysis
- Task 2 – Needs Assessment
- Task 3 – Management Recommendations
- Task 4 – Mislick and Falls Landing Property Assessments
- Task 5 – Decision Matrix
- Task 6 – Facility  
Recommendations/Implementation/Master Plan
- Task 7 - Report

# Task-1 Existing Facilities & Use Analysis

## Common Themes

- Overall lack of accessibility
- Condition of the competition field pushes uses to other facilities. This leads to overuse and field condition issues.
- Poor Drainage on most fields
- Facilities lack proper amenities between boys and girls sports
- Track and tennis courts at the end of design life (24+/- years)
- JV Soccer using outfields
- Safety issues identified included non-compliance with standards, lack of proper protection of spectators or abutting uses





# Task-2 Needs Assessment

## FIELD USAGE SUMMARY TABLE (With Multipliers)

Region 4 Athletic Field Assessment and Master Plan

Date Updated: 11/23/2020

Region 4 Athletic Field Assessment and Master Plan Date Updated: 11/23/2020			School Teams													Rec	Other					
			Baseball - V/ JV/F	Softball - V/ JV	Boys Soccer V/JV	Girls Soccer V/JV	Football - V/JV/F	Boys LAX V/JV/F	Girls LAX V/JV/F	Field Hockey V/JV	MS Field Hockey	MS Baseball	MS Soccer	MS Softball	Rec Soccer	Graduation	Physical Education	Tournament Games	Practice			
Multipliers			1.00	1.00	1.00	1.00	2.00	1.50	1.50	1.00	1.00	0.75	1.00	0.75	1.00	1.00	1.00	1.50	1.50			
SCHOOLS																						
Field Name	Field Description	Approx. Field Size (feet)																				
Regional School District 4 / Valley Regional High School			TOTALS																			TOTALS
Stadium Field	Football & Varsity Soccer	190 x 360	49	0	0	12	10	10	0	0	0	0	0	0	0	0	0	5	12	0	49	
Upper Field	Field Hockey & Lacrosse	221 x 365	308	0	0	0	0	0	24	24	17	0	0	0	0	0	2	5	11	225	308	
Boys Soccer	Baseball Outfield	180 x 330	131	0	0	6	0	0	0	0	0	0	0	0	0	0	0	5	0	120	131	
Girls Soccer	Softball Outfield		86	0	0	0	6	0	0	0	0	0	0	0	0	0	0	5	0	75	86	
Practice Field	Multi-Use	180 x 360	130	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	0	120	130	
Baseball Field	90'-diamond / shared with soccer	310	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	90	100	
Softball Field	60'-diamond/40' pitcher	225	122	18	19	0	0	0	0	0	0	0	0	0	0	0	0	5	5	75	122	
John Winthrop Middle School																						
Soccer 1	Soccer	195 x 360	136	0	0	0	0	0	0	0	0	0	0	44	0	92	0	0	0	0	136	
Soccer 2	Soccer	195 x 360	170	0	0	0	0	0	0	0	0	0	0	32	0	138	0	0	0	0	170	
Field Hockey	Multi-Use	180 x 330	68	0	0	0	0	0	0	0	0	8	0	0	0	60	0	0	0	0	68	
Youth Soccer	Soccer	100 x 450	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	12	
Baseball Field	90'-diamond / shared with soccer	350	89	0	0	0	0	0	0	0	0	0	29	0	0	60	0	0	0	0	89	
Softball Field	60'-diamond/40' pitcher	250	29	0	0	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	29	
TOTAL			1,428	18	19	18	16	15	24	24	17	8	29	76	29	362	2	35	32	705	1,428	

### NOTES

- Each use event is defined as (2) teams on a field for 2 hour period
- This table does not reflect existing conditions of the fields

### LEGEND

- Green **SUSTAINABLE USE** - < 125 events per year, maintenance is feasible and typical management practices apply.
- Yellow **MODERATE USE** - 125 - 200 events per year, more frequent maintenance is required, additional management practices may be necessary.
- Red **OVERUSE** - > 200 events per year, maintenance is less proactive / more reactive, field performance is low.
- Blue **INAPPROPRIATE USE** - Non-intended field use (e.g. baseball on a softball diamond)



## Task-3 Management Recommendations

- Develop a comprehensive field user policy for the District
- Make effort to begin each season with 100% turf coverage
- Limit field scheduling to 75% - 90% of maximum capacity per week
- Limit use of each sufficiently maintain facility to 250-350 hours of use per season
- Regulations require different approach between Middle & High School fields
- Schedule non-irrigated fields for minimal use during summer season
- Routinely rotate play on multi-use fields, where possible to minimize turf damage and wear
- Aerate and over seed fields to ensure adequate root growth and turf coverage

# Task-4 Mislick & Falls Landing Property

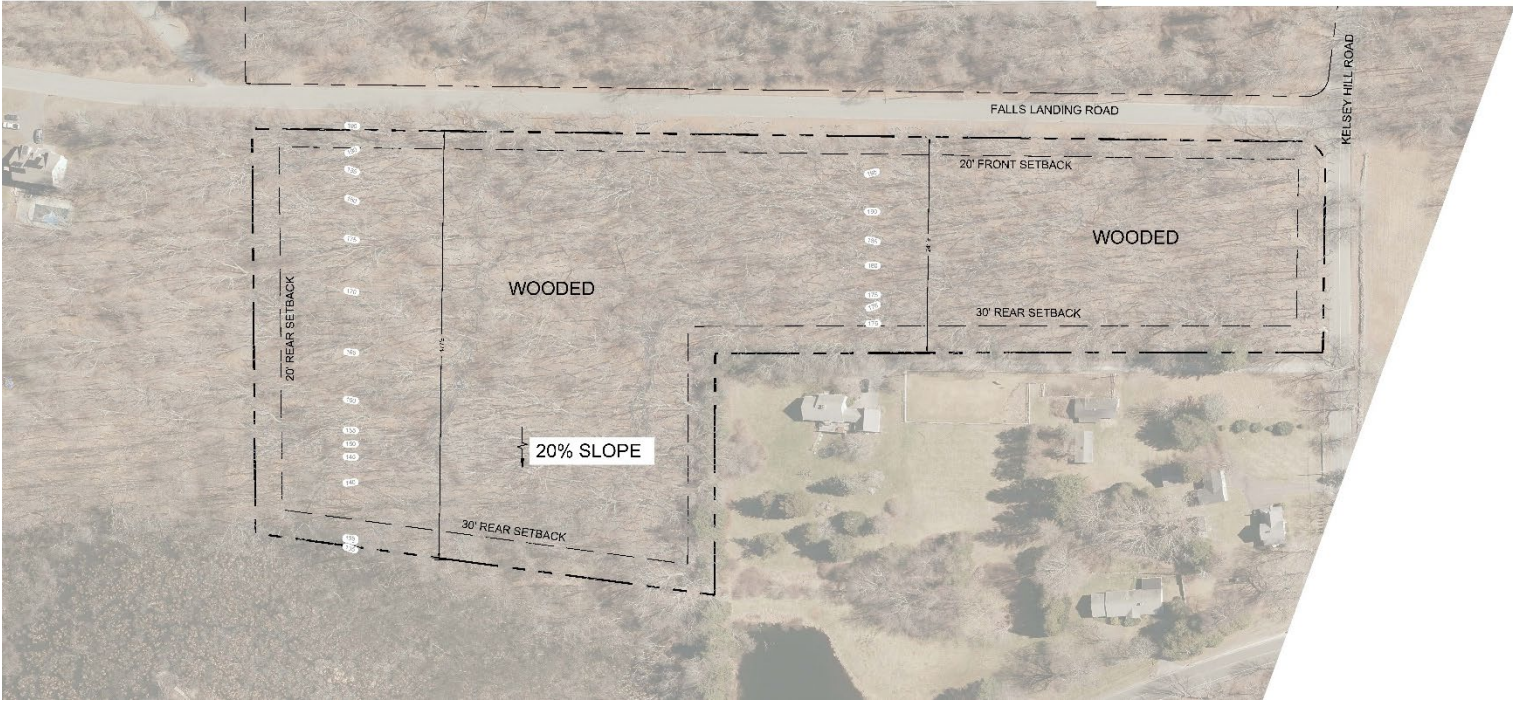


## PROPERTY INFORMATION

LOT SIZE: 9± ACRES

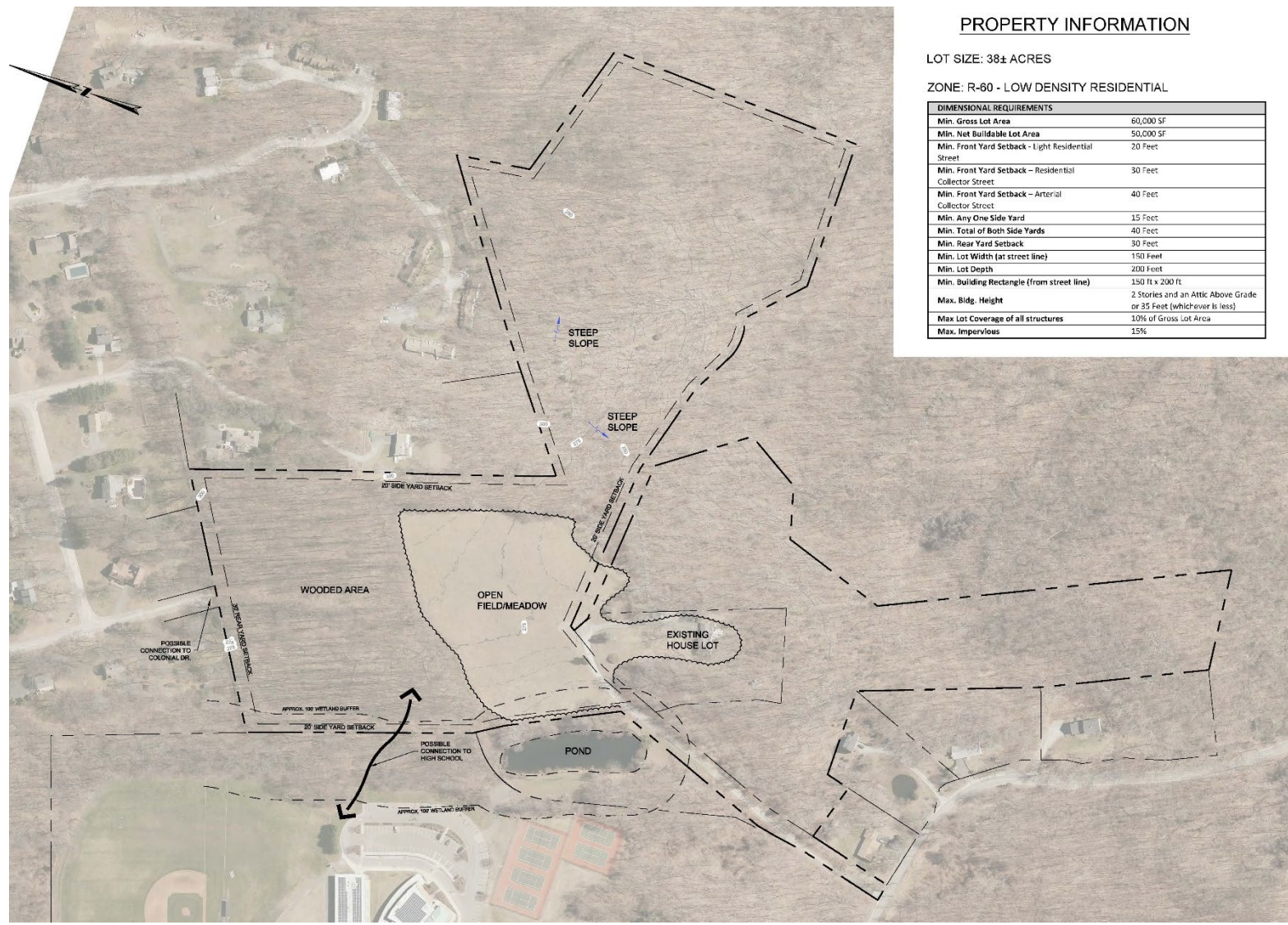
ZONE: R-60 - LOW DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS	
Min. Gross Lot Area	60,000 SF
Min. Net Buildable Lot Area	50,000 SF
Min. Front Yard Setback - Light Residential Street	20 Feet
Min. Front Yard Setback - Residential Collector Street	30 Feet
Min. Front Yard Setback - Arterial Collector Street	40 Feet
Min. Any One Side Yard	15 Feet
Min. Total of Both Side Yards	40 Feet
Min. Rear Yard Setback	30 Feet
Min. Lot Width (at street line)	150 Feet
Min. Lot Depth	200 Feet
Min. Building Rectangle (from street line)	150 ft x 200 ft
Max. Bldg. Height	2 Stories and an Attic Above Grade or 35 Feet (whichever is less)
Max Lot Coverage of all structures	10% of Gross Lot Area
Max. Impervious	15%





# Task-4 Mislick & Falls Landing Property



## PROPERTY INFORMATION

LOT SIZE: 38± ACRES

ZONE: R-60 - LOW DENSITY RESIDENTIAL

DIMENSIONAL REQUIREMENTS	
Min. Gross Lot Area	60,000 SF
Min. Net Buildable Lot Area	50,000 SF
Min. Front Yard Setback - Light Residential Street	20 Feet
Min. Front Yard Setback - Residential Collector Street	30 Feet
Min. Front Yard Setback - Arterial Collector Street	40 Feet
Min. Any One Side Yard	15 Feet
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Max Lot Coverage of all structures	10% of Gross Lot Area
Max. Impervious	15%



## Task-5 Decision Matrix

- Goals and Objectives
  - Equity
  - Accessibility
  - Safety
  - Maintenance
  - Management of Assets

# Task-5 Decision Matrix

## VRHS

### VALLEY REGIONAL HIGH SCHOOL

Facility	Needs/Wants	Primary Objectives Met	Project	Project Details
Stadium Complex	Synthetic turf field, improved drainage, new track and jump pits, better quality/level fields	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.
		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.
		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
Upper Field	Synthetic turf field, lights, more seating, additional safety netting, better quality/level fields	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.
		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.
Tennis Courts	Resurfaced courts, lights, access	Safety	Repair cracks	Prepare cracks, fill cracks with polyurethane filler or use Riteway repair system, resurface
		Safety, Accessibility, Maintenance	Reconstruct tennis courts	Demolish existing facility, new asphalt base, new equipment, new fencing, improve accessibility and spectator seating
		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

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)



# Task-5 Decision Matrix

## VRHS

Facility	Needs/Wants		Project	Project Details
Baseball Field	New outfield fence, electrical in dugouts, new infield surface, new bullpens & batting tunnel, bleachers	Safety	Reconstruct infield	Remove infield lip, new clay surface, reconstruct mound, upgrade utilities, new warning track, new irrigation system
		Safety, Maintenance, Management of Assets	Reconstruct outfield	Re-grade outfield, extend irrigation, new warning track, new scoreboard, new fencing, bull pens
		Equity, Safety, Management of Assets	Facility Amenties	Install batting tunnels, LED sports field lighting
		Equity, Safety, Accessibility	New Accessible Dugouts	Reconstruct dugouts to be accessible, improve accessibility and spectator seating, new fencing
Softball Field	New outfield fence, electrical in dugouts, new infield surface, new bullpens, bleachers	Safety	Reconstruct infield	Remove infield lip, new clay surface, improve accessibility and spectator seating
		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
Practice Field	Better quality/level field, bleachers, size to accommodate full size soccer, synthetic turf field	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
		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

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)



# Task-5 Decision Matrix

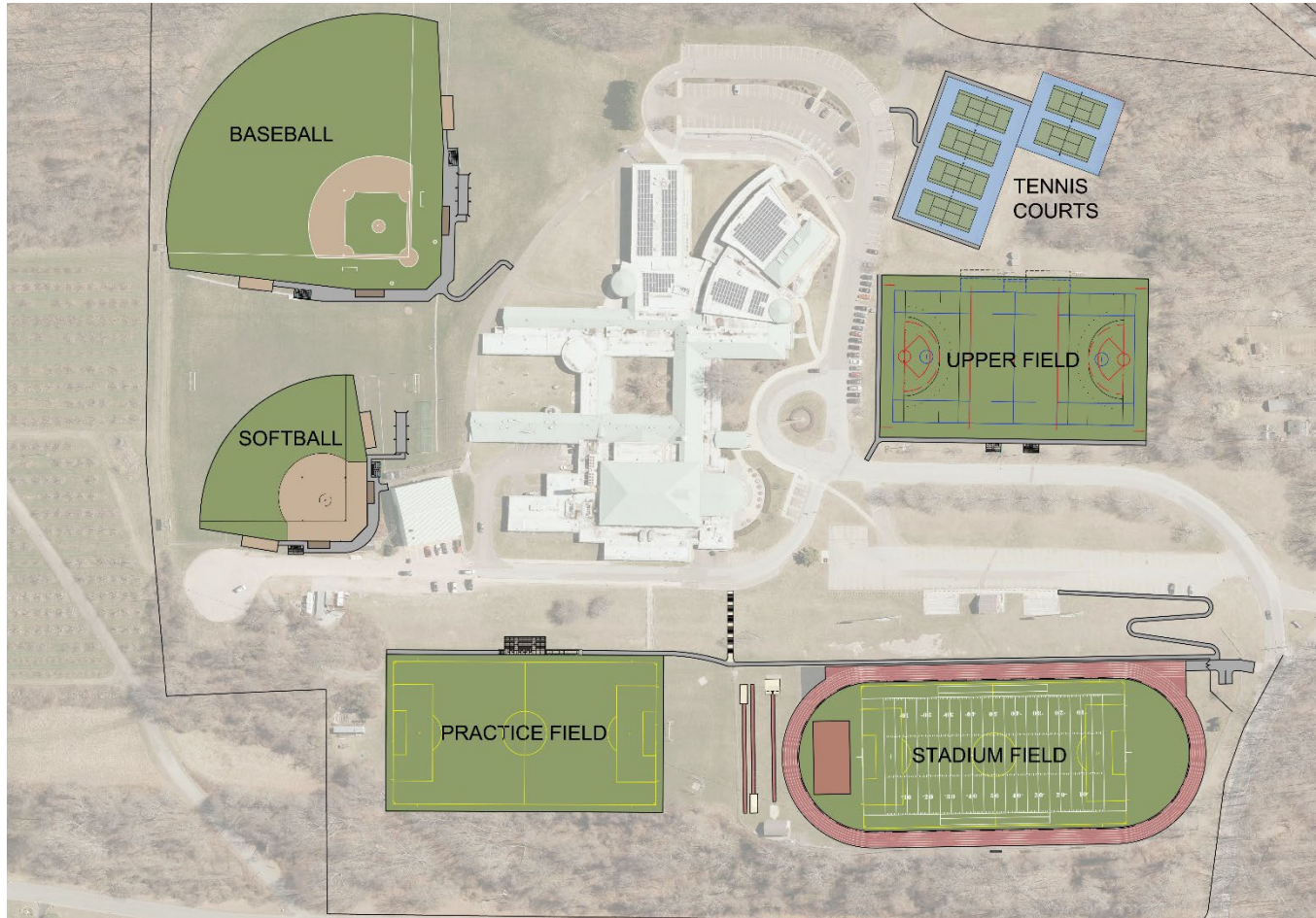
## JWMS

JONATHAN WINTHROP MIDDLE SCHOOL

Facility	Needs/Wants	Primary Objectives Met	Project	Project Details
Soccer 1	Improved Drainage, Access, Spectator Seating, Synthetic Turf Field	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
		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
Soccer 2	Improved Drainage, Access, Spectator Seating	Safety, Accessibility, Management of Assets	Reconstruct natural grass field.	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.
Soccer 3	Improved Drainage, Access, Spectator Seating	Safety, Management of Assets	Reconstruct natural grass field	Re-grade field, improve drainage, new irrigation system, sod, improve accessibility and spectator seating.
Soccer 4	Improved Drainage, Access, Spectator Seating	Safety, Equity, Management of Assets	Reconstruct natural grass field, U10-U12	Reconstruct field, improve drainage, new irrigation system, improve accessibility and spectator seating
Softball Field	Improved Drainage, Access, Spectator Seating	Safety, Equity, Accessibility, Management of Assets	Reconstruct infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating
Baseball Field	Improved Drainage, Access, Spectator Seating	Safety	Reconstruct Infield	Remove infield lip, new clay surface, new dugouts, backstop and fencing, improve accessibility and spectator seating
		Safety, Accessibility, Equity	Renovate and adjust location	Relocate field, new fencing & backstop, new dugouts, irrigation, utilities, improved accessibility and spectator seating

Priority Levels: 1 = Short Term (1-4 years), 2 = Mid-Term (4-8 years), 3 = Long Term (8+ years)

# Task-6 Facility Recommendations VRHS



# Task-6 Facility Recommendations

## VRHS

VALLEY REGIONAL HIGH SCHOOL

Facility	Priority Level	Primary Objectives Met	Project	Project Details	Estimated Project Cost
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

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)



# Task-6 Facility Recommendations

## VRHS

Facility	Priority Level	Primary Objectives Met	Project	Project Details	Project Cost
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

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)

# Task-6 Facility Recommendations

## J. W. Middle School



# Task-6 Facility Recommendations

## J. W. Middle School

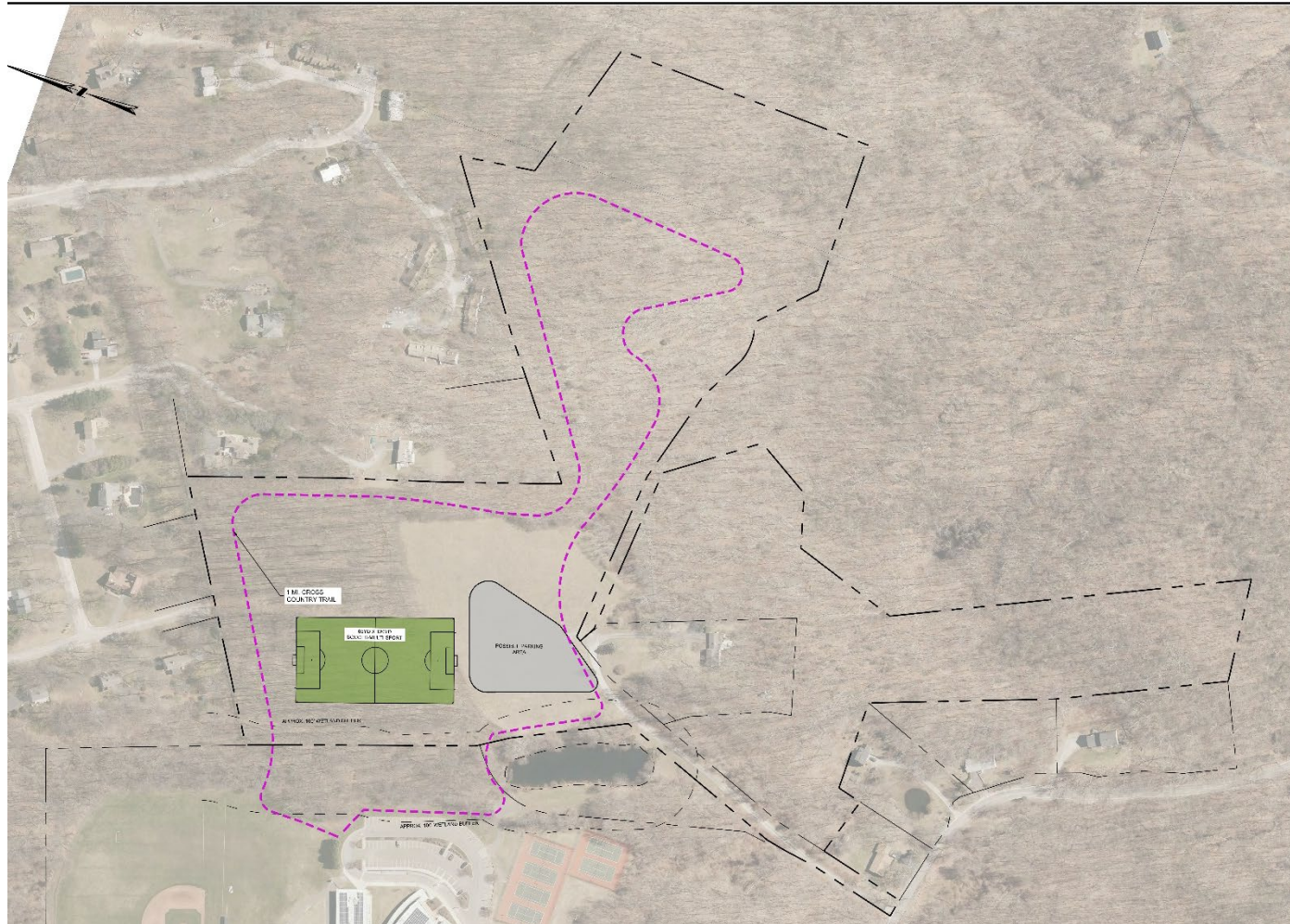
JONATHAN WINTHROP MIDDLE SCHOOL

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)

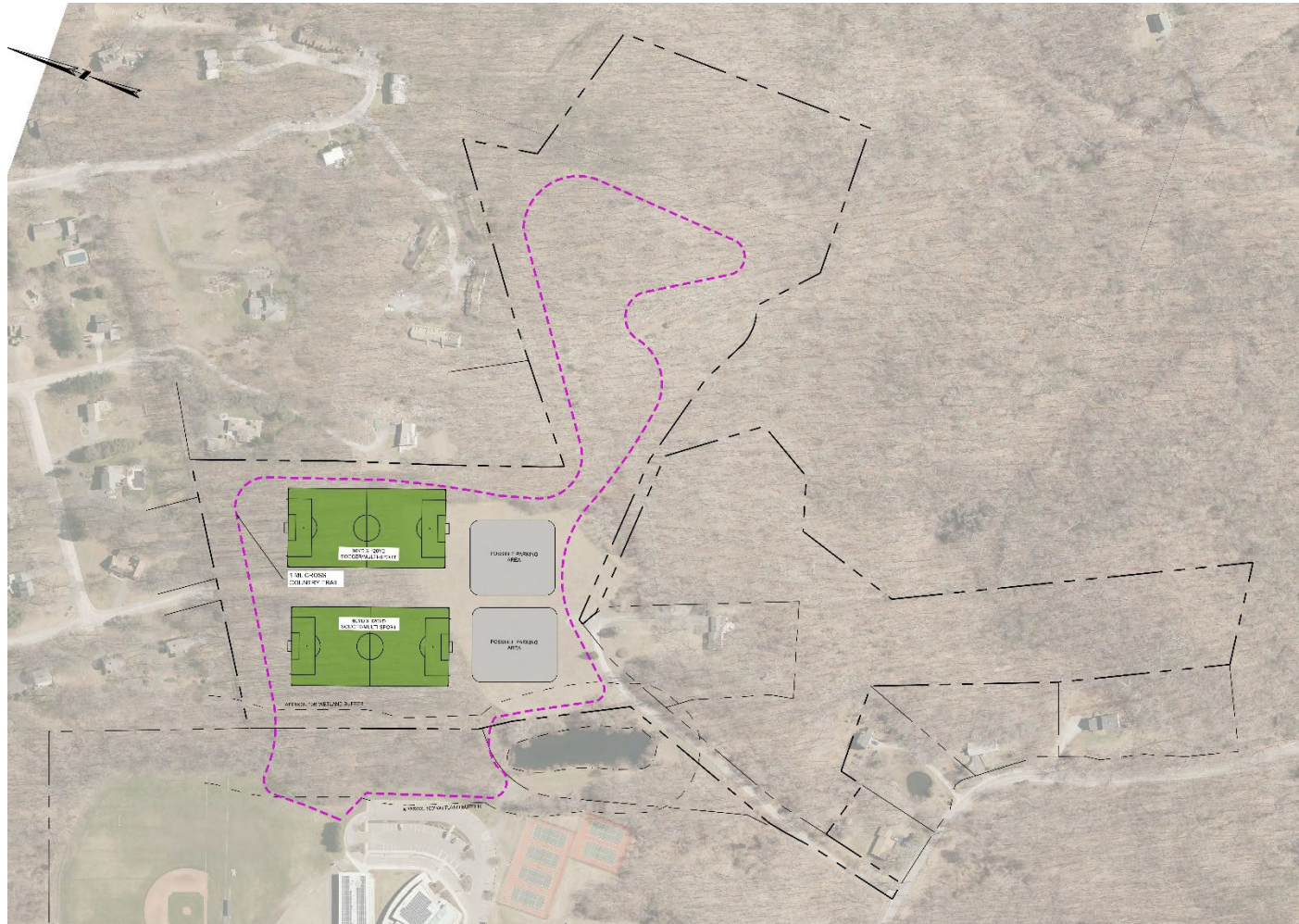


# Task-6 Facility Recommendations Mislick Property





# Task-6 Facility Recommendations Mislick Property





# Task-6 Facility Recommendations

## Mislick Property

### 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)*

