

## **F.O.I. Compliance –**

### **JOINT BOARD OF EDUCATION**

**Date:** May 12, 2021

## **R4 Long Range Athletic Facilities Planning Task Force Meeting –**

<b>Attendance:</b>	<u>Ad hoc Comm. Member</u>		<u>Administration:</u>		<u>Other:</u>	
(√ = attended)	Lori Ann Clymas (R4 BOE)	√	Brian White	√	Michael Kluchman, BSC Group	√
	Jane Cavanaugh (R4 BOE)	√	Bob Grissom	√	Jeff Swan, VRHS Ath. Coord.	√
			Mike Barile	√	Rick Daniels (joined 7:14 pm.)	√

Meeting began at: 7:00 p.m.

### **Items / Discussion**

The subcommittee was meeting again to further review and determine some general recommendations (see attached) regarding the report by the BSC Group which was made in conjunction with input from a variety of school, athletics and community stakeholders. The Committee will present these recommendations to the Region 4 BOE in September so that the Board may continue the conversation and determine next steps for public engagement, long term planning and budgeting implications.

The Committee discussed strategies for informing all stakeholders as this process progresses.

Administration will continue to work on the presentation per the discussion and feedback of the Committee this evening. Members are encouraged to share any other thoughts beyond this evening's meeting, as they come up.

The Committee will plan to present recommendations to the Region 4 Board at their September 02, 2021 regular meeting in order to further the conversation and plan for the long term process.

### **Public Comment**

There was no public comment.

Meeting adjourned at: 7:54 p.m.


# Regional School District No. 4

R4 Long Range Athletic Facilities Planning Task Force

Wednesday, May 12, 2021

# **R4 Long Range Athletic Facilities Planning Task Force**

## **Timeline and Recap to Date**

- **March 22:** First Working Session with BSC Group Presentation
- **April 24:** Second Working Session **CANCELED**
-  • **May 12 (Tonight):** Second working session & discussion of possible proposal to BOE
- **September:** Presentation to be made to Region 4 BOE at fall meeting

# R4 Long Range Athletic Facilities Planning Task Force

## 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 Planning Task Force

## 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>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 accessiblity 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 Planning Task Force

## 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 Planning Task Force

## 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)*

# Outstanding Debt Obligations & Retirements

→ Upcoming debt retirements present an opportunity for future Athletic Facility funding while maintaining stable budgets year-over-year

	<i>Amount</i>	<i>Final Payment Year</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	2021 - 2022	140,000	140,000	140,000						
Bond 2	5,045,000	2021 - 2022	500,000	490,000	495,000						
Bond 3	7,760,000	2023 - 2024	765,000	750,000	745,000	735,000	735,000				
<b>TOTAL</b>			<b>1,405,000</b>	<b>1,380,000</b>	<b>1,380,000</b>	<b>735,000</b>	<b>735,000</b>				



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Bond 1	1,472,000	2021 - 2022	140,000	140,000	140,000						
Bond 2	5,045,000	2021 - 2022	500,000	490,000	495,000						
Bond 3	7,760,000	2023 - 2024	765,000	750,000	745,000	735,000	735,000				
<b>TOTAL</b>			<b>1,405,000</b>	<b>1,380,000</b>	<b>1,380,000</b>	<b>735,000</b>	<b>735,000</b>				

Upcoming fiscal year

# Potential Replacement of Bond 1 & Bond 2

## Debt To Be Retired in 2021 - 2022 School Year

Total Debt (Bonds 1 & 2): 6,517,000

Annual Debt Payment <sup>(1)</sup>: 635,000

## Debt Replacement Options in 2022 - 2023 School Year

Total Cost

Est. Annual  
Payment <sup>(1)</sup>

New Bond 1: John Winthrop Middle School Security Project <sup>(2)</sup>

825,000

82,500

New Bond 2: Athletics (VRHS)

Stadium Complex - Reconstruct Running Track

650,000

65,000

Stadium Complex - Reconstruct Natural Grass

550,000

55,000

Upper Field Conversion to Turf

1,600,000

160,000

Tennis Courts

475,000

47,500

Baseball Field - Infield

200,000

20,000

Baseball Field - Outfield

650,000

65,000

Baseball Field - Amenities

700,000

70,000

Baseball Field - Dugouts

300,000

30,000

Softball Field - Infield

247,500

24,750

Softball Field - Renovation and Location

547,500

54,750

**TOTAL**

**6,745,000**

**674,500**

<sup>(1)</sup> Annual payments exclude interest costs, typically 2-3% per year

<sup>(2)</sup> JWMS Security Project is seeking state reimbursement of 50%+ of total costs; full estimated costs included here as reimbursement not guaranteed

# Potential Replacement of Bond 3

Debt To Be Retired in 2023 - 2024 School Year

Total Debt (Bond 3):	<u>7,760,000</u>	Annual Debt Payment <sup>(1)</sup> :	<u>735,000</u>
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Debt Replacement Options in 2024 - 2025 School Year		Total Cost	Est. Annual Payment <sup>(1)</sup>
New Bond 3: Athletics (VRHS, JWMS & Mislick)			
	VRHS - Practice Field	1,575,000	157,500
	JWMS Soccer 1 - Reconstruct Natural Grass	452,500	45,250
	JWMS Soccer 2 - Reconstruct Natural Grass	384,000	38,400
	JWMS Soccer 3 - Reconstruct Natural Grass	370,000	37,000
	JWMS Soccer 4 - Reconstruct Natural Grass	205,000	20,500
	JWMS Softball Field - Infield	247,500	24,750
	JWMS Baseball Field - Infield	257,500	25,750
	JWMS Baseball Field - Renovation and Location	547,500	54,750
	Mislick - ALL (2 new fields, cross country, utilities)	1,300,000	130,000
Other:	10-Year Facility Study	TBD	TBD
TOTAL		5,339,000	533,900

<sup>(1)</sup> Annual payments exclude interest costs, typically 2-3% per year



# Current & Future Outstanding Debt Obligations

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

	<i>Amount</i>	<i>Final Payment Year</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	2021 - 2022	140,000	140,000	140,000	82,500	82,500	82,500	82,500	82,500	82,500
Bond 2	5,045,000	2021 - 2022	500,000	490,000	495,000	592,000	592,000	592,000	592,000	592,000	592,000
Bond 3	7,760,000	2023 - 2024	765,000	750,000	745,000	735,000	735,000	533,900	533,900	533,900	533,900
TOTAL			1,405,000	1,380,000	1,380,000	1,409,500	1,409,500	1,208,400	1,208,400	1,208,400	1,208,400

# Current & Future Outstanding Debt Obligations

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

	<i>Amount</i>	<i>Final Payment Year</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	2021 - 2022	140,000	140,000	140,000	82,500	82,500	82,500	82,500	82,500	82,500
Bond 2	5,045,000	2021 - 2022	500,000	490,000	495,000	592,000	592,000	592,000	592,000	592,000	592,000
Bond 3	7,760,000	2023 - 2024	765,000	750,000	745,000	735,000	735,000	533,900	533,900	533,900	533,900
TOTAL			1,405,000	1,380,000	1,380,000	1,409,500	1,409,500	1,208,400	1,208,400	1,208,400	1,208,400

Decrease expected to be  
utilized on future capital needs

# Other Considerations

- Understanding future programmatic needs based on current enrollment projections
- Financing
  - Alternative financing options (private placement loans vs public bonds)
  - Debt maturity schedule (10 years is consistent with past practice)
  - Lead time for bond process
  - Structure of payments throughout the year (cash flow considerations)
- Maintenance
  - Annual & long-term up-keep of Natural Grass vs. Turf
  - Well water supply
  - Access to on-site septic
  - Access to public utilities (water & sewage) → Additional Costs
- Timing renovation or construction around athletic seasons and needs



# **R4 Long Range Athletic Facilities Planning Task Force**

## **Timeline and Recap to Date**

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