

**REGION 4 BOARD OF EDUCATION**

**Date:** March 12, 2024

**Special Meeting – VRHS Media Center**

*(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 √          | Jack Butkus, Arcadis √ |
|                    | Richard Strauss √   | Sarah Brzozowy √       | Rusty Malik, QA+M √    |
|                    | Lon Seidman √       | Bob Grissom √          |                        |
|                    | Lol Fearon √        |                        |                        |
|                    | Alex Silva √        |                        |                        |
|                    | Rick Daniels √      |                        |                        |
|                    | Jane Cavanaugh √    |                        |                        |
|                    | John Stack          |                        |                        |
|                    | Jennifer Clark      |                        |                        |

Vice Chair Fearon called the special meeting to order at: approx. 6:00 p.m. and shared some guidance regarding the meeting process for the evening.

Superintendent White shared that the purpose this evening, as we approach the March 26<sup>th</sup> referendum vote on the proposed JWMS Mold Remediation Project, is just to serve as a factual reminder and as a service to the community, to share one more time with the public, the general project information that has been discussed at past meetings and the public hearing on February 21, 2024 in order to make sure that the public is well informed about the question they'll be considering at the referendum. It also provides another forum for the public to ask any questions or make comments they may have regarding the referendum vote on this proposed project.

Superintendent White shared an informational presentation on the proposed JWMS Mold Remediation Project (see attached).

Members of the public were given time to ask questions and make comments regarding the pending referendum question.

Questions and comments were asked and made by the following audience members:

Stephen Holmes, Chester  
Aaron Zain, Chester  
Gary Clark Deep River  
Ed Meehan, Chester  
Lenore Grunko, Deep River  
Bob Ghinder, Deep River  
Tony Bolduc, Deep River  
Susan Wright, Chester  
Allison Sloane, Deep River  
Sue Strecker, Chester  
Fred Jordan, Deep River  
Scott Johnson, Essex  
Kathryn Russell, Deep River

On motion duly made and seconded, the Board unanimously VOTED to adjourn at approx. 7:44 p.m.

# Regional School District No. 4

JOHN WINTHROP

Informational Presentation  
John Winthrop Middle School Mold Remediation Project  
Tuesday, March 12, 2024

# Agenda for Region 4 Special Meeting

- Informational presentation regarding the proposed mold remediation project at the John Winthrop Middle School
- Public Question & Answer Period with the Administration
- Adjournment

# Purpose of this Region 4 Special Meeting

- Discuss the professional evaluations taken since the mold situation was discovered which led to the Board of Education's recommendations
- Step through the legal timeline of meetings and motions leading to tonight
- Scope of work being proposed by the Board of Education for referendum on March 26, and review the ballot language and explanatory text
- Review current and proposed debt service
- Public Question & Answer period with the Administration

# Background of the Mold Issues at JWMS

- Aug/Sep 2023 - Staff alerted the administration that mold was visible in classrooms upon their return from summer break
- Sep 2023 - Engaged with Industrial Hygienist EnviroMed Services to test for mold
- Sep 2023 - JWMS was closed and students & staff were relocated to VRHS while testing occurred and extent of the issue was determined
- Oct 2023 - EnviroMed's report found elevated concentrations of various types of hazardous mold spread throughout the facility; EnviroMed recommends *“that all students and staff should be temporarily relocated to another facility”* \*

(\* source: EnviroMed Services, Inc. Baseline Indoor Air Quality Report Dated 10/4/2023)

- Oct 2023 - Engaged Project Manager Arcadis, US to assist the district in its efforts
- Oct 2023 - Engaged Architect QA+M to conduct a root cause analysis for the increased level of moisture in the building that led to mold growth

# Background of the Mold Issues at JWMS (cont.)

- Nov 2023 - Solicited proposals for mold cleaning services, determining that the cost to clean the facility would approach \$1 million
- Dec 2023 - QA+M's root cause analysis identified multiple contributing factors to the elevated moisture levels in the building \*
  - Insufficient & improper HVAC system insulation,
  - Moisture and outside air infiltration through windows, doors and masonry
  - Failing roof membrane and compromised flashing, downspouts, and roof drains
  - Inoperable and inadequate MEP system controls

(\* source: QA+M Architecture *Root Cause Analysis of Moisture/Water Conditions & Resulting Mold* dated 12/20/2023)

- Jan 2023 - Root cause presented to the Board and public; multiple BOE meetings were held to discuss and weigh the various options to address the presence of mold and underlying causes for moisture intrusion

# Legal Timeline of Board Meetings and Motions

- **February 6, 2024** – As part of the agenda for the Region 4 Special BOE Meeting, the Board **VOTES to schedule a District Meeting/Public Hearing** on February 21st
- **February 21, 2024** – The Board holds a **District Meeting/Public Hearing** on the proposed bond resolutions in accordance with Section 10-56 and Section 10-47c of the CT General Statutes

The District Meeting/Public Hearing is IMMEDIATELY followed by a **Special Meeting** where the Board to **VOTES to approve referendum language and set the date of the referendum** on the proposed bond resolutions for Tuesday, March 26, 2024 from 6:00 a.m. – 8:00 p.m. at the polling locations in Chester, Deep River & Essex. Upon the Board’s vote to set the date of the referendum, the non-advocacy period begins.

**Following the Board vote** to set the referendum date, the Town Clerks are notified of the referendum date and referendum questions to be voted upon

- **During March** – In accordance with State Statute 10-47c and 9-226 the Town Clerk publishes warnings of the referendum (“not more than 15, nor less than 5 days prior”)
- **March 12 @ 6:00 p.m.** – The Board holds an INFORMATIONAL ONLY Public Hearing to present the project and answer questions from the public in advance of the referendum
- **March 26, 2024 from 6:00 a.m. – 8:00 p.m.** – The Referendums on the bonding proposal is held.

(Note: per statute, the referendum on that day must run for the hours listed above, in accordance with the law, even though typical budget referendums would generally only run from noon – 8:00 p.m.)

# Scope of Work: JWMS Mold Remediation Project

|  |              |
|--|--------------|
| Building Demo & Mold Abatement Services  | \$ 1,000,000 |
| Replace Insulation, Ceiling Tiles, Minor Building & Roof Repairs, Testing & Monitoring | 1,327,000    |
| HVAC System Controls, Minor HVAC Repairs   | 1,000,000    |
| Dehumidification Systems / Classroom Units   | 325,000      |
| General Contractor & Construction Services   | 826,000      |
| Project Development & Design, Project Management, Environmental & Legal Costs          | 783,650      |
| Contingencies  | 447,800      |
| Escalation   | 89,560       |
|  | <hr/>        |
| TOTAL  | \$ 5,799,010 |

# Ballot Language and Explanatory Text

The following question will be voted on by the electors and citizens qualified to vote in town meetings of the Towns of Chester, Deep River and Essex, Connecticut on March 26, 2024 between the hours of 6:00 a.m. and 8:00 p.m. This explanatory text was authorized to be prepared by the Regional School District No. 4 Board of Education and is prepared in accordance with Section 9-369b of the Connecticut General Statutes.

## **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

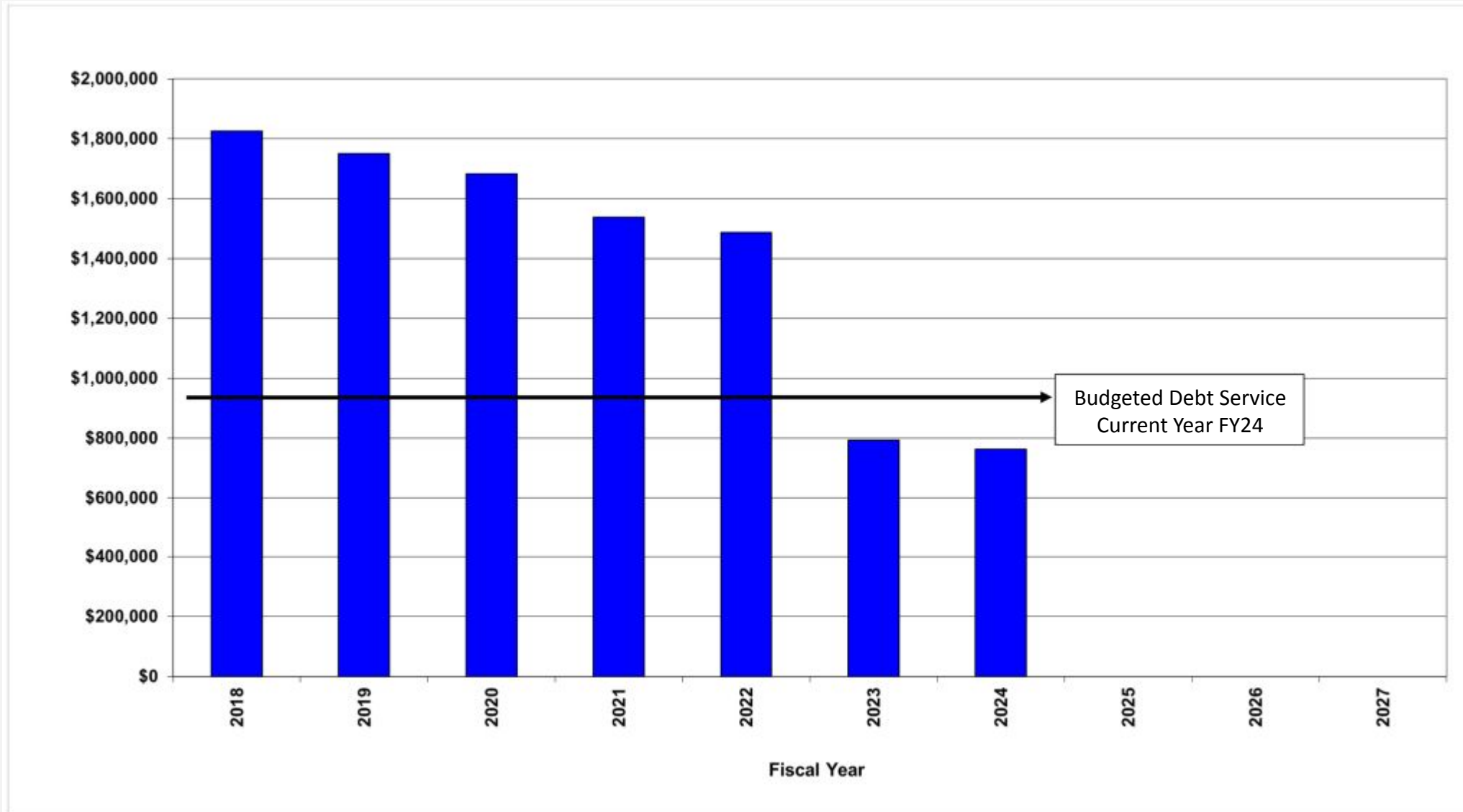
NO”

# Ballot Language and Explanatory Text (cont.)

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.

The District will finance the Projects by issuing the District's bonds or notes in an amount not to exceed \$5,800,000. The amount of the bonds authorized shall be reduced by the amount of any grants received by the District for the Projects.

# Existing Debt Service Region 4 Schools



# Projected Financial Impact on Region 4 Schools

| (A)         | (B)                         | (C)             | (D)   | (E)  | (F)       | (G)   | (H)       | (I)                         | (J)                                    | (K)                           |
|-------------|-----------------------------|-----------------|---|--|-----------|---|-----------|-----------------------------|--|-------------------------------|
|             |                             |                 | <b>\$7,375,000</b><br><b>\$1,575,000 + \$5.8M</b><br><b>Notes @ 4.0%</b><br><b>Dated: May 2024</b><br><b>Due: May 2025</b><br><b>Interest @ 3.50%</b> | <b>\$7,000,000 Bonds</b><br><b>Est. rate of 4.0%</b><br><b>Dated: May 2024</b> |           | <b>\$9,800,000 Bonds</b><br><b>\$1M + \$5.8M + \$2.965M</b><br><b>Est. rate of 4.0%</b><br><b>Dated: May 2025</b> |           |                             |  |                               |
| Fiscal Year | Total Existing Debt Service | Amount Budgeted | Interest @ 3.50%  | Principal  | Interest  | Principal   | Interest  | Total Proposed Debt Service | Total Existing & Proposed Debt Service | Annual Change in Debt Service |
| 2024        | 764,400                     | 909,600         | -   | -  | -         | -   | -         | -                           | 909,600                                |                               |
| 2025        | -                           | 980,475         | 295,000   | 350,000  | 335,000   | -   | -         | 980,000                     | 980,000                                | (475)                         |
| 2026        | -                           |                 |   | 350,000  | 266,000   | -   | 430,000   | 1,046,000                   | 1,046,000                              | 65,525                        |
| 2027        | -                           |                 |   | 350,000  | 252,000   | 300,000   | 390,600   | 1,292,600                   | 1,292,600                              | 246,600                       |
| 2028        | -                           |                 |   | 350,000  | 238,000   | 450,000   | 372,800   | 1,410,800                   | 1,410,800                              | 118,200                       |
| 2029        | -                           |                 |   | 350,000  | 224,000   | 450,000   | 355,000   | 1,379,000                   | 1,379,000                              | (31,800)                      |
| 2030        | -                           |                 |   | 350,000  | 210,000   | 450,000   | 337,200   | 1,347,200                   | 1,347,200                              | (31,800)                      |
| 2031        | -                           |                 |   | 350,000  | 196,000   | 450,000   | 319,400   | 1,315,400                   | 1,315,400                              | (31,800)                      |
| 2032        | -                           |                 |   | 350,000  | 182,000   | 450,000   | 301,600   | 1,283,600                   | 1,283,600                              | (31,800)                      |
| 2033        | -                           |                 |   | 350,000  | 168,000   | 450,000   | 283,800   | 1,251,800                   | 1,251,800                              | (31,800)                      |
| 2034        | -                           |                 |   | 350,000  | 154,000   | 450,000   | 266,000   | 1,220,000                   | 1,220,000                              | (31,800)                      |
| 2035        | -                           |                 |   | 350,000  | 140,000   | 450,000   | 248,200   | 1,188,200                   | 1,188,200                              | (31,800)                      |
| 2036        | -                           |                 |   | 350,000  | 126,000   | 450,000   | 230,400   | 1,156,400                   | 1,156,400                              | (31,800)                      |
| 2037        | -                           |                 |   | 350,000  | 112,000   | 450,000   | 212,600   | 1,124,600                   | 1,124,600                              | (31,800)                      |
| 2038        | -                           |                 |   | 350,000  | 98,000    | 455,000   | 194,800   | 1,097,800                   | 1,097,800                              | (26,800)                      |
| 2039        | -                           |                 |   | 350,000  | 84,000    | 455,000   | 177,000   | 1,066,000                   | 1,066,000                              | (31,800)                      |
| 2040        | -                           |                 |   | 350,000  | 70,000    | 455,000   | 159,200   | 1,034,200                   | 1,034,200                              | (31,800)                      |
| 2041        | -                           |                 |   | 350,000  | 56,000    | 455,000   | 141,400   | 1,002,400                   | 1,002,400                              | (31,800)                      |
| 2042        | -                           |                 |   | 350,000  | 42,000    | 455,000   | 123,600   | 970,600                     | 970,600                                | (31,800)                      |
| 2043        | -                           |                 |   | 350,000  | 28,000    | 455,000   | 105,800   | 938,800                     | 938,800                                | (31,800)                      |
| 2044        | -                           |                 |   | 350,000  | 14,000    | 455,000   | 88,000    | 907,000                     | 907,000                                | (31,800)                      |
| 2045        | -                           |                 |   | -  | -         | 455,000   | 70,400    | 525,400                     | 525,400                                | (381,600)                     |
| 2046        | -                           |                 |   | -  | -         | 455,000   | 52,800    | 507,800                     | 507,800                                | (17,600)                      |
| 2047        | -                           |                 |   | -  | -         | 455,000   | 35,200    | 490,200                     | 490,200                                | (17,600)                      |
| 2048        | -                           |                 |   | -  | -         | 450,000   | 17,600    | 467,600                     | 467,600                                | (22,600)                      |
| 2049        | -                           |                 |   | -  | -         | -   | -         | -                           | -                                      | (467,600)                     |
|             | 764,400                     |                 |   | 7,000,000  | 2,995,000 | 9,800,000   | 4,913,400 | 25,003,400                  | 25,913,000                             |                               |

(courtesy Phoenix Advisors, District's Municipal Advisory firm)



JOHN WINTHROP

**Questions?**