Meeting Agenda
Farmington High School Building Committee Meeting
Wednesday, February 19, 2020
Farmington High School Library
6:30 PM

A. Call to Order.

B. Pledge of Allegiance.

C. Public Comment.

D. Minutes.

1) To approve the attached January 29, 2020 minutes.
2) To approve the attached February 5, 2020 minutes.

E. Correspondence.
1) Correspondence Received 2/4/2020-2/14/2020

F. Reports.
1) Chair Report.
2) Communications Subcommittee Report.
3) Architect Report.
4) Owner's Representative Report.

G. New Business
1) To approve the attached invoice from Construction Solutions Group (CSG) in the amount of $22,275.00.
2) To approve the attached invoice from QA+M Architects in the amount of $15,665.10.
3) To authorize the Town Manager to sign a contract with Construction Solutions Group (CSG) for the preliminary design/pre-referendum phase of the FHS Building Project.
4) To discuss the next steps for the FHS Building Committee.
5) To cancel the February 26, 2020 FHS Building Committee meeting.

H. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION: Agenda Item D-1

To approve the attached January 29, 2020 minutes.

/Attachment

Minutes are considered "DRAFT" until approved at next meeting

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, January 29, 2020
Farmington High School Library
6:30 P.M.

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
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 6:31 P.M.

B. Pledge of Allegiance.
The committee members and audience recited the Pledge of Allegiance.

C. Chair Report.
Meg Guerrera informed the committee that they will complete the items on the agenda before adjourning into executive session. The committee will make a recommendation following executive session. Unfortunately, there is no way to estimate how long the committee will be in executive session.

D. Public Comment.
Inez St. James, 11 Brightwood Road, is a realtor who stated that people consider location, schools, and amenities when purchasing a

property. She stated that a Maintain option does not have long-term value and that a New Build option maximizes value to the Town.

John Laforest-Roys, 51 Tanglewood Road, thanked the committee and the architects for including the public during the design phase. He stated that accreditation is a severe risk and that the Board of Education should be proactive in addressing this. He urged the committee to invest in communication and consider hiring a marketing firm to help get information out to the public.

Catherine Ribeiro, 9 Timber Brook Road, expressed her support for a long-term comprehensive solution. She stated that this project is an opportunity for the Town to leave behind a legacy of learning. She stated that a new building will have better security and increased ADA accessibility as well as usher children into a new era of learning which will allow them to compete in the 21st century work force. She stated that this project should provide the Town with a facility that will serve Farmington’s youth for decades to come.

Linda Schulz, 11 Mountain Road, moved to Farmington because of its good school system. She stated that she will not be sending her 8-year-old to FHS due to safety concerns, ineffective mechanical systems, and non-inclusive learning conditions. She expressed her support for a new building option, specifically QA+M’s option.

Catherine Noujaim, 22 Maple Ridge Drive, thanked the committee and architects for their time and energy. She cautioned against Maintain and Renovation options due to unforeseen issues. She stated that she worked at the Barney Library while it was being renovated and that unforeseen structural issues caused complications with the timeframe of the project. She expressed her support for Option 3 from QA+M due to its open spaces and acoustics. She stated that the Town needs a building that looks to the future.

Scott Muldehill, 11 Mountain Road, stated that he was struck by the tours he took of FHS. He stated that the current facility has been stretched and band-aided for too long and that it is time to move towards the future. He expressed his support for QA+M’s Option 3.

Mariah Reisner, 41 Main Street, thanked committee for their work and transparency. She expressed her support for a comprehensive solution that considers ongoing costs. She stated her concerns regarding losing accreditation and losing property value. She stated

that the building should provide students with 21st century learning opportunities.

Bill Beckert, 14 Hemlock Notch, urged the committee to be mindful of disruption to students during the construction phase of the project. He expressed his support for a New Build option because he believes it will minimize disruption.

Chad Williams, 17 Westview Terrace, stated that the teachers at FHS are limited by the facility and believes that they will be able to teach even more effectively in a better environment. He urged the committee to support an option that fully addresses the statement of needs and that meets Title IX compliance. He felt that Option 3 does the best job of addressing those needs.

Grace Boye-Williams, is a freshman on the varsity field hockey and lacrosse teams. She stated that her women’s teams only had access to locker room for 25% of the school year and stated that a comprehensive solution must be implemented to ensure equality.

Emily Kaliney, 30 High Street, thanked the committee and expressed her support for a New Build option. She urged the committee to continue it communication efforts in order to reach residents who are not engaged in the process.

Meghan Naujoks, 5 Trumbull Lane, expressed her support for a New Build option. She warned against Renovation options due to her experience in Massachusetts where in her home town, an $84 million-dollar renovation project went $14 million over budget and lasted three and half years longer than anticipated. She stated that this issue is a community issue, not a political one.

Macka, is a young student in the Farmington system who visited FHS for community day and able to see issues with building. Macka stated that the Maintain option does not address the Statement of Needs and stated that the Town should move forward with a long-term option.

Bridget Moss, 24 Basswood Road, moved here from Florida looking for a safe community with a great education system. She cautioned against a renovation due to disruption and supports a New Build option which will provide flexible educational space as well as a community hub, while minimizing disruption.

Rafeena Lee, 3 Hamilton Way, and Marcus Fairbrother, 12 Candlewood Lane, represent Comprehensive FHS, a group that consists of parents, grandparents, retirees, attorneys, and others whose goal is to serve as an information source to the Town, engage the public, and advocate for a comprehensive solution. They defined a comprehensive solution as one that fully addresses the Statement of Needs, plans for the future, and maximizes value for the Town. They stated that the Maintain options do not meet the Statement of Needs and should be discarded. They stated that this issue should not be divisive or political and that the community should come together to support this project.

Sharon Byrne, 3 Fable Lane, stated that the Maintain options are fiscally irresponsible and should not be considered. She stated that many students do not use or even know where their lockers are located due to sprawl, and that the option the committee selects should address sprawl.

Sarah Burns, 3 Hidden Spring Lane, thanked the committee and is happy that there are four feasible options, not including the Maintain options. She stated that whichever option is selected should have the most value for the Town. When quantifying value, she urged the committee to consider things like disruption to students or portables which add no final value to the project. She urged the committee to work with Town Council to develop accurate figures regarding tax impact.

Jen Paletto, urged the committee to pick an option that that will move the community forward so that the Town can focus on other important issues. She did not support the Maintain options and warned about disruption and unforeseen risks for Renovation options.

Tom Mullins, 6 Pearl Street, warned of hazards that Renovation options may bring including disruption to students and teachers. He expressed his support for a New Build option because there is not a substantial difference in cost between a New Build and a Renovation. He believes that the students can accomplish even more than the great things they have achieved if the teachers are in an environment that can maximize their abilities. He stated that a new facility would send a message to the great educational staff that the Town values them.

Amy Rosenfield, 2 Candlewood Lane, stated that she wants students to be proud that they attended FHS and wants parents to be proud that

they sent their kids to FHS. She stated that students should learn in a great facility that is safe for them and that is accredited so they have great scholarship opportunities. She expressed her support for a New Build option.

Kay Higgins, 15 Tall Timbers, is a parent of two students with special needs who struggled navigating through a confusing physical environment. She was concerned about FHS losing its accreditation status and losing property value. She described the current facility as a collection of desperate parts that don’t work well together. She expressed her support for a New Build option which integrates students with special needs and urged the committee to look forward for future generations.

Shelby, 89 Songbird Lane, is a recent FHS graduate who stated that she received a great education but was disappointed that took place in this building.

Mark Hoffman, 22 Green Woods Lane, thanked TSKP for their Maintain option because it demonstrated how much it will cost to maintain the building. He stated that he would love to have robotics back in the high school. He stated that Superintendent Greider, Dr. Hurwitz and others that put together the Statement of Needs put great thought and detail into them and hoped that everyone can come together and support the building committee.

Steve Lamoreux, 86 Knollwood Road, expressed his support for a New Build option. He stated that the community should consider the future of young students in Town. He stated that a New Build would cause less disruption to current FHS students. He stated that the committee needs to reach out to people who are against the project that have not been engaged in this process. He stated that QA+M’s New Build design included a beautiful fieldhouse and auditorium and that the Town can host many great events there such as Farmington Valley Symphony Orchestra performances.

Jessica Lister, 8 Candlewood Lane, strongly supported Option 3. She stated that both architectural firms presented visions that our town and students deserve and supports either vision for Option 3. She urged the committee and Town Council to support Option 3.

Janell Lovig, 5 Crosswood Road, is a teacher in Farmington who stated that many people choose to live here due to the schools. She supports a New Build option.

Erin Ross Moses, 33 High Street, stated that the Maintain options do not meet the Statement of Needs and that it is financially irresponsible to choose a Renovation option due to the risk of a prolonged project and increased cost. She shared figures from several renovation projects within the region that went over budget and lasted longer than anticipated. She stated that special needs students comprise 12.45% of the Town’s student body and that the current FHS facility is very difficult to navigate for these students. She stated that the sprawl requires students with special needs to leave class early and arrive to class late which disrupts their learning time in the classroom. She urged the committee and Town Council to be creative in financing the project.

John Vibert, 126 Main Street, thanked committee for their work. He stated that he voted in support of previous building project as Town Council member during the previous FHS building project and stated that all the deficiencies listed about the building are real. He urged the committee and audience members to engage the public who are not engaged or are against the project. He stated that they must be convinced that this project will benefit the whole community otherwise the vote will end up failing again.

Scott Farrell, 10 Morgan Place, stated that the committee should not consider a band-aid fix. He stated that Farmington has lower taxes than many surrounding towns, yet many of the surrounding towns have newer and nicer facilities. He stated that it is unacceptable for Farmington to have A+ educational programs with D+ facilities.

Ned Statchen, 6 Bella Lane, stated that Option 1 provides good information but only highlights how bad the current state of this building is. He stated that Option 2 is nice, but for a little more money, the Town can have new school with less disruption to students. He expressed his support for Option 3 from TSKP due to their classroom location and construction plan. He stated that the new building should keep the future in mind and that the committee should consider using solar energy as a way for future generations to prepare for climate change.

Chris St. James, 11 Brightwood Road, is a lifelong Unionville resident. He expressed his support for a New Build option and stated that the Town’s high school should be the crowned jewel of its education system. He stated that he liked QA+M’s classroom layout and TSKP’s parking layout. He stated that education has been great in Farmington

due to its excellent educational staff and the Town should not expect teachers to continue to make due with the FHS facility.

Debby Szczepanski, 95 Knollwood Road, is originally from Meriden and stated that there were two new high school construction projects that came in under budget in that town. She moved her due to the great school system and supports a New Build option. She stated that it is unacceptable for students to learn in deficient classrooms that are not ADA compliant, and for athletes to compete in deficient practice spaces. She stated that many other towns in Connecticut have understood the value of students through new schools and that Farmington should see these benefits as well.

Sam Reisner, 41 Main Street, stated that there is a lot of interest regarding this project within the Town. He has spoken to people who are against the project and encourages people who are leaning against the project to speak out so that the committee can hear their concerns. He urged the community to come see the facility firsthand in order to see its issues.

Pierre Guertin, 12 Henley Commons, stated that he believes that the Renovation options and New Build options are viable. He urged the committee to consider that not all members of the community come from the same financial background. He stated that voters who are against the project must be flipped for the referendum to pass and cautioned against politically charged rhetoric. He urged the committee to release accurate and transparent information regarding the tax impact the project will have on voters.

E. Minutes.

1) To approve the attached January 22, 2020 minutes.

Michael Smith asked the committee to amend the minutes to include his concern over the tax impact presented for each of the options.

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to approve the attached January 22, 2020 minutes as amended.

F. Correspondence and Reports.

Meg Guerrera reviewed the correspondences received. She stated that the committee received over twenty additional online comments that

were not included in the agenda. These comments are recorded with these minutes as Attachment A.

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.**
   Upon a motion made and seconded (Carrier/Meehan) it was unanimously VOTED: 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).

Upon a motion made and seconded (Carrier/Mazzochi) it was unanimously VOTED: to move to executive session at 9:02 P.M.

The committee returned to open session at 11:30 P.M.

I. **To recommend an option for Town Council consideration.**
Meg Guerrera gave a brief presentation which provided details regarding the committee’s decision. The presentation is recorded with these minutes as Attachment B.

Upon a motion made and seconded (Smith/Mazzochi) it was unanimously VOTED via roll call vote: to recommend Option 3 (New Build) by TSKP Studio for Town Council consideration.

J. Adjournment.
Upon a motion made and seconded (Siuta/Meehan) it was unanimously VOTED: to adjourn at 11:46 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 5:16 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - I support a comprehensive, long term solution with the least disruption to learning

Name: Jennifer Osborne

Email Address: nifer10@hotmail.com

Subject: I support a comprehensive, long term solution with the least disruption to learning

Message: Hello, my name is Jennifer Osborne and my address is 17 Ledgewood Drive. I am a parent of three students (Freshman, 4th and 3rd grader) currently in the school district at this time. First, I would like to say to please consider disruption to learning when making your final recommendation. While the "renovate as new" options both address most problems identified in the statement of needs, I am concerned about how the construction will disrupt learning, constantly moving the students around, and close community spaces like the gym and auditorium for long periods of time.

Furthermore, we must move forward with a comprehensive, long term solution. A solution that meets ADA compliance regulations, provides a safe and secure environment for our students and educators, addresses the issue of sprawl to make an easy to navigate space, and provides functional and flexible learning spaces. In addition, we must look at making a building energy efficient and sustainable for decades to come.

I also want to thank you for your time and attention to this extremely important issue within our community. It is clear to me that this committee has set forth to find a comprehensive, long term, least disruptive solution to the FHS building project.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 5:19 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Commente

Name: Kelly Dubois

Email Address: kellyannmartin06@gmail.com

Subject: Commente

Message: I personally prefer a complete rebuild for the long of term and minimal cost in three long run. But vote for what will pass

I will vote yes either way

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 3:20 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - New Building for FHS - best option

Name: Norbert Gawecki

Email Address: n.gawecki@yahoo.com

Subject: New Building for FHS - best option

Message: Hello,
I am writing to show my support for option #3, a New Farmington High School Building.
In my opinion, I believe this is the best long-term solution that will address all current safety issues and provide a safe and modern environment for our students. The New Building option addresses all current safety and sprawling concerns and is the least disruptive to students/ teachers and the surrounding neighborhood.
As a parent of two children that currently attend Noah Wallace school in the district, I feel this is the best option for our students and town.
Thank you

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 3:10 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Farmington High School

Name: Stephen Kay

Email Address: all5kays@gmail.com

Subject: Farmington High School

Message: Good afternoon,

In the past I have shared my opinion both in writing and in person with you all. Since it's my daughter's birthday, I will not be attending tonight. However, I wanted to take a brief moment to summarize my thoughts and observations.

Having attended the presentations by both architecture firms and discussed the plans with the teams when they set up in the school cafeteria, I feel I have a good understanding of our options. With that said, I would like to share my thoughts:
My appreciation: Thank you. The time you have invested in the planning is very much appreciated. The transparency throughout the process and the availability of information is much improved from the previous attempt (although, for those interested all information during the previous effort was very much available as well - you just had to be more proactive).

My concerns: The cost of the previous design is consistent with that of options 2 and 3 from both firms (and not too far off from one of the first options). Please consider how you will disseminate this information to the public. There may be a group who spreads information that is misleading or outright false. With three different firms coming up with similar costs, we must get the truth out there about the costs.
My opinion: Option 2 should not be an option. When I spoke with the members of both architecture firms they expressed a greater confidence in the estimation of the new builds than the remodels. They expressed the fact that the "unknowns" could actually put the price higher than building new. With that in mind, how could one justify picking a rebuild over a new construction. The only option 1 designs that should be considered would be the plan that is estimated at near 50 million since it's half the price of the other options. However, when considering this plan, I question if we wouldn't be replicating our mistakes of the past and passing on many future problems associated with the design to future generations of Farmington residents.

The student factor: Farmington is a very deliberate town. We don't rush to decisions until all evidence is securely in place and we can rest assured that our decisions are safe. As a result, we are not always at the forefront of what is best for kids even when our administrators are pushing for change. This has been the case especially for the cohort of students in middle school now. They were the last to go without full day kindergarten; they were the last to not get Spanish in the elementary school; now they will be the last to sit in a high school that is very simply not conducive for learning. To ask this group of students to sit through their final years of school in a building that is literally falling apart is unfair, but to add a construction scene to this setting is simply unacceptable.

I was a very active supporter of the last effort to build a new high school, and I plan to be even more vocal this time. However, if you select an option that does not make sense financially and puts the learning at risk, I will not be able to support such an effort in any way. I urge you to select a "new build" model, and I trust that you will choose the firm with the experience and foresight to make Farmington proud.

Thank you again for your consideration,
Stephen Kay
Farmington Resident

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 3:09 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - New FHS Building

Name: Manjunath Balur

Email Address: manjunath.balur@gmail.com

Subject: New FHS Building

Message: Respected FHS Building Committee members,

I think it is time to rebuild a new high school that will stand for next 50+ years and provide high standard of education to our children and their children. We moved to this town from overseas for this state's booming economy and this town's education institutions. My daughters have studied only in Farmington public schools since their kindergarten. We need to continue to create a city that more and more people would like to move to because it has one of the best educational institutions.

It will no doubt be hardship on families in this town but we will reap great benefits in our children's future with this investment.

Best regards,
Manjunath Balur

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 1:41 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Support for New FHS Building option

Name: Vivian Gawecki

Email Address: wgawecki@icloud.com

Subject: Support for New FHS Building option

Message: Hello, I am a parent of two elementary school aged children in the district. I am writing to show my support for a long-term solution that will address all the current safety concerns and provide safe and modern spaces for studies, music and athletics.

Our high school should be a place for our students to feel safe and focus on learning, becoming well-rounded citizens. I have attended the FHS project option meetings and reviewed all 3 options/ 6 plans detail. The New Building option addresses all current concerns, is the least disruptive to learning and to the surrounding area, as well as providing a new facility for activities the entire community can enjoy. The Renovate option addressed many concerns but will disrupt learning and is very expensive without resolving all the concerns. I do not believe that the Maintain option is long term solution. I support the New Building option.
Thank you, Vivian

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 1:30 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - New building is the best option

Name: Kavita Umarani

Email Address: kavita.umarani@gmail.com

Subject: New building is the best option

Message: Hello,
I am Kavita Umarani and live at 7 Lakeview Dr Farmington Ct 06032. I am a parent with children in the school district and I strongly support the new option instead of maintain or renovate. This is the only option that meets all the goals.

Thanks,
Kavita

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 12:25 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - New Facility by TSKP

Name: Sarah Jean Willett

Email Address: teamwillett95@gmail.com

Subject: New Facility by TSKP

Message: Hello, my name is Sarah Jean Willett and my address is 54 Garden Street. My youngest child is currently a sophomore at FHS so a new high school will not benefit our family directly. However, I care deeply about this town, its residents, and future generations.

We need to build a brand new high school.

Our community needs a facility that will serve our students, educators and residents for decades to come. I do not recommend the "renovate as new" option as the result will be inferior to a new design and money will be wasted addressing the environmental issues which result from working on construction while school is in session. I absolutely do not recommend the "maintain" option. We have had enough band-aids.

I support the design proposed by TSKP for a new building for the following reasons:

1. While I appreciate the beautiful "river" concept of the QA+M design for a new building, I am concerned about the flow of students through the space. Straight lines and grids are more orderly and easier to navigate.

2. The TSKP design looks more like a center of learning and less like a shopping mall.

3. The Cafeteria Commons are not the main thoroughfare for students moving through the building.

4. The "newer" 900 wing will be re-purposed as a field house and B.O.E. offices.

5.The 1928 building is not used. I am passionate about preserving historic buildings, but this one has served its purpose. It's time to thank it and let it go.

I am incredibly grateful to the members of the FHS Building Committee for the outstanding work you have done.

Thank you.

Sincerely,
Sarah Jean Willett

(Sent via *FHS building project*)

Kathryn Krajewski

From: Matt P <vwb1971@gmail.com>
Sent: Wednesday, January 29, 2020 12:25 PM
To: Kathryn Krajewski
Subject: Re: FHS Building Committee Agenda- January 29, 2020

Thank you for getting back to me quickly Kat,

I have simply copied and pasted my letter into this email below. If you would like it to be sent through the building committees page or through another format, please just let me know. I was not sure if the building committee form would affect the formatting of the letter, so I was not sure if pasting it into that form would be the best option.

As for reading it out loud tonight, I understand the issue. Unfortunately, I do not have a babysitter and can not be there myself tonight. I will ask a friend to go, but otherwise submitting it this way is my only option at this time.

Thank you for helping with this process and again I appreciate your timely response.

Best regards,

Matt

Dear Committee Members,

I would like to begin by thanking you all for your time and dedication to our town and our children. I have watched all of the meetings on Nutmeg TV, and have read through the meeting minutes. I am impressed with your dedication to transparency and willingness to present all of the information openly in a forum which allows for public input at all levels. It is impressive and I applaud you for your efforts. Thank you again for all of the work you have done, and all you will do in the coming months.

As many of you know, I am a lifelong resident of Farmington. I am a Technology Education teacher with a Masters in Special Education. I have been teaching for 15 years and have taught Woodworking, Automotive, Architecture, Construction, Manufacturing, Robotics, Pre-engineering, Home repair, and Electronics. I have an extensive background in construction and designed and built my own home. I have also been in dozens of new and old schools throughout the years and I have seen what works and what does not work when it comes to design and functionality. Lastly, I have also been involved in NEASC accreditation reviews, and have seen the process which leads to a school losing its accreditation. So, needless to say, I understand what you are going through and I have a great appreciation for the work ahead to resolve the issues our high school has developed over the years.

I think it's also necessary to mention that I am the father of 2 girls; Cassidy who is 3, and Carolyn who is 10 months old. In only a few years my little girls will be going through whichever school is built. My world, and everything that I work for and care about is in your hands. You must make the right decision.

So what is the right decision? In today's world we need to focus on the safety of our children over all else. It is paramount that regardless of which option is chosen, you must have it vetted by homeland security, and any other law enforcement agencies who could help in determining the overall safety of the school before going any further toward the building phase. I am not an expert in school security, nor do I attest to be, but I will say that I

would prefer to see my children go to school in a mostly single story building because I believe that to be the safest. Unfortunately the only option presented that followed this floor plan was the "maintain" option presented by QA+M. I say unfortunately because I really wouldn't mind a new high school. I do not have an issue paying more to get what's best for our kids. In fact, I'm usually a "go big or go home" kind of person when it comes to architecture, but unfortunately the other options presented were just not as safe, efficient, or as Mr. Quisenberry pointed out, as green as the maintain option. This option also resolved all of the issues in the building and it fits the needs of our students while improving the school and bringing everything into compliance.

After the QA+M maintain presentation, many of the committee members argued that this concept did not resolve all of the issues, citing that sprawl was still a problem with this proposal. Arguably the school would still have the issue of sprawl, but I would argue that sprawl is not as big of an issue as it is made to be. Having sprawl allows for a single story, which makes it so each room has points of egress making evacuation easier for everyone during an emergency. Special needs and handicapped students can also be trapped on 2nd or 3rd floors, which if we are trying to make things more ADA compliant, I would think we would avoid making things less accessible. I understand that the schools sprawl has been considered an issue, but I don't see it that way and even the new options will have vertical sprawl, which I have seen in other schools as becoming problematic. Adding stairs, atriums, catwalks, and foyers add problems. Air circulation, heating and cooling, and safety are all impacted when these architectural styles are implemented.

As I stated before, I focused my decision on safety. I tried to not consider the financial factor into my decision. I want what I believe is best for our children, and I think the maintain option presented by QA+M was the best. However, if that choice is not one of the finalists being chosen today to be present to the town council, I implore you to choose the one you feel is safest. I believe both of the other options presented by QA+M were the better options. I felt the look of the renovated and new buildings were more in tune with Farmington's character and I believe the layouts were better for the overall safety of our students.

Thank you again for your work and dedication.

Best regards,

Matt Pogson

On Wed, Jan 29, 2020 at 11:19 AM Kathryn Krajewski <Krajewskik@farmington-ct.org> wrote:

Hi Matt,

Lots of residents have been submitting comments via the building committee website, so I'm happy to include your letter in the correspondence that will be provided to the committee and recorded with the minutes.

Due to the amount of comments received for this meeting, we won't be reading the correspondence that is received electronically out loud. If you would like it read during the meeting, I would suggest designating someone to read on your behalf.

Thank you,

Kat

Kathryn Krajewski

Assistant Town Manager

Town of Farmington

Office: 860.675.2369

Cell: 860.874.2673

From: Matt P <vwb1971@gmail.com>
Sent: Wednesday, January 29, 2020 9:47 AM
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>
Subject: Re: FHS Building Committee Agenda- January 29, 2020

Good afternoon Ms. Krajewski,

I am unable to attend tonight's meeting due to scheduling conflicts. I have written a letter that I would like to have read during the meeting tonight. Is that possible and whom should I send it to?

Thank you,

Matt Pogson

On Tue, Jan 28, 2020 at 2:39 PM Kathryn Krajewski <Krajewskik@farmington-ct.org> wrote:

Good Afternoon,

Please find the agenda for the FHS Building Committee meeting on Wednesday, January 29, 2020 at 6:30 PM in the FHS Library here: http://bit.ly/3aOyXRY

Please note that a big portion of the meeting will take place in executive session. The building committee will come out of executive session and make a recommendation. Please do not hesitate to contact me with any questions.

Thank you,

Kathryn Krajewski

From: webmaster@farmington-ct.org
Sent: Tuesday, January 28, 2020 6:17 PM
To: Kathryn Krajewski; megguerrera@gmail.com; Kathy Blonski; Kathleen Greider
Subject: Town of Farmington, CT: FHS Building Committee Online Comment Submission

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

Form Name:	FHS Building Committee- Online Comment Form
Date & Time:	01/28/2020 6:17 PM
Response #:	15
Submitter ID:	3385
IP address:	32.213.215.231
Time to complete:	30 min. , 45 sec.

Survey Details

Page 1

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

   Hi, Please consider my comments below. I would not support the maintenance option because the school has had too many "band aides" already and another one will only make things worse, impossible to maintain and create much more expense in the future.

   The new school option concerns me because the architectural design is more of an art project than an functional, effective, and efficient plan for a new building. It would be cost prohibitive and not supported by the voters. Too much money has already been spent on architectural designs that looked beautiful but not functional, efficient or practical and impossible to repair/maintain. That includes some of the band aides and renovation attempts that we had applied in the past.

   That leaves the renovation option as the one with the most potential for a functional, consolidated, efficient and practical building. Most of all the solution must meet the long term durability/ maintenance needs of the town and be affordable. I ask the Committee/Council to keep in mind the functional aspects of the building, consolidate space and footprint as much as possible, consolidate and update the heating, cooling, electrical. plumbing, etc systems of the building. The flow of moving students and cars needs to be addressed as well. I recognize that this is not a small task and one that we have neglected way too long. Thank you for your diligence, hard work and attention to practicality/durability of the building in your deliberations.

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

   Full Name Jadwiga Goclowski
   Email Address jadwigagoc@sbcglobal.net
   Mailing Address
   9 Briarwood Rd, Farmington, Ct.
   Phone Number Not answered

Thank you for contacting the Farmington High School Community Survey Ad Hoc Committee!

Kathryn Krajewski

From: Liz Bennett <liztullai.bennett@gmail.com>
Sent: Tuesday, January 28, 2020 5:36 PM
To: Kathryn Krajewski
Subject: Re: FHS Building Committee Agenda- January 29, 2020

My "vote" is for option 2 with the "Q" firm.

-Liz Bennett

On Jan 28, 2020, at 2:39 PM, Kathryn Krajewski <Krajewskik@farmington-ct.org> wrote:

Good Afternoon,

Please find the agenda for the FHS Building Committee meeting on Wednesday, January 29, 2020 at 6:30 PM in the FHS Library here: http://bit.ly/3aOyXRY

Please note that a big portion of the meeting will take place in executive session. The building committee will come out of executive session and make a recommendation. Please do not hesitate to contact me with any questions.

Thank you,

Kathryn Krajewski
Assistant Town Manager
Town of Farmington
Office: 860.675.2369
Cell: 860.874.2673

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Wednesday, January 29, 2020 10:20 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Not addressed: Ongoing Operating Costs/ Savings

Name: Richard Mok

Email Address: moker23@yahoo.com

Subject: Not addressed: Ongoing Operating Costs/ Savings

Message: One crucial piece of this puzzle that I have yet to see addressed is *projected operating costs* with each of the options. That is: what is the annual cost to run the facility called FHS now, vs what would be the projected annual costs with each proposed option? Is there a difference between the current electric, heating, and utilities costs versus those projected costs with the proposed plans? What *surprise/ emergency* maintenance costs has FHS incurred over the last 5-10 years, and how would that be different with a renovation or new building? What are the projected [remaining] useful lives of systems like electrical, heating, and plumbing currently and with each of the options?

In the end, it seems like taxpayers will not get a true picture of the "cost to maintain" vs the improve/ build new options without a spotlight on projected annual operating and maintenance costs.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Tuesday, January 28, 2020 4:30 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Plans for review and citizen feedback

Name: Michael Fagan

Email Address: m.t.fagan@comcast.net

Subject: Plans for review and citizen feedback

Message: To the Committee members et. al.

Firstly, thank you for conducting a thorough and well-orchestrated process to solicit competing plans amongst the three likely potential options across two apparently capable architectural firms.
The plans themselves as well as the process to present and review was well executed and I feel that I left the meetings able to then re-review the material (which was hard to consume in the meeting format) and exit the process with a fairly clear understating of the merits, risks and estimated costs of each plan.
At the end of this review, I am strongly in favor of a complete plan that puts FHS and Farmington in the best long term position as possible and one that puts an emphasis on reducing the educational impacts to those students that will be passing through the curriculum while the plan is underway. For those reasons, I feel that a complete replacement on-site is the best plan for the town. Farmington has 'bought' its way into the current plight and placed this key town resource at peril of de-accreditation with many years of short-sighted half-measures. The resultant opportunity cost to the town in real dollars to get out and into a pro-active posture regarding the looming NEASC accreditation requirements in prior years when remedies would likely have cost less is massive. To once again, pursue a minimum outlay 'maintain' approach will only continue that aspect and will place the town (I think) in a likely position where the delayed full replacement will arise in the future when new requirements develop that the present footprint simply cannot support. A complete replacement option corrects that site defect and places the structure within the site in a way that will accept further required retrofits/expansion in a more efficient manner.
One thing I think the maintain and remodel options unfortunately did not detail enough nor quantify is the real and very likely negative impact to the education of the student body that must 'survive' these options. As we all might surmise, the plans certainly represented the best efforts of both of these firms to project their best estimations of timelines, theoretical impacts and risks and take these into account in their estimates. However, I would caution that these very complex retrofits carry a great risk of overrun in both time and dollars AND as a result impact to our kids.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Tuesday, January 28, 2020 10:50 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - FHS Building Project

Name: Lynn Seery

Email Address: paws28us@gmail.com

Subject: FHS Building Project

Message: Dear Committee members,

We attended the 3 committee meetings relating to updating FHS, and came to the following conclusions:
'No' on Options 1 & 2.
The build new option would be the longest lasting solution.
We 'vote' for QA&M's design proposal of a new building for the following reasons:
**Main entrance is directly at the top of Monmouth Drive.
** Classrooms at the rear of the complex for safety reasons.
** SRO office also located at the rear with the students.
**One large Gym/Field House at the front - safer/better access for public events, voting, and community shelter with ability to lock off classrooms. This also pertains to the Auditorium, District Offices and Administration.
**Bus and parent car drop off should be separate for pedestrian safety.
**Maximizing buffer between FHS and residential homes.
**Don't agree with keeping the 2003 'newer' building. Why have the expense of running and maintaining three buildings?
Thank You All for your time and hard work on this project,
Lynn and Bill Seery

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Tuesday, January 28, 2020 8:41 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Comment re: portables

Name: Sara Loughman

Email Address: saraloughman@gmail.com

Subject: Comment re: portables

Message: Hello,
If the plan of renovating happens (as opposed to a total new build), and the use of portable classrooms is implemented, what security measures would be taken in order to ensure the safety of students? If these portables are essentially trailers, are they secure?
Many thanks.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Monday, January 27, 2020 9:51 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Public Comment for Wednesday Meeting

Name: James Rackliffe

Email Address: rackjrf12@gmail.com

Subject: Public Comment for Wednesday Meeting

Message: Hi - my name is James Rackliffe, 92 Knollwood Road.

First, I want to thank the Building Committee, the Board of Education, the two architectural firms and all the others who have spent such a significant amount of time on this project. We, as a community, are in very good hands with you all leading the way.

I am disappointed that I couldn't attend this meeting and deliver this personally, but wanted to contribute to the conversation regardless.

I have spent a ton of time thinking about what my specific priorities are for this project and marrying those with what I think we should be prioritizing as a community. I have boiled it down to three things:

1. Fulfilling all of the needs of the facility and securing our accreditation status.
2. Minimizing disruption to the students who will be in school during the construction phase.
3. Understand that this is not just a high school. It is a community building that we should all be proud of.

With that said, I think we can all agree that the maintain options just don't do enough compared to the amount of money we would be spending. I did find all of the other presentations to be very solid, but I lean towards a new building because they appear to shorten the construction time and also minimize the disruption. I specifically loved the concept and flexibility offered by the QA&M approach and the very distinct public/student areas which I can envision being very attractive for public events.

However, all of this will be meaningless if we aren't talking about this in our community and with our neighbors. We need a successful referendum for the benefit of our children and our town.

Also note to the building committee - I apologize if this is already being done, but it would be amazing if we could highlight the impact to property values for action vs. inaction.

Thanks! I look forward to hearing what you all decide to recommend to the town council.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Monday, January 27, 2020 9:34 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Meeting 1-29

Name: Nora Benanti

Email Address: nora.benanti@gmail.com

Subject: Meeting 1-29

Message: My name is Nora Benanti and I live at 26 Tall Timbers Dr. I'm unable to attend the building committee meeting on January 29.

Thank you for taking the time to evaluate various options for the town. After reviewing the proposals put forth by the architects over the last several weeks, I would like to voice my support for a new build option.
The 'maintain' options did not address many of the needs of the students and faculty. Specifically the 'maintain' option did little to fix safety concerns, left roofs not fully replaced and will not provide the flexible learning environment needed for the students and graduates of the future.
The 'renovate' options will be disruptive to learning and are more uncertain in their potential cost. What new issues will emerge as a building of that size and age is torn apart and rebuilt?
Both these options will prove to be more expensive to taxpayers down the road.
The new build options address all needs stated by the town and will provide the type of environment all students of Farmington deserve. A complete solution like these will help maintain property values in town for many years to come.
Thank you,
Nora Benanti

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Monday, January 27, 2020 8:38 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - NEW BUILDING PLEASE!

Name: JIMIN SHIN

Email Address: esjmnyhy@gmail.com

Subject: NEW BUILDING PLEASE!

Message: Hello,

I wish we can build a new high school for the future! Thanks for your listening my opinion.

(Sent via *FHS building project*)

Kathryn Krajewski

From: Squarespace <no-reply@squarespace.info>
Sent: Monday, January 27, 2020 8:10 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Feedback- I choose option 3

Name: Andrea Kirkpatrick

Email Address: kirkpatfive@gmail.com

Subject: Feedback- I choose option 3

Message: Hello, my name is Andrea Kirkpatrick and my address
is 37 Somersby Way . I am a parent in this district. I have a daughter that just graduated from FHS and another daughter who is currently a junior at FHS.
My son is in 4th grade. I support a long term comprehensive solution to this facility because it will:
■ Address safety concerns
■ Enable our children to learn in a more flexible environment, helping them
gain the skills needed to compete in the 21st century workforce.
■ Offer modern and up date spaces for research, music, athletics and
collaboration.
■ Give our students more time to learn and less time to race around a
sprawling building.

-I also believe a new High School will increase my property value and attract new families to Farmington. I moved here 2.5 years ago and almost did not choose Farmington specifically because of the condition of the High School.

(Sent via *FHS building project*)

Why? - The FHS Needs are Real and Urgent

- Urgent ADA and Accreditation requirements
- 6 additions between 1952 and 2003 that met immediate need only
- Restricted educational programming due to lack of space - increasing enrollment
- Cafeteria and Media Center unable to support student population
- Auditorium at the end of its useful life
- Roof with mechanicals installed
- Security risks with multiple entrance points

FHSBC Charge

Part 1:

a) Review reference docs
b) Engage multiple architectural firms for competitive conceptual designs
c) Independent pricing review with Owner's Rep/Estimator
d) Report findings to Town Council
e) Consider alternate locations

Part 2: - Phase 1

a) Receive project scope and net project cost range from Town Council
b) Continue with preliminary plan development
c) Bring plan to referendum

FHSBC Process and Timeline

Conceptual Option Phase

Evaluate conceptual design options from multiple architects to provide Town Council with the information they need to set the net municipal project cost range and overall project scope.

- ✔ Establish FHSBC and Sub-Committees
- ✔ Begin Communications Planning
- ✔ Complete Site Analysis
- ✔ Select firm for Owner's Representative Services (RFP & Interviews)
- ✔ Select firms for Architect Services (RFP & Interviews)
- ✔ Review Educational Specifications
- ✔ Create Conceptual Design Options (Maintain/Renovate/New)
- Review and Analyze Conceptual Design Options
- Present Conceptual Design Options to Town Council

We are here (1/20)

Town Council sets net municipal project cost range and overall project scope (Feb 2020)

Preliminary Plan Phase

Design a comprehensive solution to address the BOE Statement of Needs that falls within the net municipal project cost range and overall project scope set by Town Council

- Select Project Architect
- Schematic Design Creation
- Schematic Design Review and Analysis
- Schematic Design and Budget Presented to Town Council
- Schematic Design and Budget Approved by Town Council

Town Meeting/Referendum (Fall 2020)

(This is a planning document that represents high-level tasks and will be updated continually.)

DRAFT

What is a Conceptual Design Option?

-The primary function of a conceptual design is to determine a starting point-

- High Level Design Concept
- Categorized as either a Maintain, Renovate or New Building Option
- Focus on meeting the Statement of Needs
- High level costs using an independent estimator
- Estimated Tax Impact is calculated using basic financing methods and point-in-time data for a stand-alone project

CSG CONSTRUCTION SOLUTIONS GROUP

QA+M architecture

TSKP STUDIO

DRAFT

How did FHSBC create & evaluate the conceptual options?

1.) Review reference docs and hire experts to help us – CSG **(3 months)**

2.) Interview and select two architects as part of competitive design process – **(3 months)**

3.) Design & Evaluate **Conceptual Options** – **(4 months)**

- Designated design discussions with each architect
- Option evaluation discussions after each presentation
- Community feedback via online and public comments
- Community Meeting – October 2019
- Community Meeting – January 2020

Conceptual Option Selection

1. Select project scope
   - Maintain/Renovate/New
2. Select option within the project scope

FHSBC Project Scope Evaluation

Scope Priorities

- Meets the Statement of Needs and Educational Specifications
- Creates a safe and flexible learning environment for students
- Limits educational disruption during construction
- Reduces risk associated to unknowns
- Maximizes Value while Minimizing Risk
- Acts as a community asset

FHSBC Scope Recommendation

Based on a full evaluation of all conceptual options, the FHSBC is recommending a project scope of: **New Build**

Thank You

The FHSBC would like to extend a sincere thank you to both architects that have supported us through the competitive conceptual design process. We acknowledge that this process has been unique and challenging. The support and collaboration from both firms is greatly appreciated.

FHSBC Option Recommendation

MOTION:

To recommend option _____ by _____ for Town Council consideration.

FHSBC Option Evaluation - Part 1

FHSBC Evaluation Criteria Matrix

	CRITERIA	Total Points Available	PRESENTATION 1 OF 3- JANUARY 8, 2020		PRESENTATION 2 OF 3- JANUARY 15, 2020		PRESENTATION 3OF 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
1	LOCAL, STATE, AND FEDERAL REQUIREMENTS		2.7	3.3	3.8	3.8	4.0	3.9
2	PROGRAMMATIC NEEDS		1.2	2.2	3.6	3.6	3.9	3.7
3	CONSOLIDATION OF SPACE		0.3	1.1	3.8	3.7	4.0	3.5
4	BUILDING SYSTEMS		1.6	2.4	3.7	3.6	4.0	3.9
5	SITE IMPROVEMENTS		3.0	3.1	3.9	3.5	4.0	3.5
6	BENEFITS TO THE COMMUNITY		1.4	2.2	3.7	3.7	3.9	3.9
7	FIT AND FEEL FOR FARMINGTON		2.2	2.7	3.7	3.2	3.8	3.4
	TOTAL	28	12.3	17.0	26.3	25.0	27.6	25.8

DRAFT

FHSBC Option Evaluation - Part 2

- Site Layout and External Traffic Flow with Neighborhood Considerations
- Preservation of 900 wing/Separation of Central Office
- Flexibility of Design
- Internal Design and Traffic Flow

FHSBC Option Evaluation: Cost Considerations

The Time is Now

Based on the Finance Director's forecast delivered to Town Council, the town has the capacity to take on a large project now. The FHSBC is committed to working collaboratively to maximize reimbursement and reduce the net municipal cost by finding efficiencies in design elements that minimize impact on educational programs.

FHSBC Next Steps

- February 4, 2020 – FHSBC Recommendation to Town Council
- TBD – Receive Net Municipal Project Cost Range and Scope from Town Council
- Plan Part 2/Phase 1 of Charge in preparation for referendum

IMPORTANT:

- Only a conceptual design has been determined at this time (a starting point)
- FHSBC will work with the selected architect to complete a detailed design once Town Council has set the Net Municipal Project Cost Range and Scope
  - The design will be modified through a more detailed evaluation
- FHSBC will continue to collaborate with the community and Town Council on the detailed design prior to referendum

MOTION: Agenda Item D-2

To approve the attached February 5, 2020 minutes.

/Attachment

Minutes are considered "DRAFT" until approved at next meeting

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, February 5, 2020
Farmington High School Library
6:30 PM

Attendees:
Meg Guerrera, Chair
Chris Fagan
Ellen Siuta
Garth Meehan
Michael Smith
Sharon Mazzochi
Johnny Carrier
Beth Kintner
Kathy Greider, Superintendent
Scott Hurwitz, FHS Principal
Kat Krajewski, Assistant Town Manager
Devon Aldave, Committee Clerk
Mark Garilli, CSG
Ryszard Szczypek, TSKP Studio
Michael Scott, TSKP Studio

A. Call to Order.
The meeting was called to order at 6:30 P.M.

B. Pledge of Allegiance.
The committee members and audience recited the Pledge of Allegiance.

C. Chair Report.
Meg Guerrera welcomed TSKP Studio as official members of the committee.

Meg thanked the committee for their hard work and stated that Town Council set a project scope and net municipal cost range. The committee will work with TSKP Studio and CSG over the next two weeks to discuss the project timeline. Meg discussed the potential of restructuring the subcommittees in order to tackle the next phase of the project. She stated that the next major milestone is the June deadline for submitting the grant application to the State.

D. Public Comment.
John Laforest-Roys, 51 Tanglewood Road, congratulated the committee on selecting TSKP's Option 3 and for giving an excellent

presentation to the Town Council last night. He felt that the Town Council lowballed the price range for the project and encouraged the committee to go back to the Council early if additional funds are needed. He stated that the committee should limit cuts to educational programming and should review any confusing language from the FHS Ed Specs and Central Office Ed Specs. He encouraged TSKP Studio to get familiar with the Town and encouraged the committee to host a public forum targeted for residents that are against the project in order to hear their concerns.

E. Correspondence and Reports.

Kathy Greider stated that the Board of Education reviewed the FHS Ed Specs and the Central Office Ed Specs in two separate meetings. She stated that working with the architects is fluid process and any adjustments made to the Ed Specs must go back to the Board of Education for approval.

Meg Guerrera reviewed the correspondences received.

1) **Approved Farmington High School Educational Specifications**
2) **Approved Central Office Educational Specifications**
3) **Correspondence Received 1/29/2020-2/4/2020**

F. New Business

1) **To approve the attached invoice from TSKP Studio in the amount of $60,000.00.**

   Upon a motion made and seconded (Carrier/Meehan) it was unanimously VOTED: to approve the attached invoice from TSKP Studio in the amount of $60,000.00.

2) **To review the Town Council project scope and range of the net municipal cost and to discuss the next steps for the FHS Building Committee.**

   Meg Guerrera stated that the Town Council voted for the committee to move forward with a New Build option from TSKP with a net municipal cost range of $105-$110 million. She stated that the committee has aggressive deadlines to meet before submitting the grant application to the State in June and stated that the committee should touch base with the Town Council in mid-March.

   The committee engaged in general discussion regarding State reimbursement, sponsorship opportunities, and pre-construction consultants.

The committee discussed the possibility of hiring a marketing firm to help with the messaging of the project. The Communication Subcommittee is planning on conducting another town-wide survey which will give the committee a better idea of where the public stands. Garth Meehan suggested that the committee hold a few meetings in senior housing developments in order to reach other demographics.

Kat Krajewski reviewed Chapter 53 of the Town Charter; it is recorded with these minutes as Attachment A.

3) To cancel the February 12, 2020 FHS Building Committee Meeting.
Upon a motion made and seconded (Carrier/Meehan) it was unanimously VOTED: to cancel the February 12, 2020 FHS Building Committee Meeting.

G. Adjournment.
Upon a motion made and seconded (Carrier/Mazzochi) it was unanimously VOTED: to adjourn at 7:31 P.M.

Town of Farmington, CT
Thursday, January 14, 2016

Chapter 53. Public Buildings

[HISTORY: Adopted by the Town Council of the Town of Farmington as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES
Building construction — See Ch. **83**.

Article I. Construction Procedures

[Adopted 2-28-1995; amended in its entirety 5-14-2002]

§ 53-1. Purpose.

The purpose of this article is to establish procedures to plan, approve and construct public buildings in an orderly and cost-effective manner, including giving clear direction and course of action to the appointed building committee or designated person or persons. This article shall apply to all pending public building projects in progress on the effective date of this article.

§ 53-2. Statement of needs.

A. The Town department or agency initiating a request for the construction or renovation of a public building shall submit to the Town Manager a statement of needs which justifies the requested construction. The Town Manager shall review the statement of needs critically and shall, when satisfied that the statement is complete, submit the statement to the Town Council along with a recommendation for approval or disapproval of nonschool proposed construction.

B. The Board of Education, being responsible under C.G.S. § 10-220 for making a study of the needs for school facilities and of a long-term school building program, shall, as part of a statement of needs, make recommendations to the Town Council for new school construction, additions or renovations based upon such study.

C. Town Council approval of a statement of needs shall be required before any further action is taken. The Town Council may hold hearings or take any other action it deems appropriate to obtain information prior to approving a statement of needs.

D. Each Town department or agency, including the Board of Education, shall, at the time of submitting annual budget requests, submit an estimate of expenditures for capital improvements for the next five years. The Town Manager, at the time of submitting the proposed annual budget to the Town Council, shall submit a five-year capital improvements program with a recommendation of what, if any, project or projects should be undertaken in the ensuing fiscal year. The Council shall consider and act on the projects, either approving, disapproving or approving at a revised estimate of costs.

§ 53-3. Building committee or other designated person or persons.

A. Upon approval of a statement of needs, the Town Council shall appoint a building committee for all school buildings, including at least one member of the Board of Education, and may appoint a building committee for all other Town buildings.

B. If a building committee is appointed, the Town Council shall define the scope of the responsibilities of such committee. The Town Council shall seek to include persons experienced in design and construction (such as an architect and/or construction engineer) to be building committee members.

C. If a building committee is not appointed for Town buildings other than schools, the Town Council shall specifically designate the person or persons responsible for planning and supervising the construction of such building and shall define the scope of responsibilities of such person or persons.

D. Hereinafter, the building committee or designated person or persons shall be referred to as the "committee."

E. The Town Manager shall provide the committee with qualified and adequate staff support on building, financial, administrative and clerical matters. The role and scope of staff shall be clearly defined by the Town Manager and shall be described by the Town Manager to the committee. The Town Manager shall stay in close touch with the committee and keep the Town Council advised on material developments as they occur.

§ 53-4. Planning and construction process for building projects.

A. Project initiation. The Town Council shall, upon recommendation of the Town Manager:

(1) Select a site for the construction. If a school site is involved, the site shall be approved by the Board of Education and the State Commissioner of Education prior to the start of construction.

(2) Develop and incorporate into the committee's charge a clear description of the nature, size and purpose of the proposed building based on the approved statement of needs.

B. Preliminary plan development. The committee shall:

(1) Solicit proposals from qualified architects to prepare schematic drawings and project cost estimates, including costs of construction, engineering, finance, legal, contingency, independent construction monitoring and oversight, and other appropriate costs.

(2) Negotiate a contract or contracts with the selected architect. The architectural work will be contracted for in two phases. Phase one will consist of prereferendum services, including the preparation of schematic drawings and cost estimates, including structural site work, grading and drainage, presentations to Town boards and commissions and other services and costs as determined by the committee. Phase two services will complete the project through Town acceptance and final payment to the contractor(s). The phase two contract will include the architectural fees and expenses to take the project through the design development, contract document and administrative services phases during construction, including the preparation of bid documents and contract documents, the evaluation of bids and the determination of

appropriate bonding, insurance and other soft costs. The contract(s) shall provide that the architect will not proceed beyond phase one services until the committee has issued a notice to proceed after the approval of funding for the entire project; and that the Town has no financial obligation beyond phase one fees and expenses if the project funding is not approved.

(3) Obtain from the architect a certificate attesting to the architect's errors and omissions insurance coverage that will be valid throughout the duration of the project.

(4) Request sufficient funds from the Town Council to pay for the architect's phase one services. Upon approval of such funding, the committee shall execute the contract with the architect for such services.

(5) Decide what type of owner's representative to use (if other than the architect) such as a clerk of the works, construction manager or general contractor. If a construction manager is to be used, the committee shall solicit proposals from qualified firms and negotiate services and fees for the pre- and post-referendum phases.

(6) Submit the completed schematic drawings to the Town Plan and Zoning Commission for informal review and recommendation and make such changes as appropriate in accordance with the contract for architectural services.

(7) Submit the completed schematic drawings and project cost estimates to the Town Council for approval.

(8) Upon Town Council (and Board of Education for school projects) approval of the schematic drawings and project cost estimates, request that the Town Council:

(a) Set a Town meeting (and referendum if necessary) for the total project cost based on the cost estimates prepared by the architect and/or construction manager; and

(b) Refer the project to the Town Plan and Zoning Commission for a report under C.G.S. § 8-24.

C. Final plan development. If the project is approved at the Town meeting (or referendum, if necessary) the committee shall:

(1) Issue a notice to proceed to the architect to complete final plans, working drawings and specifications, bid documents and contract documents. The committee and its consultants shall review the design documents at each design phase to evaluate, refine and update cost estimates and verify that the plans fulfill the purpose of the proposed building in a reasonable manner. The committee shall submit a copy of the final plans, working drawings, specifications, bid documents and contract documents to an independent, qualified engineering firm for a comprehensive review as to accuracy, clarity and completeness. The engineering firm shall submit comments to the committee. The committee shall direct the architect to make such changes as it deems appropriate.

(2) Submit the final plans to the Town Plan and Zoning Commission for site plan approval. Upon receipt of the architect's changes and approval of the Town Plan and Zoning Commission, and approval of the Board of Education for school projects, the committee shall put the project out to bid and award the construction contract. The Town Manager and a person designated by the committee shall execute the construction contract on behalf of the Town.

(3) Meet with the architect, general contractor or construction manager to reconcile any differences between the parties. The committee shall approve the final plans, working drawings and specifications, bid documents and contract documents.

D. Construction initiation. The committee shall:

(1) Establish an oversight team consisting of the architect, Town staff members and/or consultants to assure regular and knowledgeable in-the-field monitoring of construction and evaluation of change orders and to keep the committee up-to-date on a regular basis on all material developments. The committee shall contract for additional independent monitoring of the construction process, if deemed necessary.

(2) Authorize the start of construction.

(3) Monitor the construction process to include meetings with the architect, project manager and construction contractor as necessary to resolve any differences.

(4) Establish liaisons and/or other means of communication to keep the Town Manager, Town Council and other interested parties up-to-date on project developments.

(5) Consider and act promptly on change orders, making certain that any increase in the cost involved in any change order is within the amount appropriated for the project.

(6) Monitor the preparation by the architect of a list of items (punch list) which are not fully completed or which require further attention when the architect has certified that the building is substantially complete. The committee shall accept the building as substantially complete and make certain that the punch list items are completed promptly and properly.

(7) Review the certification by the architect that construction has been completed in full compliance with contract documents or review the list of items that are not yet satisfactorily completed.

(8) Authorize the release of funds that had been withheld or designate those funds to be withheld pending completion of any unfinished work or for any other appropriate reason.

§ 53-5. Town Manager's responsibility for coordination of process.

Throughout the planning and construction process, the Town Manager shall be responsible for coordinating the process and working with the committee and making full use of the Town staff and appropriate outside services as required. The Town Manager shall attend meetings as necessary between the architect and general contractor or construction manager and/or subcontractors. In the event of a conflict precluding the Town Manager's attendance at any such meetings, the Town Manager shall designate an alternate to attend in his/her absence and promptly after the meeting shall confer with the alternate and be briefed on significant developments. Within budgetary limits, the Town Manager is authorized to obtain such outside services as he/she believes are needed.

§ 53-6. Execution of contracts.

The Corporation Counsel shall review all contracts before they are entered into by the Town or the committee and shall oversee the execution of such contracts and compliance with appropriate bonding and insurance requirements.

§ 53-7. Approval by State Commissioner of Education.

In the case of the construction of school buildings, the Town Council may by resolution authorize the

Board of Education to apply to the State Commissioner of Education for a state grant-in-aid for the project. The Board of Education and Superintendent of Schools shall be responsible for having the State Commissioner of Education approve the plans and other matters relating to such application and for obtaining school construction grants from the state.

From: Squarespace
To: Kathryn Krajewski
Subject: Form Submission - New Form - Questions about the HS building project
Date: Saturday, February 08, 2020 11:23:17 AM

Name: Candy McGinnis

Email Address: cleem0314@gmail.com

Subject: Questions about the HS building project

Message: I apologize ahead if this information is available on the website and I just missed it.

1) Will the old building be demolished or will the new HS be built elsewhere on the campus?
2) If the old building remains, what is the plan for it and is that cost of renovating, etc. built into the present estimate or will that be another cost?
3) I saw HVAC costs were in the proposal. Are all classrooms and areas going to have AC? As someone who worked in public schools for 20 years, I consider it to be a must.

(Sent via *FHS building project*)

From: Squarespace
To: Kathryn Krajewski
Subject: Form Submission - New Form - New FHS
Date: Wednesday, February 05, 2020 3:00:23 PM

Name: Karl Stefanczyk

Email Address: karl.stefanczyk@gmail.com

Subject: New FHS

Message: After attending/viewing the building committee's presentations as well as the town council meeting on 2/4, I have some concerns regarding the new project. While I agree that the "new build" option is the only logical choice given the cost differentials, I strongly disapprove of the placement of the new building and corresponding parking areas.

My wife and I purchased our home on 47 Knollwood Rd in 2017. We were ecstatic to be a part of the Highlands community. The quiet and charming neighborhood was ideal for our growing family. Our land abuts the FHS at the football field.

Looking over the proposed TSKP renderings of the new project, two of the three options would become quite disruptive of our and many of our neighbors' living situations. Option 3A would place the faculty parking lot almost directly in our backyard. Option 3B moves the track/field that we enjoy immensely and replaces it with a 3 story building and driveway. I believe 3C makes most sense as it cushions most properties from the traffic. Financially, 3C is also most responsible as it eliminates the need for tearing down and rebuilding an almost new field/track.

Quite frankly, I believe the QAM design is most logical in placing the parking lots in front of the school and on the opposite side, away from the abutting neighborhood.

My hope is that if the plan to build new is to move forward, the building committee will work with the surrounding neighborhood to iron out the details of the design. Many new families choose the Highlands because it's quiet, safe, and rural. Please take into consideration the affect new parking lots and access roads will have on us.

Thank you for your time.

(Sent via *FHS building project*)

From: Squarespace
To: Kathryn Krajewski
Subject: Form Submission - New Form - Project Scope
Date: Wednesday, February 05, 2020 9:48:46 AM

Name: Jay Tulin

Email Address: jayspay55@hotmail.com

Subject: Project Scope

Message: I am thankful that the Town Council approved the Building Committee recommendation scope and a reasonable compromise on the price tag range. I am concerned however what might need to be cut from consideration to accommodate the $104-$110 million range rather than the $114 million that was initially proposed. As this process continues to move forward the concept of universal design really needs to be considered carefully. I'm sure CSG and TSKP are well aware and hopefully plan to incorporate this into the plans . Thanks.

(Sent via *FHS building project*)

From: Kathryn Krajewski
To: stephh.matson@gmail.com
Subject: RE: Town of Farmington, CT: FHS Building Committee Online Comment Submission
Date: Tuesday, February 04, 2020 4:13:00 PM

Hi Stephanie,

The proposed location for the new building is on the parking lot/fields of the current high school site. More information on the recommended option can be found here: https://drive.google.com/file/d/1owYYrJ8xizu7sBdm3MpaE4ob_Wy0flfY/view

Thank you,

Kathryn Krajewski
Assistant Town Manager
Town of Farmington
Office: 860.675.2369
Cell: 860.874.2673

From: webmaster@farmington-ct.org <webmaster@farmington-ct.org>
Sent: Thursday, January 30, 2020 9:11 AM
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>; megguerrera@gmail.com; Kathy Blonski <blonskik@farmington-ct.org>; Kathleen Greider <greiderk@fpsct.org>
Subject: Town of Farmington, CT: FHS Building Committee Online Comment Submission

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

Form Name:	FHS Building Committee- Online Comment Form
Date & Time:	01/30/2020 9:11 AM
Response #:	16
Submitter ID:	3386
IP address:	2600:387:0:80d::5b
Time to complete:	1 min. , 21 sec.

Survey Details

Page 1

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

I was just wondering because I didn't see it anywhere that I've looked-where is the new build proposed to be located?

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

Full Name	Stephanie Fink
Email Address	stephh.matson@gmail.com
Mailing Address	
Not answered	
Phone Number	Not answered

Thank you for contacting the Farmington High School Community Survey Ad Hoc Committee!

Thank you,
Town of Farmington, CT

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: webmaster@farmington-ct.org
To: Kathryn Krajewski; megguerrera@gmail.com; Kathy Blonski; Kathleen Greider
Subject: Town of Farmington, CT: FHS Building Committee Online Comment Submission
Date: Thursday, January 30, 2020 10:52:40 AM

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

Form Name:	FHS Building Committee- Online Comment Form
Date & Time:	01/30/2020 10:52 AM
Response #:	17
Submitter ID:	3387
IP address:	2601:183:857f:943c:d8ad:cbae:aef3:27c8
Time to complete:	31 min. , 55 sec.

Survey Details

Page 1

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

Concerns after viewing the design by TSKP :
1. We think it's a safety issue to only have a half wall on the open side of the higher floor walkways.
2. We are concerned about the glass walls looking out of the classrooms onto the hallway. If a shooter ever gets into the building that would offer no protection, and there would be no place to hide.
3. The view down the second and third floor looks like a prison cell-block.
4. We think it is more prudent to demolish the 1928 building than to spend millions fixing it.
5. To us saving the 2003 building for offices makes more sense than saving the 1928 building.

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

Full Name	Nancy Iwanicki
Email Address	nannieray@gmail.com
Mailing Address	
25 Crosswood Road	
Farmington, CT 06032	
Phone Number	(860) 673-1853

Thank you for contacting the Farmington High School Community Survey Ad Hoc Committee!

Thank you,
Town of Farmington, CT

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

MOTION: Agenda Item G-1

To approve the attached invoice from Construction Solutions Group (CSG) in the amount of $22,275.00.

MOTION: Agenda Item G-2

To approve the attached invoice from QA+M Architects in the amount of $15,665.10.

NOTE: These invoices will complete payments to professional partners for Phase I- Conceptual Design. An updated financial report is attached.

/Attachments

Agenda Item G-1

CONSTRUCTION SOLUTIONS GROUP

Invoice Date: February 14, 2020
Invoice No: 2

To: Town of Farmington, CT
1 Monteith Drive
Farmington, CT 06032

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Farmington High School
10 Monteith Drive
Farmington, CT 06032

Dates Services were Provided: January - February, 2020

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative Part 1 - Conceptual Option	$89,109.00	100%	$89,109.00	$66,834.00	$22,275.00	$0.00
Reimbursables			$0.00	$0.00	$0.00	$0.00
Subtotal	$89,109.00		$89,109.00	$66,834.00	$22,275.00	$0.00
Total contract	**$89,109.00**		**$89,109.00**	**$66,834.00**	**$22,275.00**	**$0.00**

Approved for invoicing:

KK

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

QA+M architecture

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

Invoice number 12423
Date 01/31/2020

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
Professional Services						
Conceptual Design Options	47,000.00	100.00	31,334.90	47,000.00	0.00	15,665.10
Total	47,000.00	100.00	31,334.90	47,000.00	0.00	15,665.10

Invoice total **15,665.10**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
12423	01/31/2020	15,665.10	15,665.10				
	Total	15,665.10	15,665.10	0.00	0.00	0.00	0.00

MSH 2/14/2020

MOTION: Agenda Item G-3

To authorize the Town Manager to sign a contract with Construction Solutions Group (CSG) for the preliminary design/pre-referendum phase of the FHS Building Project.

Note: CSG's services will be extended for the Preliminary Design Phase of the project to referendum.

MOTION Agenda Item G-4

To discuss the next steps for the FHS Building Committee.

NOTE: An updated schedule will be provided at the meeting.

MOTION: Agenda Item G-5

To cancel the February 26, 2020 FHS Building Committee Meeting.

NOTE: The next FHS Building Committee Meeting is scheduled for Wednesday, March 4, 2020 at 6:30 PM in the FHS Library.