

F.O.I. Compliance

REGION 4 BOARD OF EDUCATION

Date: September 21, 2022

Region 4 Grounds and Buildings Maintenance & Oversight Committee

– REMOTE MEETING held

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

Attendance:	<u>Region 4 BOE</u>		<u>Administration:</u>		<u>Town Representatives (as appointed by each town):</u>	
(√ = attended)	Jane Cavanaugh	√	Brian White	√	Elizabeth Judd - CH	√
	Kate Sandmann	√	Bob Grissom	√	Jim Olson – DR	√
	Lon Seidman	√			ES - no appointee	
	John Stack					

Superintendent White called the committee meeting to order at approx.: 6:01 p.m.

Superintendent White shared a brief history of this standing committee of the Region 4 Board of Education. The purpose of the committee this year will be two-fold. The first is related to Region 4 athletic fields needs, as the Board is anticipating the need to approach our three towns to ask for their support of a bond to address some significant athletic fields needs. The second purpose is related to the development of a long range capital plan for Region 4. Administration will be asking committee members for lots of input and feedback on the administration’s proposals and draft recommendations related to these two areas, prior to presenting them to the full Region 4 BOE, and our three communities.

Tonight, he and Finance Director, Bob Grissom will be sharing their administrative recommendation proposals, with respect to Region 4 athletics fields and grounds needs. They plan to share these proposals with the Region 4 BOE at a future meeting.

Three years ago, the Region 4 BOE engaged the services of the BSC Group to conduct an athletic fields and facilities study. The BSC Group’s final report has been presented and discussed at public meetings several times over the past couple of years and it has been posted on the website since that time. Additionally, the *Region 4 Fields and Grounds Study ad hoc Committee* and the *Region 4 Long Range Athletic Facilities Planning Task Force* contributed to, and further refined the anticipated needs of the Region 4 athletics fields and facilities. Stakeholder feedback was also gathered through public comment, and surveys administered to students, parents, and community members.

Until recently, COVID-19 had made it hard to really dig into that study; the related committee and task force work; and the stakeholder feedback, in order to best determine next steps. However, that necessary work will be the focus this year for the administration and this committee. This work will be done in anticipation of the need to approach the three towns for their support of a bond to, in part, address the known athletics fields and facilities needs.

Mr. Grissom shared a slide presentation (*see attached and view the full presentation by selecting “Remote Meeting Recordings” under the BOARD OF EDUCATION Heading*) which included reviewing the 2022-23 Mission for this Committee, stated as follows: The Committee will play an integral role in bringing together key stakeholders as we gather input, develop plans, and work to garner support for the Region 4 District’s long term capital improvements. Those key stakeholders are students, staff, and families of the Chester, Deep River, Essex, and Region 4 Schools; Community members from each of our 3 towns; Board of Finance and Board of Selectmen Officials and Representatives from each of our 3 towns; the Region 4 Board of Education; Region 4 Bond Counsel; and Region 4 Municipal Advisors.

Mr. Grissom reviewed the administration's recommendations regarding the athletic fields and facilities needs; the anticipated Region 4 owned buildings' needs (as determined by the recent DRA Group's building study of each Region 4 building); and the resulting anticipated costs/bonding request needs and timeline. He also reviewed how these various needs align, and overlap, with all known anticipated long term capital needs for Region 4.

The Committee asked questions and requested that in addition to receiving the reports by the BSC Group and the DRA Building Study via e-mail, and accessing them through the website, they also be provided hard copies for pick up at central office, or at their next committee meeting. Member will be informed by the Finance Office when those copies are available for pick up, if they wish to have them sooner than the October meeting.

Administration noted that while there is a final report available from the BSC Group, the DRA Group only recently presented their initial study observations to the Region 4 BOE at the September 1st meeting. However, that presentation is currently available to view and/or read on the website and DRA is actively working to complete their final in depth report in the next couple of weeks. Mr. White anticipates it being available for the committee by their next meeting.

The committee's next meetings are currently scheduled for Thurs., Oct. 27th at 6:00 p.m. and Mon., Nov. 14th at 6:00 p.m.

The October 27th meeting will be held in person, as requested, at the John Winthrop Middle School library. An agenda will be sent out closer to that date.

The meeting adjourned at 7:04 p.m.

Regional School District No. 4

R4 BOE Grounds & Buildings Maintenance & Oversight Committee

Wednesday, September 21, 2022

What is This Committee?

Policy 9132.1 Bylaws of the Board Standing Committees

Grounds and Buildings Maintenance and Oversight Committee

The Grounds and Buildings Maintenance and Oversight Committee shall be a special standing committee of the Regional School District No. 4 Board of Education.

Function of Committee

It shall be the primary duty of this committee to annually review and recommend needs for the proper maintenance of all athletic fields, school grounds, and buildings under the control of the Region 4 Board of Education. Each of these recommendations shall be presented at a meeting of the Board of Education.

Composition of Committee

The committee shall be made up of six members appointed at the beginning of each school year as follows:

1. Three members appointed by the Chairperson of the Region 4 Board of Education.
2. One representative of each of the three towns comprising the Region 4 School District, appointed by the First Selectmen (or chief executive officer) of each town.

What is Our Mission for 2022-2023?

Over the course of the year, this Committee will play an **integral** role in bringing together key stakeholders as we gather input, develop plans, and garner support for the District's long-term capital improvements

- Students, Staff, and Families of the Schools of Chester, Deep River, Essex, and Regional School District No. 4
- Community members from each of the towns of Chester, Deep River, and Essex
- BOF & BOS Officials & Representatives from each of the towns of Chester, Deep River, and Essex
- Region 4 Board of Education
- Region 4 Bond Counsel
- Region 4 Municipal Advisors

History for This Committee

- Ongoing athletic facility needs expressed through the Reg. 4 budgeting process for several years
- Based on the continued level of need, we engaged the BSC Group in 2020-2021 to perform a comprehensive [Athletics Facilities Needs Assessment for Region 4](#) for the next 5 - 10 years
 - Applied individual criteria to assess each field's or facility's physical condition:
 - Demands on Existing Facility and Usage
 - Maintenance and Management of Assets
 - Safety, Accessibility, and Risk of Injury
 - Global considerations related to the development of our athletic fields:
 - Basic athletic standards vs. high level competition facilities
 - Americans with Disabilities Act (ADA)
 - Title IX Requirements
 - Green Initiatives
 - Athletic Facility & Recreational Trends (Lighting, Pickle Ball)

History for This Committee

- This Assessment verified all facilities were overdue for significant capital investment and in need of improvements to address safety and accessibility for players and spectators
 - Budgetary constraints limited the funds available for annual maintenance
 - Many years of deferred maintenance for larger projects and needs
 - Existing facilities are reaching or exceeding maximum recommended Field Usage
- In Spring 2021, with these recommendations in hand, we convened a group of stakeholders to form the *R4 Long Range Athletic Facilities Planning Task Force*
 - Goal was to unpack the recommendations and understand project priorities
- Based on the BSC Group work, feedback from the Task Force, and input from student, parent, and community surveys, the following list of projects would need to be completed

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 Tension 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	
Other:	10-Year Facility Study	3	TBD	TBD	
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

Outstanding Debt Obligations & Retirements

→ Upcoming debt retirements present an opportunity to bond for Athletic Facility Capital Needs while maintaining stable budgets year-over-year

CURRENT DEBT OBLIGATIONS (EXCLUDES INTEREST)

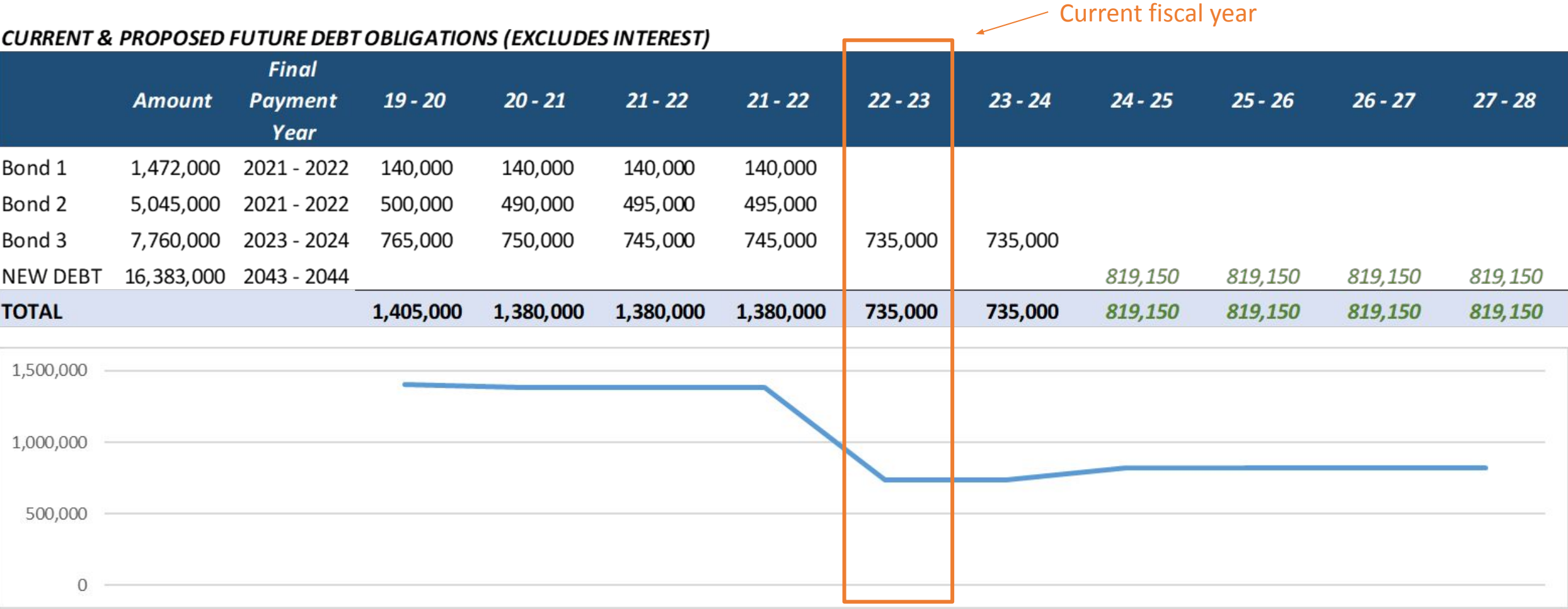
	Amount	Final Payment Year	19 - 20	20 - 21	21 - 22	21 - 22	22 - 23	23 - 24	24 - 25	25 - 26	26 - 27	27 - 28
Bond 1	1,472,000	2021 - 2022	140,000	140,000	140,000	140,000						
Bond 2	5,045,000	2021 - 2022	500,000	490,000	495,000	495,000						
Bond 3	7,760,000	2023 - 2024	765,000	750,000	745,000	745,000	735,000	735,000				
TOTAL			1,405,000	1,380,000	1,380,000	1,380,000	735,000	735,000				

Current fiscal year

Current & Future Outstanding Debt Obligations

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

- Assumes 20 year bond with fixed principal payments



Upcoming Timeline & Milestones

- **Wednesday, September 21, 2022 (Tonight):** Initial meeting of the R4 BOE Grounds & Buildings Maintenance & Oversight Committee for 2022-2023
- **Thursday, October 27, 2022 @ 6:00 PM:** Regularly Scheduled Committee Meeting
 - * Review processes for Capital Planning, State Statutes, Financial Planning, and Timeline
- **Thursday, November 3, 2022 @ 7:00 PM:** Regularly Scheduled R4 BOE Meeting
- **Monday, November 14, 2022 @ 6:00 PM:** Regularly Scheduled Committee Meeting
- **Fall / Winter 2022-2023:** Ongoing conversations with Public around Athletics Facility Needs to Support Bonding Referendum
- **May 2, 2023:** Possible Referendum for Region 4 Bonding Placed on Ballot