

Special Meeting Agenda
Farmington High School Building Committee Meeting
Wednesday, November 20, 2019
Farmington High School Library
6:30 PM

- A. Call to Order.
 - B. Pledge of Allegiance.
 - C. Public Comment.
 - D. Minutes.
 - 1) To approve the attached November 13, 2019 minutes.
 - E. Correspondence.
 - 1) Jay Tulin- Comments on Evaluation Criteria
 - F. Reports.
 - 1) Chair Report.
 - 2) Owner's Representative Report.
 - 3) Communication Subcommittee.
 - G. Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).
 - H. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION:

Agenda Item D-1

To approve the attached November 13, 2019 minutes.

/Attachment

Minutes are considered "DRAFT" until approved at next meeting

Special Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, November 13, 2019
Farmington High School Library
6:30 PM

Attendees:

Meg Guerrero, Chair
Michael Smith
Chris Fagan
Johnny Carrier
Ellen Siuta
Sharon Mazzochi
Garth Meehan
Kat Krajewski, Assistant Town Manager
Devon Aldave, FHS Building Committee Intern
Paul Cianci, Town Council Liaison
Beth Kintner, Town Council Liaison
Kathy Greider, Superintendent
Alicia Bowman, Asst. Superintendent of Finance and Operations
Mark Garilli, Construction Solutions Group
Chris Cykley, Construction Solutions Group

Absent (excused):

Kathy Blonski, Town Manager
Tim Harris, Director of School Facilities
Scott Hurwitz, FHS Principal

A. Call to Order.

The meeting was called to order at 6:32 P.M.

B. Pledge of Allegiance.

The committee members and audience recited the Pledge of Allegiance.

C. Public Comment.

Sam Reisner, 41 Main Street, thanked the committee for their push towards a comprehensive solution. He stated that the committee should continue prioritizing communication and getting the word out.

D. Minutes.

1) To approve the attached November 6, 2019 minutes.

Upon a motion made and seconded (Siuta/Carrier) it was unanimously VOTED: to approve the November 6, 2019.

E. Correspondence.

1) New survey responses regarding the 10/16 Community Input Meeting.

Meg Guerrero reviewed the correspondences received. These were included in the agenda packet.

Minutes are considered "DRAFT" until approved at next meeting

F. To review and approve the draft evaluation criteria matrix.

The committee broke into two working groups and reviewed the draft evaluation criteria matrix. The draft criteria matrix options and draft guidelines are recorded with these minutes as Attachment A.

Upon reconvening, both working groups had consensus to amend the evaluation criteria matrix by removing cost. Michael Smith expressed his concern regarding the lack of a clear process for evaluating cost and stated he does not want this committee to handle cost the same way the previous Building Committee did. The committee had general discussion regarding this issue. It was determined that cost will be removed from the evaluation criteria matrix but will be evaluated separately and will be reviewed by the Financial Subcommittee in collaboration with the Director of Finance.

The committee had consensus on using the evaluation criteria that averages each category and adds each average for a total score.

Upon a motion made and seconded (Carrier/Meehan) it was unanimously VOTED: to approve the evaluation criteria as amended, removing cost, and scoring the options by averaging each category and adding up the averages.

G. Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).

Upon a motion made and seconded (Carrier/Meehan) it was unanimously VOTED: to move to executive session to discuss proposals and related documentation at 7:54 P.M.

The committee returned to open session at 9:26 P.M.

H. Adjournment.

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to adjourn the meeting at 9:26 P.M.

Respectfully Submitted,

Devon Aldave

FHS Building Committee Intern

FHSBC Evaluation Criteria Matrix DRAFT- OPTION 1

CRITERIA		Total Points Available	OPTION A		OPTION B		OPTION C	
			CIP- BASE LINE MAINTENANCE ONLY		RENOVATE AS NEW		NEW BUILDING	
			TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
1	LOCAL, STATE, AND FEDERAL REQUIREMENTS							
	Address ADA Compliance (OCR Requirements)	4						
	Address Security Needs (School Safety Infrastructure Council Standards)	4						
	Public/Private Separation	4						
	Address NEASC Requirements	4						
2	PROGRAMMATIC NEEDS							
	Education Disruption (Phasing)	4						
	Satisfies Ed Specs	4						
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4						
	Flexible and Collaborative Learning Environments	4						
	Space for New or Enhanced Educational Programming	4						
3	CONSOLIDATION OF SPACE							
	Reduce Sprawl and Improve Internal Circulation	4						
	Utilization of Space	4						
	Robotics	4						
	Farmington Alternate High School	4						
	School District Administration Offices	4						
4	BUILDING SYSTEMS							
	Energy Efficiency	4						
	Mechanical, Electrical, Plumbing	4						
	Building Envelope	4						
	Green Design	4						
5	SITE IMPROVEMENTS							
	Traffic Flow, Pedestrian Safety, and Parking	4						
	Athletic Fields	4						
	ADA Compliance	4						

FHSBC Evaluation Criteria Matrix DRAFT- OPTION 1

	Site Layout Plan	4							
6	BENEFITS TO THE COMMUNITY								
	Community Use of the Building	4							
	Shelter in Place	4							
7	FIT AND FEEL FOR FARMINGTON								
	Internal Design	4							
	External Design	4							
	Overall fit and feel for Farmington	4							
	Subtotal	28							
8	COST								
	Operational Costs (Long Term Efficiencies/Savings/Cost/Low Maintenance Design)	4							
	Total Project Cost	4							
	Maximize Reimbursement (State reimbursement and utility incentives)	4							
	TOTAL	32							

FHSBC Evaluation Criteria Matrix DRAFT- OPTION 2

CRITERIA		Total Points Available	OPTION A		OPTION B		OPTION C	
			CIP- BASE LINE MAINTENANCE ONLY		RENOVATE AS NEW		NEW BUILDING	
			TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
1	LOCAL, STATE, AND FEDERAL REQUIREMENTS	4						
	Address ADA Compliance (OCR Requirements)							
	Address Security Needs (School Safety Infrastructure Council Standards)							
	Public/Private Separation							
	Address NEASC Requirements							
2	PROGRAMMATIC NEEDS	4						
	Education Disruption (Phasing)							
	Satisfies Ed Specs							
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)							
	Flexible and Collaborative Learning Environments							
	Space for New or Enhanced Educational Programming							
3	CONSOLIDATION OF SPACE	4						
	Reduce Sprawl and Improve Internal Circulation							
	Utilization of Space							
	Robotics							
	Farmington Alternate High School							
	School District Administration Offices							
4	BUILDING SYSTEMS	4						
	Energy Efficiency							
	Mechanical, Electrical, Plumbing							
	Building Envelope							
	Green Design							
5	SITE IMPROVEMENTS	4						
	Traffic Flow, Pedestrian Safety, and Parking							
	Athletic Fields							
	ADA Compliance							

FHSBC Evaluation Criteria Matrix DRAFT- OPTION 2

	Site Layout Plan								
6	BENEFITS TO THE COMMUNITY	4							
	Community Use of the Building								
	Shelter in Place								
7	FIT AND FEEL FOR FARMINGTON	4							
	Internal Design								
	External Design								
	Overall fit and feel for Farmington								
	Subtotal	4							
8	COST	4							
	Operational Costs (Long Term Efficiencies/Savings/Cost/Low Maintenance Design)								
	Total Project Cost								
	Maximize Reimbursement (State reimbursement and utility incentives)								
	TOTAL	4							

Scoring Guidelines



Local, State, and Federal Requirements

Programmatic Needs

Consolidation of Space

Building Systems

Site Improvements

0 Did not address	1	2 Partially addresses	3	4 Fully addresses
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Benefits to the Community

0 No new uses	1	2 Some new uses	3	4 Extensive new uses
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Fit and Feel for Farmington

0 Does not meet fit and feel	1	2 Partially meets fit and feel	3	4 Fully meets fit and feel
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Cost

0 Above expected cost	1	2 At expected cost	3	4 Below expected Cost
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When scoring each of the options:

- Use the 0-4 scale as shown above
- Do not use decimals
- For each option, evaluate each of the designs against each other in their completion of the criteria



<p>Local, State and Federal Requirements</p>	<ul style="list-style-type: none"> • FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet ADA Act requirements. Examples include music spaces, media center, gymnasium, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1928 building, outdoor athletic facilities, culinary spaces, and various spaces throughout the building • FHS must fully address all elements of the NEASC Community Resources Standard by: <ul style="list-style-type: none"> • Address all facility issues that hinder full implementation of the curriculum (more classroom space, address undersized areas, overcrowded hallways, minimize student travel time, address MEP issues that are impacting student, faculty and community comfort). • Identify and address the limitations of the library media facility on furthering development of program delivery. • Remedy all facility issues to ensure compliance with all state and federal laws and regulations, including those related to ADA compliance issues, and to fully support the educational program. • FHS must address CT security standards through reducing entry points, creating separation between public and private use, and through adherence to pedestrian safety standards in the parking lot as outlined in the new CT security standards for school buildings.
<p>Programmatic Needs</p>	<p>With current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning facility that meets state and federal requirements and serves the diverse needs of all students.</p> <p>Undersized learning spaces impact high school scheduling, educational programming, as well as state and federal requirements on food services.</p>
<p>Consolidation of Space</p>	<p>Previous additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students.</p>
<p>Building Systems</p>	<p>FHS has experienced several additions over many years, with an aging 1928 building in need of significant renovation as well as several additions with an inefficient building envelope impacting energy costs and efficiencies (insulation, façade, windows- except for 900 wing). In addition, there are aging mechanical, electrical, plumbing, fire alarm and protection systems not in code compliance.</p> <p>The FHS building's energy performance is inadequate and in need of a "Green Design"</p>

Additional Information for Each Criteria



Site Improvements	The current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building. Outdoor athletic facilities do not meet ADA requirements as outlined by the OCR Report
Benefits to the Community	
Fit and Feel for Farmington	Both internal and external design elements should "fit and feel" appropriate for Farmington
Cost	

DRAFT

Form Submission - New Form - Evaluation Criteria Matrix

Squarespace <no-reply@squarespace.info>

Sun 11/17/2019 12:20 PM

To: Kathryn Krajewski <Krajewskik@farmington-ct.org>

Name: Jay Tulin

Email Address: jayspay55@hotmail.com

Subject: Evaluation Criteria Matrix

Message: In my professional life in HR for the State of Connecticut I developed criteria for examinations for State positions. Although a slightly different set of circumstances my opinion is that the criteria and point system is absolutely the most valid way to make a meaningful determination. The only concern I have , if I am understanding this matrix correctly, is that each of the options might have different "winners". Will that make it difficult to present results to the Council? I also want to be sure I understand ...is this matrix being used to evaluate the conceptual and schematic designs? I won't be able to be at the meeting on the 20th and just wanted to share some thoughts with the committee.

(Sent via [FHS building project](#))

MOTION:

Agenda Item G

Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-210(b)(24).

Responses to any request for proposals or bid solicitation issued by a public agency or any record or file made by a public agency in connection with the contract award process, until such contract is executed or negotiations for the award of such contract have ended, whichever occurs earlier, provided the chief executive officer of such public agency certifies that the public interest in the disclosure of such responses, record or file is outweighed by the public interest in the confidentiality of such responses, record or file;

That attendance in the Executive Session shall be limited to:

Voting and Non-Voting Members of the Farmington High School Building Committee, representatives from Construction Solutions Group, representatives from QA+M Architecture, and representatives from TSKP Studio.

NOTE: Approval of this motion shall be by 2/3 vote.