

Meeting Agenda  
Farmington High School Building Committee Meeting  
Wednesday, January 29, 2020  
Farmington High School Library  
6:30 PM

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Chair Report.
- D. Public Comment.
- E. Minutes.
  - 1) To approve the attached January 22, 2020 minutes.
- F. Correspondence and Reports.
  - 1) Chad Williams- Public Comment
  - 2) Lloyd Green- FHS Option 2
  - 3) Pierre Guertin- Building Options
  - 4) Erin Ross Moses- Creative Financial Solutions
  - 5) Dr. Anna Swinbourne- Long Term Solution for FHS
  - 6) Kurt Krauland- Comments on Options
  - 7) Anthony Pavick- Referendum Date
  - 8) Kristin Paye Baker- Building Project Comments/Suggestions
  - 9) Paula Seapan- Feedback on Designs
  - 10) Jordan Taylor-Green- Architecture Firm for FHS Building Reconstruction Recommendation
  - 11) Liz Bennett- Student Traffic Flow
  - 12) Meredith Trimble- Comments Regarding Building Options
  - 13) Kris Kievit- New High School
  - 14) Chris Machol- Comments from Community Meeting 1/25/2020
  - 15) Donna Baily- Comments from Community Meeting 1/25/2020
  - 16) Arnold Seapan- Comments from Community Meeting 1/25/2020
  - 17) Tim Scalzo- Comments from Community Meeting 1/25/2020
  - 18) Linda Scalzo- Comments from Community Meeting 1/25/2020
- G. New Business
  - 1) To approve the attached invoice from QA+M Architecture in the amount of \$19,584.90.

- H. Executive Session: Review and Discussion of RFP Responses for Architectural Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).
- I. To recommend an option for Town Council consideration.
- J. Adjournment.

cc: Committee Members  
Paula Ray, Town Clerk  
Interested Parties

MOTION:

Agenda Item E-1

To approve the attached January 22, 2020 minutes.

/Attachment

Minutes are considered DRAFT until approved at next meeting

**Meeting Minutes**  
**Farmington High School Building Committee Meeting**  
**Wednesday, January 22, 2020**  
**Farmington High School Library**  
**6:30 PM**

**Attendees:**

Meg Guerrera, Chair  
Michael Smith  
Chris Fagan  
Ellen Siuta  
Sharon Mazzochi  
Garth Meehan  
Johnny Carrier  
Beth Kintner  
Kathy Greider, Superintendent  
Alicia Bowman, Asst. Superintendent of Finance and Operations  
Tim Harris, Director of School Facilities  
Scott Hurwitz, FHS Principal  
Lisa Kapcinski, FHS Assistant Principal  
Russ Crist, FHS Assistant Principal  
Mary Lundquist, Dean of Students  
Kat Krajewski, Assistant Town Manager  
Devon Aldave, Committee Clerk  
Chris Cykley, Construction Solutions Group  
Roger LaFleur, Construction Solutions Group  
QA+M Architecture  
TSKP Studio

**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. Chair Report.**

Meg Guerrera provided an update on the process and timeline of the project. Her slides are recorded with these minutes as Attachment A.

Meg also stated that the committee is hosting a Community Meeting on Saturday, 1/25 from 9:00am-12:00pm at the FHS facility. This meeting is an opportunity for community members to ask questions of the committee and architects. Tours of the facility will be offered at 9:00am, 10:00am, and 11:00am.

**D. Public Comment.**

Sam is a 5<sup>th</sup> grader who stated that Farmington schools are special because everyone is kind. He stated that he likes Westwoods because the facility has enough space for clubs and working with other students. He stated that FHS is not as nice as Westwoods or East Farms and asked the committee to choose an option that includes enough special education classrooms, collaborative spaces, air conditioning and heat, and easy accessibility. He felt that including these features will make FHS special for everyone.

Daria is a student who wants to attend a high school that is safe and secure. She stated that the school system puts on great public programs, however cannot run them all due to the shortcomings of the current facility. She urged residents who do not have kids in the school system to consider how a solution will affect friends or neighbors. She stated that the option selected should be comprehensive and address all problems with the FHS facility.

Roosevelt is a student who wants to attend a high school that has a good cafeteria, auditorium, science classrooms with proper lab gear, and wheelchair accessibility throughout the building. He urged the community to step up for the high school.

Finnegan is a student who enjoys theater. He stated that the current auditorium is not wheel chair or crutch accessible, so people affected by this are not able to participate in these events.

Victoria is a student who supports a long-term comprehensive solution. She stated that the community needs a safe facility that will serve students, educators, and residents for decades to come which includes a more flexible environment for research, music, athletics, and collaboration and less time traveling through a sprawling building. She urged the community to rise to the occasion and support a comprehensive solution that will benefit the entire community.

Jake is a Senior at FHS, who plays with symphony strings, and researched issues with the auditorium including handicap accessibility and acoustics. He stated that the facility is not adequate and is disappointed that the Town does not have a facility that supports its excellent music program. He stated that students who wish to pursue music in college will often send recordings of performances to colleges, and that many FHS students do not use recordings of performances at the FHS auditorium due to its acoustical issues. He urged the

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community to support an option that will support Farmington's music programs.

Marcus Fairbrother, 12 Candlewood Lane, is part of Comprehensive FHS, a group of concerned and engaged citizens who want to help bring home a successful referendum that addresses all needs of the FHS facility. He stated that the future of our community is at stake and quoted various FHS Building Committee and Board of Education members regarding how the current facility limits the learning and teaching abilities of students and teachers. Marcus stated that numerous short-term solutions have brought us a failing facility that does not address the needs or standards of today, or plan for the future. He stated that another short-term fix would be irresponsible. He stated that the community needs a building that fully implements curriculum that educates our students to face today's challenges and those of our rapidly changing future. He reiterated that the current building does not do this and stated that anything less than a comprehensive solution is unacceptable.

Leahanne Fenton, 3 Longridge Court, moved to Farmington from out of state with her husband and two daughters because of Farmington's well rated schools. She stated that the Town should be proud of its reputation and should seek to retain it. When she moved here, she was unaware of the state of the FHS facility and stated she would not have chosen Farmington had she been aware. She stated that sending her kids to FHS as is, or how it might be under the maintain or renovate options would be negligent. She urged the committee and the community to support a comprehensive solution, and to inform members of the community.

Tatiana Machado, 20 Inwood Lane, is a resident who moved to Farmington 21 years ago. She has a son that graduated from FHS and another son who will be a freshman in the fall. She stated that her children have received great educations from grades K-12 but have faced challenges from the facility. She has also been a substitute at Farmington schools and has witnessed issues with the facility firsthand. She stated that many residents vote based on price and do not attend informative meetings. She mentioned HVAC and leakage issues. She stated that when NEASC gives you an unfavorable rating, it is difficult to turn this around. She hopes the Town will support an option that reflects the quality of the Town's education and urged the committee to be prudent in selecting an option.

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Pierre Guertin, 12 Henley Commons, stated that the committee needs to collectively choose an option that is prudent and responsible for the town or it will not succeed. He feels that the sprawl issue is a bit overstated and is concerned with the timeline for coming to a proposed recommendation. He stated that the committee should consider issues that were not adequately addressed during the last process such as site location of a new building, neighbors abutting the property, exceeding the Town's debt service target, and spending millions to renovate the 1928 building. He stated that the tax impact from last week's presentations has a real impact on residents. He stated that if the committee does not have answers to these tough questions, there will not be a successful outcome.

Chad Williams, 17 Westview Terrace, stressed the importance of maintaining accreditation. He stated that if the school is not accredited, scholarship opportunities significantly decrease for students. He stated that failing to maintain accreditation makes school less attractive for prospective teachers. He mentioned that the locker rooms are insufficient for athletics, and that they do not comply with Title IX standards. He stated that QA+M's renovation design places the learning space at the back of the building, which leaves little room for future expansion.

Matt Hutvagner, 4 Deepwood Road, expressed his support for a comprehensive solution for the building project, and felt that the Statement of Needs is not a statement of wants where members of the community can pick and choose what to address. He stated that the Maintain options did not meet the Statement of Needs and appreciated the Renovation options.

Patti Boye-Williams, 17 Westview Terrace, stated that people move to Farmington because of low taxes and good schools. She has two kids in the school system who have had great teachers and have received great educations but stated that even with low taxes, people are choosing to move to other towns due to the state of the FHS facility. She emphasized that the facility is a community space used for emergency shelter, continuing education, and a number of other services, but it is not reaching near its full potential. She stated that a solution must meet the full statement of needs and address issues raised here tonight. She thanked the committee for their time and service.

Sam Reisner, 41 Main Street, thanked committee for their work and encouraged the audience to bring friends to the meeting next week as

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it is one of the final opportunities for the public to provide input. He stated that narrow hallways contribute to sprawl. He also mentioned that universal design may be a good way to address ADA compliance issues and hopes for a comprehensive solution can serve the entire community.

**E. Minutes.**

**1) To approve the attached January 15, 2020 minutes.**

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to approve the January 15, 2020 minutes.

**F. Correspondence and Reports.**

Meg Guerrero reviewed the correspondence received. It was included in the agenda packet.

**1) Jay Tulin- Renovate Presentations/Friends Program**

**G. Presentations.**

Each architectural firm was given 35 minutes to present their conceptual designs for the new building option, followed by a 10-minute question and answer session from the committee.

**1) Presentation of the new building option and associated cost by QA+M and CSG.**

QA+M presented their conceptual design for the new building option. The presentation is recorded with these minutes as Attachment B.

Chris Cykley, CSG, presented the cost estimate for the new building option presented by QA+M. The cost estimate is recorded with these minutes as Attachment C.

Kat Krajewski, Assistant Town Manager, presented the tax impact for this option. She stated that the estimated tax impact to the average Farmington home assessed at \$226,777 is an increase of \$575.58 in year one. Costs will decrease by approximately \$10.89 per year over 20 years.

Following the presentation, QA+M answered questions on the following topics:

- Disruption
- Phasing
- 1928 Building

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- Access Points

**2) Presentation of the new building option and associated cost by TSKP Studio and CSG.**

TSKP Studio presented their conceptual design for the new building option. The presentation is recorded with these minutes as Attachment D.

Chris Cykley, CSG, presented the cost estimate for the new building option presented by TSKP Studio. The cost estimate is recorded with these minutes as Attachment E.

Kat Krajewski, Assistant Town Manager, presented the tax impact for this option. She stated that the estimated tax impact to the average Farmington home assessed at \$226,777 is an increase of \$562.75 in year one. Costs will decrease by approximately \$10.66 per year over 20 years.

Following the presentation, TSKP Studio answered questions on the following topics:

- Auditorium
- Energy
- 900 Wing
- Building systems

Michael Smith inquired if the committee would review a comprehensive financial forecast inclusive of future anticipated capital budgets, operating budgets and the Town's debt service.

Kat Krajewski announced that on Tuesday, January 28, 2020 at 7pm in Town Council Chambers, the Director of Finance will be presenting a comprehensive financial forecast to the Town Council.

**H. Public Comment.**

Tim Kelly, 62 West View Terrace, liked that both of the new building designs have the option to combine the two separate gyms into one larger gym. He recommended possibly including an indoor track within the gym facility. He stated that a Glastonbury and CCSU have indoor track facilities that may be good to model after.

Steve Lamoureux, 86 Knollwood Road, applauded the architects for completing their work in a short period of time. He appreciated the discussion regarding financing the project. He stated that engaging

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the public is extremely important because the people who were misinformed about the process voted no during the last referendum and will do so again if they are not engaged. He encouraged the community to bring people to the Community Event this coming Saturday. In response to a previous comment, he stated that the Site Evaluation Subcommittee looked at other possible sites and determined that it was not financially responsible to move to another site. He stated that the choice between spending \$45 million to maintain the current building vs. a little more than doubling that cost for a brand-new facility seemed like a clear choice to him.

Kristen Kirsch, 28 Orchard Road, has three kids in the school system. Great goals and objectives of graduate. She encouraged everyone to look at how a vision of collaborative and hands on learning will be achieved for our students through each of the three options. She also stated that college savings through getting credit at FHS can offset the increased tax burden of the project.

Amy Rosenfield, 2 Candlewood Lane, had four children in the school system who complained constantly about the building. She stated that potentially losing scholarship opportunities if the school loses its accreditation was surprising and upsetting, and one of her kids saved a semester of college due to credit he received from FHS, this would not be possible if the school lost accreditation. She stated that no one wants increased taxes, but it is the community's responsibility to provide a good learning environment for our kids.

Matt Dayton, 78 Alpine Drive, encouraged the audience to get the word out and let everyone know how important this is. He told the committee to provide the public with data about costs and real estate value from other towns that had major school projects.

Erin Ross, 33 High Street, has three children in the school system. She stated that it the job as the people sitting in the room to educate those who are not here. She emphasized investing in communication, as the work done to this point will not matter if it is not communicated effectively.

Jean Baron, 22 Basswood Road, thanked the committee for their work. She stated that the committee is going to hit a blackout period during which they cannot communicate with the public. She stated that it is the responsibility of people who have been engaged to make sure the information gets out.

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**I. Executive Session: Review and Discussion of RFP Responses for Architectural Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).**

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to move to executive session at 9:50 P.M.

The committee returned to open session at 11:54 P.M.

**J. Adjournment.**

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to adjourn the meeting at 11:54 P.M.

Respectfully Submitted,

Devon Aldave  
Committee Clerk



## 1. Conceptual Option Phase (Maintain/Renovate/New)

*Community Feedback and Priorities Based on the FHS Statement of Needs*

2. Town Council sets net municipal project cost range & project scope

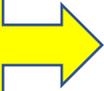
*February 2020*

3. Schematic Design Phase

4. Town Meeting/Referendum

*October 2020*

We are  
here.



# Farmington High School

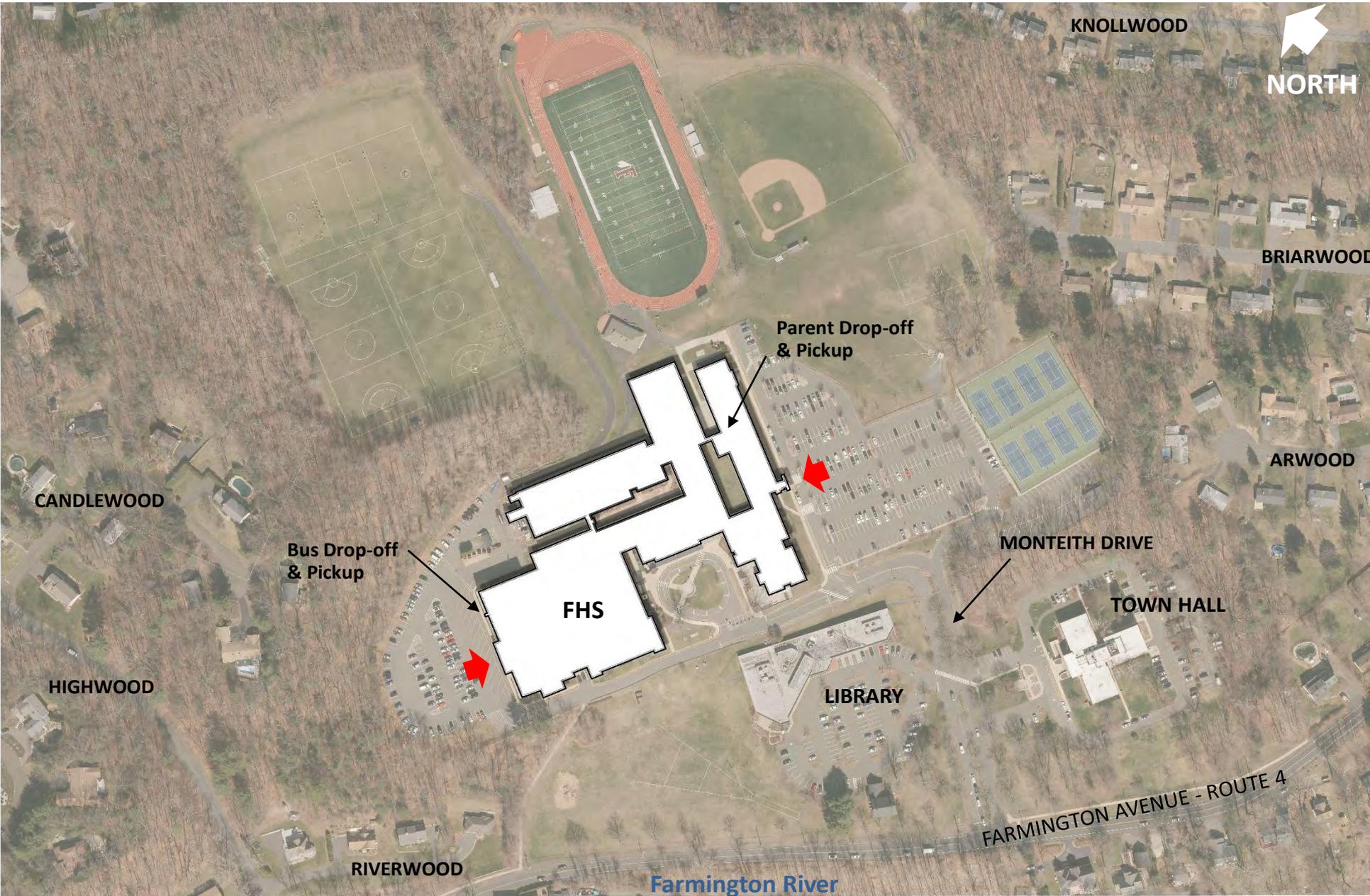
Creating New Possibilities | Option 3



**QA+M**  
architecture

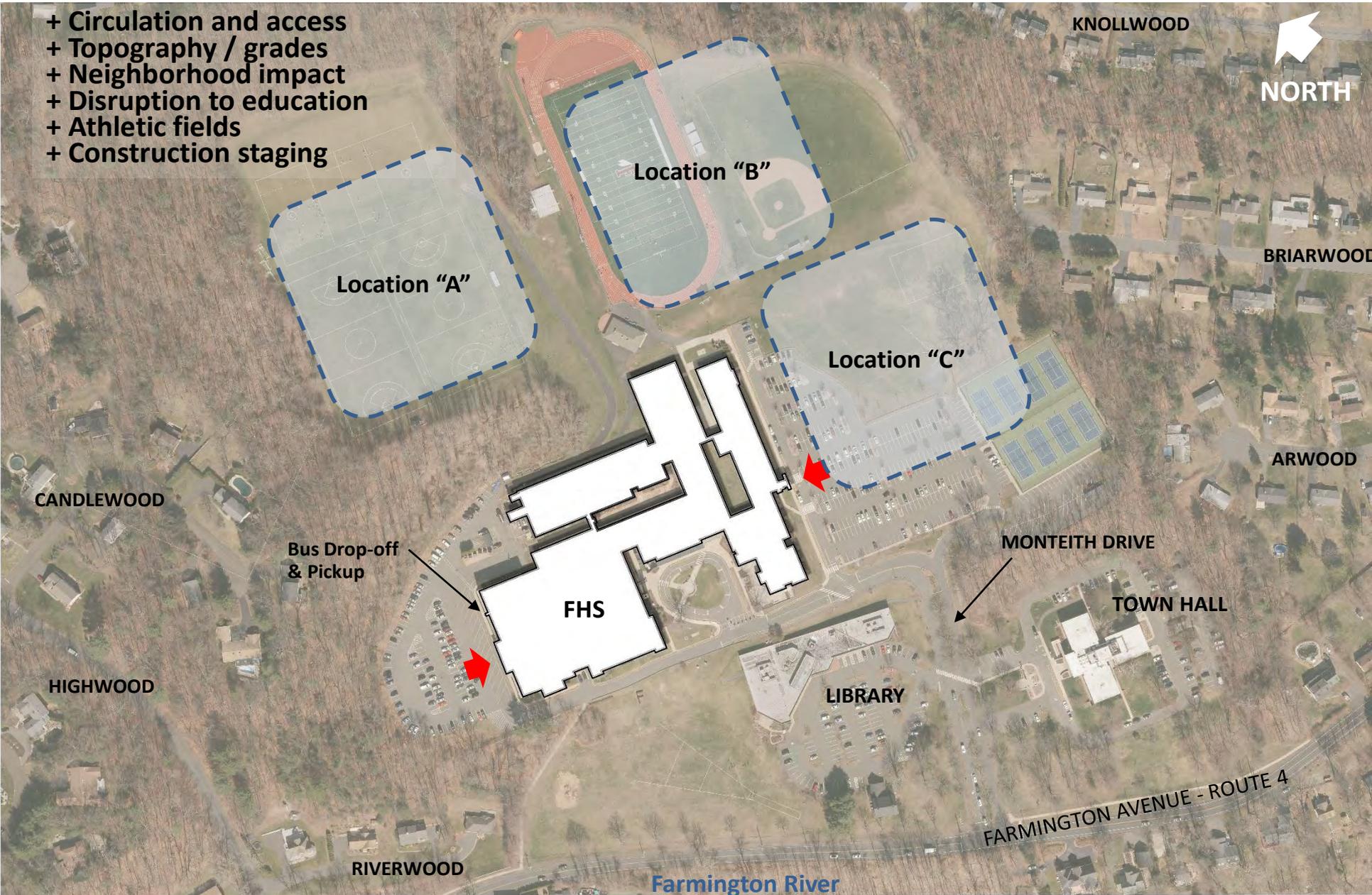
 BSC GROUP  VANZELM  
ENGINEERS

# Existing Site



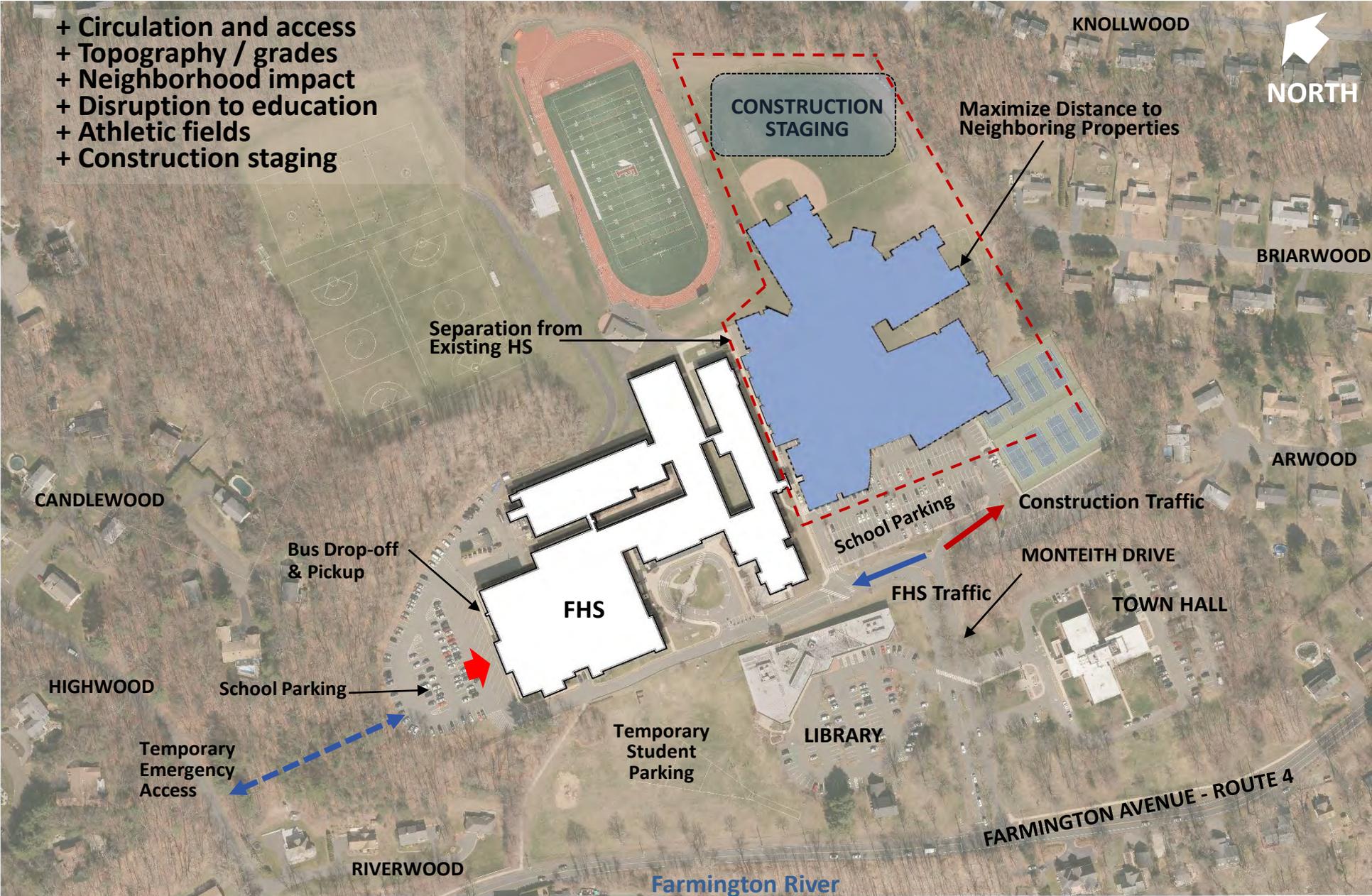
# Potential Building Locations

- + Circulation and access
- + Topography / grades
- + Neighborhood impact
- + Disruption to education
- + Athletic fields
- + Construction staging

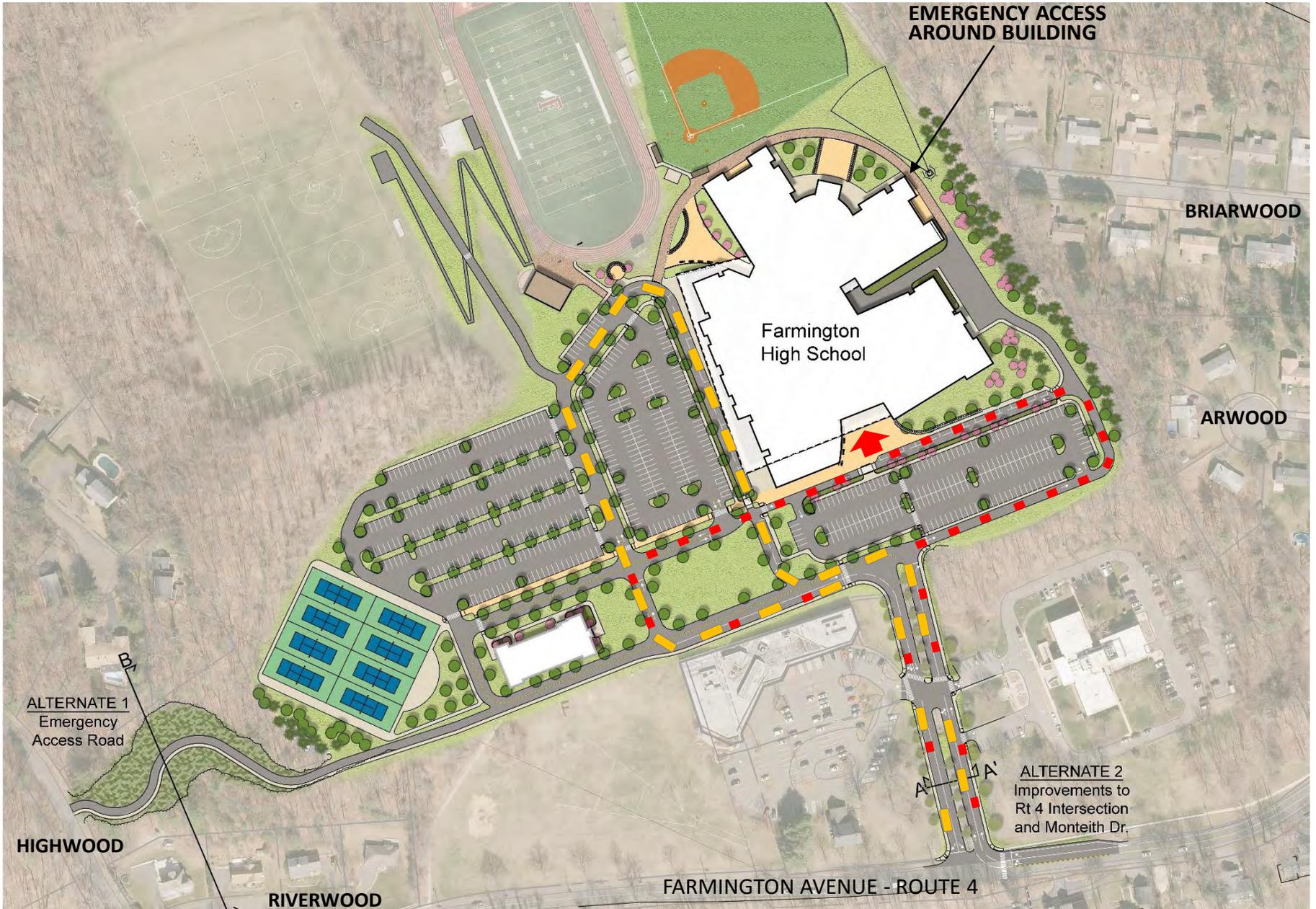


# Potential Building Locations

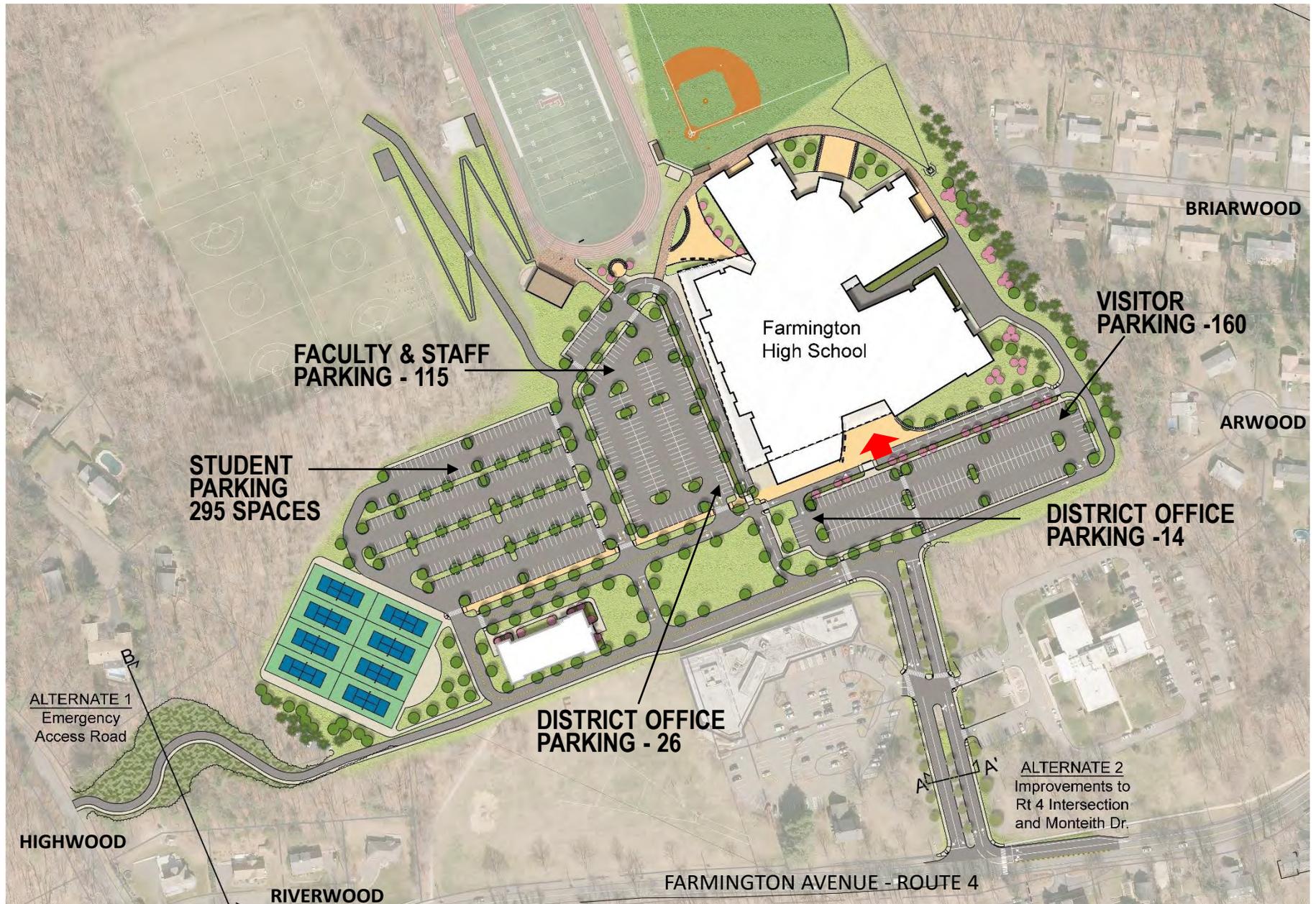
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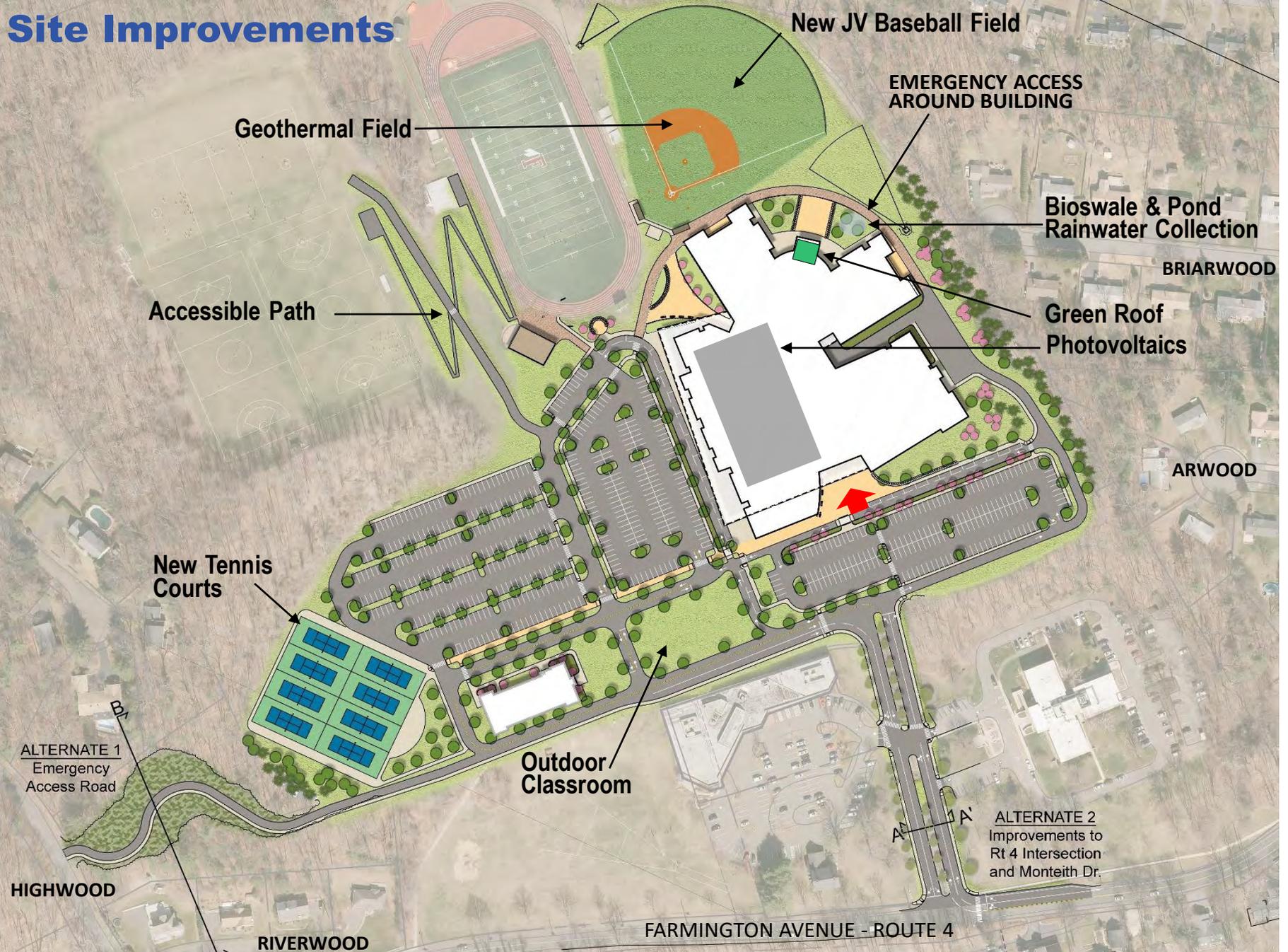
# Vehicular Traffic



# Parking – 610 spaces



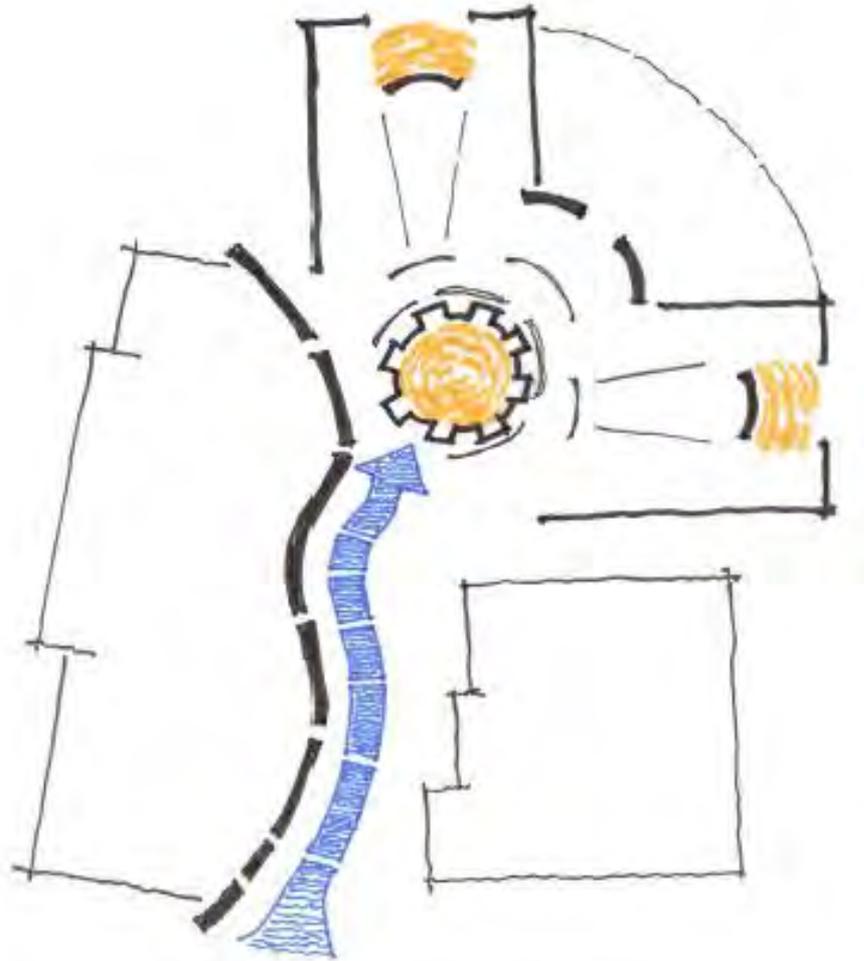
# Site Improvements







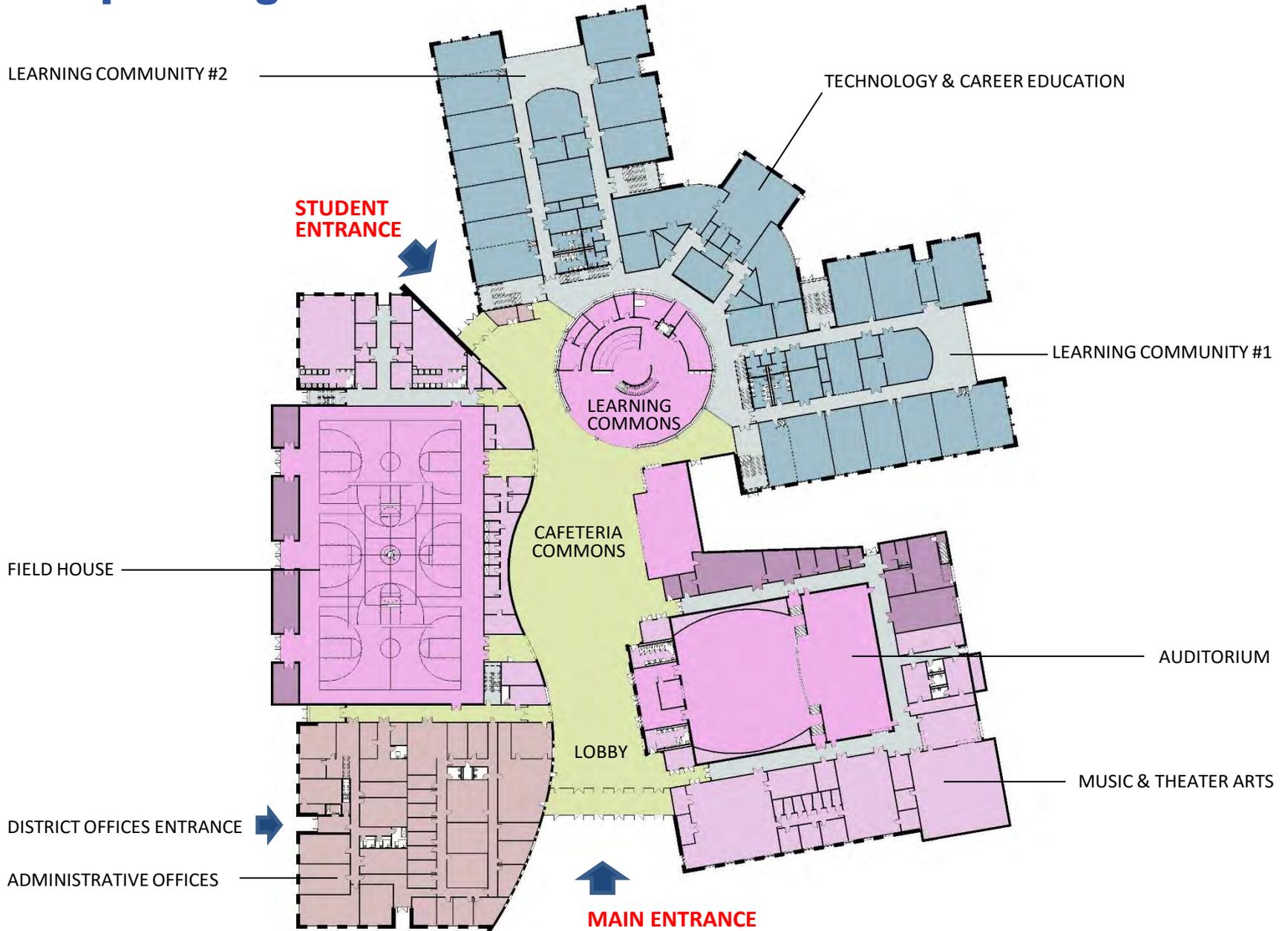
# Concept



# Main Entrance



# Concept Design



# Entrance | Student Commons

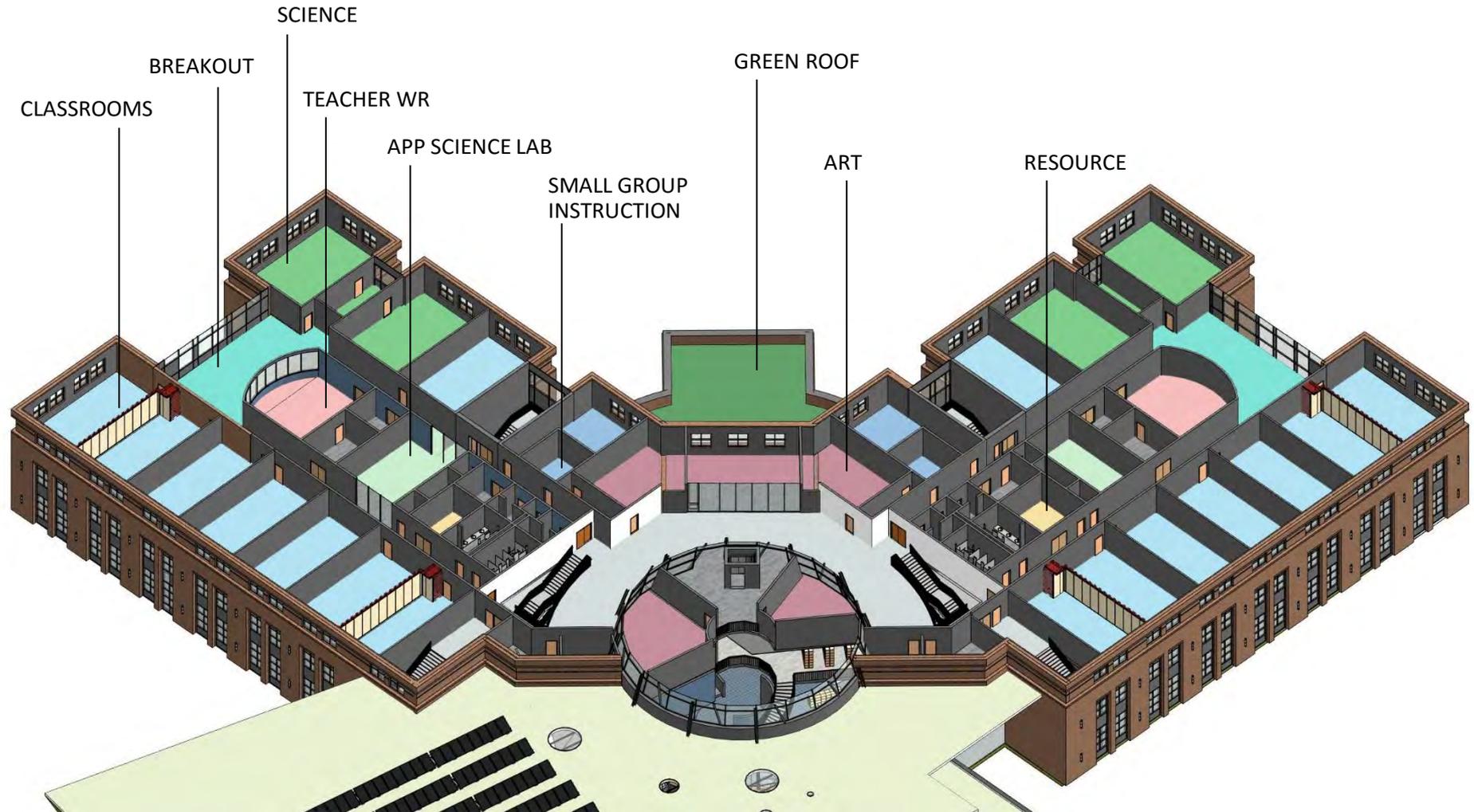




# Media Center | Cafe



# Concept Design



## THIRD FLOOR PLAN - LEARNING COMMUNITIES 5 & 6

# Learning Community | Breakout / Collaboration



# Learning Community | Green Roof





[qamarch.com/fhsvideo](http://qamarch.com/fhsvideo)

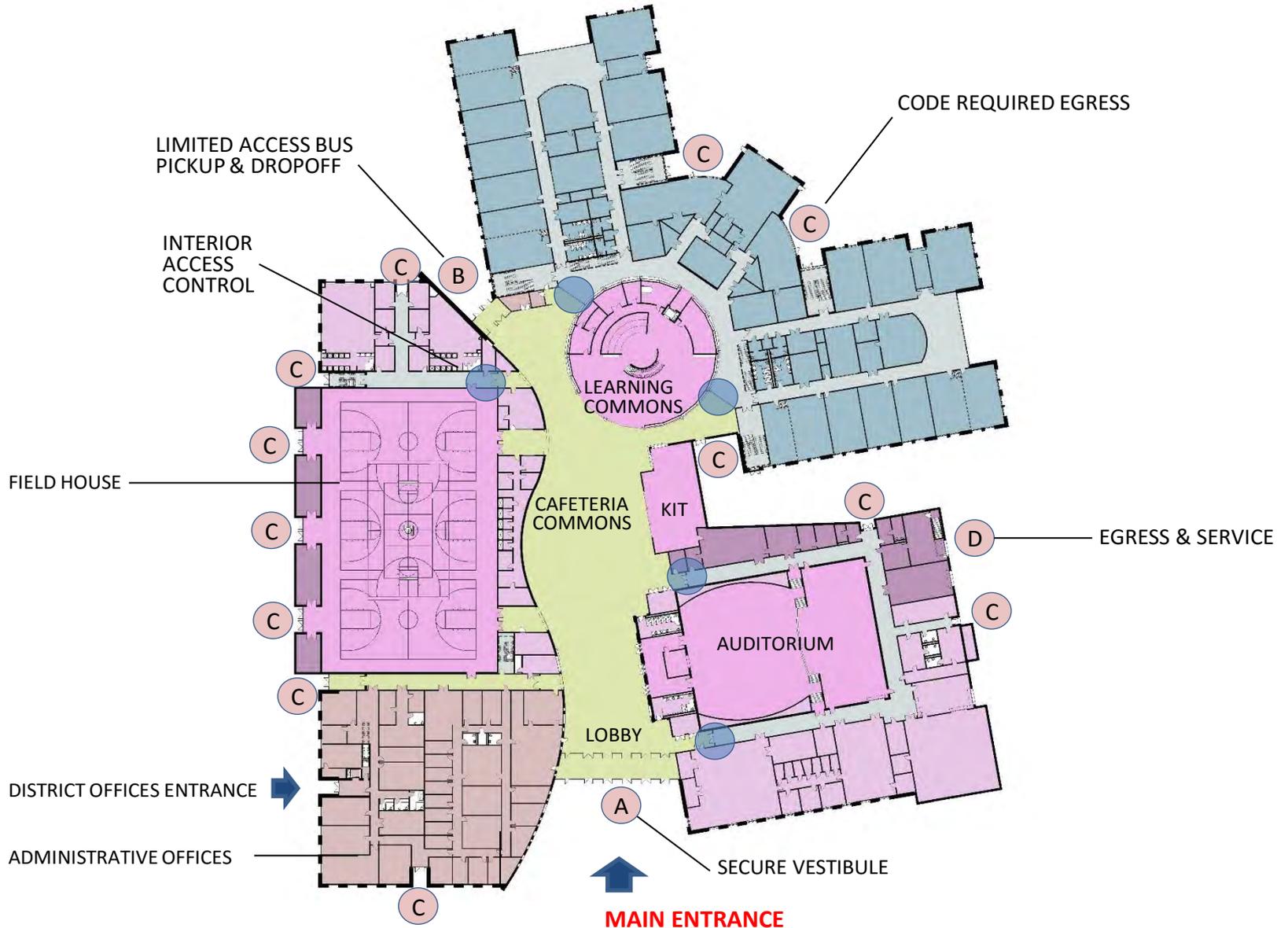
# Building Exterior



# Criteria

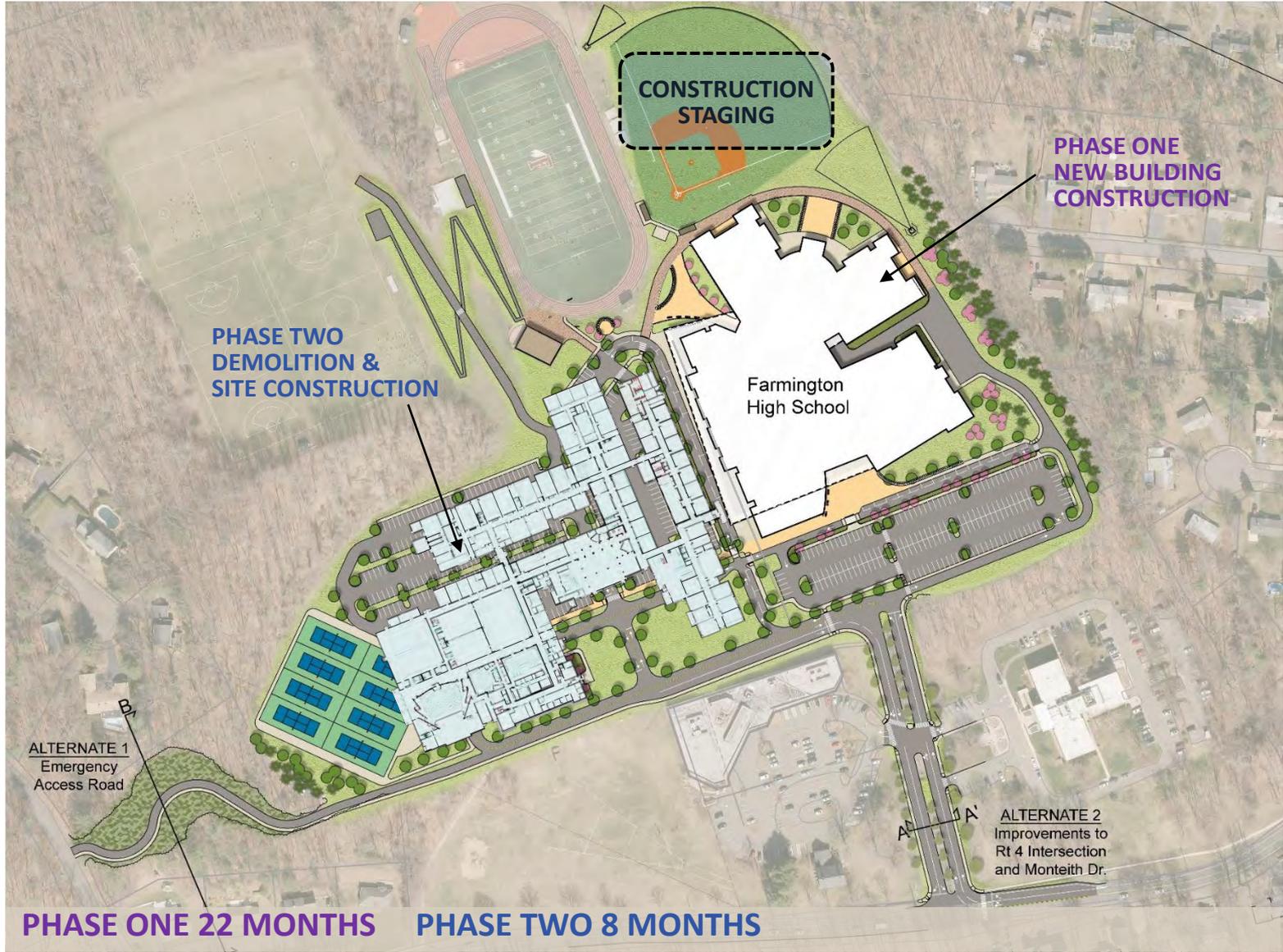
# 1 Local, State and Federal Requirements

- + ADA Compliance
- + Security Needs
- + Public / Private Separation
- + NEASC Requirements



# 2 Programmatic Needs

- + Education Disruption + Satisfies Ed Specs + Undersized Learning Spaces + Collaborative Learning
- + Space for New or Enhanced Educational Programming



# 3 Consolidation of Space

- + Reduce Sprawl and Improve Circulation + Utilization of Space + Robotics + Alternate High School
- + School District Administration Offices

## PROJECT DATA

Projected Enrollment: 1,405 students  
State OSCGR Allowable: 253,602 Net SF  
1928 Building Bonus Area: 6,000 Net SF  
Total Allowable Area: 259,602 Net SF  
District Offices Area: 9,626 Net SF\*  
Total Area: 269,228 Net SF  
Total Area Gross: 278,651 GSF

## NEW BUILDING OPTION DATA

District Office Area: 9,600 Net SF  
Total Area HS & ALT ED: 257,730 Net SF  
Total Area: 267,330 Net SF

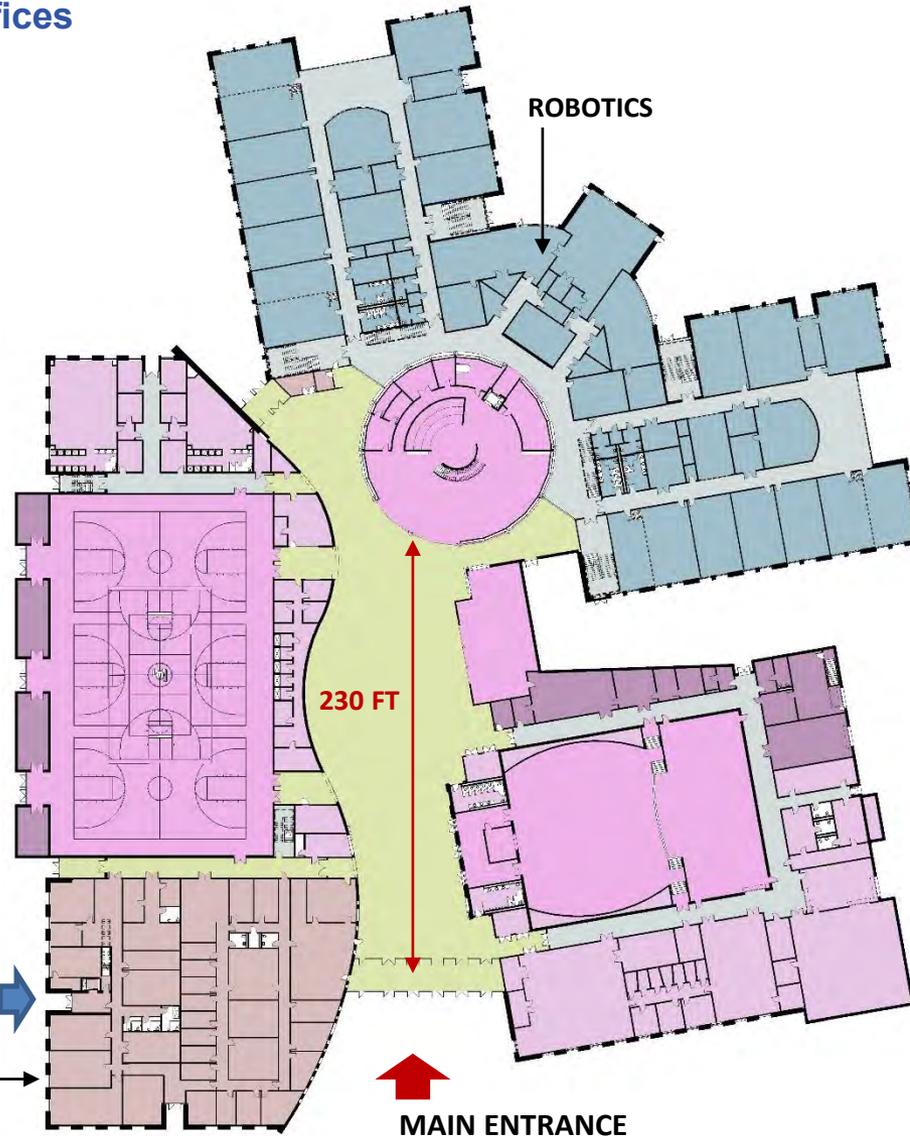
Total Area Gross: 274,000 GSF

Original Building Footprint: 187,947 SF  
Option One Footprint: 162,445 SF

THE ORIGINAL 1928 BUILDING STRUCTURE IS REMAINING

BOE District Offices – 2<sup>nd</sup> Floor

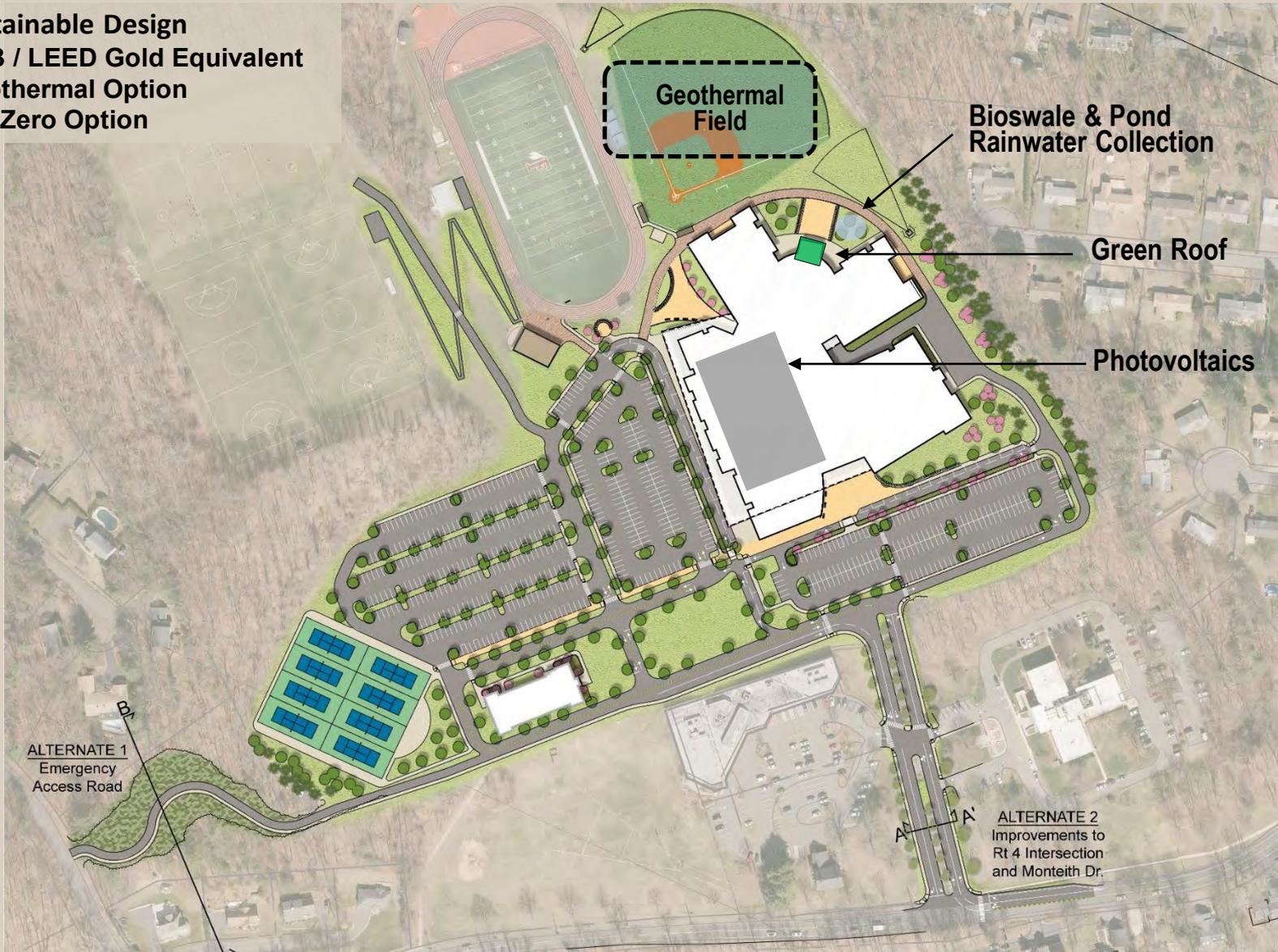
ALT Education – 2<sup>nd</sup> Floor



# 4 Building Systems – Low Energy HVAC Systems Approach

+ Energy Efficiency + Mechanical, Electrical, Plumbing + Building Envelope + Green Design

- + Sustainable Design
- + HPB / LEED Gold Equivalent
- + Geothermal Option
- + Net Zero Option

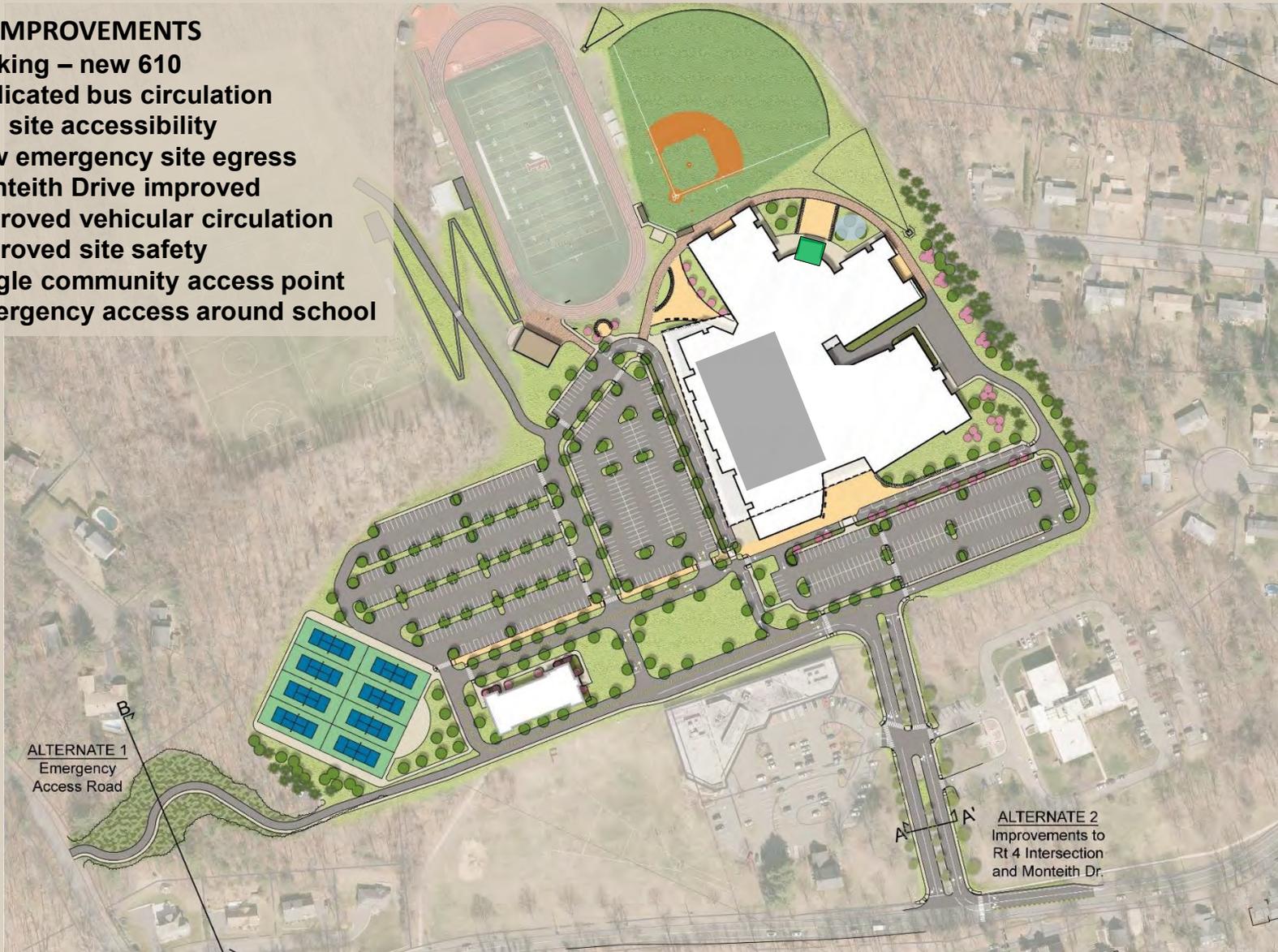


# 5 Site Improvements

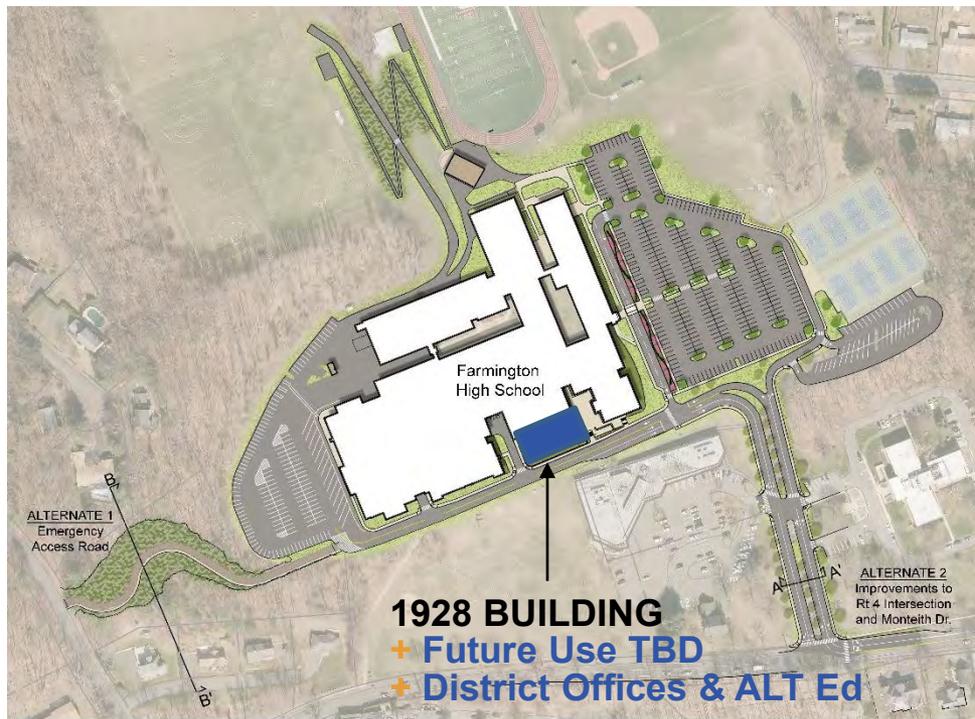
+ Athletic Fields + ADA Compliance + Site Layout Plan + Traffic Flow, Pedestrian Safety + Parking

## SITE IMPROVEMENTS

- + Parking – new 610
- + Dedicated bus circulation
- + Full site accessibility
- + New emergency site egress
- + Monteith Drive improved
- + Improved vehicular circulation
- + Improved site safety
- + Single community access point
- + Emergency access around school

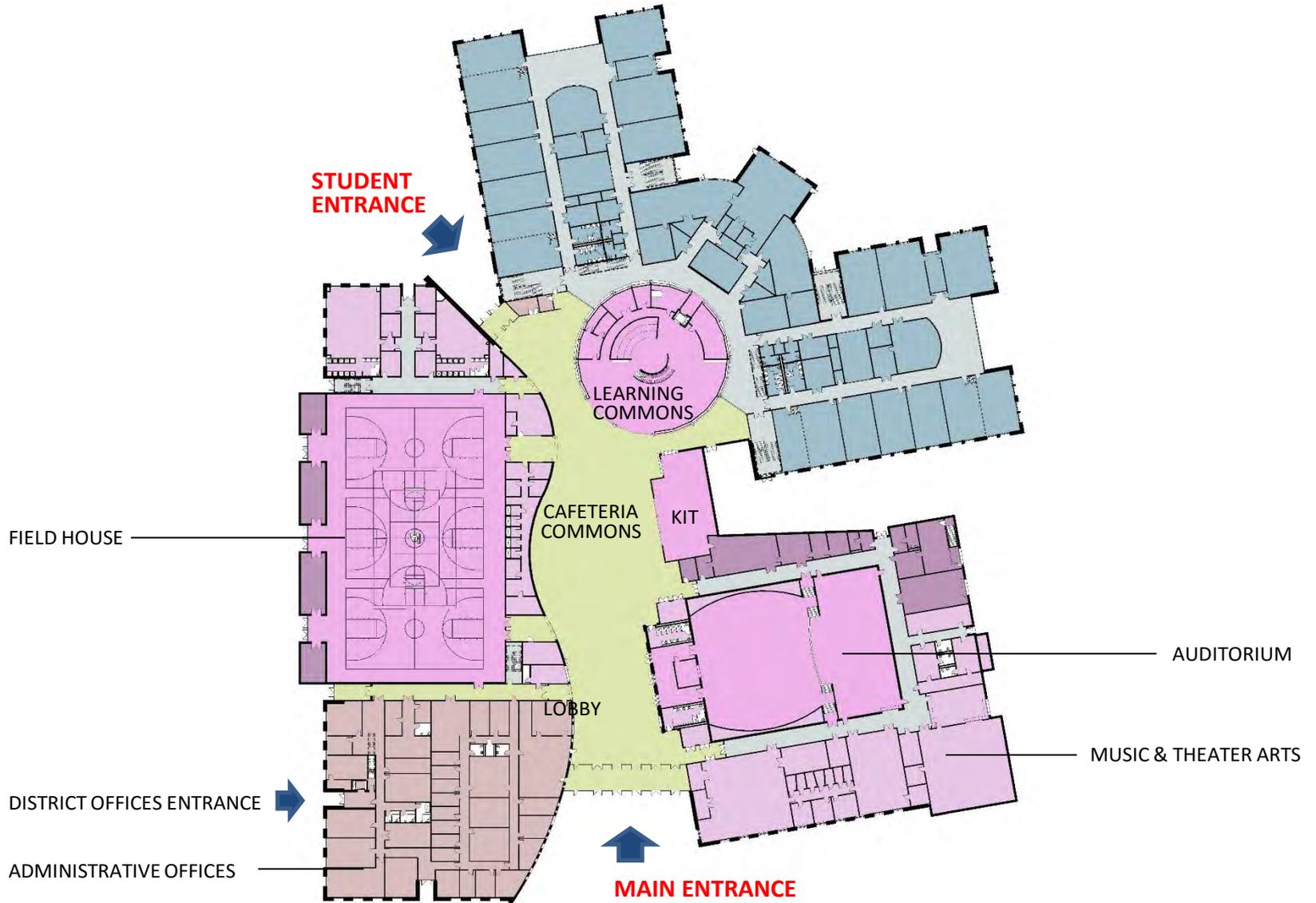


# Alternates



# 6 Benefits to the Community

+ Community Use of the Building + Shelter in Place

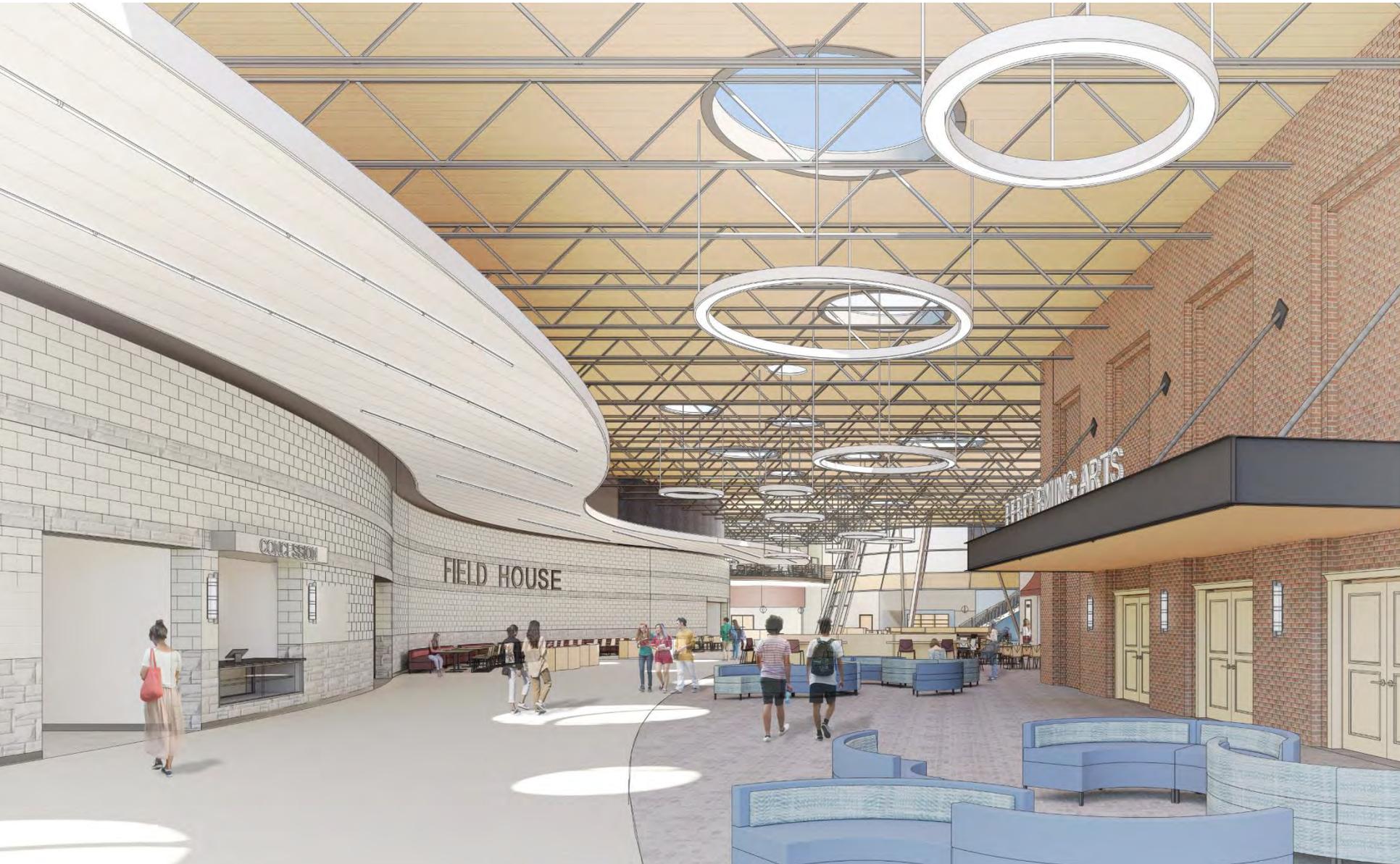


# 7 Fit and Feel For Farmington

+ Internal Design

+ External Design

+ Overall Fit + Feel



# 7 Fit and Feel For Farmington

+ Internal Design

+ External Design

+ Overall Fit + Feel



Your Farmington High School Design Team

Principals

Dave  
Rusty  
Tom

Architecture

Angela     Kent  
Dan         Lan  
Mike        Julie  
Carson     Erin  
Victoria    Dinea  
Alex

Interior Design

Rebecca  
Erika

Marketing

Cynthia  
Sharon





[qamarch.com/fhsvideo](http://qamarch.com/fhsvideo)

# **Farmington High School- New Option**

Mechanical and Electrical Systems

January 22, 2020

# FHS – NEW OPTION - HVAC Systems

## Central Cooling and Heating Systems

### GENERATION

- Air Condition Entire Building
- High Efficiency Water Cooled Chillers/Heat Pump Chiller Option/Condensing Boilers
- Adiabatic Condensers in lieu of Cooling Towers for water savings
- Geothermal and Photovoltaic Options

### DISTRIBUTION

- Air Handling Units with Dedicated Outside Air System (DOAS) and Air to Air Heat Recovery
- Minimize Ductwork to Just Serve Ventilation Requirements
- Maximize Use of Piping for Energy Transport Efficiency

### TERMINAL DEVICES

- Chilled Beams
- Radiant Ceiling Panels



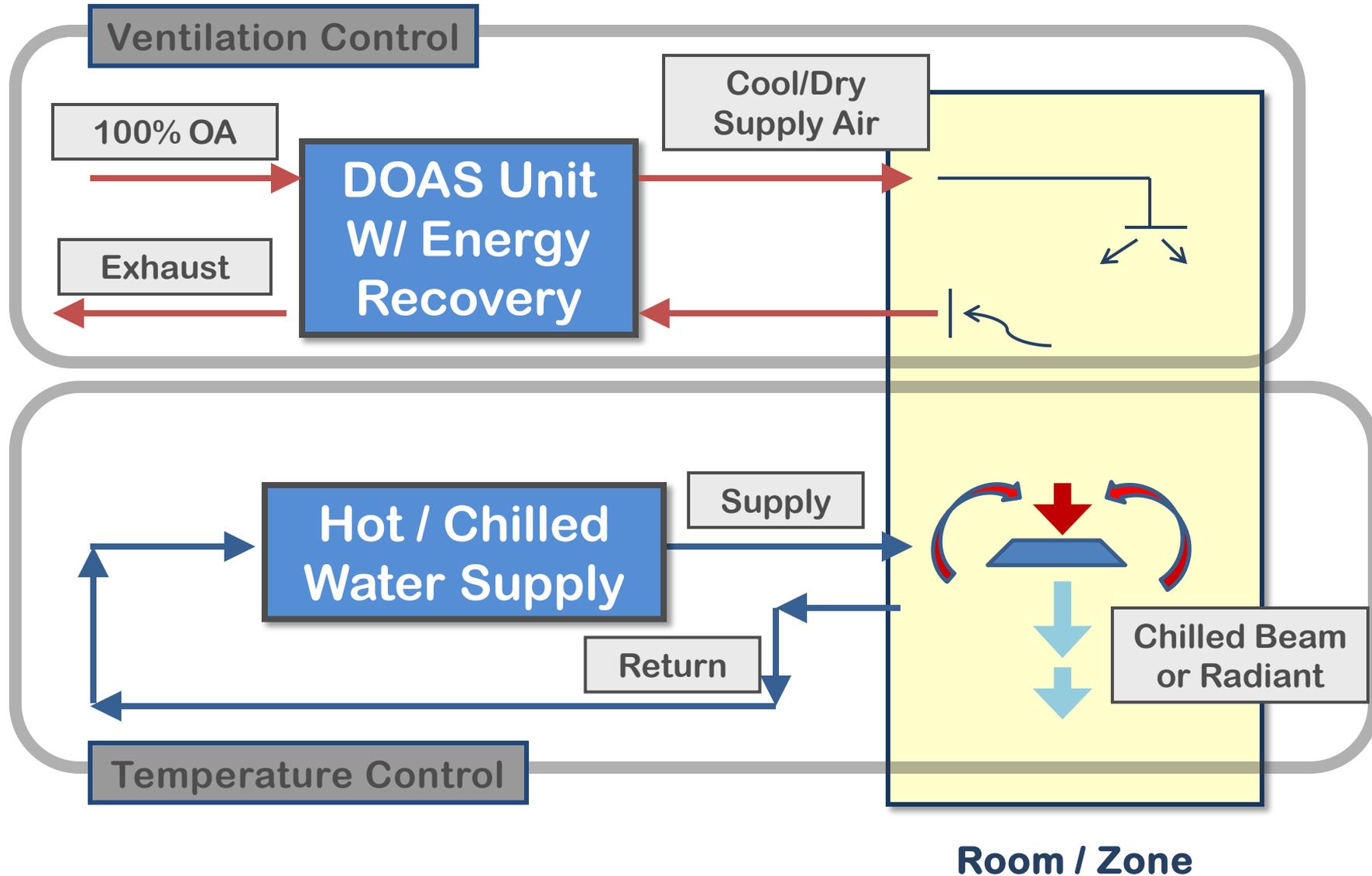
# FHS – NEW OPTION - Electrical Systems

## Proposed System – Power Distribution

### GENERATION

- **Main Electrical Service, Switchboards & Distribution**
- **Emergency Power**
  - **Generator: To Serve Emergency Power Loads And Standby Loads**
  - **Include Cooling and Heating System Components**

# LOW ENERGY HVAC SYSTEM APPROACH



# QA&M Option 3 Cost Estimate

QA&M Option 3 New Construction	
Item	Cost Estimate
Architectural Design Fee	\$ 5,722,000.00
*reduced to match projected duration*	
Professional Fees	\$ 3,018,487.00
Construction Costs	\$ 122,230,113.00
Alternates	\$ 1,493,860.00
Furniture/Equipment/ Technology	\$ 5,591,000.00
5% Owner Contingency	\$ 7,250,000.00
<b>Total Project Cost</b>	<b>\$ 145,305,460.00</b>



CRITERIA	PRESENTATION 1 OF 3- JANUARY 8, 202	PRESENTATION 2 OF 3- JANUARY 15, 202	PRESENTATION 3 OF 3- JANUARY 22, 20			
	OPTION 1	OPTION 2	OPTION 3			
	MAINTAIN EXISTING FHS	RENOVATE EXISTING FHS AS NEW WITH ADDITION	NEW FHS BUILDING			
	TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
<b>TOTAL PROJECT COST:</b> Total Project Cost includes construction and soft costs. This is the number that would appear on the referendum ballot and interest is not included in the total project cost.		\$99,140,353		\$140,597,857.00		\$ 145,305,460.00
<b>LESS STATE REIMBURSEMENT OF ELIGIBLE COSTS( NOT ALL ITEMS ELIGIBLE):</b> Farmington's reimbursement rate depends on the type of building project that is proposed. A renovation is up to 30%, and a new building is up to 20%. However, the exact reimbursement is not known until the very end of a project (after		\$17,845,264		\$41,579,357.00		\$ 28,661,092.00
<b>NET PROJECT COST:</b>		\$81,295,089	0.0	\$99,018,500.00	0.0	\$116,644,368.00
<b>ADDITIONAL CAPITAL EXPENDITURES OVER 20 YEARS</b>		\$0		\$0		\$0
<b>TOTAL PROJECTED COST OVER 20 YEARS--TOWN SHARE</b>		\$81,295,089		\$99,018,500.00		\$116,644,368.00
<b>Tax Impact Year 1*</b>		\$401.31		\$488.70		\$575.58
The Tax Impact is for the Farmington High School Building Project ONLY. The tax impact is calculated based on the Average Residential Assessment of \$226,777.		*Costs will decrease by approximately \$7.60/year over 20 years		*Costs will decrease by approximately \$9.25/year over 20 years		*Costs will decrease by approximately \$10.89/year over 20 years
<b>ANNUAL OPERATIONAL COST:</b> This cost is the best estimate of running the building compared to what it costs to run the building now.						
<b>ENERGY COST</b>						
<b>MAINTENANCE COST</b>						
<b>TAX IMPACT</b>						

# CONCEPTUAL DESIGN PRESENTATION

## OPTION 3 – New Building

### Farmington High School



## Building Committee

Meg Guerrero, Chair  
Michael Smith  
Sharon Mazzochi  
Ellen Siuta  
Chris Fagan  
Garth Meehan  
Johnny Carrier

Kathy Blonski  
Town Manager  
Kathy Greider  
Superintendent  
Alicia Bowman  
Asst. Superintendent – Finance & Operations  
Tim Harris  
Director School Facilities  
Scott Hurwitz  
FHS Principal  
Lisa Karcinski  
FHS Assistant Principal  
Kat Krajewski  
Assistant Town Manager  
Devon Aldave  
FHS Building Committee Intern  
Paul Cianci  
Town Council Liaison  
Beth Kintner  
Town Council Liaison

## Consultants

Construction Solutions Group  
Construction Management

TSKP STUDIO  
Architects

Kohler Ronan Consulting Engineers  
MEP, FP, and IT Systems

Michael Horton Associates, Inc.  
Structural Engineering

Milone & MacBroom  
Civil Engineering, Landscape Design

# FHS Options | What Are The Options?

## Option 1

Maintain Existing FHS

## Option 2

Renovate Existing FHS As New  
With Additions

Max Reimbursement Rate

30¢ per  
eligible dollar

## Option 3

New FHS

Max Reimbursement Rate

20¢ per  
eligible dollar

# Option 3 | Where Should We Build?



# Option 3 | New Compact School on Existing Site



# Site Studies | FHS Option 3

## Option 3 New Construction :

### Site Strategies consistent to all building location options

- Build adjacent to minimize disruption
- Recognizable main entrance
- Clear vehicular circulation – separate pedestrians, buses and cars
- Maximize parking – minimize travel distance
- Safety – Emergency access to all sides of building
- Discreet location for service area
- Attention to abutters and neighborhood



Option 3A



Option 3B



Option 3C

# Site Study | FHS Option 3A (revised)

## Option 3A Building Location

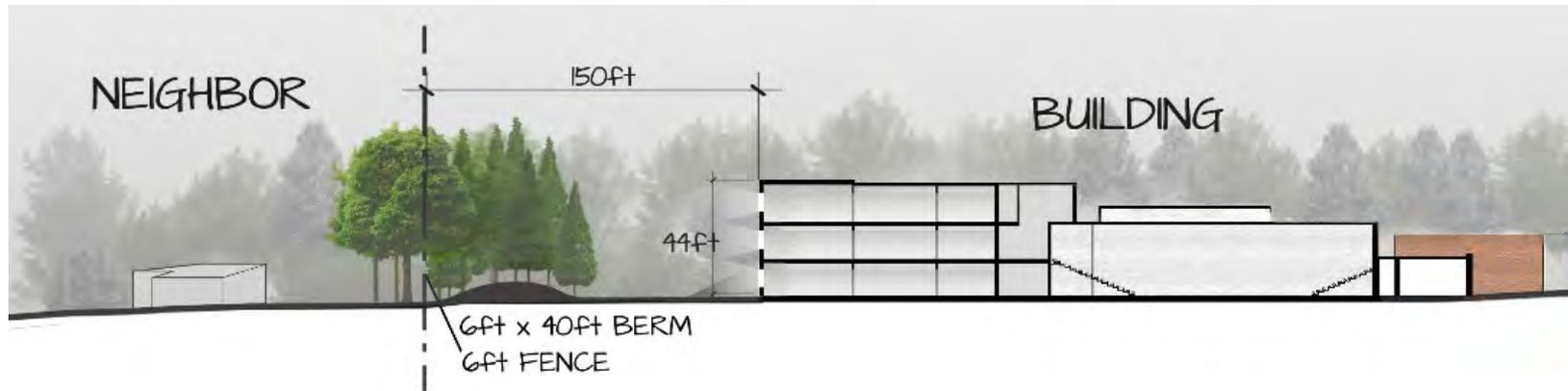
- 640 Parking spaces
- Separate Main Entry and After hours entry
- Central Administration and Team Rooms at 900 wing – Cupola retained
- Tennis courts relocated
- Distance from building to property line: 150'
- The least costly: saves \$5.4M when compared to option 3B



# Site Study | FHS Option 3C



# Site Study | FHS Option 3C



## Option 3 | Important Design Issues

- 1) Sequence of Construction
- 2) Site Improvements
- 3) Plan Organization
- 4) Meeting the Educational Specifications
- 5) Appearance

# Option 3 | Sequence of Construction



# Option 3 | Sequence of Construction



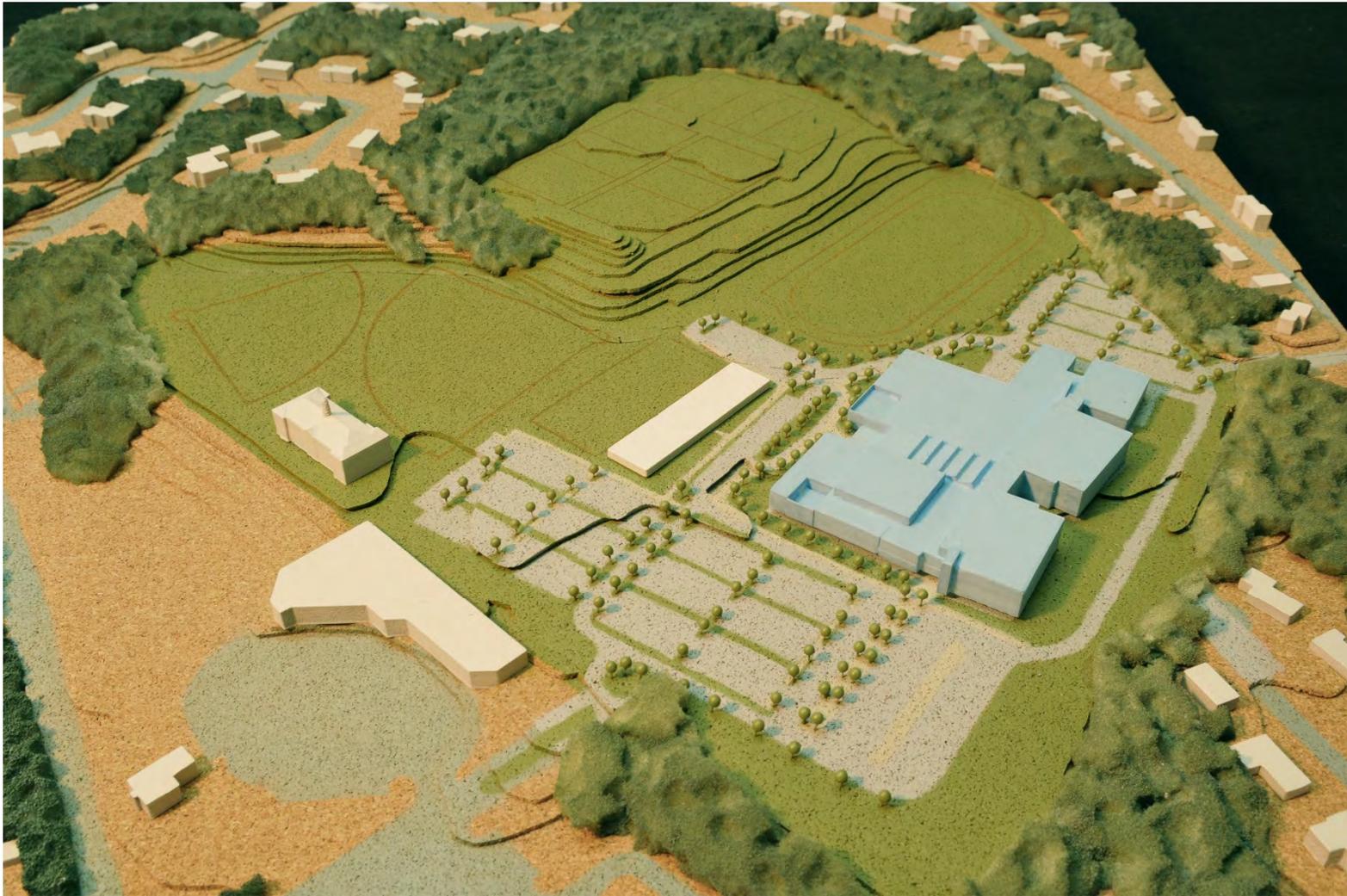
# Option 3 | Sequence of Construction



# Option 3 | Site Improvements



# Option 3 | Study Model



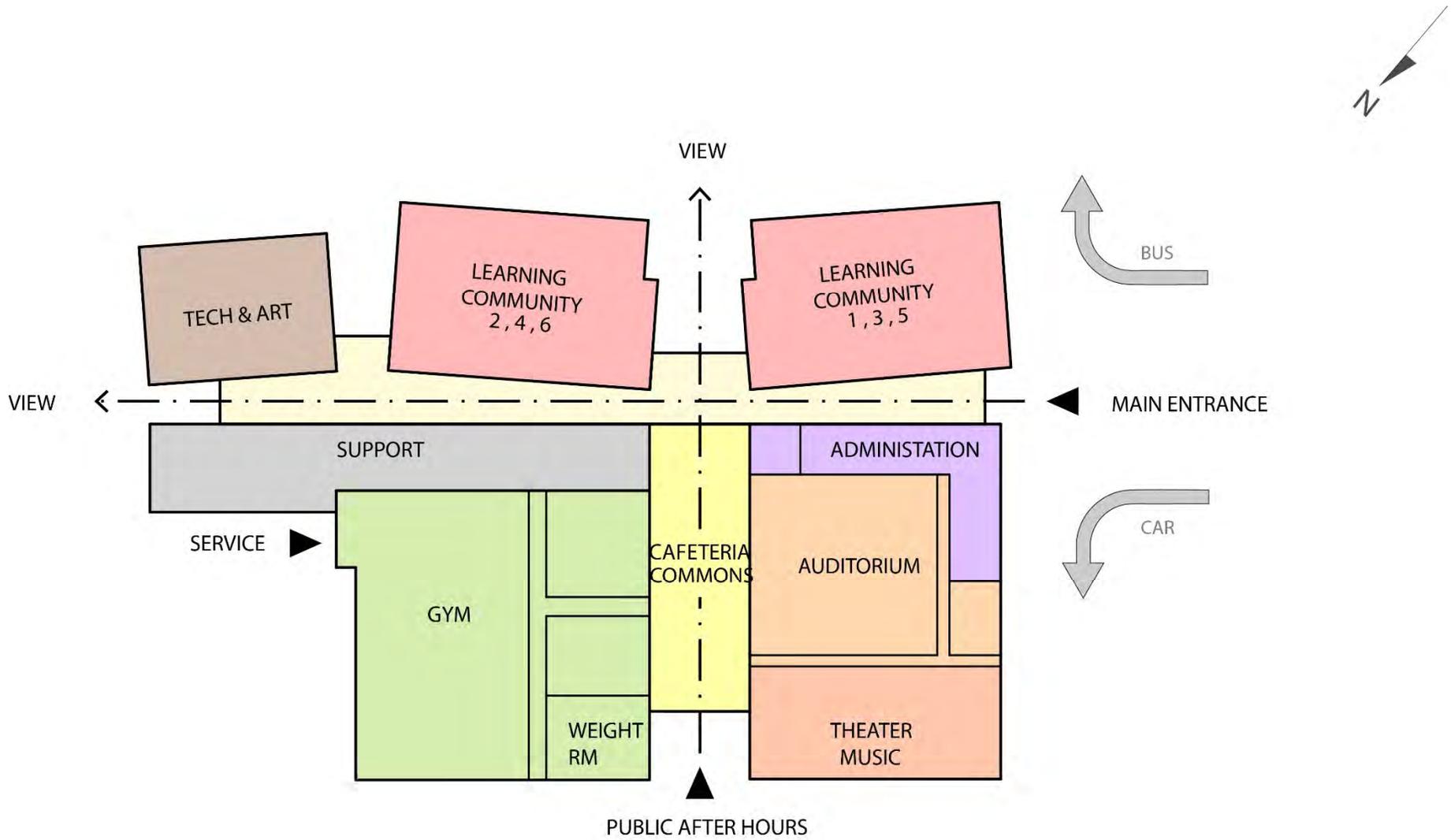
## Option 3 | Study Model



# Option 3 | Plan Organization



# Option 3 | Plan Organization



# Option 3 | First Floor



# Option 3 | Second Floor



# Option 3 | Third Floor



# Option 3 | 900 Wing Renovation



## Option 3 | Meeting the Educational Specifications



# Option 3 | Meeting the Educational Specifications



## Option 3 | Meeting the Educational Specifications



## Option 3 | 5. Appearance -- View Along Circulation



# Option 3 | 5. Appearance -- View Across Commons



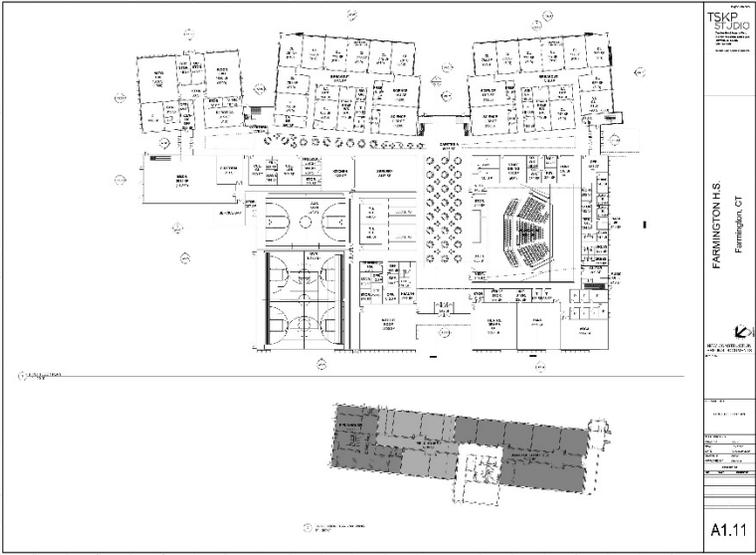
# Option 3 | 5. Appearance -- Aerial View



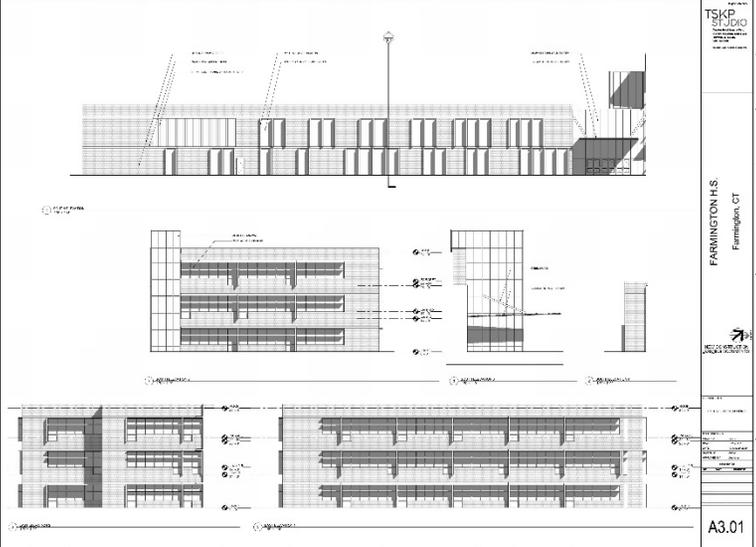
# Option 3 | Exterior View



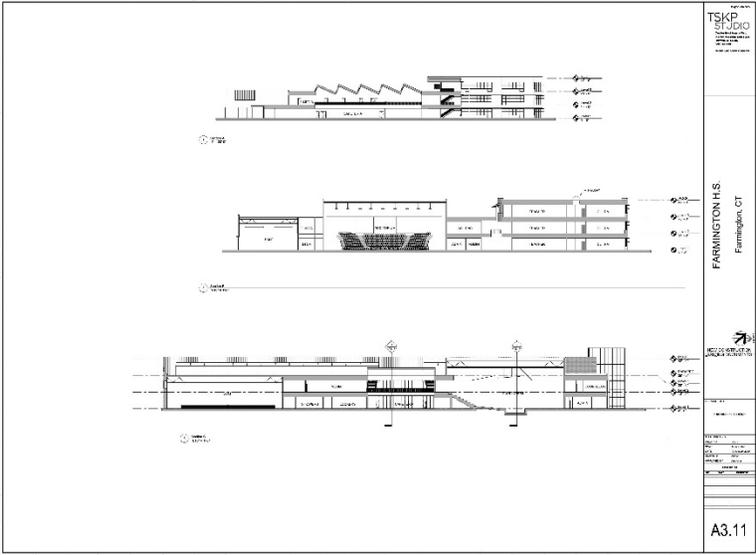
# Option 3 | Pricing Documents



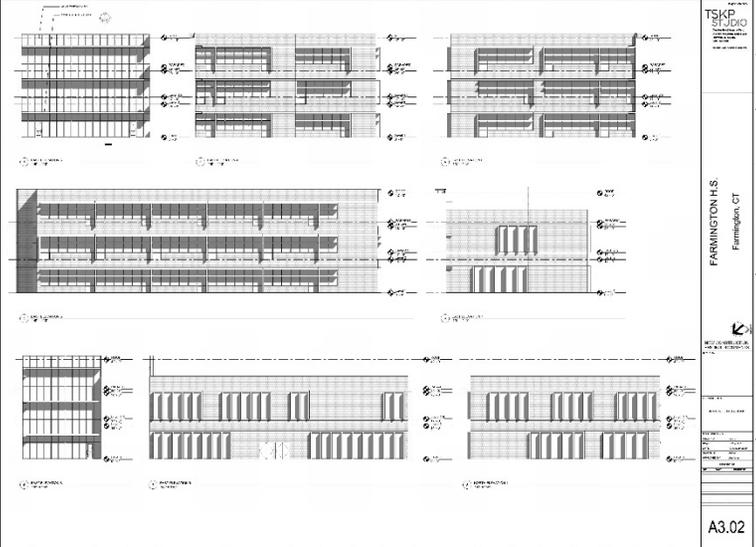
TSKP STUDIO  
 FARMINGTON H.S.  
 Farmington, CT  
 A1.11



TSKP STUDIO  
 FARMINGTON H.S.  
 Farmington, CT  
 A3.01



TSKP STUDIO  
 FARMINGTON H.S.  
 Farmington, CT  
 A3.11



TSKP STUDIO  
 FARMINGTON H.S.  
 Farmington, CT  
 A3.02

# Option 3 | Pricing Documents

Farmington High School  
New Construction Narrative

FINAL  
01/22/2020

- C. Composite floor deck: 2" deep, 20 gage galvanized steel deck with interlocking type side laps produced with integral locking lugs to provide mechanical lock between concrete and steel.
- D. Manufacture and install in accordance with Steel Deck Institute Design Specifications and Code of Recommended Standard Practice. Manufacturer: Member of SDI.
- E. Form metal from hot dipped galvanizing sheet conforming to ASTM A446-76, Grade A, with zinc coating conforming to ASTM A525-76, Coating Designation G-60.
- F. Installation and fastening: Conform to SDI Tentative Recommendations for Design of Steel Deck Diaphragms.
- G. Shear connectors: stud type conforming to ASTM A 108, Grade 1015 or 1020. Dimensions and tolerances in accordance with figure 4.22.1 of the AWS "Structural Welding Code - Steel".
  - 1 An arc shield (ferrule) of heat resistant ceramic or other suitable material shall be furnished with each shear connector.
  - 2 A suitable deoxidizing and arc stabilizing flux for welding shall be furnished with each shear connector.

## Division 05 51 00 – Cold Formed Metal Framing:

- A. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated.
  - 1 Design Loads: Wind Loads: per ASCE-07-10
  - 2 Cold-Formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
- B. Recycled Content of Steel Products: Provide products with an average recycled content of steel products so post-consumer recycled content plus one-half of pre-consumer recycled content is not less than 25 percent.
  - 1 Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of grade and coating weight as follows:
    - i Grade: As required by structural performance.
    - ii Coating: G60.
- C. Exterior Non-Load-Bearing Wall Framing
  - 1 Steel Studs: Manufacturer's standard C-shaped steel studs, of web depths indicated, punched, with stiffened flanges, and as follows:
    - i Minimum Base-Metal Thickness: 0.0428 inch
    - ii Flange Width: 1-5/8 inches.

## EXTERIOR ENVELOPE

- A. Masonry exterior walls will be masonry veneer on metal stud backup. The assembly will consist of 6" metal studs with dens glass sheathing, fluid applied moisture barrier, polystyrene insulation and either clay masonry or cast stone trim on masonry anchors. New walls over 2 stories high will be relieved at the third floor slab with continuous steel angles tied back to perimeter steel framing elements.
- B. Metal panel exterior wall will be cladding on metal stud backup. The assembly will consist of 6" metal studs with dens glass sheathing, fluid applied moisture barrier, polystyrene insulation and 18" w. panels, tern-coated zinc, on phenolic substrate clipped to rain screen system.

TSKP STUDIO

PART II - 4

Farmington High School  
New Construction Narrative

FINAL  
01/22/2020

- C. Exterior windows and doors will be aluminum storefront and curtainwall, thermally broken. EFCO or equal. 2" w. mullions. 1" insulated, low-E glazing with integral impact resistant film.
- D. Horizontal Sunshades to be an aluminum system compatible with glazing manufacturer. 20" deep from face of wall. EFCO Xtherm E-Shadow or equal. Vertical Sunshades to be plate aluminum on welded aluminum C channel frame. 20" deep from face of wall. All aluminum mullions, shade, and plates to be Kynar finished – custom color.
- E. Roofing will be light gray EPDM, .060" thick typically. Fully adhered and mechanically fastened as required. Hot fluid applied rubberized asphalt roofing will be used under terraces and green roofs.
- F. Standing seam metal roofing at gable-roofed clerestory with rosin slip sheet. Tern-coated zinc.
- G. Skylights as shown on plans and sections.
  - 1 Custom Sloped units - aluminum, thermally broken. Wasco or equal. 1" insulated, low-E glazing with 50% white frit.
  - 2 Domed unit – double glazed dome with curb by manufacturer. Wasco or equal
- H. Glazed Entrance Canopy
  - 1 Architecturally exposed structural steel, custom Colorgalv coating
  - 2 Laminated glass panels 1 1/4" th. w/ integrated frit (75%)
  - 3 Internal gutters and downspouts
- I. Green Roof – Extensive roof system. Sedum in trays on drainage matrix, pavers for student/teacher access.

## DOORS

Interior doors to be solid core maple veneer in hollow metal frames, typical.

## FINISHES

- A. Lobbies and Corridors
  - 1 Finishes in lobbies and corridors will be durable and low maintenance to withstand heavy institutional usage.
  - 2 Flooring: Thin set porcelain tile.
  - 3 Walls: Ground Faced CMU with anti-graffiti clear sealer.
  - 4 Porcelain tile base.
  - 5 Interior glazing to be laminated glass.
  - 6 Ceilings: Acoustical tile with gypsum board soffits (assume 15% gyp bd).
    - i Wood acoustical ceiling tile, Rulon or equal, at main circulation spine at floors 1 and 2 (underside of second and third floor deck).

TSKP STUDIO

PART II - 5

# Option 3 | Cost Analysis

	Detailed Estimate	In Millions
1. Arch./Eng. Design Fee	\$ 5,690,000	\$ 5.7
2. Professional Fees	\$ 3,018,487	\$ 3.0
3. Construction Costs	\$ 120,640,036	\$ 120.6
4. Alternates	\$ 0	\$ 0
5. FF&E and Technology	\$ 5,591,000	\$ 5.6
6. Owner Contingency (5%)	\$ 7,100,000	\$ 7.1
<b>Grand Total</b>	<b>\$ 142,039,523</b>	<b>\$ 142.0</b>

# FHS Options | What Are The Options?

## Option 1

Maintain Existing FHS

Total Project Cost  
\$49.9 Million

Net Cost to Town  
\$45.7 Million

Estimated  
Net Reimbursement Rate

approx 8¢  
per dollar

## Option 2

Renovate Existing FHS As New  
With Additions

Total Project Cost  
\$138.1 Million

Net Cost to Town  
\$97.3 Million

Estimated  
Net Reimbursement Rate

approx 29¢  
per dollar

## Option 3

New FHS

Total Project Cost  
\$142.0 Million

Net Cost to Town  
\$114.0 Million

Estimated  
Net Reimbursement Rate

approx 19¢  
per dollar

# Option 3 | Where Does the Money Go?

In Millions:

\$ 34.5

External Requirements		
<b>ACCREDITATION</b> 	IA	<b>High School Accreditation:</b> The New England Association of Schools and Colleges has placed FHS on “warning” status for “serious facilities deficiencies, including ADA access, heating and ventilation problems, leaky roof, inadequate science, cafeteria, auditorium, and library and media facilities, and other facilities issues that limit educational opportunities for students.” Although FHS met and exceeded expectations in six (6) NEASC accreditation standards, it was placed on “warning” status for standard seven (7) – “Community Resources for Learning.”
<b>ACCESSIBILITY</b>	IB	<b>ADA Compliance:</b> FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet Americans with Disabilities (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.

\$ 25.0

Challenges and Needs		
<b>SECURITY COMPLIANCE</b> 	IIA	<i>There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.</i> <ul style="list-style-type: none"> <li>✓ 23 separate entry points, sightline issues, lack of private/public separation and difficult building orientation even with signage</li> <li>✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern</li> </ul>

\$ 26.8

<b>SPRAWLING LAYOUT</b> 	IIB	<i>FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.</i> <ul style="list-style-type: none"> <li>✓ Built in 1928 with renovations/additions in 1952, 1964, 1969, 1974, 1978, 1996, and 2003</li> <li>✓ Hallway overcrowding and lengthy passing time for students to get to classes on time</li> <li>✓ 30% of the square footage is used for hallways instead of instructional space</li> <li>✓ Sprawling building is associated with increased energy costs</li> </ul>
--	-----	--

\$ 27.1

<b>EDUCATIONAL PROGRAMMING</b> 	IIC	<i>FHS is reaching its limits for providing 21<sup>st</sup> Century programming and learning spaces that prepare today's learners for the future.</i> <ul style="list-style-type: none"> <li>✓ Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning</li> <li>✓ Overcrowded study halls</li> <li>✓ Undersized library at capacity every period of the school day</li> <li>✓ Inadequate space for robotics, special education, science labs and performance spaces</li> <li>✓ Lack of collaborative work spaces that reflect the way students learn in today's educational setting</li> <li>✓ Auditorium and cafeteria are undersized for the population, impacting scheduling, educational programming, and state and federal requirements for food services.</li> </ul> <i>Education today requires:</i> <ul style="list-style-type: none"> <li>✓ Open, flexible spaces to promote independence, collaborative spaces to mirror real world work environments, public spaces to showcase learning and display work, and quiet places for reflection</li> <li>✓ Technology and imagination rich environments to foster a maker mindset</li> </ul>
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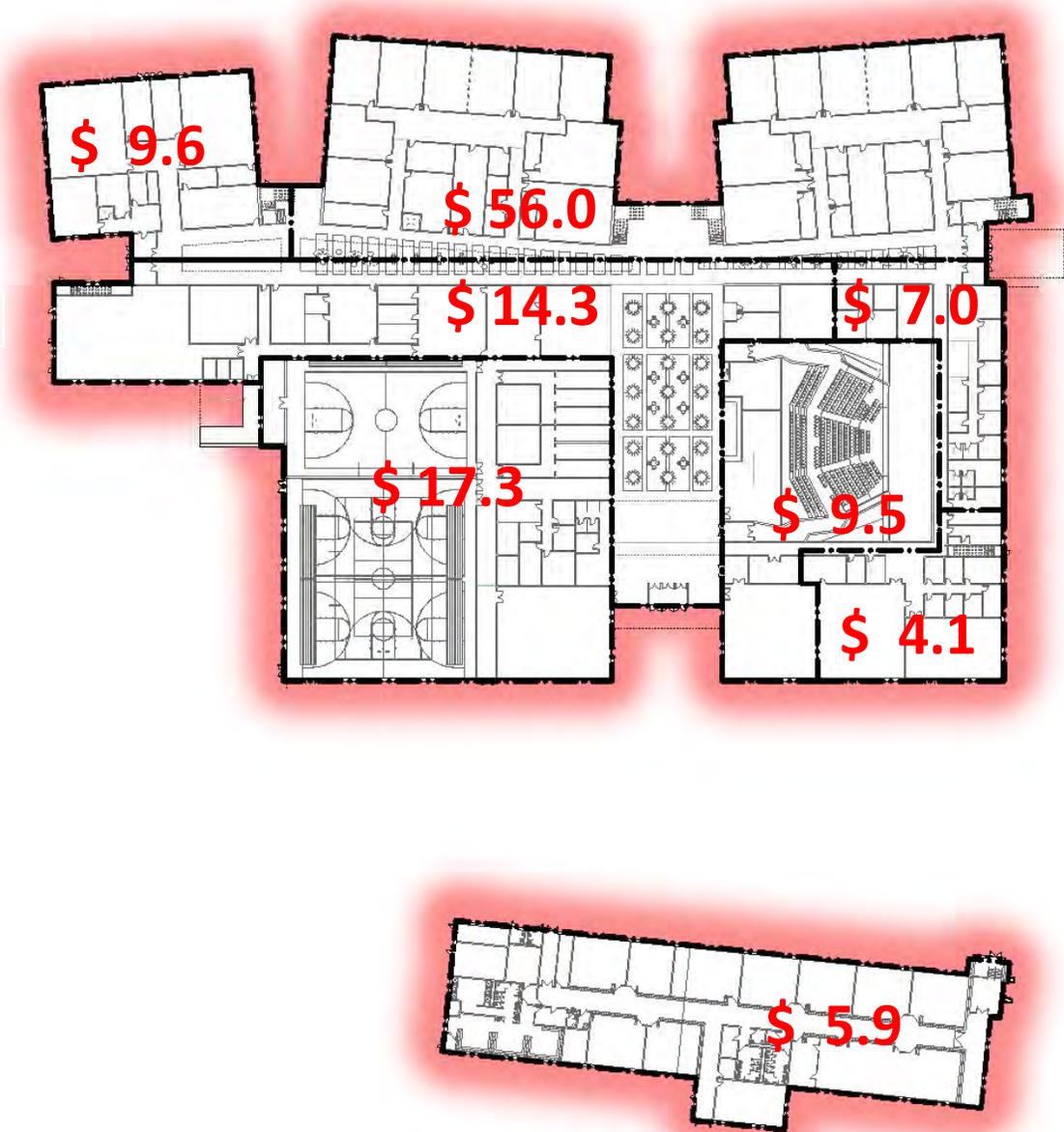
\$ 28.6

<b>BUILDING ENVELOPE CODE COMPLIANCE (MEP)</b> 	IID	<i>FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.</i> <ul style="list-style-type: none"> <li>✓ An inefficient building envelope impacts energy costs and efficiencies (insulation, façade, windows-except for 900 wing)</li> <li>✓ Mechanical, electrical, plumbing, fire alarm and building-protection systems are out-of-date and not in code compliance</li> <li>✓ A “Green Design” (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design</li> </ul>
<b>ENERGY EFFICIENCY</b>	IIE	

# Option 3 | Where Does the Money Go?

## In \$ Millions:

Site Work	12.7
Building	123.7
FF&E	5.6
<b>TOTAL</b>	<b>142.0</b>



# FHS Options | Develop Criteria for Evaluation

<p>1. Local, State, &amp; Federal Requirements</p> <p>Security Needs</p>	<p style="text-align: center;"><b>External Requirements</b></p> <p><b>ACCREDITATION AND ACCESSIBILITY</b></p> <p><b>I A</b></p>  <p><b>I B</b></p> <p><b>High School Accreditation:</b> The New England Association of Schools and Colleges has placed FHS on "warning" status for "serious facilities deficiencies, including ADA access, heating and ventilation problems, leaky roof, inadequate science, cafeteria, auditorium, and library and media facilities, and other facilities issues that limit educational opportunities for students." Although FHS met and exceeded expectations in six (6) NEASC accreditation standards, it was placed on "warning" status for standard seven (7) – "Community Resources for Learning."</p> <p><b>ADA Compliance:</b> FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet Americans with Disabilities (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.</p>
<p>3. Consolidation of Space</p>	<p style="text-align: center;"><b>Challenges and Needs</b></p> <p><b>SECURITY COMPLIANCE</b></p> <p><b>II A</b></p>  <p><i>There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.</i></p> <ul style="list-style-type: none"> <li>✓ 23 separate entry points, sightline issues, lack of private/public separation and difficult building orientation even with signage</li> <li>✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern</li> </ul>
<p>2. Programmatic Needs</p>	<p><b>SPRAWLING LAYOUT</b></p> <p><b>II B</b></p>  <p><i>FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.</i></p> <ul style="list-style-type: none"> <li>✓ Built in 1928 with renovations/additions in 1952, 1964, 1969, 1974, 1978, 1996, and 2003</li> <li>✓ Hallway overcrowding and lengthy passing time for students to get to classes on time</li> <li>✓ 30% of the square footage is used for hallways instead of instructional space</li> <li>✓ Sprawling building is associated with increased energy costs</li> </ul> <p><b>EDUCATIONAL PROGRAMMING</b></p> <p><b>II C</b></p>  <p><i>FHS is reaching its limits for providing 21<sup>st</sup> Century programming and learning spaces that prepare today's learners for the future.</i></p> <ul style="list-style-type: none"> <li>✓ Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning</li> <li>✓ Overcrowded study halls</li> <li>✓ Undersized library at capacity every period of the school day</li> <li>✓ Inadequate space for robotics, special education, science labs and performance spaces</li> <li>✓ Lack of collaborative work spaces that reflect the way students learn in today's educational setting</li> <li>✓ Auditorium and cafeteria are undersized for the population, impacting scheduling, educational programming, and state and federal requirements for food services.</li> </ul> <p><i>Education today requires:</i></p> <ul style="list-style-type: none"> <li>✓ Open, flexible spaces to promote independence, collaborative spaces to mirror real world work environments, public spaces to showcase learning and display work, and quiet places for reflection</li> <li>✓ Technology and imagination rich environments to foster a maker mindset</li> </ul>
<p>4. Building Systems</p>	<p><b>BUILDING ENVELOPE CODE COMPLIANCE (MEP)</b></p> <p><b>II D</b></p> <p><b>ENERGY EFFICIENCY</b></p> <p><b>II E</b></p>  <p><i>FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.</i></p> <ul style="list-style-type: none"> <li>✓ An inefficient building envelope impacts energy costs and efficiencies (insulation, façade, windows-except for 900 wing)</li> <li>✓ Mechanical, electrical, plumbing, fire alarm and building-protection systems are out-of-date and not in code compliance</li> <li>✓ A "Green Design" (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design</li> </ul>

and add 5. Site Improvements, 6. Benefits to the Community, 7. Fit & Feel for Farmington and 8. Cost

# FHS Options | Evaluation of TSKP Option 3

CRITERIA	Total Points Available	PRESENTATION 1 OF 3- JANUARY 8, 2020		PRESENTATION 2 OF 3- JANUARY 15, 2020		PRESENTATION 3 OF 3- JANUARY 22, 2020	
		OPTION 1		OPTION 2		OPTION 3	
		MAINTAIN EXISTING FHS		RENOVATE EXISTING FHS AS NEW WITH ADDITIONS		NEW FHS BUILDING	
		TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
<b>1 LOCAL, STATE, AND FEDERAL REQUIREMENTS</b>							
Address ADA Compliance (OCR Requirements)	4						
Address Security Needs (School Safety Infrastructure Council Standards)	4						
Public/Private Separation	4						
Address NEASC Requirements	4						
<b>2 PROGRAMMATIC NEEDS</b>							
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						
<b>3 CONSOLIDATION OF SPACE</b>							
Reduce Sprawl and Improve Internal Circulation	4						
Utilization of Space	4						
Robotics	4						
Farmington Alternate High School	4						
School District Administration Offices	4						
<b>4 BUILDING SYSTEMS</b>							
Energy Efficiency	4						
Mechanical, Electrical, Plumbing	4						
Building Envelope	4						
Green Design	4						
<b>5 SITE IMPROVEMENTS</b>							
Traffic Flow, Pedestrian Safety, and Parking	4						
Athletic Fields	4						
ADA Compliance	4						
Site Layout Plan	4						
<b>6 BENEFITS TO THE COMMUNITY</b>							
Community Use of the Building	4						
Shelter in Place	4						
<b>7 FIT AND FEEL FOR FARMINGTON</b>							
Internal Design	4						
External Design	4						
Overall fit and feel for Farmington	4						
<b>TOTAL</b>	<b>28</b>						

# Option 3 | 1. Local, State & Federal Requirements

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>1</b>	<b>LOCAL, STATE, AND FEDERAL REQUIREMENTS</b>			
	Address ADA Compliance (OCR Requirements)	4	4.0	Meets all ADA requirements.
	Address Security Needs (School Safety Infrastructure Council Standards)	4	4.0	Addresses Security Needs.
	Public/Private Separation	4	4.0	Achieves Public/Private Separation.
	Address NEASC Requirements	4	4.0	Addresses NEASC Requirements.

**ACCREDITATION AND ACCESSIBILITY**



**High School Accreditation:** The New England Association of Schools and Colleges has placed FHS on “warning” status for “serious facilities deficiencies, including ADA access, heating and ventilation problems, leaky roof, inadequate science, cafeteria, auditorium, and library and media facilities, and other facilities issues that limit educational opportunities for students.” Although FHS met and exceeded expectations in six (6) NEASC accreditation standards, it was placed on “warning” status for standard seven (7) – “Community Resources for Learning.”

**ADA Compliance:** FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet Americans with Disabilities (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.

**SECURITY COMPLIANCE**

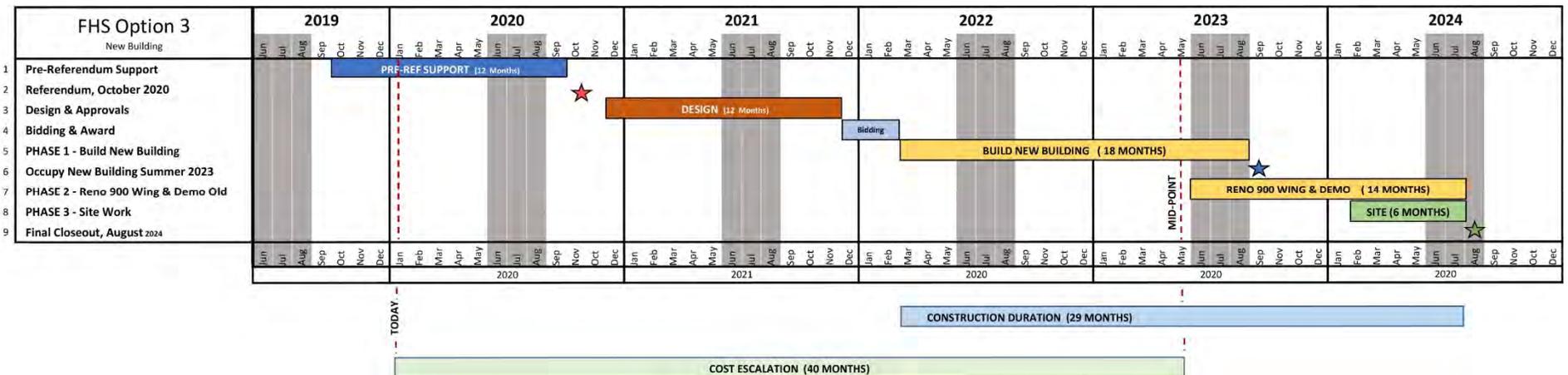


*There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.*

- ✓ 23 separate entry points, sightline issues, lack of private/public separation and difficult building orientation even with signage
- ✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern

# Option 3 | 2. Programmatic Needs

CRITERIA	Total Points Available	OPTION 1	
		TSKP	Comments
		MAINTAIN EXISTING FHS	
		RS OPINION	
<b>2 PROGRAMMATIC NEEDS</b>			
Education Disruption (Phasing)	4	4.0	Minimum Disruption.
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		



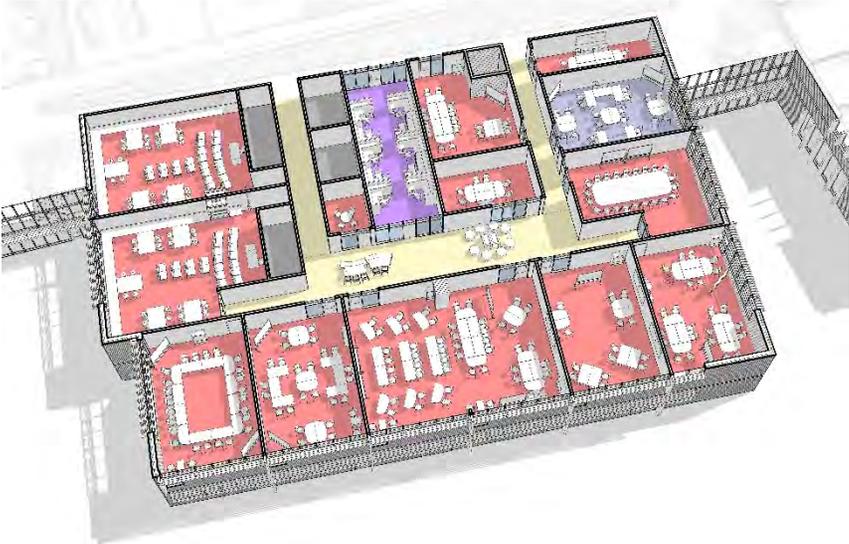
# Option 3 | 2. Programmatic Needs

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>2</b>	<b>PROGRAMMATIC NEEDS</b>			
	Education Disruption (Phasing)	4	4.0	Minimum Disruption.
	Satisfies Ed Specs	4	4.0	Satisfies Ed Specs.
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4	4.0	Fully Addresses Undersized Learning Spaces, including Cafeteria, Gym, Media Center, Performing Arts.
	Flexible and Collaborative Learning Environments	4		
	Space for New or Enhanced Educational Programming	4		

	Ed Specs	Option 3	
	Including Central Office	New Construction	
	Estimated Square Feet	Actual Square Feet	
<b>A. Program Area</b>	187,884	199,200	+6%
<b>B. Building Services / Core Areas</b>	60,194	56,400	
<b>C. Total Building Area per State</b>	248,078	255,600	
<b>D. Exterior Wall Thickness</b>	26,230	9,500	
<b>E. Total Gross Square Footage</b>	274,308	265,100	-3%

# Option 3 | 2. Programmatic Needs

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>2</b>	<b>PROGRAMMATIC NEEDS</b>			
	Education Disruption (Phasing)	4	4.0	Minimum Disruption.
	Satisfies Ed Specs	4	4.0	Satisfies Ed Specs.
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4	4.0	Fully Addresses Undersized Learning Spaces, including Cafeteria, Gym, Media Center, Performing Arts.
	Flexible and Collaborative Learning Environments	4	4.0	Creates Flexible and Collaborative Learning Environments.
	Space for New or Enhanced Educational Programming	4	4.0	Adds New Space for Enhanced Educational Programming.



# Option 3 | 3. Consolidation of Space

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>3</b>	<b>CONSOLIDATION OF SPACE</b>			
	Reduce Sprawl and Improve Internal Circulation	4	4.0	Reduces Sprawl and Improves Internal Circulation.
	Utilization of Space	4	4.0	Very Efficient Utilization of Space.
	Robotics	4	4.0	Included.
	Farmington Alternate High School	4	4.0	Included.
	School District Administration Offices	4	4.0	Included.

**SPRAWLING LAYOUT**

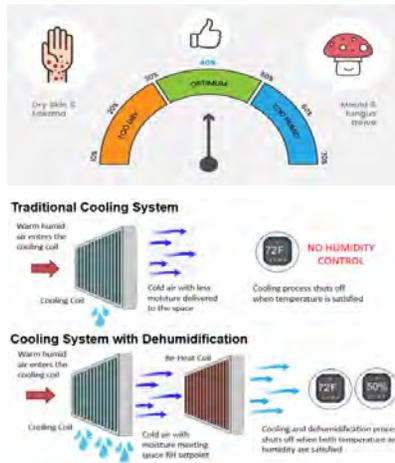


*FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.*

- ✓ Built in 1928 with renovations/additions in 1952, 1964, 1969, 1974, 1978, 1996, and 2003
- ✓ Hallway overcrowding and lengthy passing time for students to get to classes on time
- ✓ 30% of the square footage is used for hallways instead of instructional space
- ✓ Sprawling building is associated with increased energy costs

# Option 3 | 4. Building Systems

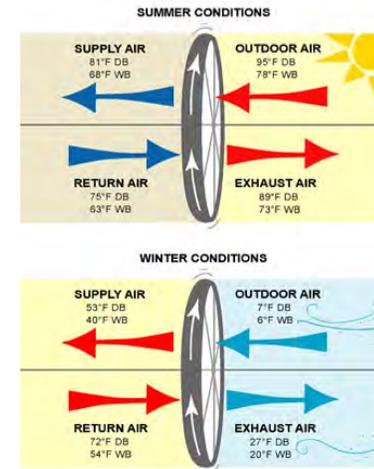
CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>4</b>	<b>BUILDING SYSTEMS</b>			
	Energy Efficiency	4	4.0	Change MEP Systems and Configuration Completely.
	Mechanical, Electrical, Plumbing	4	4.0	New Mechanical, Electrical, Plumbing Components.
	Building Envelope	4	4.0	New Envelope.
	Green Design	4	4.0	May Be Included as Add Alternates.



Humidification & Dehumidification



Modular Systems



Energy Recovery

## Option 3 | 4. Building Systems

Case	Utility Cost	Years to payback	Comments
Current Building	\$328K/year		218,000 SF Less than half air conditioned
Base Line New Building	\$307K/year		265,000 SF Fully air conditioned, 11 months/year
Renovate as New w/ Partial Ice Storage	\$288K/year	8	Ice Storage has a \$150K first cost Not included in New Project Cost
Renovate as New w/ PV Array and Partial Ice Storage	\$166K/year	30	PV array \$4.7M first cost Not included in New Project Cost
Renovate as New w/ PV Array and Partial Ice Storage and Chilled Beams	\$136K/year	30	Chilled Beams have a \$1.7M first cost Not included in New Project Cost

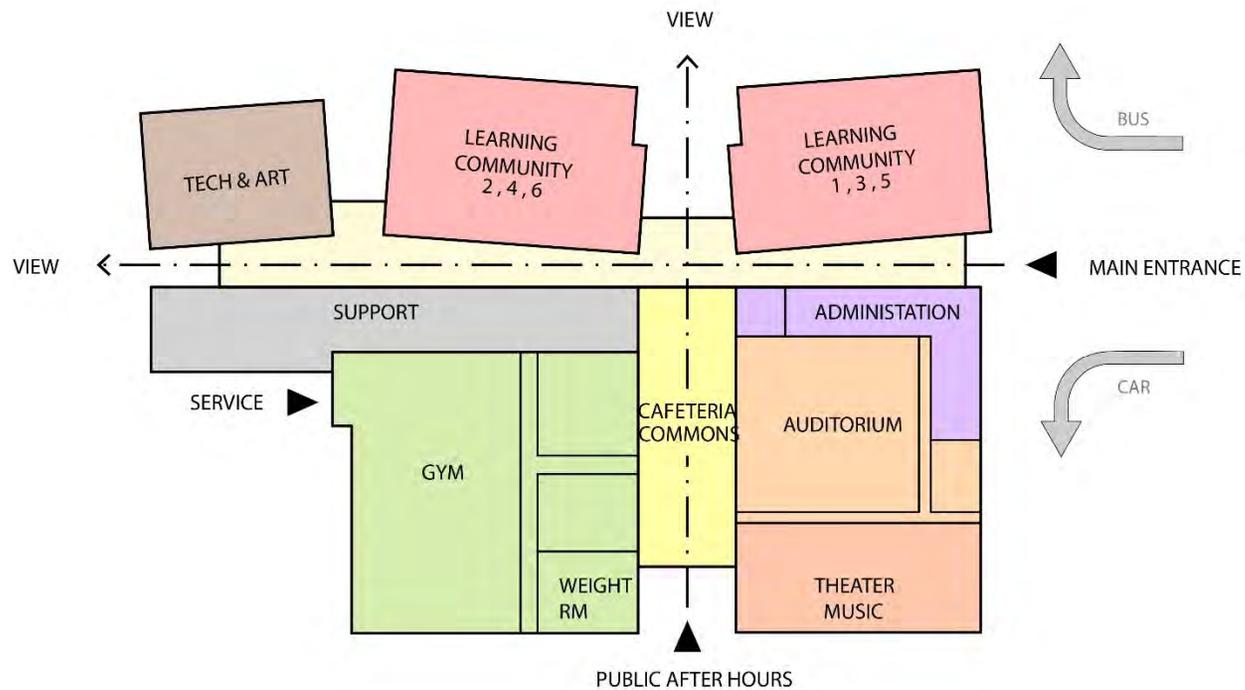
# Option 3 | 5. Site Improvements

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>5</b>	<b>SITE IMPROVEMENTS</b>			
	Traffic Flow, Pedestrian Safety, and Parking	4	4.0	Improvements in Traffic Flow, Pedestrian Safety, and Parking.
	Athletic Fields	4	4.0	No Reduction in Athletic Fields.
	ADA Compliance	4	4.0	ADA Compliant
	Site Layout Plan	4	4.0	Improved Site Layout Plan. Better Traffic Configuration.



# Option 3 | 6. Benefits to Community

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>6</b>	<b>BENEFITS TO THE COMMUNITY</b>			
	Community Use of the Building	4	4.0	<b>Building Configuration Allows Community Use of the Building.</b>
	Shelter in Place	4	4.0	<b>Included.</b>



# Option 3 | 7. Fit & Feel for Farmington

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
<b>7</b>	<b>FIT AND FEEL FOR FARMINGTON</b>			
	Internal Design	4	4.0	<b>New Internal Design.</b>
	External Design	4	4.0	<b>New External Appearance.</b>
	Overall fit and feel for Farmington	4	4.0	<b>An Investment for Future Generations.</b>



Leading Edge in 1928

Features Include:

Building Technologies

- Central Heating
- Thermostats
- Double Hung Windows

Spaces for Learning

- Classrooms for Lectures
- A Science Laboratory
- Vocational Training



Leading Edge in 2023

Features Include:

Building Technologies

- Meet CT High Performance
- Natural Daylighting
- Air Quality
- Energy Management
- IT & Security Systems

Spaces for Learning

- Learning Communities
- Flexible, Collaborative Spaces
- Project & Maker Spaces, Robotics
- Based on Universal Design Principals

The End

# TSKP Option 3 Cost Estimate

TSKP Option 3 New Construction	
Item	Cost Estimate
Architectural Design Fee	\$ 5,690,000.00
*reduced to match projected duration*	
Professional Fees	\$ 3,018,487.00
Construction Costs	\$ 120,640,036.00
Alternates	\$ -
Furniture/Equipment/ Technology	\$ 5,591,000.00
5% Owner Contingency	\$ 7,100,000.00
<b>Total Project Cost</b>	<b>\$ 142,039,523.00</b>



CRITERIA	PRESENTATION 1 OF 3- JANUARY 8, 2020		PRESENTATION 2 OF 3- JANUARY 15, 2020		PRESENTATION 3 OF 3- JANUARY 22, 2020	
	OPTION 1		OPTION 2		OPTION 3	
	MAINTAIN EXISTING FHS		RENOVATE EXISTING FHS AS NEW WITH ADDITION		NEW FHS BUILDING	
	TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
<b>TOTAL PROJECT COST:</b> Total Project Cost includes construction and soft costs. This is the number that would appear on the referendum ballot and interest is not included in the total project	\$49,863,339		\$ 138,120,124.00		\$ 142,039,523.00	
<b>LESS STATE REIMBURSEMENT OF ELIGIBLE COSTS( NOT ALL ITEMS ELIGIBLE):</b> Farmington's reimbursement rate depends on the type of building project that is proposed. A renovation is up to 30%, and a new building is up to 20%. However, the exact reimbursement is not known until the very	\$4,188,520		\$ 40,836,037.00		\$ 28,007,905.00	
<b>NET PROJECT COST:</b>	\$45,674,819		\$97,284,087.00	0.0	\$114,031,618.00	0.0
<b>ADDITIONAL CAPITAL EXPENDITURES OVER 20 YEARS</b>	\$1,170,000		\$0		\$0	
<b>TOTAL PROJECTED COST OVER 20 YEARS--TOWN SHARE</b>	\$46,844,819		\$97,284,087.00		\$114,031,618.00	
<b>Tax Impact Year 1*</b>	\$229.16		\$480.31		\$562.75	
The Tax Impact is for the Farmington High School Building Project ONLY. The tax impact is calculated based on the Average Residential Assessment of \$226,777.	*Costs will decrease by approximately \$4.27/year over 20 years		*Costs will decrease by approximately \$9.09/year over 20 years		*Costs will decrease by approximately \$10.66/year over 20 years	
<b>ANNUAL OPERATIONAL COST:</b> This cost is the best estimate of running the building compared to what it costs to run the building now.						
<b>ENERGY COST</b>						
<b>MAINTENANCE COST</b>						
<b>TAX IMPACT</b>						

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Public comment related to maintain and renovate options presented  
**Date:** Tuesday, January 21, 2020 9:41:37 AM

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**Name:** Chad Williams

**Email Address:** chadwilliams13@gmail.com

**Subject:** Public comment related to maintain and renovate options presented

**Message:** Hello, my name is Chad Williams and my address is 17 Westview Terrace, Unionville.

I wanted to comment on the two days of presentations thus far. Regarding the two maintain options presented, as expected neither one deals with a fully comprehensive solution to all of the problems that have been raised with the existing FHS building. Neither one address the concerns regarding sprawl. They marginally address ADA to make it compliant, but hardly a welcoming space for all of our students and residence. Finally this is a huge amount of money for either option when they are essentially just kicking the can once again to deal with all the issues at a later phase. I think both of the maintain budget numbers are highly misleading as they in no way reflect that this is still just a solution to get by with immediate needs, but shows no forethought of our long term needs. With either of these options we are going to be in the same place once again having to look at a major outlay of money again in the near future with nothing to show for it other than we were marginally able to keep functioning.

Regarding the renovation options presented I was glad to see that both were trying to make more comprehensive effort to make the school more welcoming to all of our population. One significant concern I had with the option presented by QA+M was it didn't consider the need for future growth. I think if we have learned anything from how the current FHS building came to be is that regardless of what size the new structure is at some point in the future 20-30 years down the line we will likely need to expand once again. My concern with the QA+M design was with the student learning space placed on the back side of the building this works fine for now, but with it nestled against significant hills on all sides in the future if the building needs to be expanded the only place to do this would be back on the current student parking lot side which would once again lead to a sprawling layout and our same current problems. With the other option presented, by having the student learning area on the student parking side, if growth is needed in the future you could potentially add new structures in the parking space and still keep the building from sprawling.

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - FHS Option 2  
**Date:** Monday, January 20, 2020 9:36:43 PM

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**Name:** Lloyd Green

**Email Address:** lloyd.green13@gmail.com

**Subject:** FHS Option 2

**Message:** There was a problem submitting this the first time so I'm trying again. My apologies if you get it twice.

Thank you very much for making the Nutmeg TV video and slide presentations available on the website as I was only able to attend the second of the option 2 presentations (QA+M) last week due to a concert at West Woods. The QA+M option struck me as an innovative way to address sprawl, shrink the footprint of the school and increase the square footage, all while minimizing the net effect on the students (such as my own freshman daughter) who will never reap the benefits of a new school.

Then there was the gentleman who clearly either had a problem with QA+M or else was trying to elevate TSKP. I felt all his negative comments toward the QA+M option were unfounded and quite ridiculous..."One of the things we did not like....is putting up finish boards." Really? Am I supposed to care what this guy did not like in his former glory days on a selection committee? However, the one thing his comments did do was make me eager to watch the TSKP presentation. He felt they had truly come up with a great renovation solution and I wanted to share that excitement and witness another, possibly even more inspiring option than the one I had just seen. Then I watched the video.

I felt the TSKP option 2 presentation brought nothing to the table in the way of fantastic, innovative design, it did not address sprawl beyond creating a "Main Street", and most importantly, did not fully minimize the effect on the students. Sure, some of the interior renderings of overhead walkways and glass walls were impressive, but otherwise not nearly the inspiring solution I had hoped for.

Just to make sure I wasn't missing something, I showed my eldest daughter (2019 graduate of FHS) both options and while she was clearly impressed with the TSKP interior pictures she told me two things: "No senior is going to want classes in trailers - it will ruin their senior year" and "I would much rather have my classrooms in the back where everything is all together." Finally, when I showed my fifth grader (and future recipient of a new FHS) the two options he simply stated, "That one is way better!" and walked out of the room with Rubik's Cube in hand as he had his own 11-year old problems to solve. "That one" was also QA+M.

Thank you.

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Building Options  
**Date:** Thursday, January 23, 2020 11:34:40 AM

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**Name:** Pierre Guertin

**Email Address:** phg8@comcast.net

**Subject:** Building Options

**Message:** I have observed all presentation of options and spoke in public comment at the 1/22/2020 meeting. I reiterate that I believe the committee should take more time to substantively review the options meeting with each architect, cost estimator and owner's representative for in-depth analysis. In particular, the renovate options involve considerable differences between the designers and I believe the renovate options have considerable attractiveness. More specially I offer the following questions and observations:

> Where are the minutes of your meetings? They should be documented beyond a chair's report as you have taken action on specific resolutions to pay invoices, etc. I also am looking for the enrollment projection studies which were referred to at the 1/8/2020 meeting. The notion that the highest enrollment will be in 10 years seems dubious to me. Population patterns in CT and Town are in decline or flat. The Town strategy has been to limit residential growth which would drive up enrollment (e.g. land purchases, over 55 communities, etc). Also, I would suggest the website be updated to include the names of the committee members and structure of any subcommittees.

> If there is any inclination to select option 3, the proposed placement of the new building to me is likely to raise substantial concern by the abutting neighbors. Seems to me the committee should engage with the neighbors before they can make any recommendation of the current option 3. The proximity to the existing campus, use of the parking and the inherent risks of construction activities so close to the students to me raises question of why the open land on the back left parcel is not viable. I heard last eve, not practical, not convenient; for who? The notion of placing within 100-150 ft of neighbors is certainly not practical for them. Placing the school to the rear lot would move construction and eventual demolition well away from the existing campus and allow for a more substantial re-purpose of the existing campus site.

> Any retention of the 1928 building for substantially sentimental reasons and not fully utilized for education on day 1 in my view is not a sound decision. The project however determined should emphasize educational use and community use spaces avoiding project costs that may be viewed as not reasonable or affordable.

> I question the need or wisdom of placing the board of education offices in the high school. At a minimum have not heard a defense of this plan. This is high cost space that can be rented elsewhere. I doubt this is a common situation at all high schools. Why introduce controversial aspects into a project where obtaining approval is going to be difficult.

> On a more subjective level I believe QA&M presented better and appeared to be more interested in the work. However, there may be very strong aspects of TSKP proposals that may not have been apparent from their presentation.

> In response to my comment at 1/22 meeting about the property tax increases associated with different options, a committee member (believe Mr. Smith) indicated to me that he believed the information presented was not accurate and inconsistent with a detailed review of debt service undertaken in January 2019. If that is the case this data should be corrected ASAP. If you add \$490 of taxes to the average assessed homes' taxes \$6,342 it represent a nearly 8%

increase. FY 19-20 taxes also went up \$177 for the same average home, so collectively over 10% increase can be expected in year 1. If there is substantial debt service coming off the books or the Town sees other sources of revenues or cost reductions than that should be factored in and explained. I realize the Town has been using this notion of an average assessed value home. They really should be using the median of all residential properties (a much more meaningful representation of the typical assessed home),

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Creative financial solutions  
**Date:** Thursday, January 23, 2020 5:49:21 PM

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**Name:** Erin Ross Moses

**Email Address:** erinrossmoses@gmail.com

**Subject:** Creative financial solutions

**Message:** Hello,

While researching cost of new and renovate as new high school projects I came across the recently announced \$200M New Norwalk High School building project that is being reimbursed by the state at a rate of 80% so the cost to town is only projected to be \$40M. From a quick exploration it looks as though they will be hosting a P-tech program with 100 out of district students which is how they are able to receive this sort of reimbursement from the state. Kosta Diamantis is quoted in many of the articles on this project. I wonder if Farmington might look into some sort of similar program. Even the same program - as Norwalk is not close enough to be competing for students. Still moving forward with the same timeline and process that we are currently on, as we are still in the conceptual phase.  
<https://www.nancyonnorwalk.com/duff-time-to-think-big-new-norwalk-high-school-to-be-built/>

This very well could be old news, however I did want to share this as this was very new information to me.

Thank you for your service.

Sincerely,  
Erin Ross Moses

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Long Term Solution for Farmington High School  
**Date:** Thursday, January 23, 2020 9:22:29 AM

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**Name:** Dr Anna Swinbourne

**Email Address:** [anna.swinbourne@gmail.com](mailto:anna.swinbourne@gmail.com)

**Subject:** Long Term Solution for Farmington High School

**Message:** Dear Members of the Building Committee,

My husband, Benjamin R. Minard III, and I are parents of three school age children in Farmington (ages 8, 11, 13), and we live at 62 Mountain Road.

We greatly support the LONG TERM COMPREHENSIVE solution for Farmington High School, because we believe that it will create a safe, flexible environment for our students to learn and to gain the skills that will enable them not only to compete, but, as importantly, become effective agents of positive change in our increasingly global world.

As a local university professor (Trinity College), leader of an educational institution (Hill-Stead Museum), and most pertinently, former high school teacher (Miss Porter's School), I thoroughly understand the crucial role environment can play in a student's academic and emotional life. Simply put: safe, stable and stimulating conditions offer the best chances of success, while an insecure and disruptive setting almost guarantees the opposite.

Given the enormous challenges that we as adults are creating in the world our children are inheriting, we owe it to them to do everything in our power to prepare and empower them. To do otherwise, for any reason – expediency, financial economy, political ease – would be unconscionable. I look forward to working with my fellow residents to make the long term comprehensive solution Farmington's choice.

Yours sincerely, Dr. Anna M. Swinbourne

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

**From:** [webmaster@farmington-ct.org](mailto:webmaster@farmington-ct.org)  
**To:** [Kathryn Krajewski](mailto:Kathryn.Krajewski); [megguerrera@gmail.com](mailto:megguerrera@gmail.com); [Kathy Blonski](mailto:Kathy.Blonski); [Kathleen Greider](mailto:Kathleen.Greider)  
**Subject:** Town of Farmington, CT: FHS Building Committee Online Comment Submission  
**Date:** Thursday, January 23, 2020 9:36:42 AM

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A new entry to a form/survey has been submitted.

**Form Name:** FHS Building Committee- Online Comment Form  
**Date & Time:** 01/23/2020 9:36 AM  
**Response #:** 14  
**Submitter ID:** 3380  
**IP address:** 2601:183:857f:35e0:a8d7:7eee:ce54:b408  
**Time to complete:** 59 min. , 44 sec.

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**Survey Details**

**Page 1**

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**1. Have a question, comment, or suggestion for the Farmington High School Building Committee? Please complete the field below.**

Great presentations and opportunities for our town!

Is the original 2017 Proposal submitted by Kaestle Boos still being considered at all? Are the current proposals being compared to that 2017 proposal?

There are six options on the table and I think the choice comes down to options 3-6. I would love to go with 5 or 6 but I don't like the way both are up against the back property line. That said, it is great to consider the area residents' concerns regarding the building but at the same time, they chose to live next to Farmington public property. In the end the town needs to do what it has to do.

I believe options 3-6 are more costly than the original 2017 proposal which to me makes sense, but will most likely receive push back from the community. As we saw last night, a gentleman by the name of Pierre Guertin I believe brought up some very good points, but if he had been following your progress for the past two years, he would have known that all of his concerns have been and are being addressed. This will be the challenge over the next couple of months, replying to people who have chosen to not follow the progress.

As an aside, am I the only one who thinks the design and location of the library was a mistake? It seems the library's location is a constant barrier when it comes to location and access to the school and parking.

Thanks!

**2. Please provide the following information so we can contact you with a response:**

**Full Name** Kurt Krauland  
**Email Address** [kkrauland@yahoo.com](mailto:kkrauland@yahoo.com)  
**Mailing Address**

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - referendum date  
**Date:** Thursday, January 23, 2020 10:28:59 AM

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**Name:** Anthony Pavick

**Email Address:** apavick@icloud.com

**Subject:** referendum date

**Message:** Hello,

I am considering moving to Farmington in the next 6 months. I have two children (6th & 4th grades) and would like to know whether or not the town will be building a new school before making a decision to relocate. Do you have any idea when the next referendum will be held? If passed, when would construction be expected to start?

The designs looks awesome! Hopefully it passes this time!

Thanks

Tony

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Building Project Comments/suggestions  
**Date:** Friday, January 24, 2020 2:17:20 PM

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**Name:** Kristin Paye Baker

**Email Address:** [payebakerk@fpsct.org](mailto:payebakerk@fpsct.org)

**Subject:** Building Project Comments/suggestions

**Message:** Hello, I will be unable to attend any of the meetings in person but did want to share my views and have my voice heard. Specifically, there is NO WAY that we should just bandaid what is there. I worked in the building for 9 years, and all of the issues are true - heating/cooling issues, traffic issues / leaking roofs / musty smells and burning eyes... That being said, I am surprised that the options for renovation vs. new are so close in cost. Also of note - some of the designs devote a very large area to "field house" but reduce us to 1 gym - there were already scheduling conflicts with two gyms, not just during the day, but also in the after school time for sports. I am curious how this will affect availability of PE resources. Also - please consider that there are already two "walk throughs" to the highlands neighborhood, which are paved and back up to a street. It would likely be a cheaper and less involved option to provide emergency access by just widening one of those two existing access points, rather than adding a new one. Based on this - I would suggest the QA&M renovation option with movement of the access road to a more convenient option. Though the new options are not much more money - they may be causing more problems in the long run. For example - it would not be cost effective to put a building over the new turf field that was costly to install.

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - feedback on designs, additional information needed  
**Date:** Saturday, January 25, 2020 11:21:17 AM

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**Name:** Paula Seapan

**Email Address:** pseapan@comcast.net

**Subject:** feedback on designs, additional information needed

**Message:** - all the numbers are big

- Option 3 preferred if we want to implement a long term solution in the least painful way - otherwise this will be a discussion again 5 years after option 1 and 10 years after option 2.

- Would like to understand what similar projects have cost across the state - i.e. CREC new buildings, other high schools (Guilford). Are the Farmington projected costs out of line.

- Would like to understand impact of real estate and move in / move out rates in the communities that have built new schools. I believe

Farmington is at a disadvantage with the current state of the high school - i.e. if moving to the area, the state of the high school impacts decisions potentially in favor of other communities

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Architecture Firm for FHS Building Reconstruction Recommendation  
**Date:** Saturday, January 25, 2020 2:55:25 PM

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**Name:** Jordan Taylor-Green

**Email Address:** jtayl31@gmail.com

**Subject:** Architecture Firm for FHS Building Reconstruction Recommendation

**Message:** I grew up in Farmington, and graduated from Farmington High School. I wanted to address the building committee and thank you for all the great work you've done to promote the building renovations, opportunities to speak and be heard, and options from the two different firms participating.

I wanted to tell you a bit about my story of moving back to Farmington. My mother passed away from ALS (the bucket challenge disease). I came back to town with my family to fix up my house, assuming we would rent it, and move on. When we came back, it opened our eyes to what an amazing community this was. My husband and I decided to stay here and live, but we wanted to make this house our own. We knew we needed to renovate and I invited 3 well known, architectural firms in to bid and give us ideas. One of them was David Quisenberry, he rang our doorbell and I'll never forget it. There was a light in his eyes and I felt like I could almost see his brain move with ideas. Long story short we hired David Quisenberry. We decided on a 3 phase approach and he was amazing every step of the way and I've known him for over 10+ years now. The 3 phase approach took us about 8 years to complete, 6-12 months each, with breaks in between.

The best part I can tell you was his dedication to excellence. One of the reasons we chose him, was b/c he was in our community. His kids were in the same schools as ours, we each have 3, around the same ages. I would pass him and his lovely wife, Jennifer, in the halls while picking up our kids. Anyone who has to face my family day to day, we felt was going to do their best for us. This proved to be correct and we love our home and anyone walking into it thinks it's amazing, even from the renovations that were done 8+ years ago. We still love them exactly as much as day 1 and would not change a thing!

David Quisenberry's approach is beautiful, but it is not just about ascetics. It takes into account the flow and function of students, faculty, and collaborative energy. I remember one day David and I were standing in construction of our mud room/sun room addition, he turned to me and said, "this will change the entire way you use and function in your home, for the better". He was 100% correct!

I recognized the approach they took with the school. From maintaining, to renovating, to a full rebuild, flow and function was at the breadth of the design. QA&M looked at how our community on a whole may morph, grow, and need to adapt to our changing environment. How should the school expand if more people want to become part of our community, because of our great new school? The design is cognizant of ways to sustain and maintain in this manner.

If you pick one firm, please pick QA&M, for all these reasons, mostly, because for them it is

not just another job.....It is their community too.

Thank you,  
-J-

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Student traffic flow  
**Date:** Sunday, January 26, 2020 10:40:40 AM

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**Name:** Liz Bennett

**Email Address:** [liztullai.bennett@gmail.com](mailto:liztullai.bennett@gmail.com)

**Subject:** Student traffic flow

**Message:** We are new Farmington residents, having just moved from Michigan. Excellent schools were a deciding factor in our choice of community, as we have a 10-year-old son. We visited FHS Saturday and have a few questions for the committee. First, has flex scheduling been tried? Half of the students start earlier and end earlier and the other half start later and end later. Sports practices could be held mid-day to accommodate all student schedules. Second, have the day-to-day inconveniences been brainstormed for solutions by student council? On our tour we were shown many “problems” which seemed fairly easy to remedy, such as a glass door into a classroom off of the library which was creating distractions. Butcher paper? We look forward to being an active part of the community during this exciting time. Thank you, Liz and Aaron Bennett

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Comments Regarding Building Options  
**Date:** Monday, January 27, 2020 1:17:32 PM

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**Name:** Meredith Trimble

**Email Address:** meredithtrimble76@gmail.com

**Subject:** Comments Regarding Building Options

**Message:** Dear Building Committee Members,

Thank you all for the time, energy, and care you have put into this project. I am acutely aware of the immense commitment and am grateful for your efforts.

I first just wanted to add my opinion regarding the options before you. While I am glad to see the renovate-as-new route offer what seem to be comprehensive solutions, I would like for the committee to consider items beyond the cost estimates that might add to their price tags such as:

- \*The significant value to extended disruption;
- \*Potential unknown health and safety risks;
- \*Loss of long-term savings a new build may provide in energy savings, etc.;
- \*The cost to keep old infrastructure going an additional year;
- \*An added year of construction traffic on Rt. 4 in Unionville;
- \*Unforeseen AP/elective class size limitations during construction; and
- \*Unexpected construction delays or hurdles.

I think, with renovations in particular, there can be costs beyond initial estimates - in real dollars and student/community disruption, and I do hope you consider and articulate those factors.

(In addition, it is my hunch that people wary of expensive options and tax implications are likely to see little material difference between the reno and new options, voting "no" on either. Spending somewhat less than a new build but still spending a significant sum, particularly when you add in interest over time (and people will), is not likely to win over those who do not want to spend money on this. Those "nos" likely stay "nos" and with them will go parents worried about the disruption and other factors above.)

Second, in reviewing the recent meetings and the options before you and the Council now, I remembered the public (and private) comments I received regarding the previous new build option that made it to the voters. Much of what I heard was:

- \*The building is just a vanity/legacy project of the then-Council Chair
- \*There are better locations, for example existing open space in town or the Tunxis Community College site (there was some belief Tunxis would imminently close)
- \*A building for a \$109M cost to the town was simply an unresearched grab at a regional Taj Mahal
- \*The process was way too fast, therefore the options and pricing cannot be accurate
- \*The architect selected had a conflict of interest with the Committee Chair and thus the

numbers could not be trusted

\*The public was not informed therefore no one knew what residents really wanted

None of these, of course, are true. But I think they're important to surface now because the opportunity to conduct a second process has taken all of those points away.

Under different town leadership, different committee leadership, different committee membership, and with different and competing architects, and vastly more resources and time dedicated to public input, the results essentially stand.

The options before you are not unlike what we saw. With a few variances, the options are confirmed, the location is confirmed, and the prices are confirmed.

There's just no more doubt that we need what we need, it fits where it fits, and it costs what it costs. Both political parties and both processes have arrived at the same.

So I think maybe that should be noted. Thoroughness (and I mean the efforts of both committees combined) has happened to a greater extent than is seen in any other community. There is simply no room for argument after all of the combined data on what we need and what it costs. And I hope that's a point you can articulate as well, should it seem appropriate.

Thank you,

Meredith Trimble

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

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - FHS  
**Date:** Monday, January 27, 2020 3:04:12 PM

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**Name:** Kris Kievit

**Email Address:** Kristin27k@gmail.com

**Subject:** FHS

**Message:** I believe the best option for Farmington would be to build a new high school. We need to do this right the first time.

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



**We want to hear from you!**

**Please provide your comments, questions, suggestions, or feedback!**

Name: Chris Machol

Email Address: macholc@gmail.com

Comments:

I think that all 4 of the Reno/New options will finish in a place that gives us a building we can be proud of. However, I think that you would be doing a disservice to a group of students if you made them entire High School experience living through a renovation



**We want to hear from you!**

**Please provide your comments, questions, suggestions, or feedback!**

Name: Donna Baily

Email Address: ~~CLUEPABEAR~~ @ACL.com

Comments:

Too much glass + flat roofs for snow + cold & T WEATHER



We want to hear from you!

Please provide your comments, questions, suggestions, or feedback!

Name: Arnold Seapan

Email Address: arnold.seapan@gmail.com

Comments:

Option 1 is extraordinarily expensive for being so small minded. Forget it.

Option 2 & 3 I fear would not pass a general election, but I would vote for either & prefer #3.

Maintenance & operating cost likely much lower for 2 & 3 and should be stressed. I assume #3 is best.

\* Try to cut costs by avoiding expenses on tennis courts, athletic fields.

QA+M Option 3:  
How close is it to the neighborhood behind?  
TSKP noted 150 feet, + 1928 has access  
hat about QA+M?

- Robotics is on 2nd floor  
+ Field house



We want to hear from you!

Please provide your comments, questions, suggestions, or feedback!

Either Option 1: NOT ENOUGH

~~TSKP noted 150 feet, + 1928 has access  
hat about QA+M?~~

Name: Tim Scalzo

Email Address: timothyjscalzo@gmail.com

Comments:

TSKP Option 3:

- No road to 1928 building?
- Why keep 2009 building? Feels disjointed
- + Robotics on ground floor => Easy in and out
- + Compact learning communities
- + Big media center

- Why not make gym one big room? Like QA+M's option 3  
+ One main entrance => Students don't cross car lane

Option 2 vs Option 3: Less disruption is worth the \$10 million

Option 1 - not worth the expense

The difference <sup>in cost</sup> between  
Renovate + Build New  
is not that much  
Build New is the right thing.

Agenda Item F-18



We want to hear from you!

Please provide your comments, questions, suggestions, or feedback!

Q A+M's design Option 3 -  
seems to have  
alot of wasted space  
Learning Commons  
looks nice but not efficient  
use of space

Name: Linda Scalzo

Email Address: LGSCALZO@gmail.com

Comments:

QA+M's Option 2+3 recreate/perpetuate the  
current problem in the student parking lot  
parent drop off where students have to cross  
over the road where cars are driving thru

TSKP's Option 3 solves this problem with  
the central walkway that does not have  
cars crossing it and allows for students  
to get to entrance w/o crossing road

~~QA+M's design Option 3 -~~

- Like Field House concept to allow for larger events -
- Like Robotics space on 1<sup>st</sup> floor - TSKP
- Auditorium w/mezzanine \* \*
- TSKP presentations - straight forward + transparent

MOTION:

Agenda Items G-1

To approve the attached invoice from QA+M Architecture in the amount of \$19,584.90.

NOTE: The above referenced invoices is the second invoice received by QA+M.

An updated financial report for the committee is attached.

/Attachment

**Quisenberry Arcari Malik, LLC**  
 195 Scott Swamp Rd, Farmington, CT 06032  
 Phone: 860.677.4594



Farmington Public Schools  
 Alicia Bowman  
 1 Montieth Drive  
 Farmington, CT 06032

Invoice number 12353  
 Date 12/31/2019  
 Project 1985 Farmington High School Renovations

Payment is due upon receipt of this invoice

Email invoice to Mark Garilli: markg@csgroup-llc.com

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Balance	Current Billed
<b>Professional Services</b>						
Conceptual Design Options	47,000.00	66.67	11,750.00	31,334.90	15,665.10	19,584.90
Total	47,000.00	66.67	11,750.00	31,334.90	15,665.10	19,584.90

Invoice total **19,584.90**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12285	11/30/2019	11,750.00		11,750.00			
12353	12/31/2019	19,584.90	19,584.90				
	Total	31,334.90	19,584.90	11,750.00	0.00	0.00	0.00

Farmington High School Building Committee  
Financial Report- January 29, 2020

<b>Account Starting Balance 2018</b>	<b>\$266,007.00</b>	Remaining balance from previous FHS committee approved at 9/10/19 Town Council Meeting approved at 9/10/19 Town Council Meeting
<b>Appropriation from Town Council</b>	\$199,000.00	
<b>Transfer from Town Council</b>	\$256,000.00	
	<b>\$721,007.00</b>	

**Expenses from Ad Hoc Committees:**

Amount	Description	
\$17,000	Community Survey	Contract

**Expenses from this FHS Building Committee:**

Amount	Description	
\$33.75	2 year website Domain- fhsbuildingproject.org	P-Card
\$27.90	2 year website Domain- fhsbuildingproject.com	P-Card
\$27.90	2 year website Domian- fhsbuildingproject.net	P-Card
\$432.00	wix website hosting	P-Card
-\$432.00	wix credit	Credit
\$369.66	hartford courant legal notice for Architect RFP	cu00254321
\$1,993.00	FHS Building Committee Intern (Summer Work)	
\$218.16	Square Space website hosting	P-Card
\$14,850.00	PT Help-- For Committee	Contract
\$15.94	Staples- Poster for 10/16 Community Input Meeting	P-Card
\$105.10	Highland park Market- Dinner for Interviews	P-Card
\$25.47	Staples Poster Boards for Communtiy Input Meeting	Staples Credit Card
\$276.90	Amazon- Supplies for Community Input Meeting	P-Card
\$132.75	Chartwells- Coffee/Tea for Communtiy Input Meeting	
<b>Total Expense:</b>		<b>\$18,940.53</b>

<b>Current Account Balance</b>	<b>\$685,066.47</b>	
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Farmington High School Building Committee  
Financial Report- January 29, 2020

	<i>Amount Billed to Date</i>	<i>Total Contract Amount (Part 1)</i>	<i>Remaining Balance</i>
CSG Invoice	\$66,834.00	\$89,109.00	\$22,275.00
QA+M- Pending Invoice on 1/29 Agenda	\$31,334.90	\$47,000.00	\$15,665.10
TSKP Studio	\$60,000.00	\$120,000.00	\$60,000.00
<b>Total Invoices Approved to Date</b>	<b>\$158,168.90</b>		\$97,940.10
<b>Updated Account Balance (with invoices)</b>	<b>\$526,897.57</b>		
<b>Remaining Balance- Encumbered Funds</b>			
CSG	\$22,275.00		
QA+M	\$15,665.10		
TSKP Studio	\$60,000.00		
<b>Total Remaining Balance- Encumbred Funds</b>	<b>\$97,940.10</b>		
<b>Total On Hand</b>	<b>\$428,957.47</b>		

MOTION:

Agenda Item H

**Executive Session: To review and discuss RFP Responses for Architectural Services.**

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-200(6) and 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 and representatives from Construction Solutions Group.

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

MOTION:

Agenda Item I

To recommend option \_\_\_\_\_ by \_\_\_\_\_ for Town Council consideration.

NOTE: The FHS Building Committee will give a presentation with their recommendation to the Town Council at the Town Council meeting on February 4, 2020. It is anticipated that the Town Council will set the net municipal project cost range and project scope at this meeting.