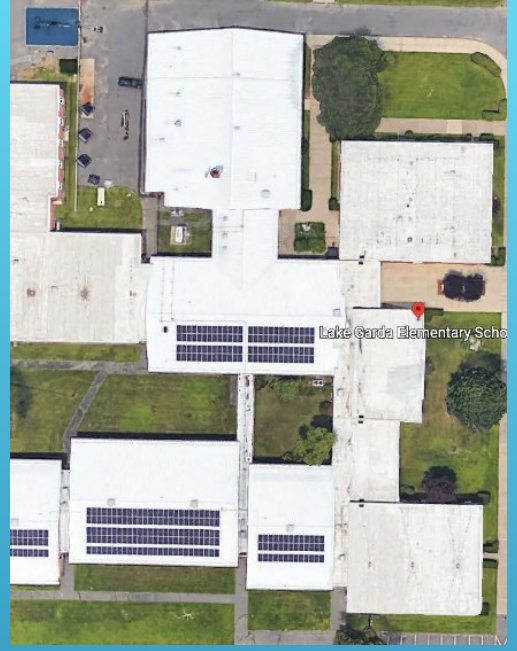






PROPOSED SCHOOL FACILITIES REFERENDUM – PUBLIC HEARING

Community discussion on future school infrastructure plans

August 31, 2026

John Deeb Auditorium

Lewis S. Mills High School

PURPOSE OF THE PUBLIC HEARING & PROPOSED PROJECTS

Why We Are Here

•Provide factual information about the proposed School Facilities Referendum

•Explain project needs, costs, financing, and referendum procedures

•Provide the community with proposed plan to make an informed decision

What Is Included in the Proposal

Roof Replacements

•Replace aging roof systems at Lake Garda and Har-Bur/Lewis Mills
•Protect facilities and reduce future repair costs

HVAC Improvements

•Upgrade aging rooftop and mechanical systems across district schools
•Improve reliability, comfort, energy efficiency, and indoor air quality

Athletic Field Enhancements

•Improve field conditions and usability
•Two voter options:
•Synthetic Turf Field
•Engineered Natural Grass Field

Financial Responsibility

•Projects are proposed within the district's long-term capital plan
•Existing debt is retiring, creating capacity for new bonding
•Goal is to maintain stable annual debt service

Community Participation

•Referendum Vote: November 3, 2026
•Public input and questions are encouraged throughout the process

WHY NOW?

- Facilities have reached critical replacement cycles
- Aging roofs have reached end of life
- HVAC systems are aging, increased maintenance costs and becoming unreliable
- **Existing debt is retiring, creating financing capacity**
- **Opportunity to replace debt without increasing annual debt service *(new bonding can replace retiring debt rather than add to it)**
- Delaying projects may increase future costs
- Construction inflation continues to increase project costs
- Deferring replacement often results in more expensive emergency repairs
- Opportunity to address multiple needs through coordinated planning

FINANCIAL STRATEGY

- Existing bonds are being retired.
- New bonds are planned within the district's existing debt structure
- The goal is to maintain stable annual debt service
- Long-term capital needs are addressed without increasing annual debt payments

PROPOSED SCHOOL FACILITIES REFERENDUM OVERVIEW

Referendum Purpose

The referendum seeks voter approval for a bonding package to maintain and improve school infrastructure.

Key Improvement Areas

Proposed projects include roof replacements, HVAC upgrades, and field enhancements with two design options.

Financial Responsibility

The proposal replaces retiring debt, maintaining stable annual debt service without increasing Region10's Debt Service.

Community Decision Support

Clear, factual presentation aims to inform residents for a transparent and trustworthy referendum process.

SUMMARY OF PROPOSED PROJECTS

Roof Replacement Projects

Replacing aging roofs at two schools to extend facility life and prevent emergency repairs.

HVAC System Upgrades

Upgrading HVAC systems across four schools to improve comfort, efficiency, and indoor air quality.

Athletic Field Enhancement

Improving community and athletic fields with options for synthetic turf **OR** engineered natural grass.

Coordinated Project Benefits

Bundling projects for efficient construction, better financing, long-term savings, and predictable budgeting.







WHAT ARE WE ASKING VOTERS TO APPROVE?

Question 1:	Roof Replacements
Question 2:	HVAC Improvements
Question 3:	Synthetic Turf Field option
Question 4:	Engineered Grass Field option









ROOFING







PROTECTING OUR SCHOOL BUILDINGS

Critical Role of Roofs

Roof systems protect school buildings and equipment from water damage and weather-related threats effectively.

Challenges of Aging Roofs

Aging roofs face leaks, membrane failure, and insulation degradation, increasing maintenance costs over time.

Financial Impact of Delays

Delaying roof replacement leads to higher costs from emergency repairs and interior damage to school facilities.

Benefits of Proactive Replacement

Replacing roofs proactively restores building integrity, improves energy efficiency, and reduces maintenance needs.

LAKE GARDA SCHOOL ROOF ASSESSMENT



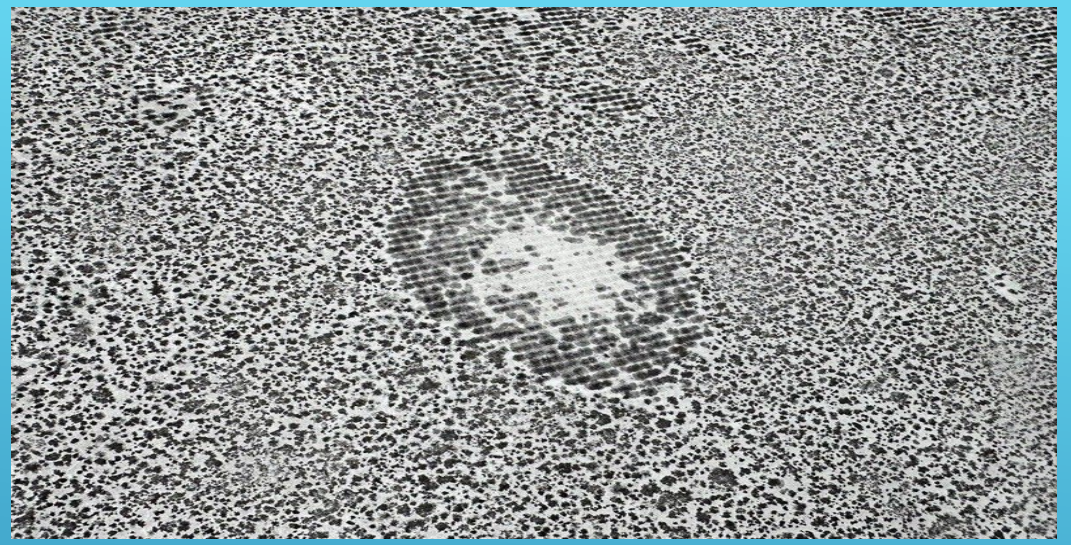




- 36,000 Square Feet
- Poor Condition
- End of Life Planning
- $2.3 Million



Membrane Deterioration



Scrim Exposure



Penetration Deterioration



Masonry Deterioration

HAR-BUR/LEWIS MILLS SCHOOL ROOF ASSESSMENT







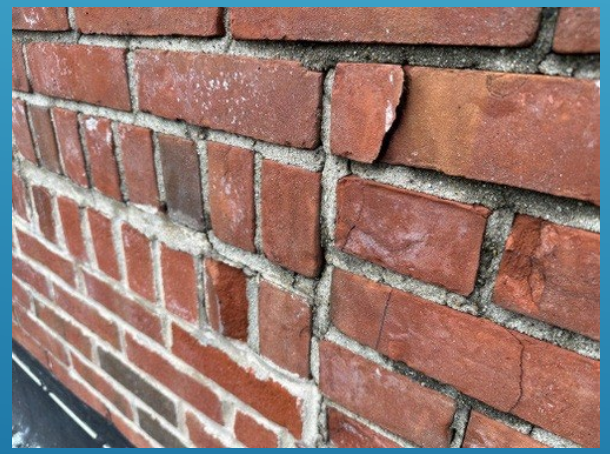


- 222,500 Square Feet
- Installed approximately 2008
- Open Seams
- Ponding Water
- $12.7M estimate

CHIMNEY & MASONRY CONDITIONS



- Water Infiltration
- Spalling Masonry
- Falling Brick Hazards













HVAC (HEATING, VENTILATION AND AIR CONIDTIONING)

PROVIDING COMFORTABLE, HEALTHY LEARNING SPACES



Aging HVAC Systems

Many HVAC systems in the schools are outdated, leading to frequent breakdowns and inconsistent temperature control.

Impact on Learning Environment

Poor heating, cooling, and ventilation negatively affect student concentration and staff comfort in classrooms.



Benefits of Upgrades

Upgrading HVAC systems improves temperature control, air circulation, energy efficiency, and reduces maintenance costs.

Standardized District-Wide Approach

A comprehensive upgrade across all schools standardizes equipment, simplifies maintenance, and enhances system reliability.

EXISTING ROOFTOP HVAC EQUIPMENT









Actual Rooftop units serving district facilities









HVAC IMPROVEMENTS ALREADY COMPLETED

LSM/HB CAMPUS

- Phase I RTU Replacements completed using ARP ESSER Funds, replaced RTU 21, 23, 30, 36
- Phase II RTU Replacements completed with a 50% matching Indoor Air Quality Grant from the State of Connecticut, replaced RTU 9, 22, 24, 25, 26, 27, 31, 32, 33, 41
- Phase I and Phase II units are all units identified in a commissioning and ventilation systems assessment performed in September of 2022 by Consulting Engineering Services.
- *After all projects are complete, the following RTU's will not have been replaced on the LSM/HB campus:*

  RTU 1, 2, 3, 4, 5, 6, 7, 10, 11, 13, 15, 16, 17, 18, 20. Of these units the following units have cooling 2, 5, 7,10, 15, 16, 17, 18. The units without cooling service the following areas HB gym/locker rooms (RTU 1, 3, 4), LSM/HB kitchen (RTU 6), LSM locker room (RTU 11), LSM gym (RTU 12, 20) and LSM trainers room (RTU 13).





PROPOSED RTU REPLACEMENTS HAR-BUR/MILLS





Replacement Inventory:

- Bond Project RTU Replacements, replace RTU's 8, 28, 29, 34, 35, 37, 38,39, 40. This would replace aging units and add cooling to all classroom spaces.
- $1.9 M estimate





PROPOSED RTU REPLACEMENTS HARWINTON CONSOLIDATED







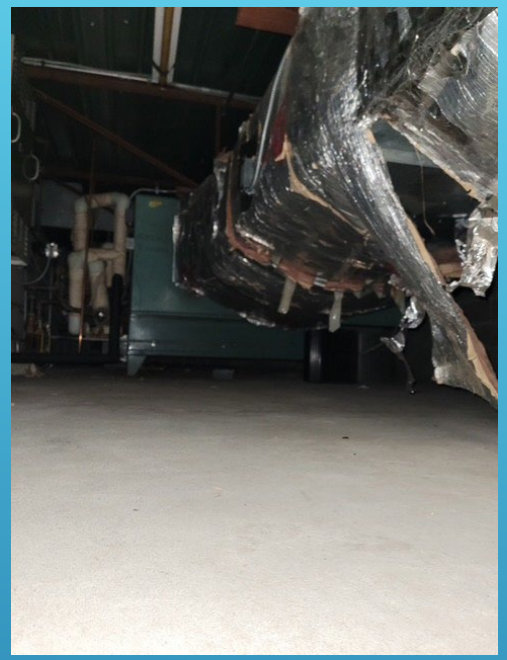
Replacement Inventory:

- $1.84M estimate
- Roof top unit: 1 through 14
- Air handling unit: 1 through 6



PROPOSED RTU REPLACEMENTS LAKE GARDA







Replacement Inventory:

- $1.26M estimate
- Air handling units: 1, 1a, 3-10



FIELD ENHANCEMENT PROJECT





SUPPORTING STUDENTS, ATHLETICS & COMMUNITY USE

Current Field Challenges

Heavy use and weather cause drainage problems and turf wear, limiting field usability and safety.

Impact on Activities

Poor field conditions lead to closures, scheduling conflicts, and affect school and community programs.

Need for Durable Solutions

Upgrading fields can improve durability and support future sports use.

Referendum Design Options

Two field design proposals offer varied costs, future maintenance needs, and performance benefits.





SYNTHETIC TURF CONCEPT

Track & Field Improvements
- Resurfacing the existing track and high jump area with a structural spray coating.
- Reconstruction of:
  - Long jump runways and sand pits
  - Triple jump runways and sand pits
  - Pole vault runways
  - Pole vault landing area

Synthetic Turf Athletic Field
- Installation of a new synthetic turf multi-use field (approximately 103,000 square feet)
- Field striping and markings for:
  - Football
  - Soccer
  - Field Hockey
  - Boys Lacrosse
  - Girls Lacrosse
- Mid-Field logo installation

Spectator Amenities
- New ADA-accessible elevated grandstand built into the hillside with approximately 350 seats
- New coaches' box
- New public address system

Lighting
- Four-pole LED athletic field lighting system with poles approximately 70 feel tall
- Associated electrical infrastructure

Accessibility & Pedestrian Improvements
- ADA-accessible walkways to the grandstand
- New walkway to the long jump, triple jump and pole vault event areas
- Additional concrete walkways throughout the site

Site Infrastructure and Drainage
- Site grading and earthwork
- New drainage systems including collector piping, underdrains, stone drainage layers, and miscellaneous drainage improvements
- Geotextile fabric and field base construction

Fencing and Safety Features
- New 4-foot chain-link fencing around the facility
- Single and double access gates
- Ball safety netting (20 feet high)
- Low retaining wall with guardrail/fencing

Existing Features Remaining
- Existing shot-put circle to remain in place

Estimated Project Cost
- Total preliminary project cost: approximately $3.9 million (including contingency, design, survey and construction administration)


SEE INSET - THIS SHEET
RESURFACE TRACK AND HIGH JUMP AREA WITH STRUCTURAL SPRAY COAT
CONCRETE RETAINING WALL WITH GUARD/ BARRIER FENCE
SYNTHETIC TURF MULTI-USE FIELD
RECONSTRUCT LONG JUMP, TRIPLE JUMP, POLE VAULT RUNWAYS, SAND PITS, AND POLE VAULT LANDING AREA
NEW LED SCOREBOARD
MOUNTED 10' ABOVE GRADE
CONSTRUCT WALKWAY TO LONG JUMP, TRIPLE JUMP, AND POLE VAULT EVENT AREA

NATURAL GRASS FIELD CONCEPT

Track & Field Improvements
- Resurfacing the existing track and high jump area with a structural spray coating.
- Reconstruction of:
  - Long jump runways and sand pits
  - Triple jump runways and sand pits
  - Pole vault runways
  - Pole vault landing area

Natural Grass Athletic Field
- Installation of a new engineered natural grass multi-purpose field (approximately 103,000 square feet)
- Installation of a comprehensive field drainage system
- Root-zone and free-drainage soil layers for field performance
- New irrigation system for the entire field
- Sod installation across the field area
- Football goals and foundations

Spectator Amenities
- New ADA-accessible elevated grandstand built into the hillside with approximately 350 seats
- New coaches' box
- New public address system

Lighting
- Four-pole LED athletic field lighting system with poles approximately 70 feel tall
- Associated electrical infrastructure

Accessibility & Pedestrian Improvements
- ADA-accessible walkways to the grandstand
- New walkway to the long jump, triple jump and pole vault event areas
- Additional concrete walkways throughout the site

Site Infrastructure and Drainage
- Site grading and earthwork
- Collector pipe drainage system beneath the field
- Perforated underdrains
- Miscellaneous drainage improvements

Fencing and Safety Features
- New 4-foot chain-link fencing around the facility
- Single and double access gates
- Ball safety netting (20 feet high)
- Low retaining wall with guardrail/fencing

Existing Features Remaining
- Existing shot-put circle to remain in place

Estimated Project Cost
- Total preliminary project cost: approximately $3.1 million (including contingency, design, survey and construction administration)

ATHLETIC FIELD IMPROVEMENTS – KEY DIFFERENCES

- Uses an engineered natural grass field with irrigation and sod instead of a synthetic turf field.





- Estimated cost is approximately $800,000 less than the synthetic turf option ($3.1 million vs. $3.9 million)

FIELD ENHANCEMENT OPTIONS: SYNTHETIC TURF VS. ENGINEERED GRASS

Criteria	Synthetic Turf Field	Engineered Natural Grass Field
Initial Construction Cost	Higher upfront cost	Lower upfront cost
Maintenance Requirements	Routine maintenance	Ongoing maintenance
Weather Impact	All-weather, minimal downtime	Weather-dependent usability
Usage Capacity	High, supports frequent use Region 10'S estimated usage 500 hours	Moderate, requires rest periods Region 10's estimated usage 82 hours
Long-Term Considerations	Periodic full replacement required (10 – 15 year life, build replacement costs into the operating budget over the life of the field).	Continuous maintenance, no full replacement

PROJECT COST SUMMARY

Comprehensive Cost Breakdown

The $27 million budget covers construction, design, project management, and contingency costs for multiple projects.

Benefits of Bundling Projects

Combining projects into a single bond issuance improves planning efficiency and achieves economies of scale.

Risk Management Through Contingencies

Including contingencies helps manage risk and reduces the need for additional funding requests.

Transparency and Long-Term Planning

Providing a full cost summary ensures transparency and supports coordinated facility planning over time.

Project	Cost *
HarBur/Mills Roof	$12.7 M
Lake Garda Roof	$ 2.3 M
HVAC Improvements	$ 5.0 M
Synthetic Field Option	$ 3.9 M
Natural Grass Option	$ 3.1 M

** Final amounts are subject to engineering, bid results and financing structure.*

ANTICIPATED GRANT FUNDING

Nonpriority grants from the State of Connecticut:

Projects must fall into one of the following categories outlined in Connecticut General Statutes §10-283(b) to be eligible for a Non-Priority List grant:

- To assist school building projects to remedy damage from fire and catastrophe;
- To correct safety, health and other code violations;
- To replace roofs;
- To remedy a certified school indoor air quality emergency;
- To install insulation for exterior walls and attics;
- To purchase and install a limited use and limited access elevator, windows, photovoltaic panels, air source or ground source heat pumps, wind generation systems, building management systems or portable classroom buildings; or
- To upgrade heating, ventilation and air conditioning systems or make other improvements to indoor air quality in school buildings.

PROJECTED **Funding from a State of CT Nonpriority Grant**

Roofs

Total cost	$ 15,000,000.00
State Grant Reimbursement 54.29%*	**$ 8,143,500.00**
District's Responsibility	**$ 6,856,500.00**

HVAC

Total cost	$ 5,000,000.00
State Grant Reimbursement 54.29%*	**$ 2,714,500.00**
District's Responsibility	**$ 2,285,500.00**

The reimbursement rate may change annually based upon legislation passed that year. 54.29% is Region 10's reimbursement rate for 2026-2027.

FINANCIAL IMPACT AND DEBT SERVICE STABILITY



Stable Debt Service Levels

The referendum maintains stable debt service levels by replacing matured bonds without increasing payments.

Fiscal Stewardship and Planning

Timing bond issuance with retiring debt shows long-range planning and responsible fiscal management.

Minimized Taxpayer Impact

This approach supports necessary improvements while minimizing tax impact under current financial assumptions.

Long-Term Asset Investment

Capital bonding funds long-term assets, distinct from annual operating budgets, supporting infrastructure growth.

DEBT SERVICE COMPARISON

Debt service payments = annual principal and interest payments on outstanding bonds

EXISTING DEBT RETIRES → NEW DEBT REPLACES IT

Debt Service Impact on Region 10's Operating Budget (Roofs, HVAC, Synthtic Turf Field Option)		
Fiscal Year	Existing Debt Service	Debt Service Increase (Decrease)
2025-2026	$ 1,699,031	
2026-2027	1,549,031	(150,000)
Debt Service inclusive of Existing Debt and New Debt		
2027-2028	1,551,157	2,126
2028-2029	1,506,588	(44,569)
2029-2030	1,473,138	(33,450)
2030-2031	1,439,438	(33,700)
2031-2032	1,165,238	(274,200)
2032-2033	1,130,738	(34,500)
2033-2034	1,096,238	(34,500)
2034-2035	1,061,738	(34,500)
2035-2036	1,027,238	(34,500)
2036-2037	999,638	(27,600)
2037-2038	972,038	(27,600)
2038-2039	944,438	(27,600)
2039-2040	916,838	(27,600)
2040-2041	889,238	(27,600)
2041-2042	861,638	(27,600)
2042-2043	834,038	(27,600)
2043-2044	806,438	(27,600)
2044-2045	777,975	(28,463)
2045-2046	748,650	(29,325)
2046-2047	719,325	(29,325)
2047-2048	-	(719,325)

Debt Service Impact on Region 10's Operating Budget (Roofs, HVAC, Natural Grass Field Option)		
Fiscal Year	Existing Debt Service	Debt Service Increase (Decrease)
2025-2026	$ 1,699,031	
2026-2027	1,549,031	(150,000)
Debt Service inclusive of Existing Debt and New Debt		
2027-2028	1,508,843	(40,188)
2028-2029	1,408,556	(100,287)
2029-2030	1,382,856	(25,700)
2030-2031	1,351,656	(31,200)
2031-2032	1,079,956	(271,700)
2032-2033	1,047,956	(32,000)
2033-2034	1,015,956	(32,000)
2034-2035	983,956	(32,000)
2035-2036	951,956	(32,000)
2036-2037	926,356	(25,600)
2037-2038	900,756	(25,600)
2038-2039	875,156	(25,600)
2039-2040	849,556	(25,600)
2040-2041	823,956	(25,600)
2041-2042	798,356	(25,600)
2042-2043	772,756	(25,600)
2043-2044	742,156	(30,600)
2044-2045	715,963	(26,193)
2045-2046	688,975	(26,988)
2046-2047	661,988	(26,987)
2047-2048	-	(661,988)

All numbers are estimates, final numbers are subject to engineering, bid results and financing structure.

PROPOSED PROJECT TIMELINE

Referendum and Approval

The timeline begins with a referendum vote scheduled for November 3, 2026 to decide on the bonding package approval.

Design and Planning Phase

Design, engineering, and permitting activities are planned for 2027 to ensure thorough preparation and coordination.

Phased Construction

Construction will occur in multiple phases from 2027 to 2029 to minimize disruption and manage resources effectively.

Community Engagement

Clear scheduling helps the community understand project timelines and sets realistic expectations for completion.

REFERENDUM DETAILS AND VOTING INFORMATION

Referendum Date and Purpose

The referendum will occur on November 3, 2026, asking voters to authorize the proposed school bonding package.

Voting Process

Eligible voters can cast ballots at local polling sites following standard election procedures on the referendum day.

Impact of Vote Outcome

Approval enables bond issuance and project implementation; rejection halts proposed school facility projects.

Community Engagement Importance

Providing clear voting information encourages civic engagement and reminds voters that the decision is community-driven.

DRAFT REFERENDUM QUESTIONS

DRAFT QUESTIONS

Question 1

"SHALL REGIONAL SCHOOL DISTRICT NUMBER 10 APPROPRIATE **$15 million** FOR COSTS RELATED TO THE REPLACEMENT OF ROOFS AT LEWIS S. MILLS HIGH SCHOOL/HAR-BUR MIDFDLE SCHOOL AND LAKE GARDA ELEMENTARY SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAYED FROM GRANTS?"

Question 2

"SHALL REGIONAL SCHOOL DISTRICT NUMBER 10 APPROPRIATE **$5 million** FOR COSTS RELATED TO THE REPLACEMENT AND UPGRADING OF HVAC SYSTEMS AT LEWIS S. MILLS HIGH SCHOOL/HAR-BUR MIDFDLE SCHOOL AND LAKE GARDA ELEMENTARY SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAYED FROM GRANTS?"

Question 3

"SHALL REGIONAL SCHOOL DISTRICT NUMBER 10 APPROPRIATE **$3.9 million** FOR COSTS RELATED TO IMPROVEMENTS TO ATHLETIC FACILITIES ***including but not limited to a synthetic turf field*** AT LEWIS S. MILLS HIGH SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAYED FROM GRANTS?"

Question 4

"SHALL REGIONAL SCHOOL DISTRICT NUMBER 10 APPROPRIATE **$3.1 million** FOR COSTS RELATED TO IMPROVEMENTS TO ATHLETIC FACILITIES ***including but not limited to an engineered natural grass field*** AT LEWIS S. MILLS HIGH SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAYED FROM GRANTS?"

QUESTION 3 & 4 EXPLANATION

Questions 3 and 4 present two alternative approaches to athletic field improvements at Lewis S. Mills High School. These alternatives are mutually exclusive, and only one may be implemented.

Each question will be voted on separately and may be approved or rejected independently. If only one question is approved, the District will proceed with that option. If both Question 3 and Question 4 are approved, the District will implement the alternative receiving the greater number of affirmative ("YES") votes, regardless of differences in the total number of votes cast on each question.

In the event that Questions 3 and 4 receive an equal number of affirmative (“YES”) votes, the District shall proceed with the alternative having the higher percentage of affirmative votes, calculated as the number of YES votes divided by the total votes cast on that question.

Example:

Q3 = 1,000 YES / 500 No = 1,500 total = 66.7%
Q4 = 1,000 YES / 400 No = 1,400 total = 71.4%

This method ensures that the question with the higher approval percentage wins.

IF THE REFERENDUM IS APPROVED

- Roof projects proceed
- HVAC projects proceed
- Selected field option proceeds
- Detailed design and bidding begin
- Construction phased to reduce disruption

IMPLICATIONS IF THE REFERENDUM IS NOT APPROVED

Costly Emergency Repairs

Relying on emergency repairs increases costs and disrupts school operations, impacting instructional time.

Construction Cost Inflation

Delaying major replacements risks higher future costs due to construction inflation and worsened conditions.

Secondary Damage Risks

Failures in roofs and HVAC can cause secondary damage to interiors and equipment, increasing expenses.

Athletic Field Limitations

Ongoing field maintenance issues limit use and disrupt athletic programs and scheduling.

HOW STUDENTS AND THE COMMUNITY BENEFIT

SAFE FACILITIES

Reliable roofs protect classrooms and equipment

Modern HVAC systems improve comfort, air quality and energy efficiencies

IMPROVED LEARNING ENVIRONMENT

Consistent temperatures support teaching and learning

EXPANDED COMMUNITY ACCESS

Improved fields increase opportunities for athletics, recreation and community events

PROTECTING PUBLIC INVESTMENT

Timely replacement extends life and reduces future repair costs

COMMUNITY INPUT