

REGION 4 BOARD OF EDUCATION

Date: February 06, 2024

Special Meeting – VRHS Media Center

(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>Other:</u>
(√ = attended)	Kate Sandmann	√	Brian White	√	Kelly Nelli, Arcadis
	Jennifer Clark	√	Sarah Brzozowy	√	Matt Ritter, Shipman & Goodwin
	Lon Seidman	√	Bob Grissom	√	
	Lol Fearon	√			
	Alex Silva	√			
	John Stack	(not			
		present			
		for			
		vote			
		left			
		at			
		approx..			
		6:57 p.m.)			
	Jane Cavanaugh	√			
	Richard Strauss	√			
	Rick Daniels				

Chair Sandmann called the special meeting to order at approx. 6:00 p.m.

Kelly Nelli of Arcadis, gave a presentation on scope of services and costs covered by Appropriation Option 1 (not to exceed \$5.8 million) (as presented) or Appropriation Option 2 (not to exceed \$4.5 million) (as presented) regarding JWMS Remediation

There was an extensive Board discussion regarding Appropriation Option 1 and Appropriation Option 2, and a chance for legal counsel, Matt Ritter, to answer procedural questions by the Board.

Public Comment:

Mike Joy, Deep River – Stated that there had been a lot of good discussion and he understands the concern with paying good money to people to do things some people feel we could do ourselves, but the reason for doing that, he understands, is that people are not comfortable with attempting that work, or it is outside their expertise, so it’s important to remember that. He said he would recommended moving forward as soon as possible to get students back, but even though it’s great to fix the interior and remediate the mold, if we don’t fix the actual source of water intrusion, we’ll be right back where we started.

John O’Hare, Chester BOF Chair – Shared his thoughts on what will need to be addressed to try to convince the public of whatever appropriation ask the Board will be making. He thanked the Board for what they are doing.

Sarah Field, Deep River – Shared that she believes it’s important to look at the root cause and address issues like the roof because roofs do need to be replaced from time to time. It’s also important to spend money wisely now, to avoid ending up in the same situation later. Additionally, she stated that custodial staff are there for day to day building maintenance, and not the overall specialists stuff and that we need professionals for certain types of work.

Duane Gates, Deep River Selectman – wants to get kids back into JW and also wants to get the most bang out of our buck. He said the reality is, based on his decades of experience in the field, that the contingencies will likely be absorbed, but he is asking everyone to do their diligence to save as much money as possible.

Board discussion continued.

On motion duly made and seconded the Board VOTED (6 Yes = *K. Sandmann, L. Fearon, R. Strauss, J. Clark, J. Cavanaugh, A. Silva* / 1 No = *L. Seidman* / No abstentions = motion passed) VOTED to schedule a District Meeting / Public Hearing for Wednesday, February 21, 2024 to discuss Appropriation Option 1 as listed below:

APPROPRIATION OPTION 1

**WARNING
DISTRICT MEETING - PUBLIC HEARING
REGIONAL SCHOOL DISTRICT NO. 4
TOWNS OF CHESTER, DEEP RIVER AND ESSEX
WEDNESDAY, FEBRUARY 21, 2024**

The electors and citizens qualified to vote in town meetings of the Towns of Chester, Deep River and Essex (the “Member Towns”) are hereby warned that a District Meeting of Regional School District No. 4 (the “District”) will be held on Wednesday, February 21, 2024 at 7:00 P.M. at Valley Regional High School, located at 256 Kelsey Hill Road, Deep River, CT 06417, for the purpose of conducting a public hearing on the following recommendation of the District Board of Education:

1. That \$5,800,000 be appropriated 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.

2. That \$5,800,000 of bonds, notes or temporary notes of the District be authorized to finance the appropriation. The amount of the bonds authorized shall be reduced by the amount of any federal or state grants received by the District for the Projects.

3. That the Chair of the District Board of Education and the District Treasurer, be authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information.

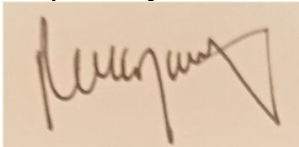
4. That the Superintendent of Schools and the Finance Director be authorized to contract with architects, engineers, contractors and others in the name and on behalf of the District with respect to the Projects, to approve design and construction expenditures for the Projects, and to exercise such others powers as are necessary or appropriate to complete the Projects.

5. That the authorization of the issuance of bonds, notes or temporary notes shall be submitted to a referendum vote by the electors and citizens qualified to vote in town meetings of the Member Towns of the District.

Dated at Deep River, Connecticut this 6th day of February, 2024.

On motion duly made and seconded, the Board unanimously VOTED to adjourn at 8:22 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'K. Sandmann', is written over a light brown rectangular background.

Secretary
Regional District #4 Board of Education

[illegible]

	OPTION 1	OPTION 2
HVAC / Controls	\$1,000,000	Not included
Dehumidification Services	\$325,000	Not included
New Insulation & Ceiling Tiles	\$1,327,000	\$1,327,000
Demo & Abatement	\$1,000,000	\$1,000,000
General Conditions	\$824,350	\$824,350
HARD COSTS	\$4,476,350	\$3,151,350
PM & Engineering Fees	\$783,361	\$695,000
Owner's Contingencies	\$447,635	\$496,500
Escalation	\$111,909	\$82,500
TOTAL COSTS - Rounded	\$5,800,000	\$4,500,000