Minutes
Farmington High School Facility and Financial Ad Hoc Committee
October 16, 2018

Present:

Edward Giannaros, Chair	Kathy Eagen, Town Manager
Bruce Charette	Kathy Greider, Superintendent of Schools
Paul Cianci	Kim Wynne, Assistant Superintendent of Schools
Liz Fitzsimmons	Vince LaFontan, School Business Administrator
Christine Arnold	Tim Harris, Director of School Facilities
Sharon Mazzochi	Matt Ross, Director of Technology- FPS
Michael Smith	Kat Krajewski, Management Specialist

A. Call to Order.

The Chair called the meeting to order at 7:01 p.m.

B. Public Comment.

Jean Baron, 22 Basswood Road, was a member of the previous Farmington High School Building Committee and expressed that she is happy to see this committee looking at the options. She explained that a lot of time, hard work, and outreach were put into these options and she is glad they are being reviewed.

C. Minutes.

1) To approve the attached September 18, 2018 minutes.

Upon a motion made and seconded it was unanimously VOTED (Charette/Mazzochi) to approve the September 18, 2018 minutes.

D. Presentation.

1) Presentation on building committee experiences from other Towns

-Guilford

-Wethersfield

Michael Ayles from the Guilford Building Committee informed the committee of his building project experience and the differences between Farmington and Guilford. The Guilford project was a $93M, new construction option that was built on the same site and passed referendum 3:1. While he noted that he was very impressed with our process and the Town process in both Towns was very similar, the following differences were discovered:

- False sense of security- not many dissenting opinions presented at the building committee meetings until the end of the process.
- Budget disclosed and discussed later in the process
- Perception that the project vote was rushed. He explained that they had a timeline of October-June, as they were reaching towards a deadline of June 30th for the State. Guilford focused on communicating the need for an accelerated timeline.

- Elected officials need to have consensus in support of the project
- Simplify cost references and information in order to relate to the taxpayers- don’t get too technical with the information.
- Timing of the bond- we had a wastewater project and he suggested timing will be better for us in the future
- Public presentations on the process-we had little reference on how the final project was vetted
- The cost of doing nothing. They found that pricing out the cost of doing nothing was almost as expensive as a new school.
- Show investment in the surrounding areas. He distributed a map showing major high school projects in the last 20 years. A copy of this map is recorded with these minutes as Attachment A.
- The formation and support of a strong PAC. The architect and PAC need to collaborate as well.

Michael Emmett, Superintendent in Wethersfield, and Debra Murphy, who was involved in the PAC for the building project, spoke to the committee regarding their building project experience. They distributed a packet of information to the committee, which is recorded with these minutes as Attachment B. The Wethersfield High School project was passed at referendum 3:1. This project was originally a $74M renovate as new project that ended up costing $85.5M. A summary of their presentation is as follows:

- A bipartisan PAC was instrumental in passing the building project
- The PAC used a family and friends network (active voter database) and focused on the “yes” and “maybe” votes.
- Support of elected officials is critical
- The renovate as new project was costly due to under budgeted asbestos remediation
- After an Office of Civil Rights (OCR) report indicating issues, Wethersfield addressed the issues they could first, but others like ADA accessibility issues in their auditorium, needed more extensive work
- Maintaining good communication throughout the process, especially during a phased project is essential. Mr. Emmett explained that the parents were anxious, but the kids were resilient. No abatement was done when the kids were on the site.
- The NEASC warning status was the most motivating factor for the voters

2) Presentation on the previous building committee options- Kathy Greider, Superintendent & Bill Silva, FHS Principal.

Kathy Greider, Superintendent provided an overview of each of the building committee options the last FHS Building Committee reviewed. A copy of this presentation is attached to these minutes as Attachment C.

The options that are reviewed are as follows:

- Option A- Keep more of the existing high school
- Option B- Keep less of the existing high school (more new construction)
- Option C- New construction (located on hill). It was noted that this option was removed from consideration by the previous building committee and did not receive a price estimate.
- Option D- New construction (Keep 1928 Building and 900 wing)
- Option A1- Value Engineering of Option A. This option includes renovation and additions totaling 65% renovation and 35% new construction.
- Option D1-Value Engineering of Option D. This option includes new construction, but keeping and renovating the 1928 building and 900 wing totaling 14% renovation and 86% new construction. It was explained that Option D1 was selected by the FHS Building Committee to present at referendum and instead of a range, a total project cost was calculated.

There was genera discussion from the committee regarding the options. Kathy Greider was asked what the key factor in driving up the cost was for each of the options, and she responded that it is the square footage of the building. The committee also discussed that another option that missing was the "cost of not doing anything." This was discussed during the last building committee process, but an actual dollar value was not provided.

E. Reports/Updates.

1) Update from the Farmington High School Community Survey Ad Hoc Committee

Beth Kintner, Chair of the Farmington High School Community Survey Ad Hoc Committee reported that a pre-test of the survey was performed over the weekend. The survey is in the field and will be collecting responses from October 15-October 26. The Community Survey committee will meet on November 1, 2018 at 6:00 PM to review the results of the survey.

F. **Old Business**.

1) Follow up from the September 18, 2018 meeting:

- **Questions and Answers: Accreditation**

Kathy Greider, Superintendent, reviewed the document with the Committee. Bill Silva, FHS Principal, reached out to NEASC to receive information regarding the other Connecticut schools on warning for building facility concerns as related to the Standard for Accreditation on Community Resources for Learning. It was

questioned how many Connecticut schools are on probation for the facility concerned. NEASC does not publicize schools that are on probation, while warning status is public information.

- **Updated 1 Pager on Statement of Needs**
  Kathy Greider reviewed the updated one pager on the Statement of Needs. Feedback from the last committee meeting was taken into consideration and integrated to create a streamlined version. The first category was also changed to read "External Requirements" rather than "Urgent Requirements."

- **Matrix**
  Kathy Greider informed the committee that Farmington Public Schools Administration completed the matrix and she shared this document with the Board of Education at their meeting last night (October 15th). A score of 3 represents a full impact, a 2 represents a partial impact, and 1 represents minimal impact on each of the goals. Kathy Greider did inform the committee that Guilford had a similar matrix document with rankings, but included project options in place of the goals. The Guilford document will be emailed to the committee for review.

G. New Business.

1) To review the Town of Farmington Code, Chapter 53: Public Buildings

Kathy Eagen, Town Manager, reviewed Chapter 53 of the Town of Farmington Code with the committee. This ordinance outlines the process for all public building projects. Liz Fitzsimmons noted that the Board of Education's role in the ordinance is a State mandate. There was general discussion regarding the number of options the building committee brought forward for Town Council consideration. Kathy Eagen explained that the ordinance does not indicate a specific number, but the last building committee was charged with recommending a project scope with cost estimates to the Town Council for consideration. There were questions regarding how many options could be on a referendum ballot, and this would be a question for bond counsel.

2) To review the charge of the Farmington High School Facility and Financial Ad Hoc Committee.

Kathy Eagen reviewed the charge of the committee and the action items associated with each one to complete the charge of the committee. The committee discussed their overall objectives and the word "options" in their charge, and it was determined that "recommendations" is a better word. The committee has already completed a review of the Town's financials (present and forecasted), and after tonight's meeting a review of the previous FHS Building Committee information and information from experts in school construction (Guilford/Wethersfield). The

remaining items- community input and the results of the survey poll- are targeted to be completed at upcoming meetings.

At the conclusion of this committee’s charge it is anticipated that they will use the information they have gathered at the committee meetings to provide suggestions and recommendations to the Town Council and Board of Education for consideration of a future building project.

3) To review the proposed timeline and upcoming meeting schedule.

Kathy Eagen reviewed the timeline and upcoming meeting schedule with the committee. The upcoming meeting schedule is as follows:

- Thursday, November 8th at 7:00 PM- FHS Auditorium (public participation meeting)
- Thursday, November 15th at 7:00 PM- Joint FHS Facility & Financial Committee & FHS Survey Committee meeting- location TBD
- Tuesday, November 27th at 6:00 PM- FHS Facility & Financial Committee Meeting- FHS Library

For the November 8th meeting, the Town Manager’s Office will create a flyer to distribute to spread the word to encourage public participation. Typically, this information is posted on Facebook, in the school’s Friday folders, included in public buildings (Police Department, Town Hall, Senior Center, Library), an announcement is posted on the Farmington patch, an everbridge notification is sent, and a press release is sent to local newspapers.

H. Adjournment.

Upon a motion made and seconded (Charette/Mazzochi) the meeting adjourned at 9:40 p.m.

Respectfully Submitted,

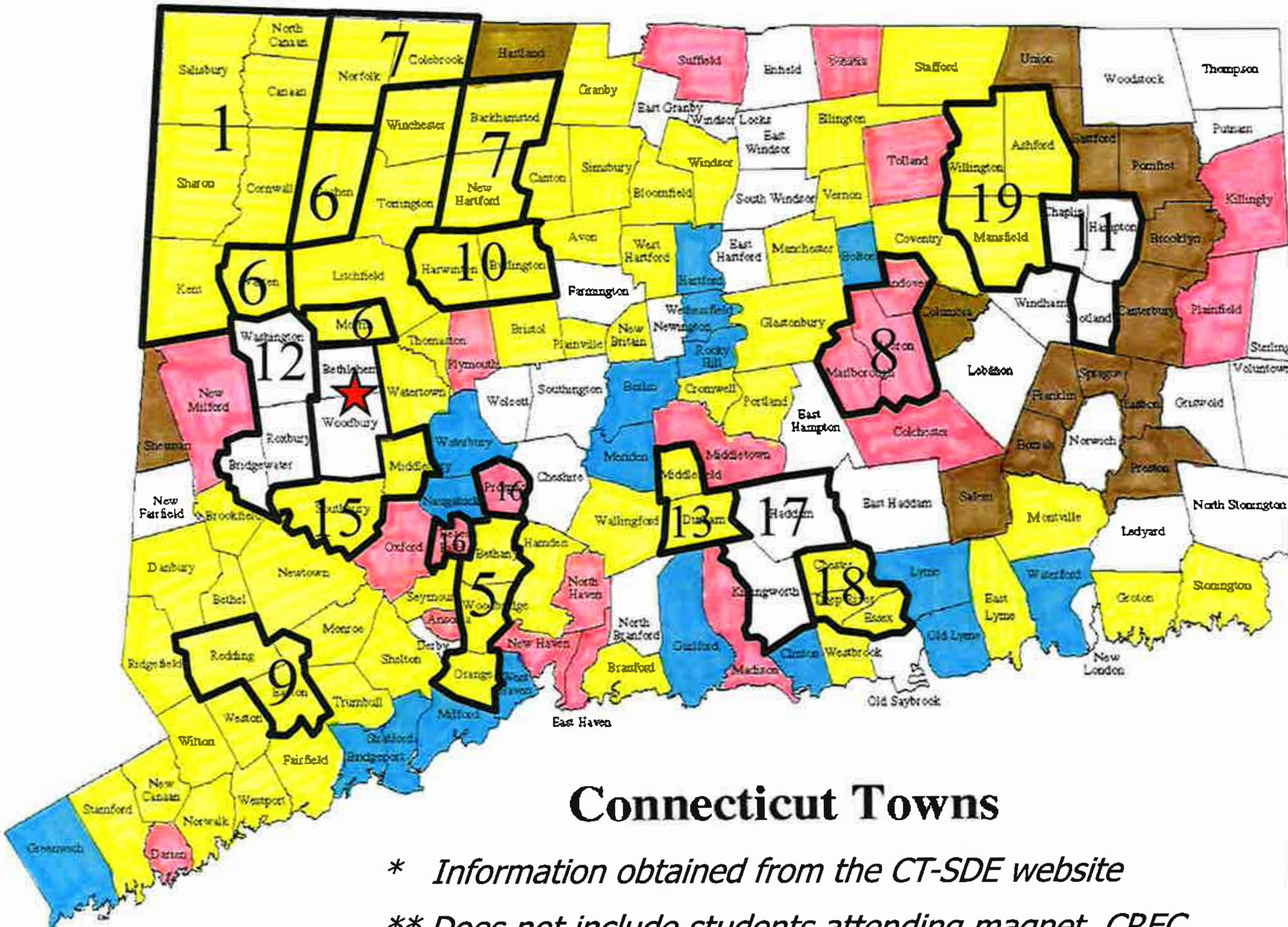
Kathryn Krajewski
Management Specialist

Attachment A

Major Public HS Projects (last 20 years*)

ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

Municipalities where HS students** have benefited



New HS facility

Major HS Addition and/or Renovation Project (over $10M)

Approved for SDE funding since 2010 for new or major HS Renovation Project

Towns w/out H.S. facility (send students to adjacent town)

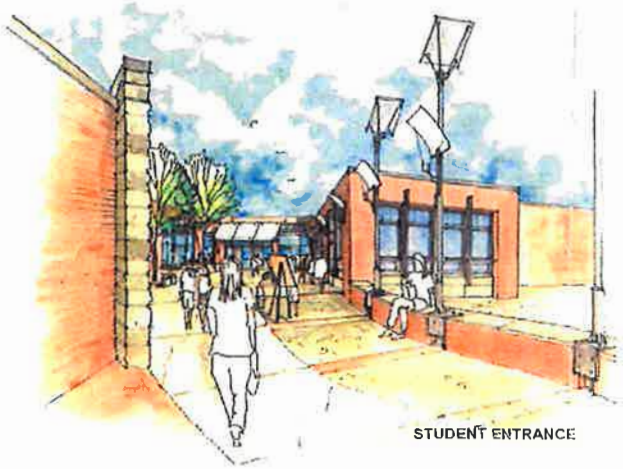
Regional Districts

* *Information obtained from the CT-SDE website*

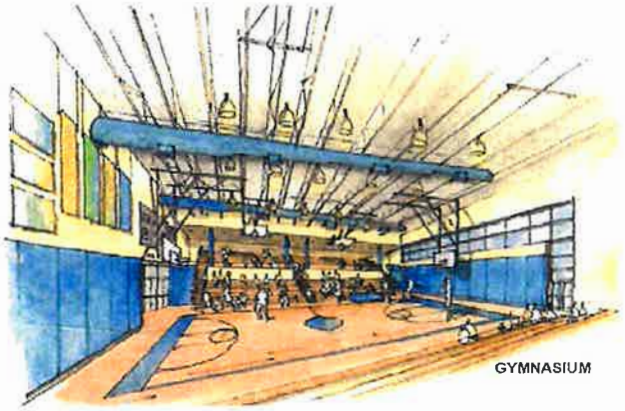
** *Does not include students attending magnet, CREC, or CT technical HS facilities*

Historical Perspective Wethersfield High School was built in 1953 on 37 acres off Wolcott Hill Road. The building is located on a sloping site and has been designed with five levels of educational program space nestled into the slope. There are three distinct basement areas that primarily house the building's mechanical, electrical, plumbing and fire protection systems. There have been several additions and renovation projects at the school from the 1970's to the 1990's, and the total gross building area of the facility now stands at 256,532 square feet. The past building projects have mainly focused on aesthetic and program related improvements and have not addressed infrastructure needs that are now resulting in building system failures at the physical plant. Additionally, over the years educational program requirements have changed, requiring a new approach to the number and organization of the educational program spaces.

Although the building has been well maintained in its 58-years of existence, several component of the building's infrastructure have begun to fail and/or are at the end of their projected useful life. In the past several years, several infrastructure elements at Wethersfield High School have failed. This includes drainage issues surrounding the guidance office wing on the east side of the building which necessitated a shut-down of those offices for several months. There have been several wiring malfunctions to the fire alarm system which have been temporarily addressed but still need an overhaul. Electrical and plumbing issues are constantly addressed on a short term basis but need a long term solution. The Office of Civil Rights (OCR) has cited Wethersfield High School for non-compliance in a number of specific areas. Although efforts have been made by the district to address the cited areas, the efforts have fallen short of full compliance. A major building project is necessary to full satisfy the concerns brought to light through the Office of Civil Rights report.



STUDENT ENTRANCE



GYMNASIUM

FINANCIAL IMPACT ON TAX PAYERS

Estimated Project Cost	$73.14 million
Estimated State Reimbursement	$28.65 million
Cost to the town of Wethersfield	$44.49 million

The town of Wethersfield will receive additional reimbursement for the eligible contingency expenditures that are estimated at $1.5 million. Additionally the Board of Education will seek a space standards waiver that may result in additional estimated savings of one to two million dollars. The result of the waiver application is anticipated in March of 2012.

MAIN ENTRANCE

PUBLIC INFORMATION MEETING

NOVEMBER 16, 2011

WETHERSFIELD HIGH SCHOOL

Additions and Renovations

Quisenberry Arcari Architects, LLC

Design Imperatives The town of Wethersfield leadership has recognized the fact that the physical plant at Wethersfield High School has served the community well for the past 58 years, and understands that safety concerns, infrastructure needs and the impact on educational curriculum at the high school are the highest priority for the Wethersfield Community. Based on the existing conditions and the program needs identified in the educational specifications, the town leadership in conjunction with the architectural firm of Quisenberry Arcari, established design imperatives that were the basis of all design concepts.

The design concepts included the evaluation of scenarios that considered program needs, facility conditions, energy conservation, building, fire and life safety codes, Office of Civil Rights violations, construction phasing and the estimated cost to the Town of Wethersfield. The options studied ranged from simple renovations and code updates, a fully renovated facility with additions, as well as a new facility. The proposed renovations and additions project under the State Department of Education's category of "renovate as new" addresses all the priorities established by the town leadership and is the most cost effective solution for the tax payer. This approach allows Wethersfield High School to be fully renovated to the level of a new facility and provides the highest level of state funding.

Energy Conservation The Energy Management component of the high school includes a complete evaluation of all existing mechanical and electrical systems. The Design Team has conducted an analysis of all existing components to determine the current and future needs of the facility. Based on this research it was determined that a complete replacement of the existing heating system would be the best solution for the facility. Additionally, a central air conditioning system that would replace all the partial systems and window units would also be included in the renovation project. The Energy Management analysis also included an evaluation of alternative energy systems. The team explored several options for possible integration into the project. The selection of the systems would be based on available grants and overall feasibility for the facility. At this time, several options still remain open to the Wethersfield High School Building committee. This includes the use of a photovoltaic system (due to some significant incentives available for the project) geo-thermal systems (based on significant advancement in the technology) and co-generation (based on the short payback). A final decision on the systems will be made at the design development phase of the project. Additionally the design team incorporated reusable energy and sustainable design into the school to allow student access to the technology, with the ability to integrate the systems into the science and technology curriculum. Other elements to be included in the proposed scope of work for energy conservation would be complete window and roof replacement, with the potential integration of a solar electric system into the building envelope.

BUILDING ADDITIONS

MUSIC A Includes a new band room, instrument storage, ensemble and individual practice rooms, uniform storage and program space for electronic music.

MEDIA CENTER B The new area includes space for instruction and technology. The media center is a single story space located off the community entrance, providing community after hour access and enhanced supervision. Media center storage and workrooms are part of the program space.

GYMNASIUM C The gym addition includes storage, concession, team rooms, trainers workroom, public toilets and a health classroom. The additions allows all spaces to meet Title IX requirements.

SITE PLAN

SITE IMPROVEMENTS

Separation of bus and parent vehicular circulation

Relocation and separation of student parking and circulation

Separation of service vehicle access and loading dock

Increased parking by 100 spaces

Update and define all major entry points to the school.

American Disability Act / Office of Civil Rights - ADA / OCR

Accessibility to all site facilities including the concession stands, toilets athletic fields and bleachers.

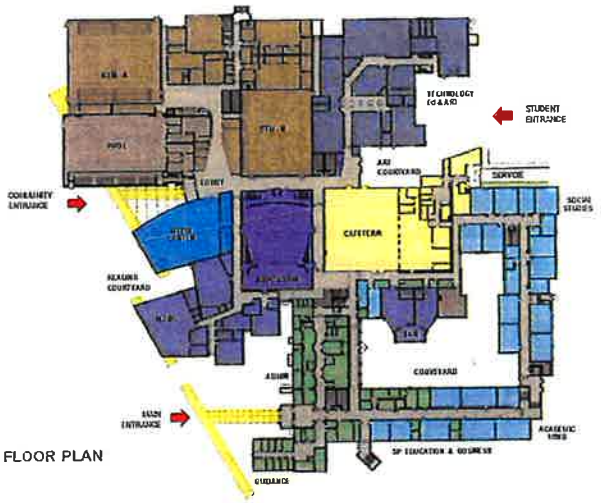
Relocate the softball field

Upgrade track and tennis courts

Replace bleachers

Pavement resurfacing

Upgrade site utilities and drainage infrastructure



FLOOR PLAN

PROGRAM ENHANCEMENTS

SCIENCE – 14 New classroom labs

MUSIC – Electronic music & recording programs added

WORLD LANGUAGE - Language laboratory and classrooms updated

ART & TECHNOLOGY – Program integrated and share space

AUDITORIUM – Fully renovated with additional seating

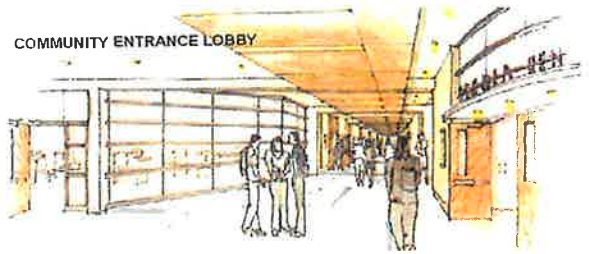
CENTRAL STAIR – Circulation simplified and security enhanced

PHYSICAL EDUCATION - All spaces renovated
- Title IX citations addressed

ACADEMIC CLASSROOMS - All classrooms will be fully renovated
- All department spaces contiguous - Shared teacher workrooms

CAFETERIA & KITCHEN - Expanded and fully renovated

BUILDING ENVELOPE AND INFRASTRUCTURE - All mechanical, electrical , plumbing and fire protection systems and infrastructure will be replaced. Security and communications systems will be upgraded and energy conservation will be optimized. The building envelope that consists of the exterior walls, doors, windows and roof will be replaced and /or updated to improve energy efficiency. The facility will be fully air-conditioned. A generator will be included in the project to make the high school available to the community as a emergency facility.


COMMUNITY ENTRANCE LOBBY

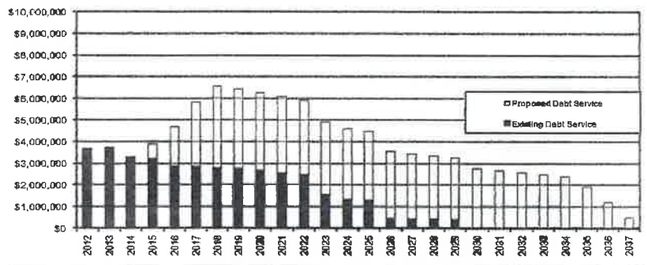
FINANCIAL IMPACT: The estimated cost of this project is $74,816,617 before State reimbursement. The amount to be reimbursed by the State of Connecticut will be calculated by the state based on actual and documented project costs. Currently it is projected that the State reimbursement will be 50.21% of reimbursable expenditures or $30,206,995, which would reduce the Town's share of the costs to $44,609,622. If approved by the voters, the Town's share would come from the issuance of bonds. See the table below for specifics on the estimated annual tax impact of the incremental debt service increase resulting from project financing for a home assessed at $187,000 - (the average assessed value of a home in Wethersfield).

Tax Impact of Incremental Debt Service on $187,000 Home*

2014	$16.83	2022	$259.93	2030	$173.91
2015	$140.25	2023	$185.13	2031	$200.09
2016	$213.18	2024	$231.88	2032	$192.61
2017	$299.20	2025	$239.36	2033	$185.13
2018	$289.85	2026	$170.17	2034	$145.86
2019	$284.24	2027	$226.27	2035	$91.63
2020	$273.02	2028	$220.66	2036	$37.40
2021	$263.67	2029	$211.31		

** Takes into account the declining annual debt service on the Town's existing debt, and assumes that the project will be financed with a 20-year level principal bond issue at a 3% interest rate.*

Town of Wethersfield Existing and Proposed Debt Service



As a result of redistricting,
Wethersfield has re-drawn its voting district maps.

There are now six local voting districts and polling places, where previously there had been ten. The Elections Department has published a revised list of polling locations, and the Wethersfield Voting District Map has been updated. Please visit the town's website at **www.wethersfieldct.com** or call the Registrar's Office at:**860-721-2819** or **860-721-2820** to find out where you vote.

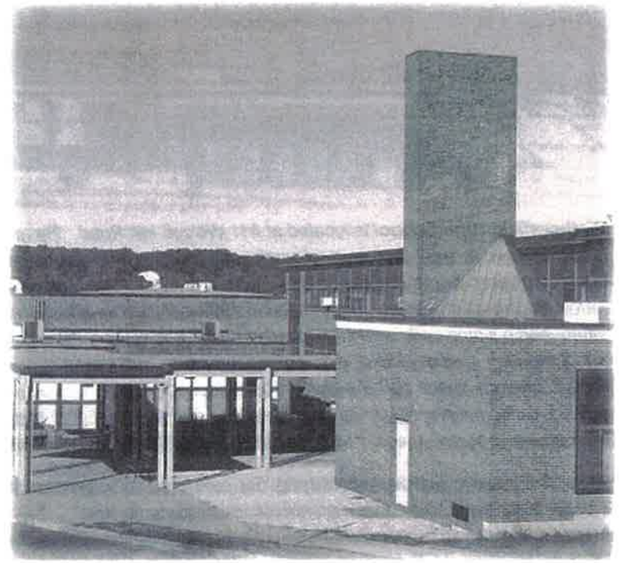
POLLING PLACES

District 1	Incarnation Church Hall	544 Prospect St.
District 2	Keeney Cultural Center	200 Main St.
District 3	Wethersfield Ambulance Facility	206 Prospect St.
District 4	Webb Elementary School Gym	51 Willow St.
District 5	Emerson-Williams School	461 Wells Rd.
District 6	Pitkin Community Center Banquet Room 1	30 Greenfield St.

PRSRT STD
U.S. Postage
PAID
Hartford, CT
Permit No. 636

***** ECRWSS
Residential Customer
Wethersfield, CT

Town of Wethersfield
505 Silas Deane Highway
Wethersfield, CT 06109



TOWN OF WETHERSFIELD

Bond Referendum

Tuesday, April 24, 2012

All Polling places will be open from 6:00 am to 8:00 pm

"Shall the town of Wethersfield appropriate $74,816,617 for costs with respect to the design, construction, equipping and furnishing of additions and renovations to Wethersfield High School and authorize the issue of bonds and notes to finance the portion of such appropriation not defrayed from grants?"

***Wethersfield High School** is located at 411 Wolcott Hill Road. The original facility opened in 1952, and several small additions and renovations have been completed over the years in 1957, 1970 and 1992. The additions and renovations project that was undertaken in 1992 included updates to meet life safety and building code, which resulted in a stair and ramp addition; asbestos abatement; partial window and roof replacement; limited lighting upgrades; limited interior finishes and site work. The proposed project is to renovate the entire existing building to an "as new" condition and to add 26,000 sf of new educational program space. The scope includes the following improvements:*

EDUCATIONAL IMPROVEMENTS: The concept plan developed for WHS is based on the needs established in educational specifications, the New England Association of Schools and Colleges (NEASC) report for accreditation, the Office of Civil Rights (OCR) report on accessibility, the condition of the existing building and life safety codes. The following bullets define the key elements required for a 21st century education:

- Renovate existing space to provide 14 science classroom/laboratories, lab preparatory rooms and lab materials/chemical storage.
- Re-purpose existing space to provide eight additional classrooms for math, English, social studies and world language.
- Renovate all existing classrooms including code compliant air quality, acoustics, and new technology and security systems.
- Renovate the auditorium to meet accessibility requirements, provide appropriate sight-lines, additional seating, an accessible control room, new acoustical, sound and lighting systems and an expanded accessible stage.
- Provide new instructional space for music including a band/orchestra room, practice rooms, instrument and general storage.
- Renovate and expand chorus room, and re-purpose space for storage, an electronic music laboratory, and a recording studio.
- Provide new instruction and support space that includes a full size gymnasium, team rooms, trainer's room, rest rooms, concession, storage and health classroom.
- Renovate existing space for Title IX compliant girls/boys locker rooms.
- Renovation of all physical education spaces including the natatorium/pool, fitness room, weight rooms, locker rooms, health classrooms, storage and all support facilities.
- Renovate the technology education and art program space, including a shared graphics lab, lecture room and display area.
- Renovate the family and consumer science educational program space to accommodate the culinary program.
- Renovate the business and language computer labs with new technology.
- Construct a new media center, with a integrated technology environment and space for storage and work rooms.
- Renovate and expand the cafeteria and kitchen for additional seating and circulation. Locate to facilitiate community use.
- Renovate the special education instructional and support space, to meet Federal and State program mandates.
- Renovate the administrative and guidance offices.

BUILDING INFRASTRUCTURE & CODE IMPROVEMENT: Most of the building systems are original (1952) to the school and are in disrepair. The project will replace and/or repair all systems throughout the building, and provide a fully code compliant facility for student and staff safety.

- Construct a new boiler plant, Replacing all systems and infrastructure for mechanical, electrical, plumbing and fire protection.
- Replace the security, data and communication systems.
- Install a central air conditioning system throughout the building.
- Provide elevators and implement ADA / handicapped improvements throughout the existing building including the expansion of all existing toilet facilities to meet the accessability code.
- Replace windows and increase natural lighting through out the building.
- Renovate the facility to comply with code requirements for indoor air quality and acoustical treatment through out the building.
- Replace building and site security with active surveillance systems, including cameras, address sight-lines for staff and install school emergency lock down systems.

SITE SAFETY AND IMPROVEMENTS:

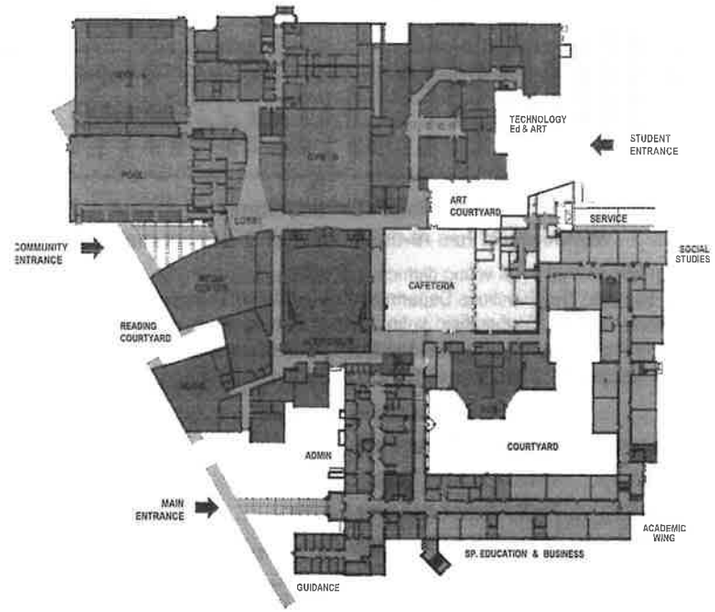
- Provide separate vehicular and pedestrian circulation patterns.
- Add parking to address event and community use.
- Refurbish the track and tennis courts.
- Replace the bleachers and provide accessibility to all site amenities.
- Address site security and add surveillance cameras.

ENERGY EFFICIENCY AND CONSERVATION: The energy conservation approach will insulate the exterior wall, replace all window and doors, and insulate and replace the entire roof. The new building systems will include:

- Installation of alternative energy systems as a supplemental fuel source.
- Provide high efficiency heating and cooling systems to optimize energy usage.
- Replace system controls and implement water and energy conservation strategies.
- Implement high performance building standards and sustainable design concepts for the building and site.

COMMUNITY USE: Wethersfield high school will continue to function as a community facility. The new design seperates the public and academic zones, and provides after hour access by community groups of all the assembly spaces. The design concept includes:

- Provide an emergency generator to allow for the use of new gym/lockers, cafeteria as the town-wide emergency facility/area of refuge.
- Renovate and expand the cafeteria and kitchen for additional seating, improved circulation and increased capacity for community use.
- Locate the Media center for community use and after hour access.
- Code update and ADA compliant accessibility to the pool/locker rooms.



PROPOSED MAIN LEVEL FLOOR PLAN

YES to WHS! PAC Summary

Reno. needed because:

- Antiquated science and technology labs
- Not enough classroom space, deteriorating structure
- ADA noncompliant
- NEASC report threatened loss of accreditation

Reasons for success:

- Bipartisan representation on committee
- NEASC report was coming out in April (threat of losing accreditation)
- Engaged all facets of the community
- Family & Friends Network software

- Established a PAC and core group of leaders, decided on logo and tag line, Facebook page. Used Facebook to advertise, list questions and answers, donations
- Started fundraising right away – direct mail, Facebook click
- Partnered with current high school students, retirees, PTO's, Building Committee, BOE, TC, Business's, Realtors
- Letter writing campaign: targeted high profile writers (fewer but more impact), mix of parents, political business leaders, current students

Estimated costs: (we raised approx. $7000 I believe, sent out 3 mailings)

$1000 - family and friends network fee
500 - rent for headquarters space (1 month)
2500 – postcards (2 mailings)
1000 - flyer/lit drop
250 - envelopes/postage

Family and Friends Network:

Premise – signs don't win, networking does. Don't waste time on non-supporters, focus on getting the yes voters to the polls. Berlin HS used their 2nd time around, also Guilford. Program works off of active voter files. Ask volunteers to input names of 'yes' and 'maybes' into database – this creates the listing that you then call from, mail to. Costs - $1000 for software, postcards .85 each (we did two mailings).

Voting results:

34% turnout of the town's 17,000 registered voters. 3,812 yes votes, 2,059 no votes.

Rough timeline:

11/29/11 – Organizational meeting
12/06/11 – First general meeting
01/11/12 – Met w/ John Murphy and Berlin
01/15/12 – Fundraising meeting
01/17/12 – General Meeting
01/19/12 – Met with Guilford
01/24/12 – General Meeting
02/12/12 - General Meeting
02/15/12 – Met with John Murphy
02/24/12 – Tours of high school
03/06/12 – Rollout meeting: Family & Friends Network
03/27/12 – Moved in to headquarters
04/05/12 – As of this date, we had 7,153 inputs, 3,750 unique contacts, 2,320 households
04/09/12 – First postcard goes out
04/10/12 – NEASC Report comes out with warning
04/11/12 – Start calling
04/16/12 – Legislative postcard goes out
04/19/12 – Flyers to share
04/??/12 – Third postcard goes out
04/24/12 – Referendum vote

WETHERSFIELD HIGH SCHOOL RONOVATIONS AND ADDITIONS – "AS NEW"

Updated January 31, 2012

- Does plan include all new furniture? ? see #22

The source of the response is indicated in red and abbreviations represent the following groups:

BC – Building Committee
AE – Architectural Design Team
BOE – Board of Education
TM – Town Manager
TC – Town Council
TS – Town Staff

1 - WHAT IS THE BACKGROUND/HISTORY OF THE WETHERSFIELD HIGH SCHOOL PROJECT? – BC, TC & AE

The following is an outline of the history of the EHS project:
January 2008: WHS Facility Report was developed.
March 2008: Council appoints School Building Committee to renovate Wethersfield High School.
August 2008: Quisenberry Arcari Architects, LLC located in Farmington, CT is hired based on an RFP and lengthy interview process and reference checks.
October 2008: Preliminary design and project scope established and presented to Council.
January 2009: Council delays school renovations due to economic downturn.
November 2010: Council authorizes School Building Committee to update architectural plans and costs for WHS renovation.
February 2011: Scope of new work determined with architects.
March – September: Building Committee and Board of Education with architects undertake review and update of project design plans.
Summer 2011: Programming and Planning meetings with Administrators, Teachers and Staff.
October 2011: Board of Education develops and approves the Education Specifications for WHS. Board Chairperson notifies Council and requests a referendum be held on the renovation of WHS. Presentations made by Building Committee to Board of Education and Council.
November 2011: Public Information Presentation and questions
December 2011 Meetings with local officials
January 4th, 2012 Planning & Zoning approves 8-24

2 - HOW MANY INSTRUCTIONAL SPACES/CLASSROOMS ARE BEING ADDED TO THE PROJECT? – BOE & AE

The existing space has been repurposed to increase efficiency and develop the following spaces:
Math 3 - Instructional Classrooms
English 2 - Instructional Classrooms
Social Studies 2 - Instructional Classrooms
Health 1 - Instructional Classrooms
SUB-TOTAL 8 - STANDARD CLASSROOMS
Science 3 - Classroom Laboratories
Art and Technology 1 - Instructional Classroom
Business 1 - Instructional Classrooms
Music 1 - Instructional Classrooms
Special Education 1 - Instructional Spaces
PE 1 - Instructional Space
Art and Technology 1 - Instructional Space
SUB-TOTAL 9 - SPECIALTY INSTRUCTION SPACES
TOTAL 17 - INSTRUCTIONAL SPACES

- what about teaching enrollment
see #20

3 - WAS A NEW HIGH SCHOOL FACILITY CONSIDERED? – AE, BC & BOE

Yes the Architectural Design Team conducted an analysis on building a new High School on the existing site. The advantages and disadvantages were discussed and it was determined that the renovation project provided the greatest benefit based on Cost, Educational Program Needs & Construction Schedule. The following are some of the issues that were considered:

Financial Information
New Facility - Lower Reimbursement Rate
Net Cost $15 Million Additional for a smaller building with less program space
Net Cost $20 to $25 Million Additional for the Educational Specifications Space
Site Information
Best location for a new building is where the current building is situated
Alternate location for the new building is on the track – Concern is proximity to residential neighbors
Adequate space and orientation of the Athletic Fields
New Site – Timeline for site selection and Site development Cost
Schedule
Renovation 36 Months including Site
New on Existing Site – 36 to 42 Months including Site
Building Size & Condition
New Facility: 223,500 SF to 260,000 SF – Full to Limited Reimbursement.
Existing Renovation and Additions: 275,000 SF – Full to Limited Reimbursement.
New Facility: Building & Infrastructure – New w/ Latest Codes
Existing Renovation and Additions : Building & Infrastructure – As-New w/ Latest Codes
Environmentally Responsible Solution
Renovate as New: Yes
New: TBD
Space Standards Waiver
New Facility: Availability Questionable
Renovate as New: Waiver area TBD

4 - WHAT IS BEING DONE TO IMPROVE VEHICULAR TRAFFIC AND PARKING? AE, TS, BC & BOE

There are several changes that will be made to the existing site to address the vehicle circulation and parking. These changes will separate the circulation paths of the buses and all other vehicular traffic and will include the following site modifications:
Bus Pick-up and Drop-Off
The buses will access the site from Jay Street as they did in the past and will queue along the dedicated new drive along the gym/pool entrance. The buses will exit the site onto Folly Brook Blvd.
Parent Pick-Up and Drop-Off
A parent pickup and drop-off area will be designated in the new north parking lot along the cafeteria/technology area. This will also be a student entrance. The parents will access the site from Wolcott Hill Road and there will be adequate queuing space to accommodate the cars without impacting the traffic on Wolcott Hill.
Special Education Buses
Special Education buses are smaller and arrive and depart at various times. Some buses do arrive at the standard AM and PM times. The special education buses will access the site from both Jay street as well as Wolcott Hill Road. A designated are for the special education buses will be the main entrance circle as well as the gym/pool entrance.
Student Drivers
Student will access the site from Wolcott Hill Road.
Service Vehicles
Separate dedicated access will be provided for delivery and service vehicles.

PARKING – Parking will be increased by approximately 125 spaces, allowing for additional designated parking for teachers, staff and visitors. A new parking lot will be built west of the baseball field, the current location of the softball field, allowing for significant parking for athletic events in the gymnasium as well as the fields. Additional dispersed parking for people with disabilities will also be provided. The additional parking will allow for formal/safe parking during school and community events as well as more parking for students. The parking areas will be designated by the school administration. Parking will not back onto main drives allowing for efficient and safe vehicle movement on site.

5 - HOW WILL THE ACCESSIBILITY CITATIONS BY THE OFFICE OF CIVIL RIGHTS BE ADDRESSED ON THE SITE? - BC, BOE & AE

All facilities on the site, including parking, bleachers, field access, concession and toilets must be made accessible to individuals with disabilities. As part of the renovations accessible paved walks and ramps will be installed to all site amenities. Additionally dispersed HC parking areas will be provided in each parking areas.

6 - WHAT WILL HAPPEN TO THE EXISTING SOFTBALL FIELD? – BOE & AE

The softball field will be relocated to the north of the football stadium.

7 - WILL THE BUILDING BE AIR-CONDITIONED? - AE

Yes. Currently the building is air-conditioned with numerous inefficient window units. The new heating and cooling systems will be based on geothermal energy with individualized controls, resulting in an overall cost saving to the Town of Wethersfield.

8 - WILL THE WINDOWS AND ROOF BE REPLACED? – AE, BC, TS, BOE & TC

As part of the approach to maximize energy efficiency throughout the school, all the windows will be replaced with triple glazed low E units. Additionally insulation will be added to the exterior walls and the roof will be replaced with half inch slopes and added insulation.

9 - HOW IS ASBESTOS AND OTHER HAZMAT BEING ADDRESSED? – BC & AE

Most of the asbestos was removed in the renovation project in 1992. All remaining asbestos that is identified will be removed. In addition a survey was conducted to identify PCB's and other hazardous materials. Abatement will be part of the project scope and cost.

10 - WILL THE HIGH SCHOOL BE AVAILABLE AS AN EMERGENCY FACILITY? – TC, BC, TS, AE & BOE

Currently the community center is used for emergencies. The renovated high school will have a generator that will provide energy for lighting, heating and cooling, and will be available to serve the community during emergencies with toilet, locker and shower facilities. The gymnasiums, cafeteria and kitchen will also be connected to the emergency generator.

11 - HOW WILL SECURITY BE ADDRESSED? – BOE, TS & AE

The security system will include both "passive" and "active" design strategies.
Passive systems will include: well defined entrances and exits, central location of the administrative offices and supervision nodes, vision panels into all spaces. There will be provisions for the separation of community use and academic spaces.
Active security design concepts will include camera and recording capability, secure door hardware with card key and/or proximity detector access, and full lock-down capabilities.

12 - WILL WHS CONTINUE TO OPERATE DURING CONSTRUCTION? – AE, BC & BOE

The town leadership has established an imperative that will require the highest level of Health and Safety precautions and Educational Quality for the students, teachers and staff at WHS. Implementing a phased construction approach will allow the school to operate with minimal impact on education, and no compromise to the health and safety of the all facility stakeholders. The phasing plan will be developed with input from Educators, Parents, Building and Fire Officials and will be constantly updated. Safety and security during construction will be paramount.

13 - HOW WILL ENERGY CONSERVATION BE ADDRESSED? – BC & AE

In addition to new energy efficient mechanical systems and building envelope improvements, the school facility energy plan is projected to include a geothermal heat pump system and a co-generation unit. Based on current energy use, the fossil fuel consumption in the renovated facility will be significantly reduced.

14 - WILL THE BUILDING MEET LEED AND /OR HIGH PERFORMANCE STANDARDS? – BC & AE

The State of Connecticut school facility requirements mandate that all projects exceeding $5 Million comply with "high performance" building standards. Part of such compliance requirements includes installation of energy efficient systems throughout a structure as well as the use of certain recycled materials. The renovated high school facility will meet or exceed the high performance standards established by the State of Connecticut. In addition the WHS project has been evaluated for LEED points and has the potential of obtaining a LEED gold certification.

15 - WAS THE HIGH SCHOOL RECENTLY RENOVATED? - BOE, BC & AE

The last renovation at Wethersfield High School was in 1992, twenty years ago, while some windows were replaced in 1988. The major components of the 1992 renovation were:

The removal of asbestos throughout the facility.
Additions for the main entrance canopy, a ramp connecting the 100 and 200 levels, kitchen freezer and dry storage and expansion of the stair in the academic wing.
Renovations in the administrative offices.
Renovations at the girls and boys locker rooms.
Air-conditioning and lighting in the auditorium including renovations to provide a control booth.
Ventilation in the instructional spaces.
Site drainage and irrigation at the fields.
Limited parking modifications.
Partial Roof replacement.
Light fixture replacement.

Additionally limited repair and replacement work on building systems was incorporated into the renovation scope.
The proposed renovation & addition project has incorporated a large portion of the prior work in the development of the design solutions.

16 - WITH REGARDS TO THE BUILDING PLAN THAT WAS CHOSEN – WHY THIS PLAN? WERE THERE OTHER LESS PRICEY ONES CONSIDERED? – BOE, BC, TC & AE

The design parameters established for the project by the town leadership were:

Meet the Educational Specifications.
Address all Code / ADA / OCR Violations.
Develop Energy Efficient Solution.
Develop a Cost Effective Solution.

The design team in conjunction with the building committee looked at numerous options. In some cases the total project cost was more, as was the case of a new facility. The design team also looked at other less expensive scenarios, however in order to bring down the cost, the scope was reduced and did not address all the infrastructure and educational requirements as defined in the educational specifications. In all cases the net cost to the town ranged from slightly lower to several million more than the proposed project. Furthermore additional dollars would need to be spent in the future to address the items that were deferred, and the town would not receive any state reimbursement for the work in the future.
The proposed project provided the best value using the existing building assets, maximizing state reimbursement for the high school, and providing the Town of Wethersfield with an "As New" facility. That will reduce future utility/energy costs.

17 - WHAT APPROACH ARE OTHER TOWNS IN CONNECTICUT TAKING FOR THEIR HIGH SCHOOL PROJECTS? - AE

Most towns have been renovating their existing high school facilities and are using a renovate as new approach to maximize state funding. Some similar project are:

Berlin 70 million – Similar scope to WHS	Gross Area 274,933 SF Cost Per SF $254.38
Meriden 112 million plus - Similar scope to WHS	Gross Area 247,700 SF Cost Per SF $451.04

Naugatuck 81 million – Larger scope	Gross Area 304,181SF Cost Per SF $266.23
Rocky Hill 40 million – Smaller Scope*	Gross Area 150,000SF Cost Per SF $266.67

*Much smaller project based on 700 student enrollment vs. 1230 students at WHS. The Rocky Hill High School was built in 1981

Wethersfield High School 74.5 Million **Gross Area 277,549SF Cost Per SF $269.56**

NEASC Report

18 - WHAT HAPPENS IF THIS PROJECT DOES NOT HAPPEN? - BOE

If the project does not happen there might be a number of ramifications. One specific issue will be with the school's accreditation from the New England Association of Schools and Colleges (NEASC). Our accreditation report will be very critical of curricular and instructional constraints placed upon the school by its physical limitations. It is well within reason to think that the school will go on warning and eventually probation for its accreditation if the project does not happen. Our property values would be at risk of plummeting. The Office of Civil Rights (OCR) has cited Wethersfield High School for multiple code violations surrounding handicapped accessibility and Title IX issues. While we have made some changes and improvements for smaller issues, the larger issues remain. These correction can only happen with major and costly renovation. If we do not comply I do not know what the sanctions might be. I would think that the school district might be subject to some type of liability. An improved facility would put us on an even playing field (academically) as some of our neighboring districts. If we do not address some instructional areas our students would have less of an opportunity than students at neighboring schools which is inequitable. If the project does not happen we will be spending non-reimbursable dollars on items that fail (boilers, windows, plumbing etc.) displacing dollars that can be allocated to education.

19 - WHY IS THE BOARD OF EDUCATION RECOMMENDING THIS PROJECT BE DONE NOW? - BOE

The project has been needed for some time now. The physical constraints to programs (science, culinary arts, physical education, etc.) have been documented for the past several years. The accreditation recommendations make this project timely as does the OCR and Title IX citations. With a slow economy the cost of construction and materials is lower than it has been in the past. Reimbursement by the state is bound to ebb and our current reimbursement rate is probably the highest it will be for a long while. The physical issues of the building will only grow worse with time and we want to keep the students and staff as safe as we possibly can.

20 - WILL THE PROJECT ACCOMMODATE STUDENTS FOR THE FUTURE? – BOE, BC & AE

The enrollment projections provided by Peter M. Prowda PhD indicate that there will be a slight decrease in enrollment through the year 2020. However, improvements to the existing high school facility, an upturn in the economic environment, etc. can impact in-migration of families, and student enrollment could increase. Based on the "As New" premise for Wethersfield High School, and a long term outlook for the plan of development, the renovations and additions project at WHS has been designed with provisions for future expansion. Classroom expansion is planned for the north west corner of the academic wing, while the proposed plan for the renovations and expansion of the core facilities such as, gymnasium, cafeteria, auditorium, etc. will accommodate future enrollment increases.

21 - IF ONE OF THE ARGUMENTS IS THAT THE SCHOOL IS "RUNDOWN" AND "FALLING APART" DUE TO AGE AND POSSIBLE LACK OF MAINTENANCE FUNDING, HOW WILL THIS CHANGE 10 YEARS FROM NOW, ONCE THE PROJECT IS COMPLETED? – BOE & AE

The existing facility is 60 years old. Most of the existing systems are outdated, inefficient and past their expected life and are difficult to repair due to the availability of parts. Dollars that are typically designated for general maintenance and repair are being utilized to address infrastructure failures that impact the daily operation of the school. At the completion of the project all building systems will be new or in an "as new" condition. This will result in the maintenance dollars being spent on facility maintenance, rather than the repair and replacement of obsolete systems.

22 - WILL THE PROPOSED RENOVATION & ADDITIONS PROJET FURTHER BURDEN THE SCHOOLS MAINTENANCE BUDGET, WITH MORE SPACE TO MAINTAIN? - BOE

The renovations and additions project will add approximately 26,000 square feet to the existing High School facility. This will result in additional building area that will require maintenance. The furnishings and equipment budget includes the purchase of appropriate equipment for the maintenance of the building, which will help to offset the additional labor cost.

23 - ARE THERE BENEFITS TO THE COMMUNITY AS A RESULT OF THIS PROJECT? – BC, BOE & AE

The renovations and additions project at Wethersfield High School will result in a facility that is a true community asset. The new plan will create a separation of the academic and community use spaces allowing for greater after hour access. The physical education facilities including the gymnasiums and the pool have been and will continue to be available to all residents. The renovations will allow for greater access and a safer environment for all. Additionally the auditorium as all other assembly spaces will be available to the town for events when the facility is not being used by the school. The renovated auditorium will be a place of assembly where town meeting and other community based events can be held. The media center has been relocated to the public zone of the building and will be available for community meeting and other events. The Town of Wethersfield will be able to use the high school as a refuge in times of an emergency. The Kitchen, Cafeteria, Gymnasium, Locker and Shower facilities as well as administrative offices and classroom spaces will be served by an emergency generator which will provide power, heating and cooling for the facility. A gas based co-generation unit will also be able to provide power for the school.

24 - WHAT IS THE PROJECT COST BREAKDOWN? AE & BC

The Overall Project Cost comprises of the following:

HAZMAT Abatement	$ 749,970.00
New Building Construction	$ 6,309,442.00
Building Renovations & Code	$ 47,184,375.00
Site Construction	$ 4,788,526.00
Construction & Escalation Contingency	$ 5,752,037.00
Furniture, Technology & Security	$ 4,524,485.00
Project Development	$ 5,507,783.00
TOTAL PROJECT COST	$ 74,816,617.00
Estimated State Reimbursement	$ 30,206,995.00
Estimated Cost to the Wethersfield	**$ 44,609,000.00**

25 - WHAT IS THE PROJECT TIMELINE FROM REFERRENDUM APPROVAL TO A COMPLETED & OCCUPIED SCHOOL? – BC, BOE & AE

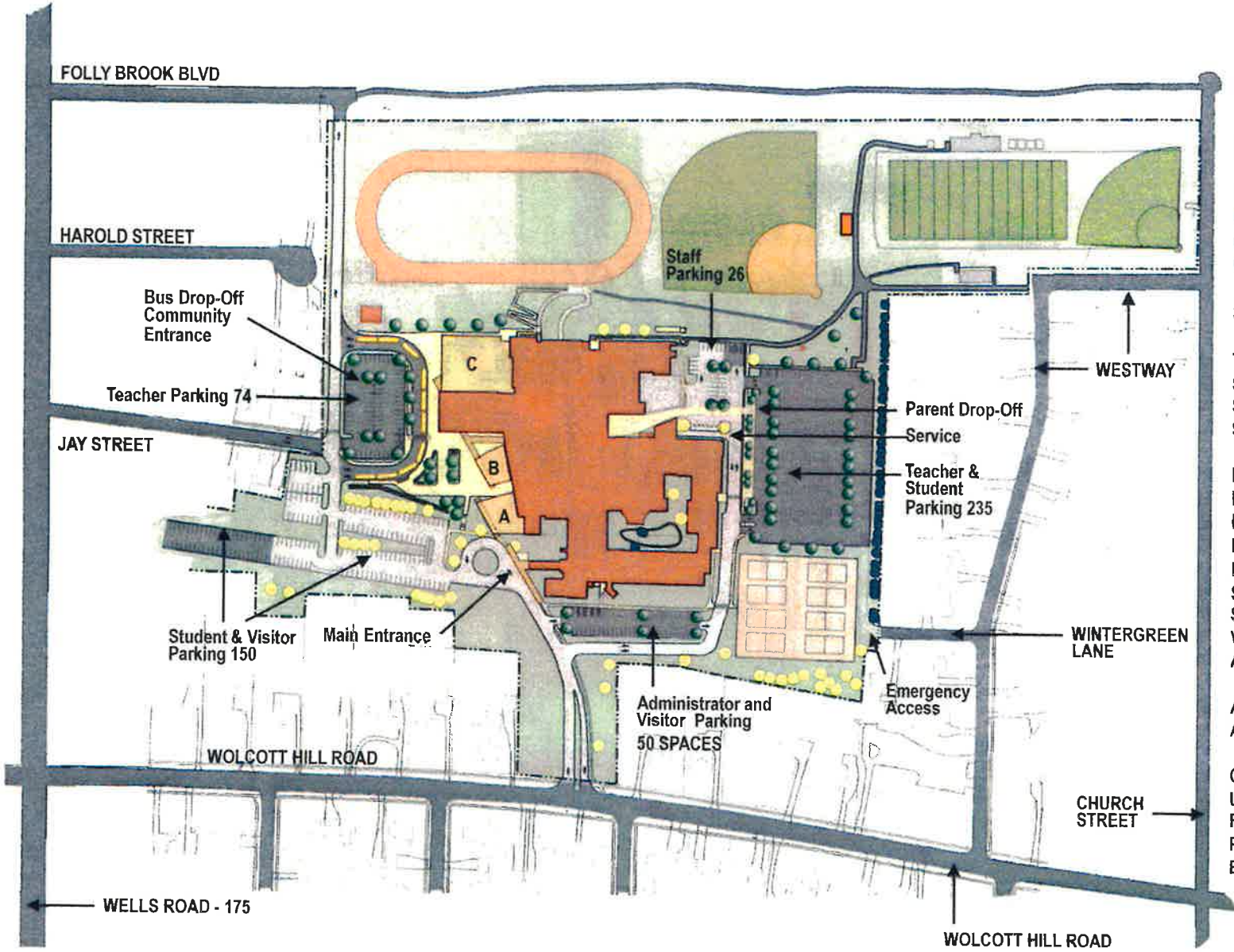
The following dates define the Project Milestones:

Referendum Approval	April 24th, 2012
State Grant Application	May - June 29th, 2012
Design Documentation	June – February 15th, 2013
State Review & Approval	February – May 1, 2013
Construction Bids	May – June 28th, 2013
Construction Start - Multiple Phases	July 8th, 2013
Construction - Substantial Completion All Phases	June 2016
Construction - Final Completion	July 2016
Furniture, Equipment & Technology	June – August 2016
Student Occupancy	September 2016

DESIGN DEVELOPMENT - TOWN COUNCIL - October 15, 2012

WETHERSFIELD HIGH SCHOOL - Additions and Renovations – "As New"

WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"



NORTH

KEY PROGRAM ELEMENTS

BUILDING ADDITIONS

- Music - A
- Media Center - B
- Gymnasium - C

SITE IMPROVEMENTS

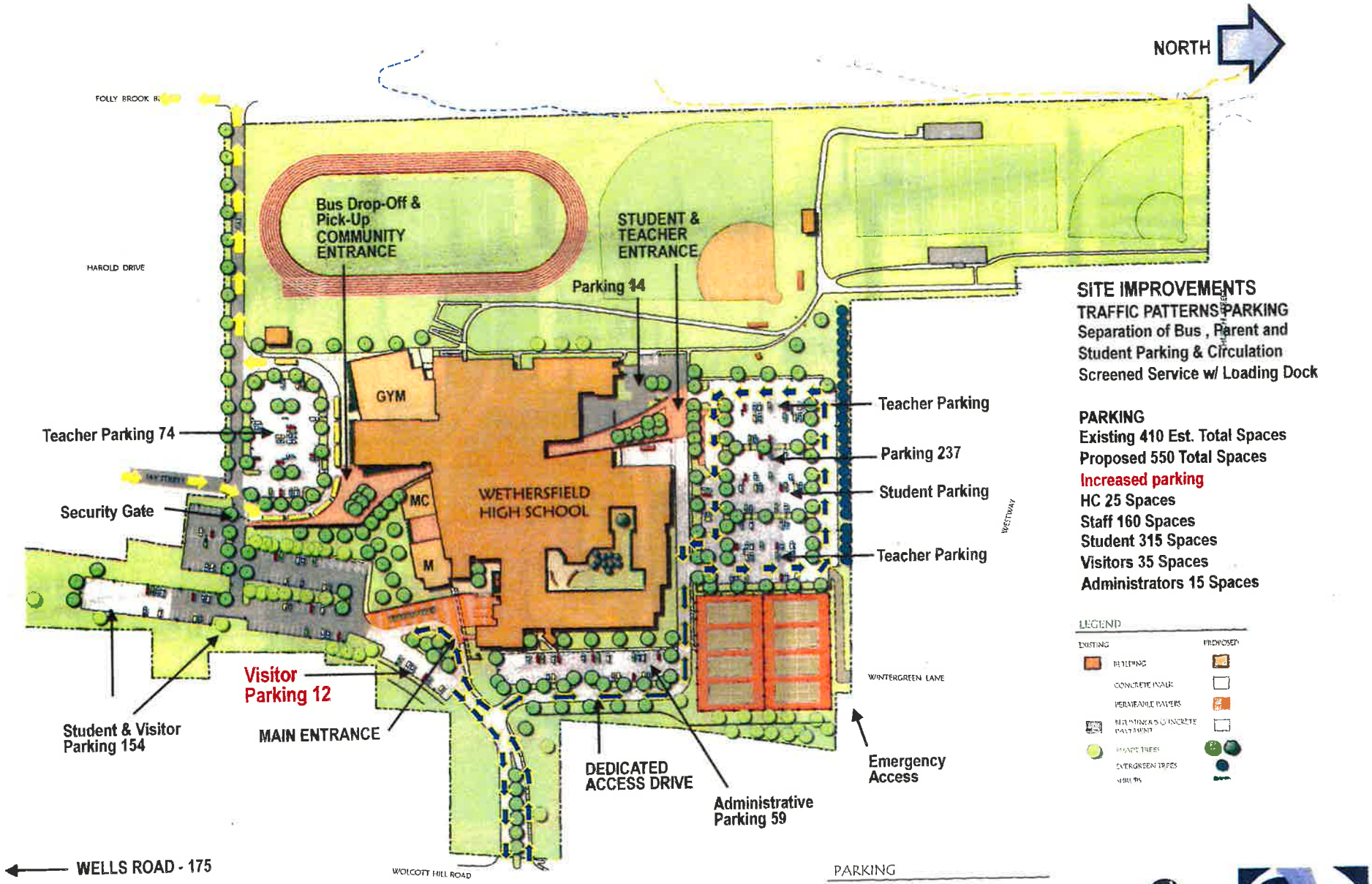
TRAFFIC PATTERNS PARKING
Separation of Bus , Parent and Student Parking & Circulation
Screened Service w/ Loading Dock

PARKING
Existing 410 Total Spaces
Proposed 535 Total Spaces
Increased parking
HC 10 Spaces
Staff 160 Spaces
Student 315 Spaces
Visitors 35 Spaces
Administrators 15 Spaces

ADA / OCR
Accessibility to all Site Facilities

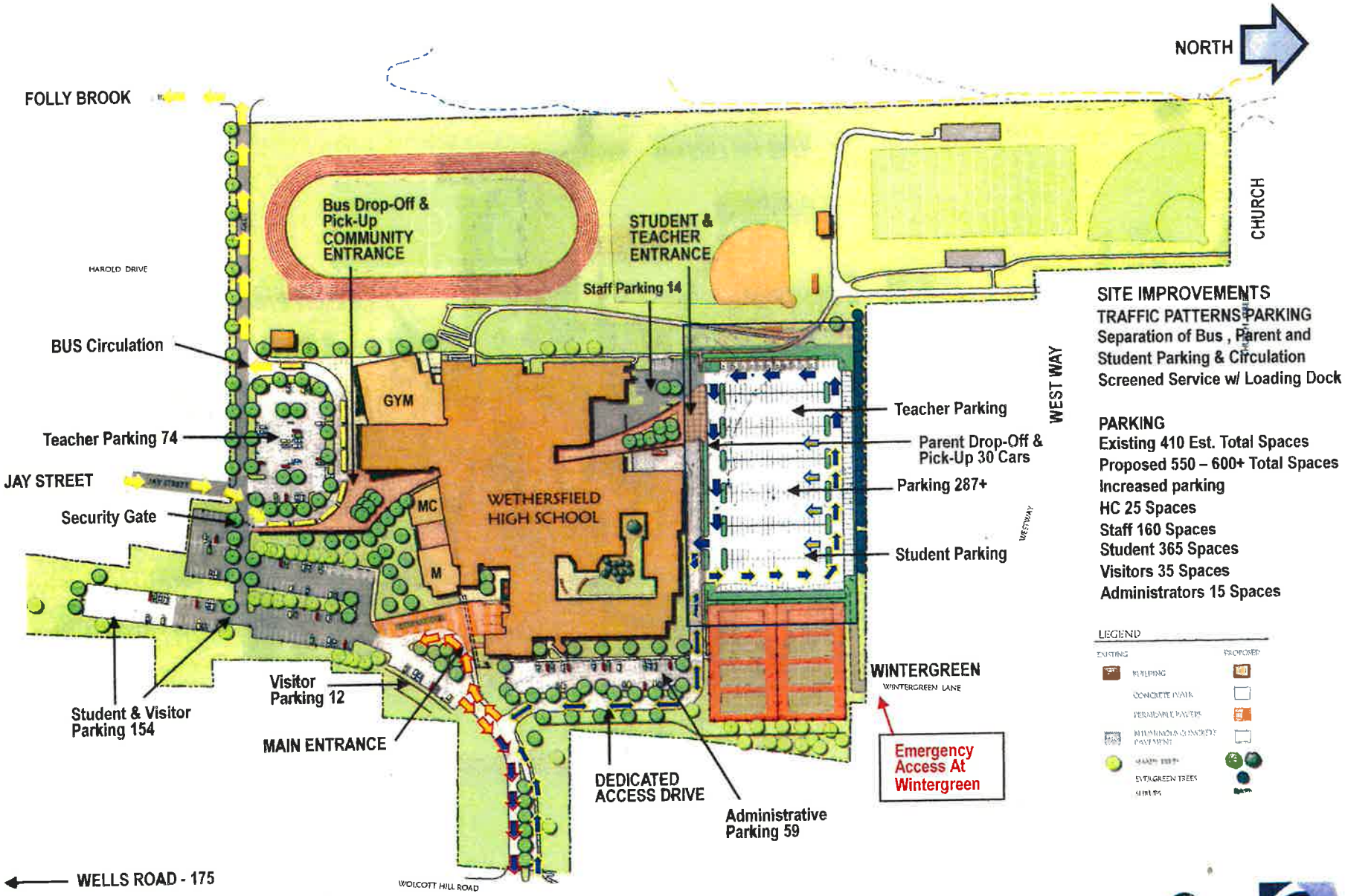
GENERAL IMPROVEMENTS
Upgrade Track and Tennis Courts
Replace Bleachers
Pavement Resurfacing
Building Access

WETHERSFIELD HIGH SCHOOL – Pre Referendum Site Design Concept

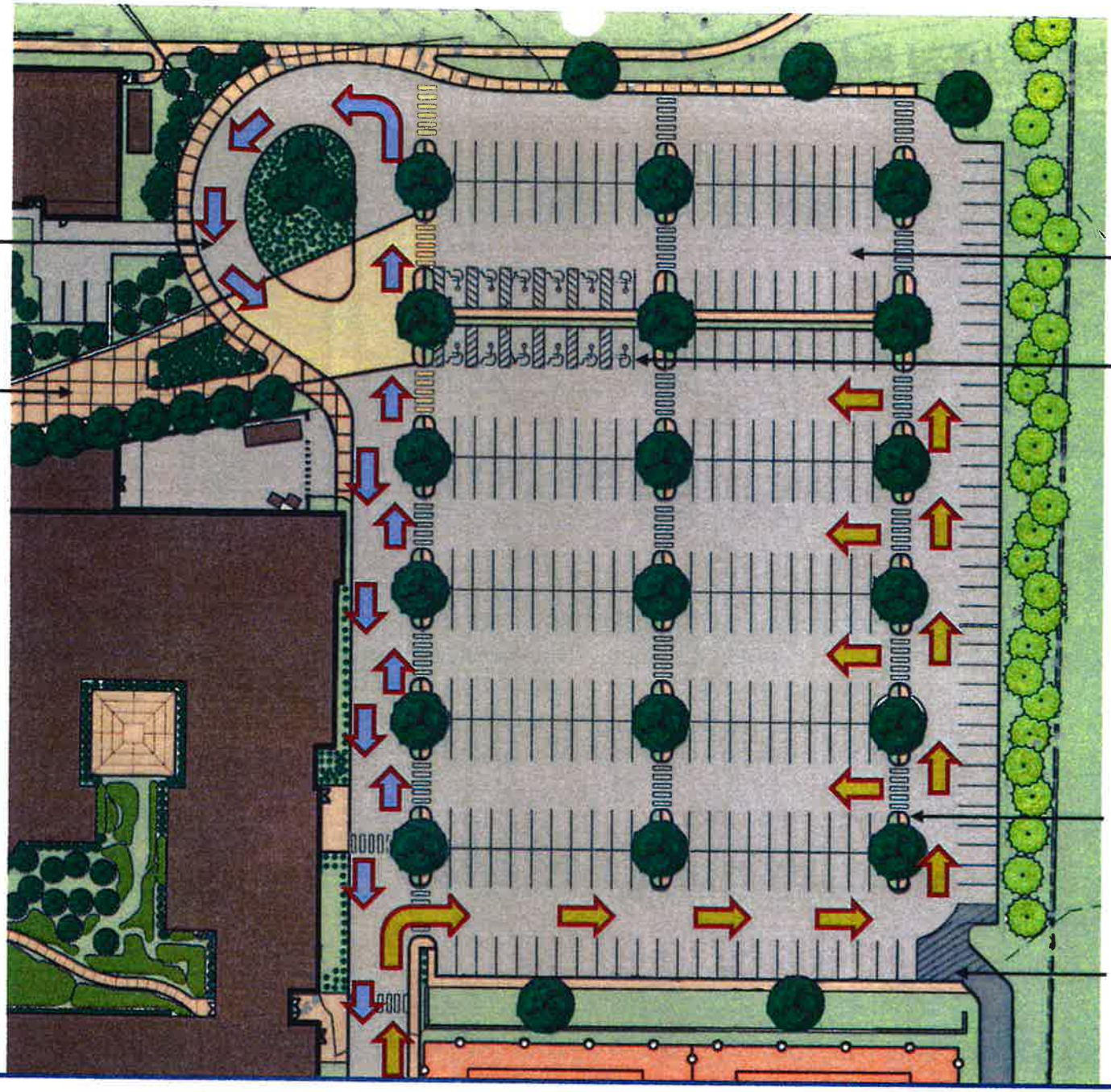


WETHERSFIELD HIGH SCHOOL – Site Update Schematic Design

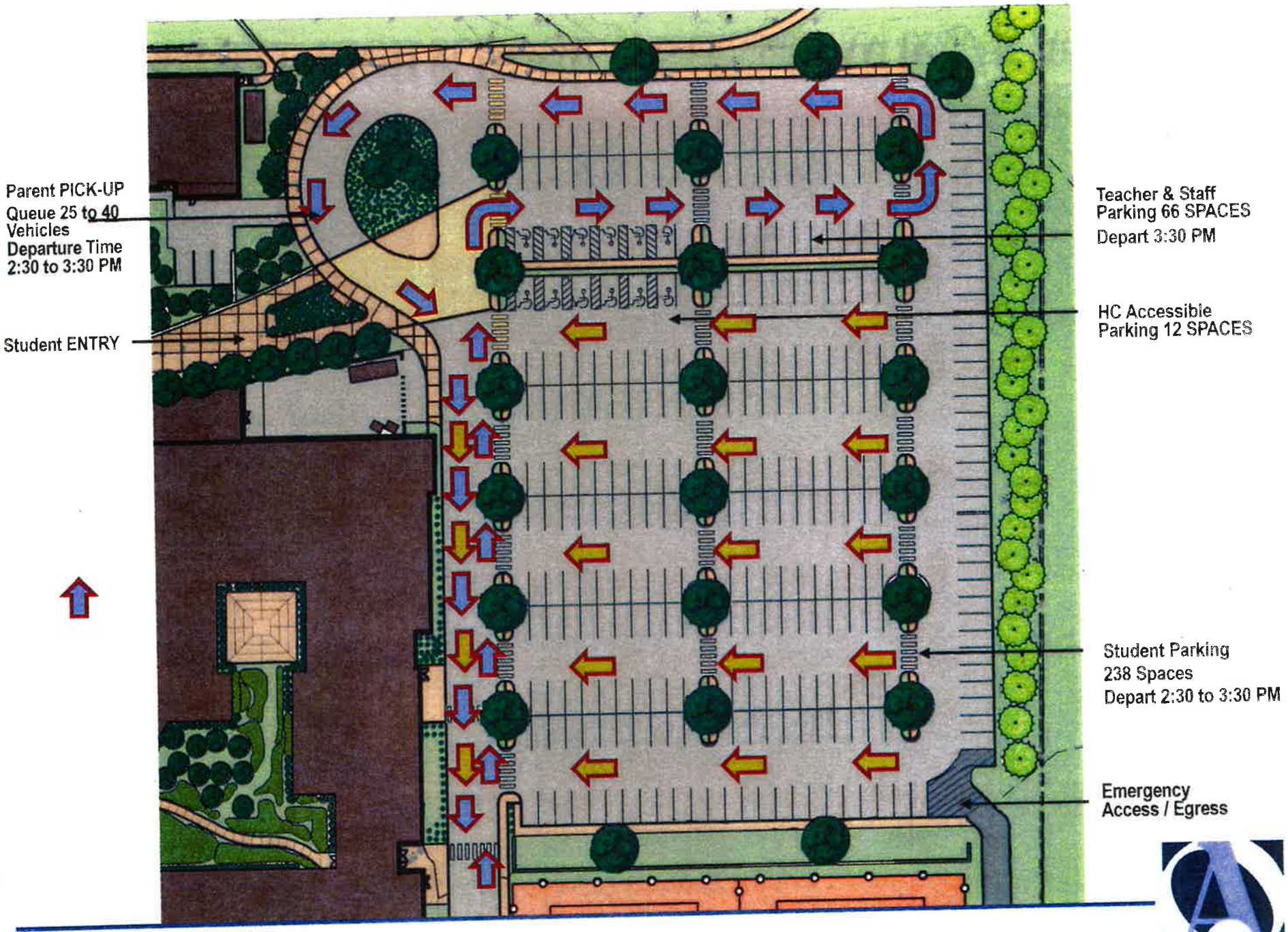
WETHERSFIELD HIGH SCHOOL – Site Update Design Development



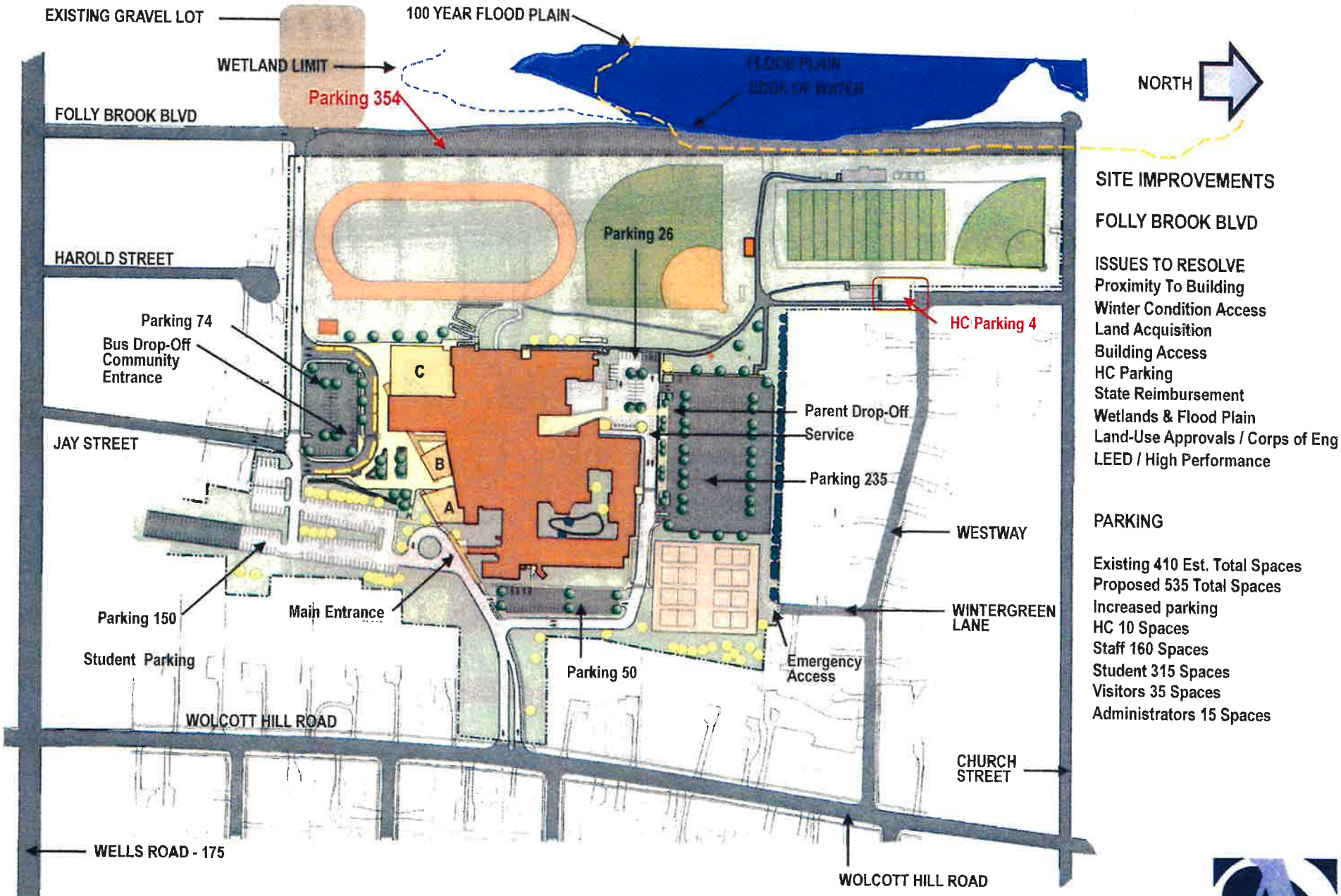
WETHERSFIELD HIGH SCHOOL – Site Circulation



WETHERSFIELD HIGH SCHOOL - Site Circulation AM Drop-Off /Arrival



WETHERSFIELD HIGH SCHOOL - Site Circulation PM Pick-Up /Depart



SITE IMPROVEMENTS

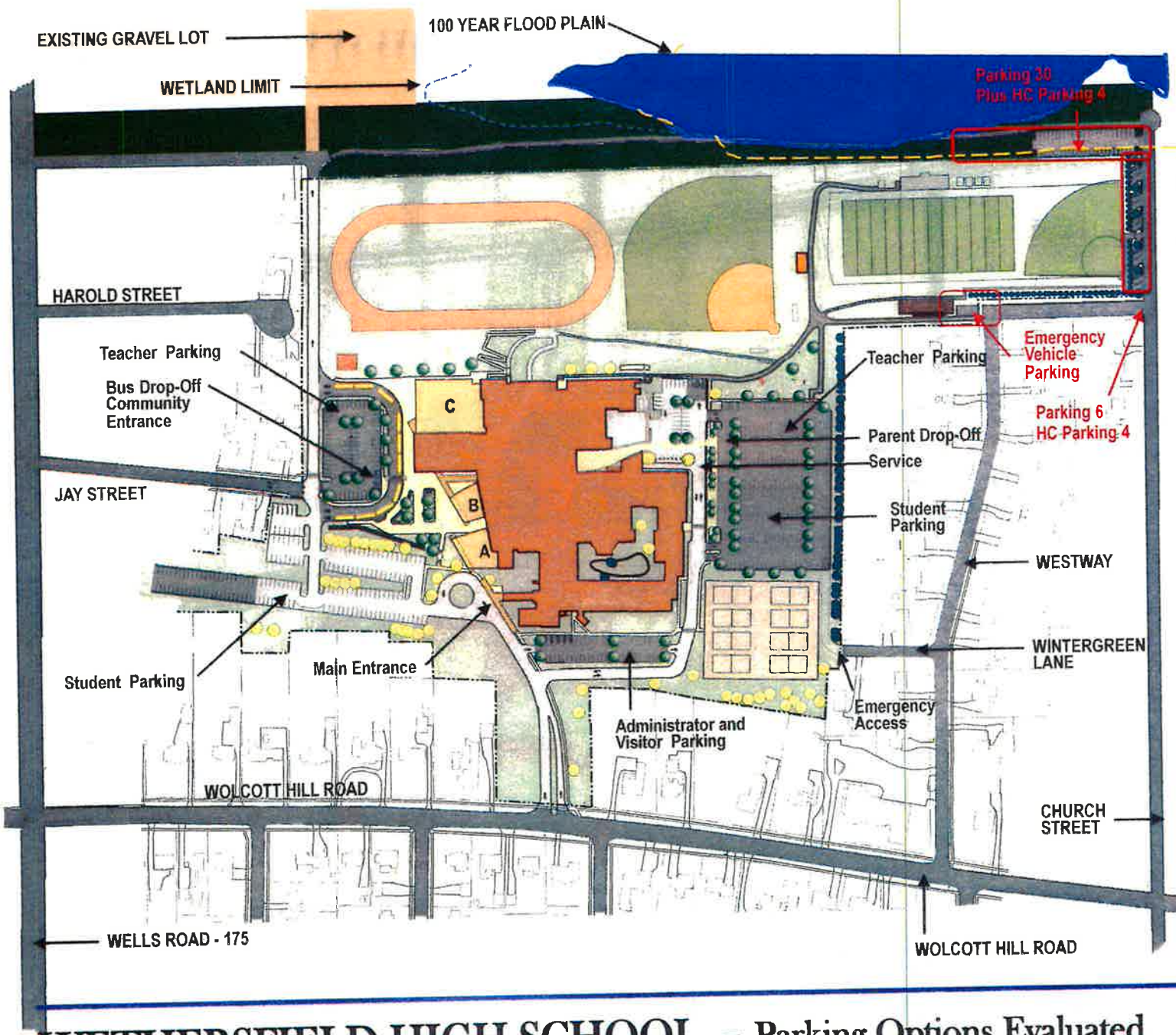
FOLLY BROOK BLVD

ISSUES TO RESOLVE
Proximity To Building
Winter Condition Access
Land Acquisition
Building Access
HC Parking
State Reimbursement
Wetlands & Flood Plain
Land-Use Approvals / Corps of Eng
LEED / High Performance

PARKING

Existing 410 Est. Total Spaces
Proposed 535 Total Spaces
Increased parking
HC 10 Spaces
Staff 160 Spaces
Student 315 Spaces
Visitors 35 Spaces
Administrators 15 Spaces

WETHERSFIELD HIGH SCHOOL – Parking Options Evaluated



SITE IMPROVEMENTS

FOLLY BROOK, CHURCH & WESTWAY

ISSUES TO RESOLVE
Proximity To Building
Winter Condition Access
Land Acquisition
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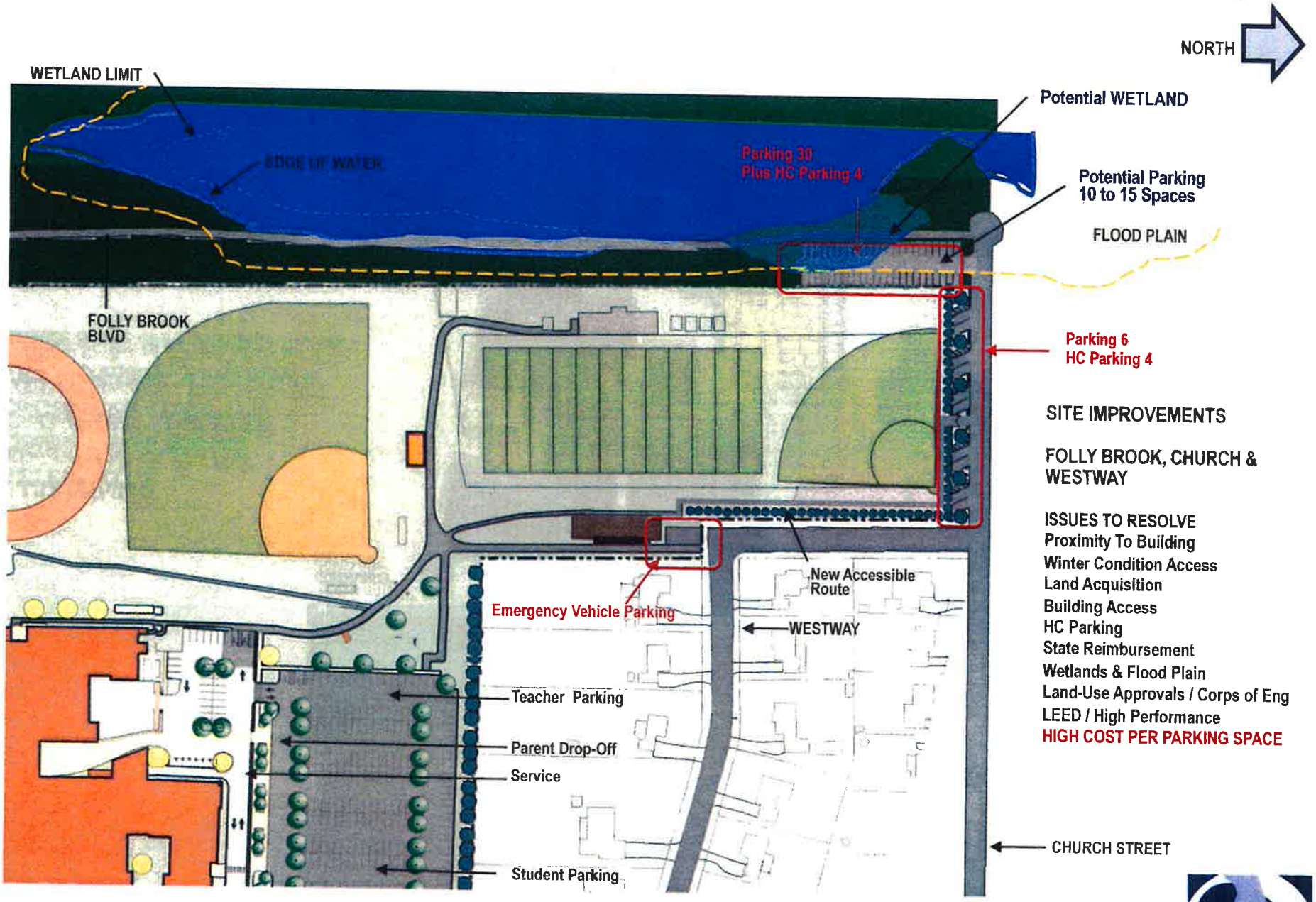
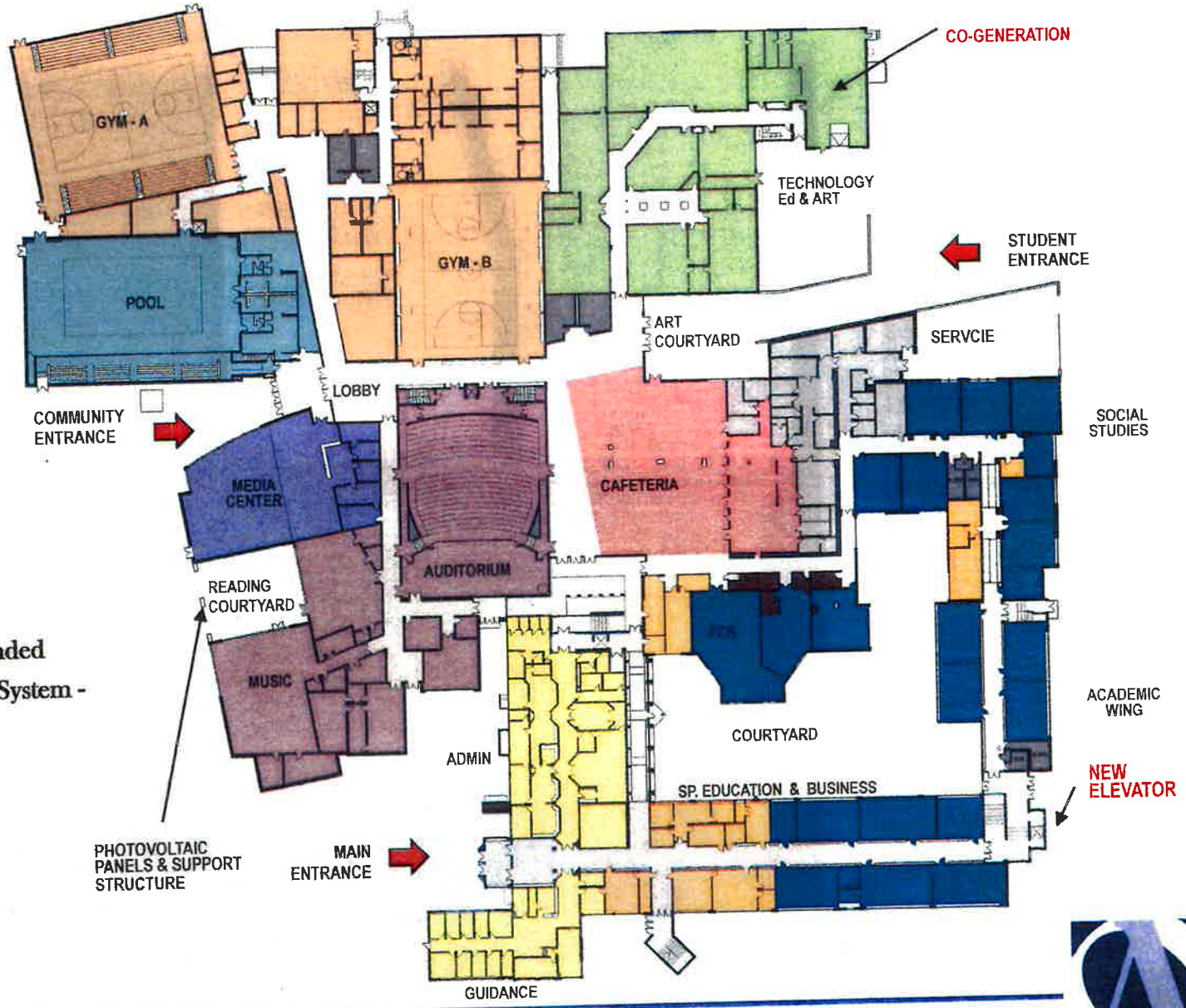


WETHERSFIELD HIGH SCHOOL – Parking Options Evaluated



ALTERNATES

Elevator at North East Stair

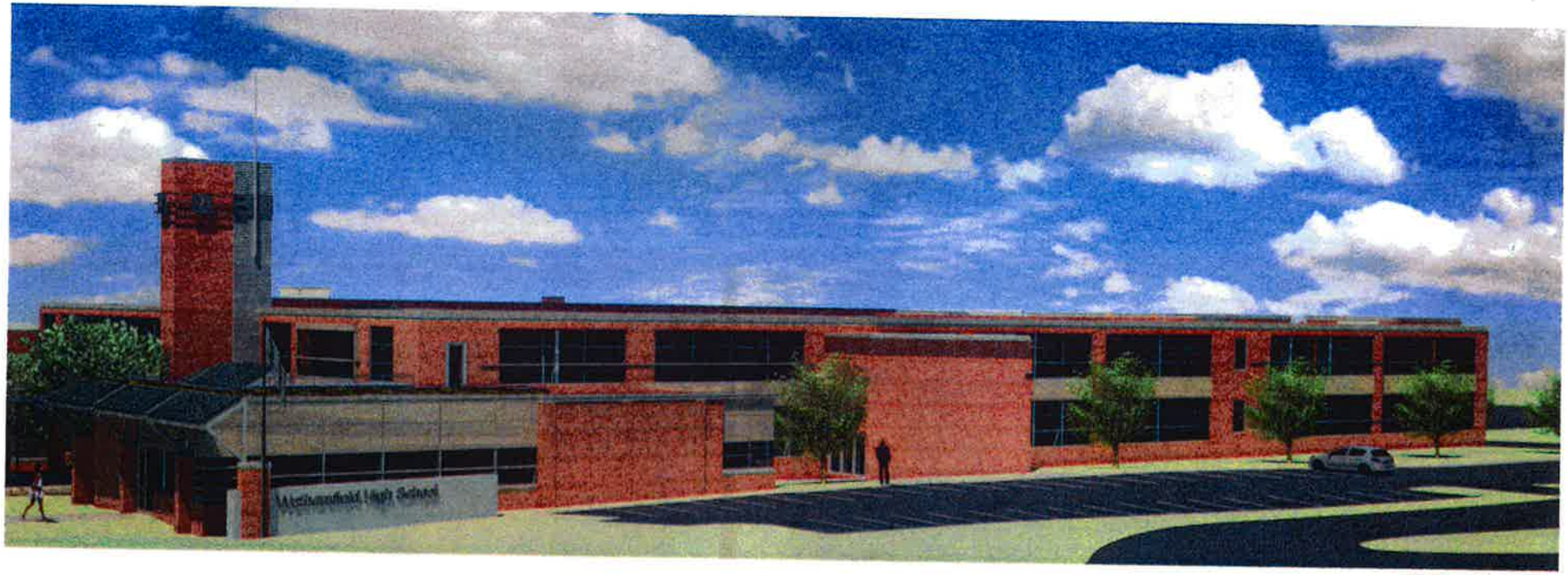
Co-Generation – DELETED

VET in Corridors - Recommended

Reduce Scope of Photovoltaic System -

WETHERSFIELD HIGH SCHOOL – Project Scope & Alternates

SOUTH ELEVATION



EAST ELEVATION

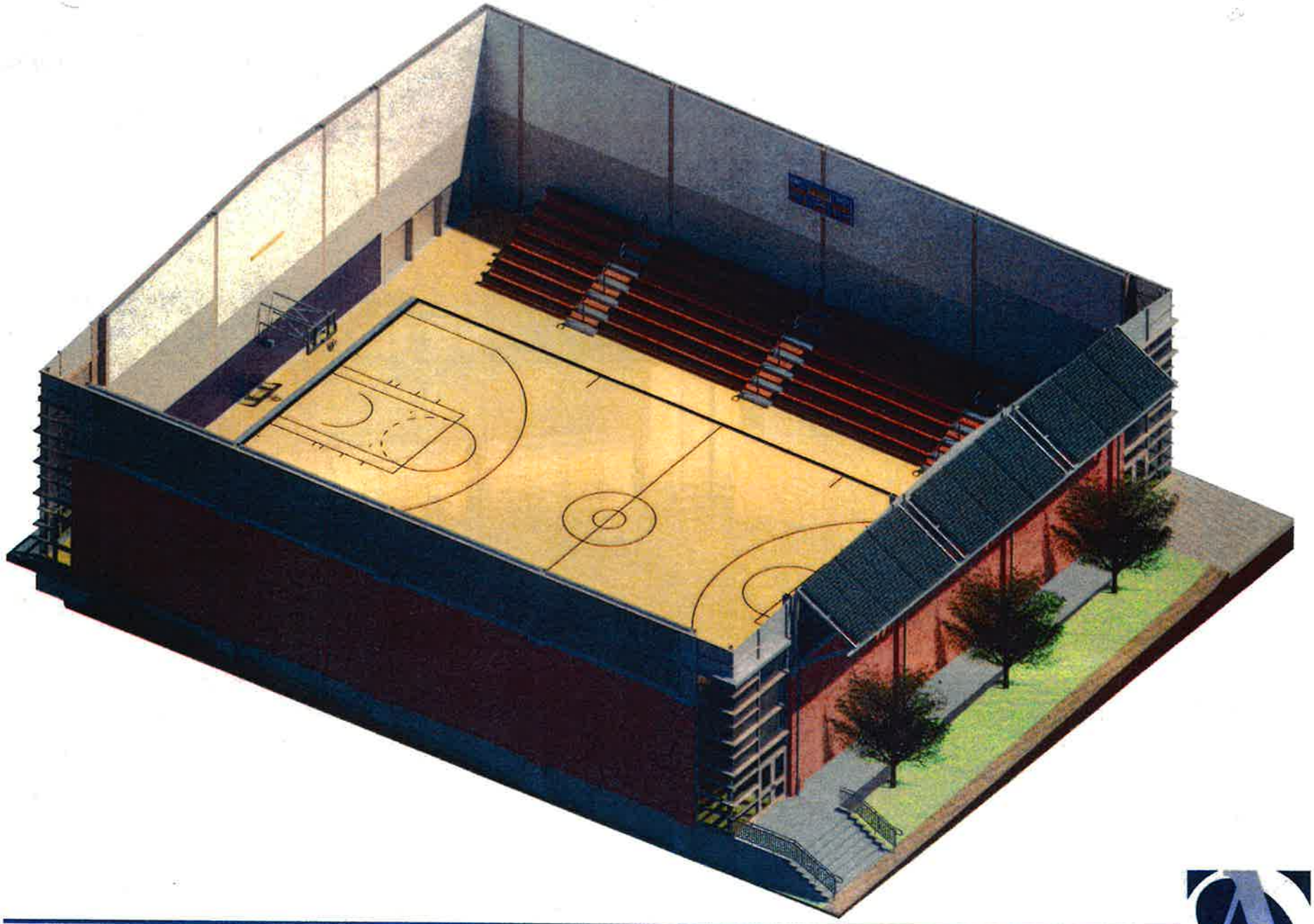
WETHERSFIELD HIGH SCHOOL - Design Images Exterior Elevations

NORTH EAST VIEW

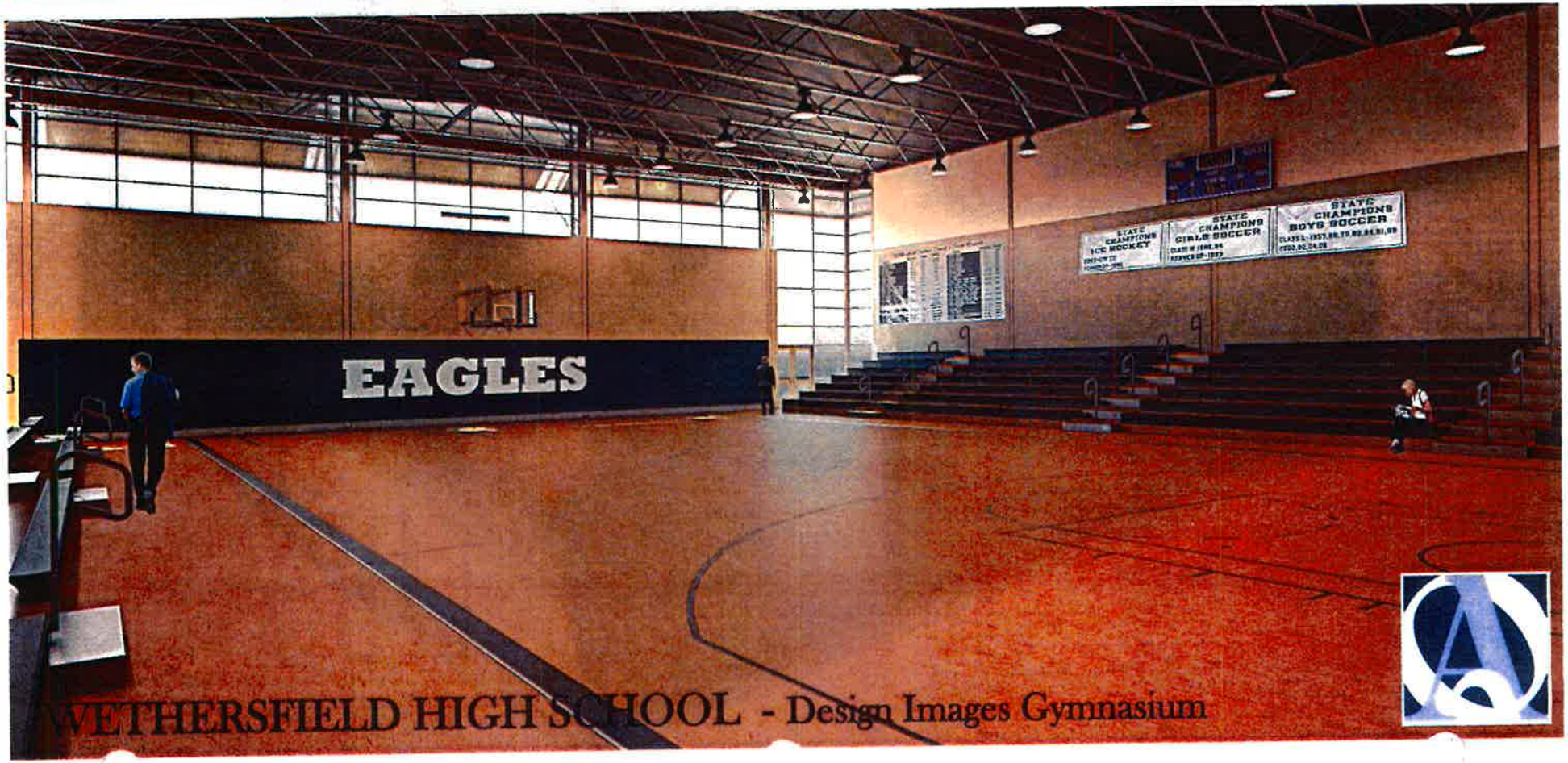
SOUTH VIEW

SOUTH EAST VIEW

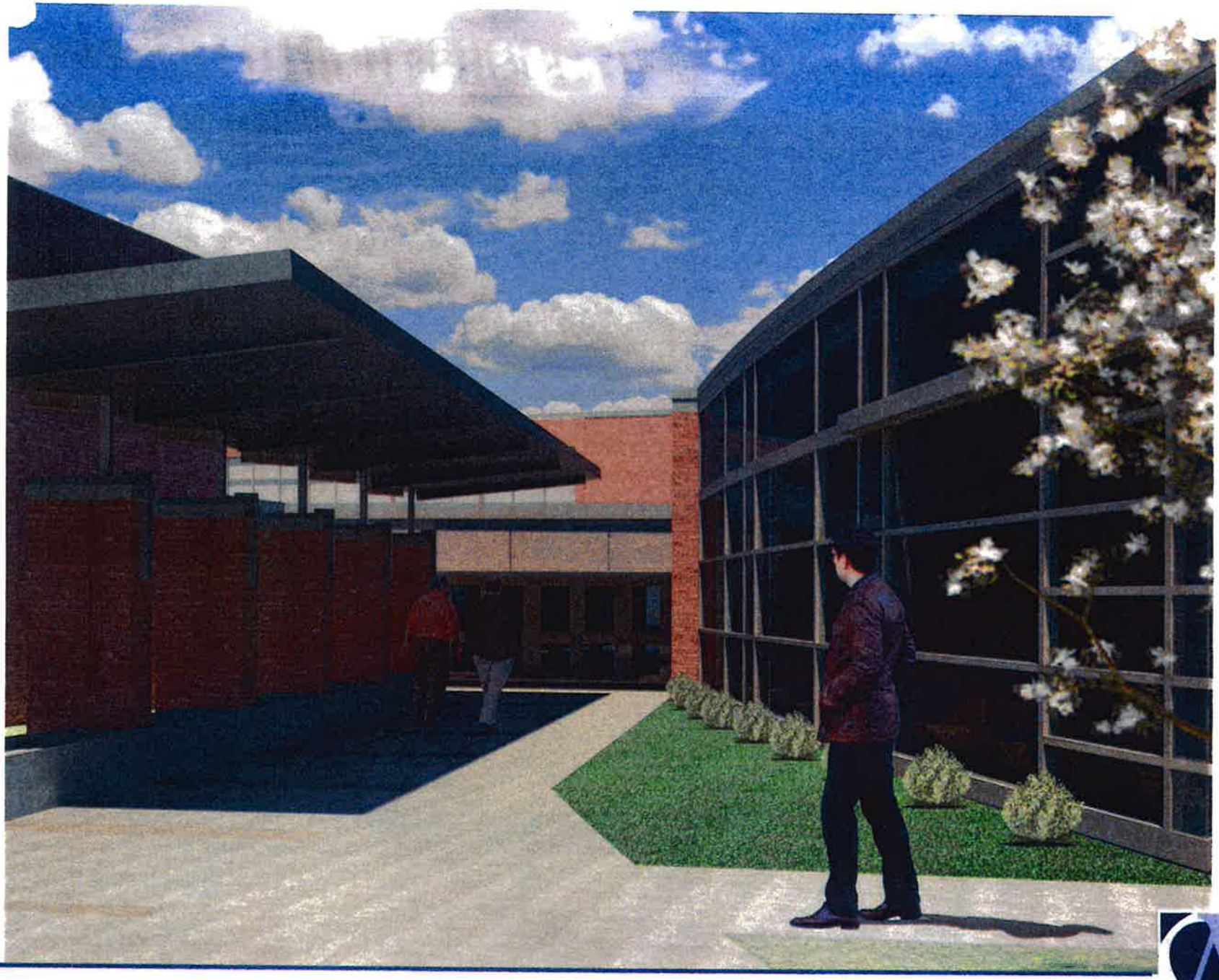
WETHERSFIELD HIGH SCHOOL - Design Images Gymnasium



WETHERSFIELD HIGH SCHOOL - Design Images Gymnasium



WETHERSFIELD HIGH SCHOOL - Design Images Gymnasium



WETHERSFIELD HIGH SCHOOL - Design Images Community Entrance

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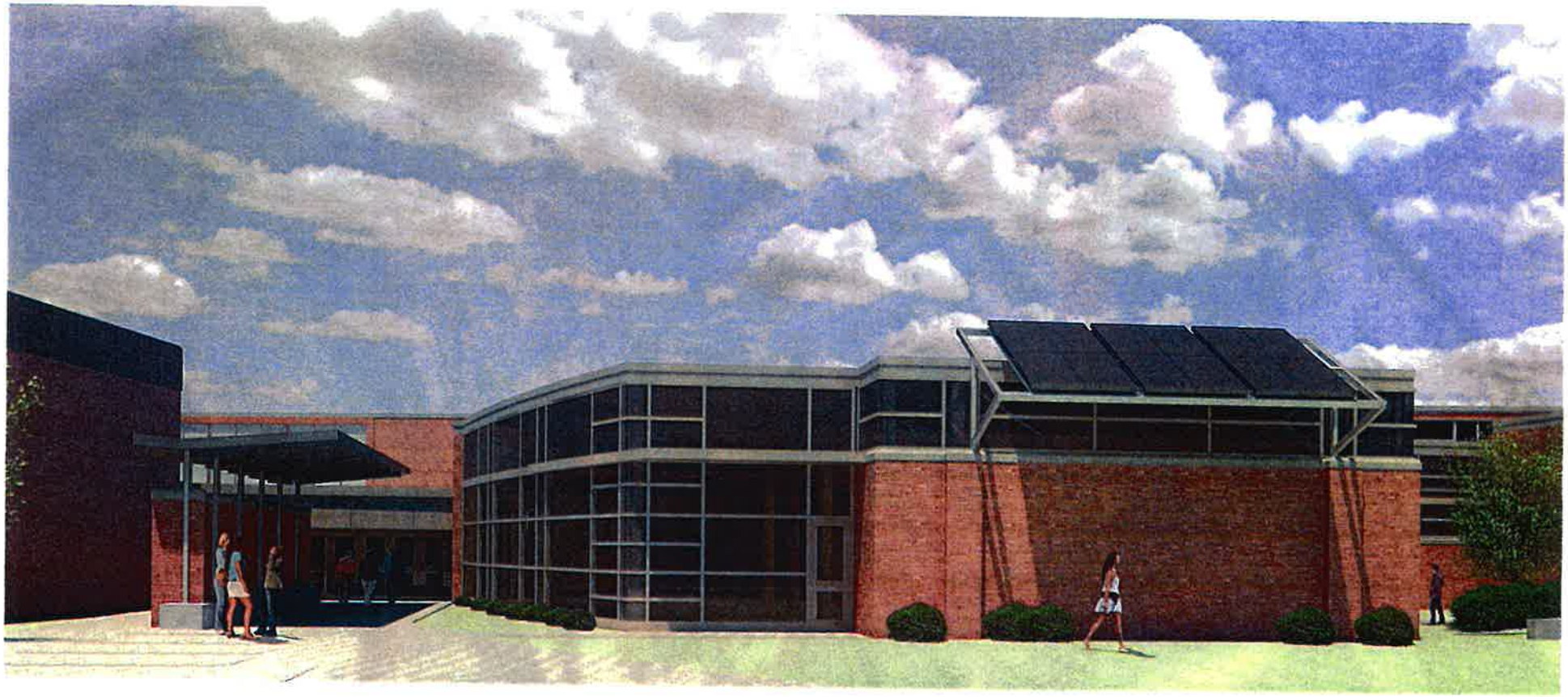
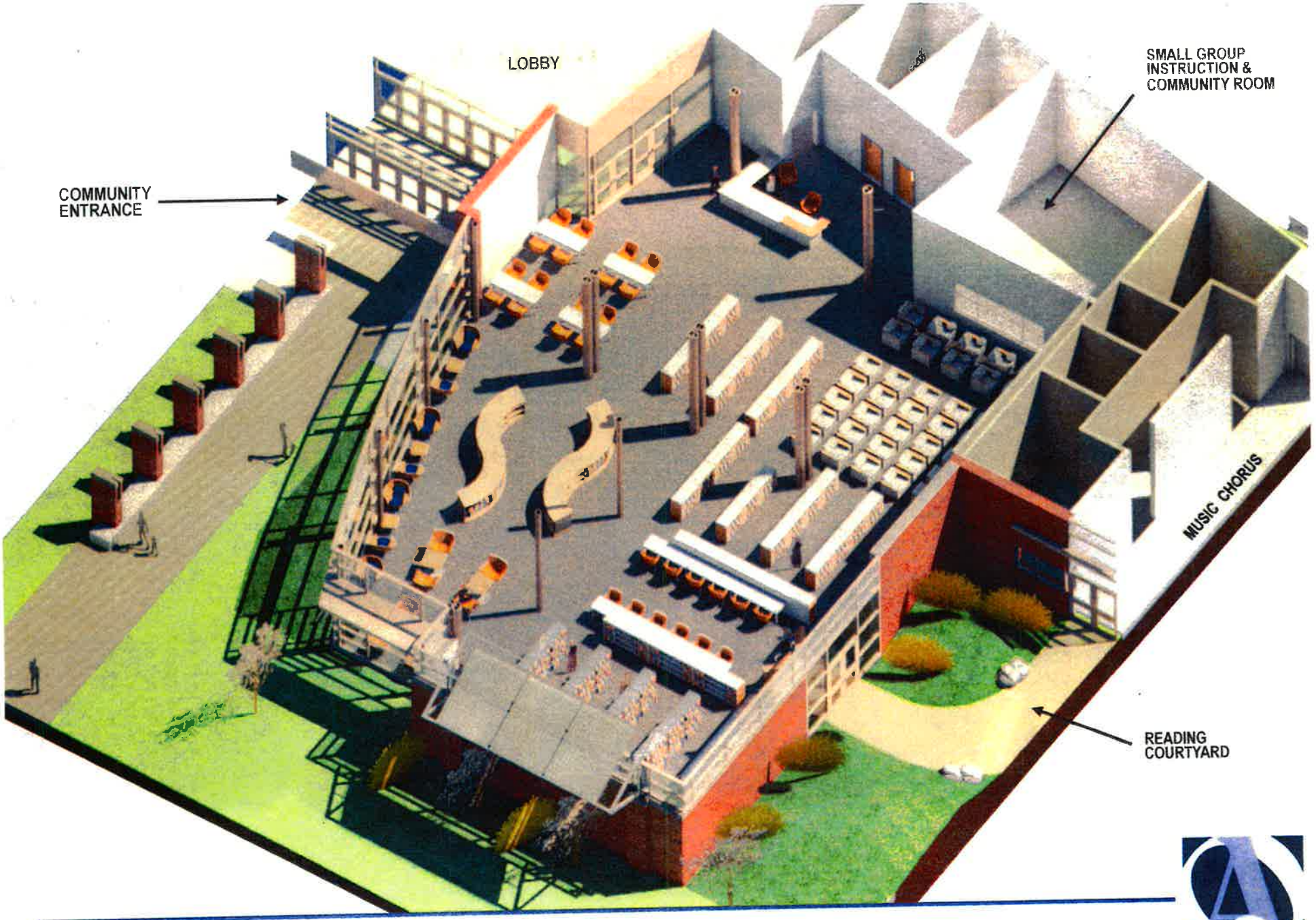


WETHERSFIELD HIGH SCHOOL - Design Images Media Center



WETHERSFIELD HIGH SCHOOL - Design Images Media Center

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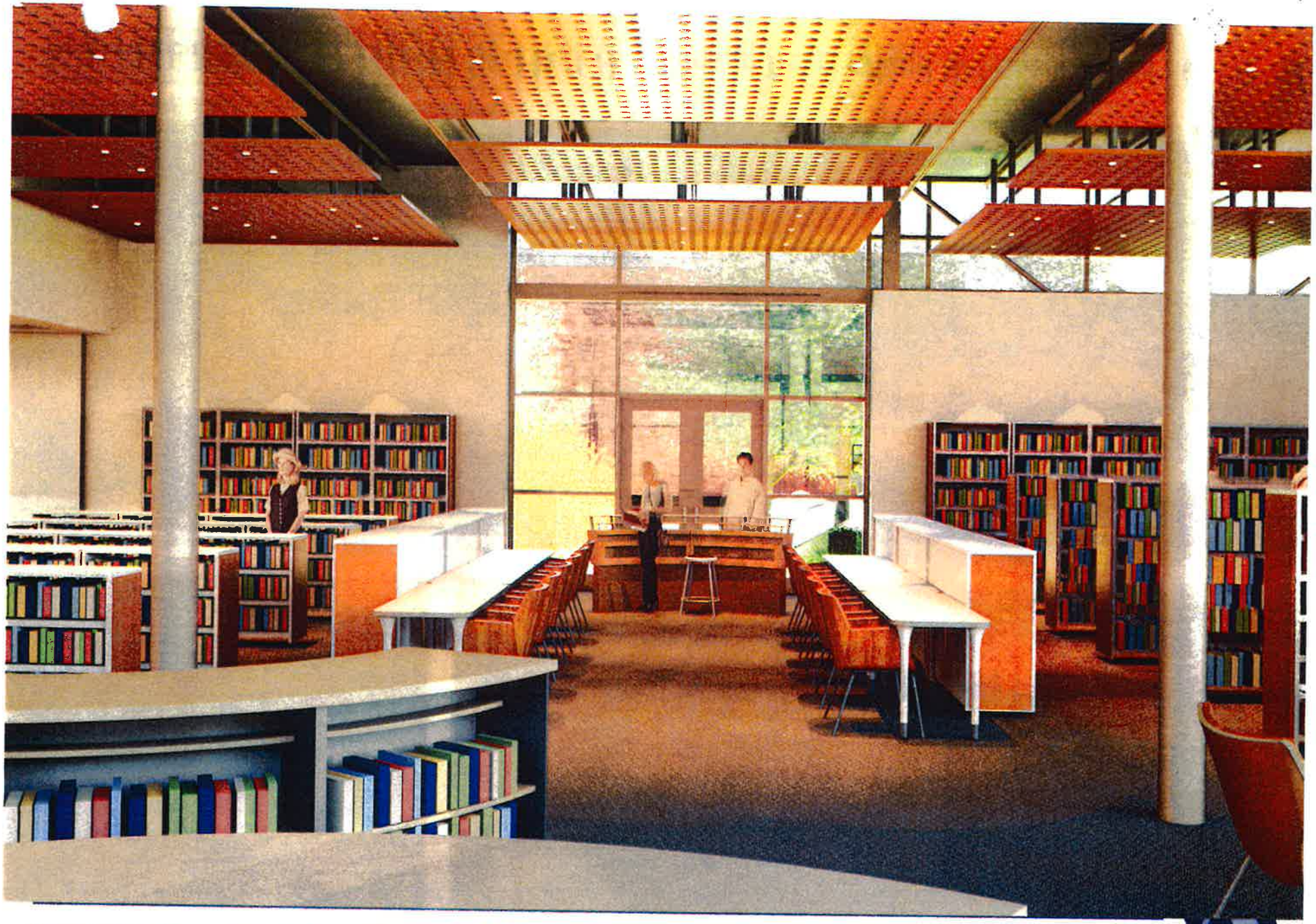

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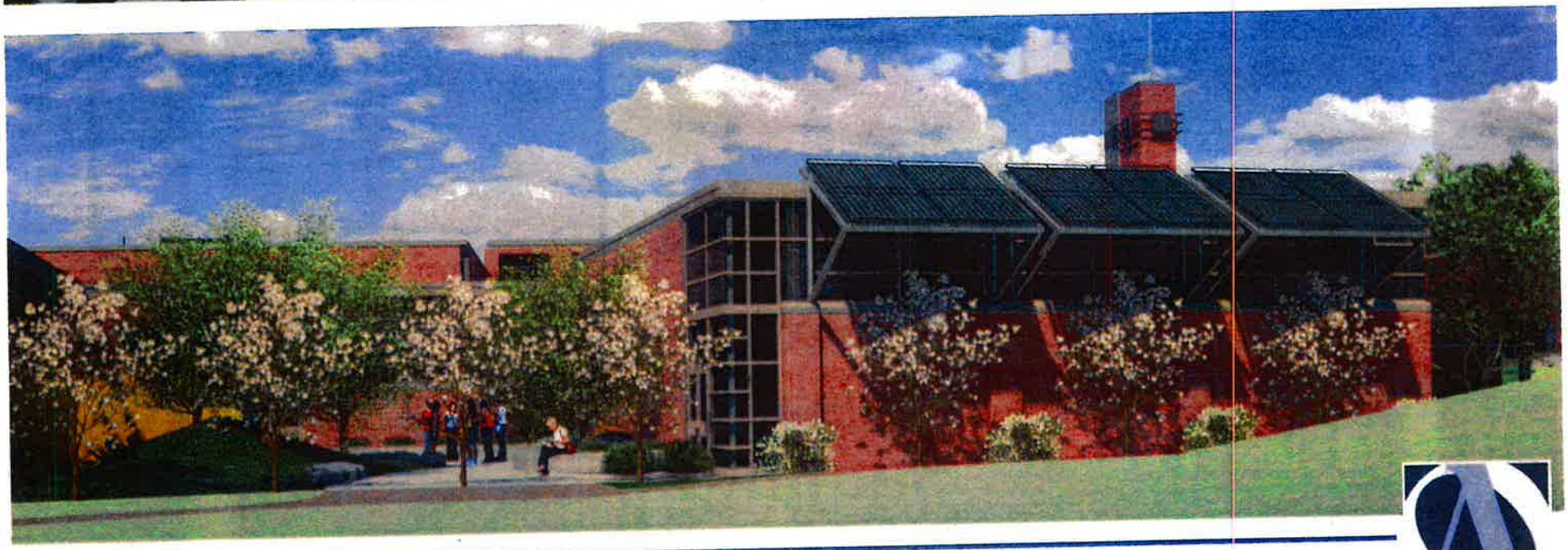
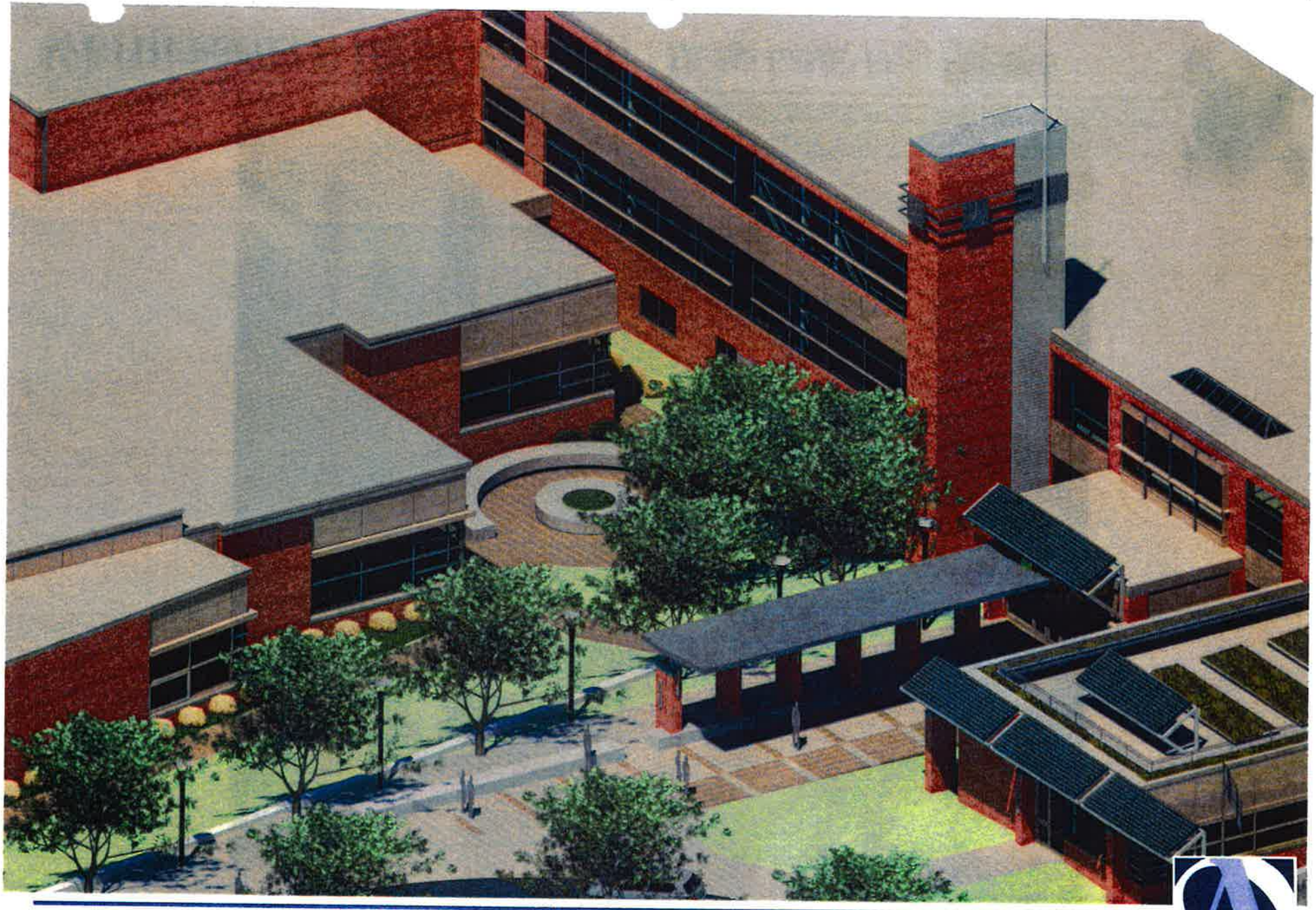


WETHERSFIELD HIGH SCHOOL - Design Images Band Rehearsal Room



WETHERSFIELD HIGH SCHOOL - Design Images Main Entrance

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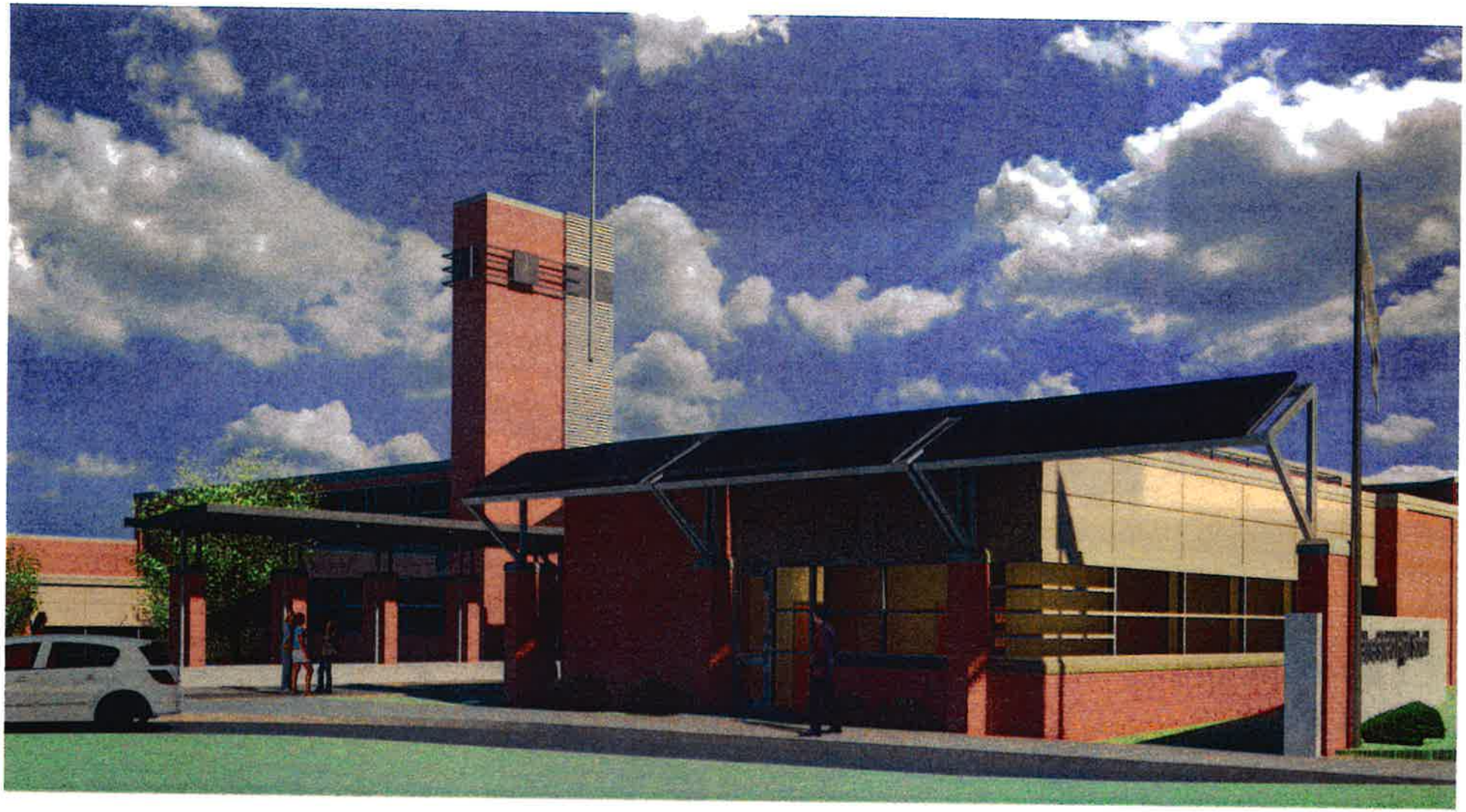
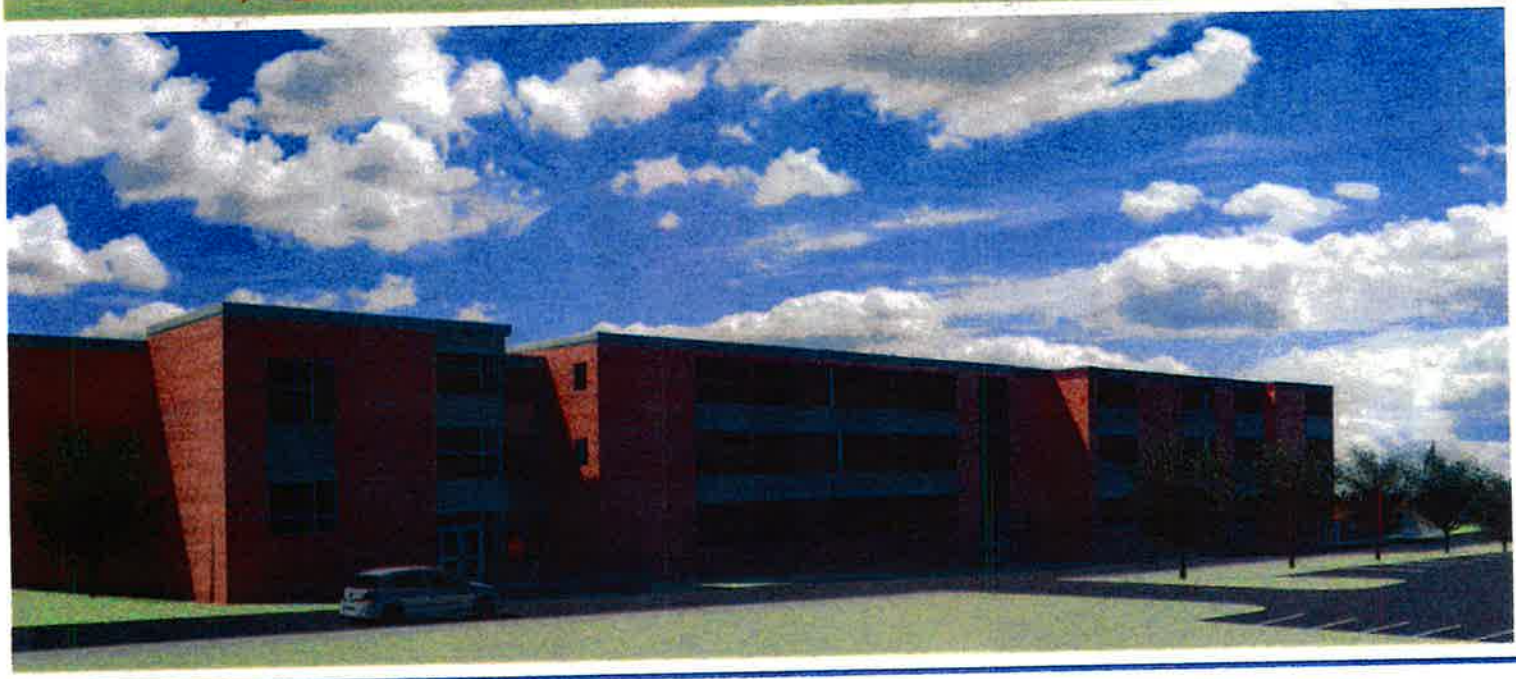


WETHERSFIELD HIGH SCHOOL - Design Images Main Entry / Guidance



WETHERSFIELD HIGH SCHOOL - Design Images East & North Elevations

SCIENCE DEPARTMENT

2 Physics Classroom Labs – 1,200 SF Each (Average)
1 Physics Prep/Storage Room – 300 SF

3 Chemistry Classroom Labs – 1,350 SF Each (Average)
2 Chemistry Prep/Storage Rooms – 370 SF

4 Biology Classroom Labs – 1,250 SF Each (Average)
2 Biology Prep/Storage Rooms – 280 SF

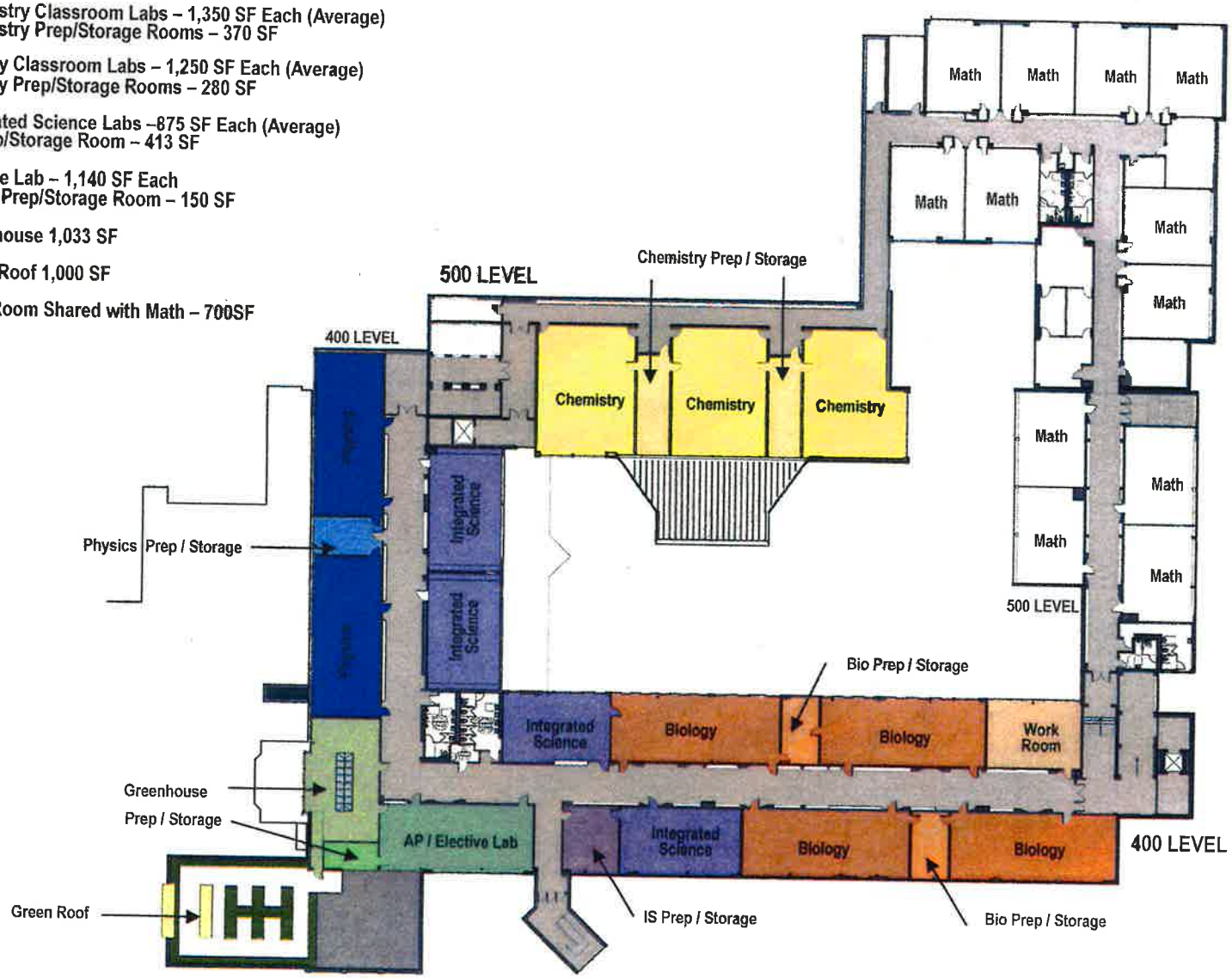
4 Integrated Science Labs –875 SF Each (Average)
1 IS Prep/Storage Room – 413 SF

1 Elective Lab – 1,140 SF Each
1 AP lab Prep/Storage Room – 150 SF

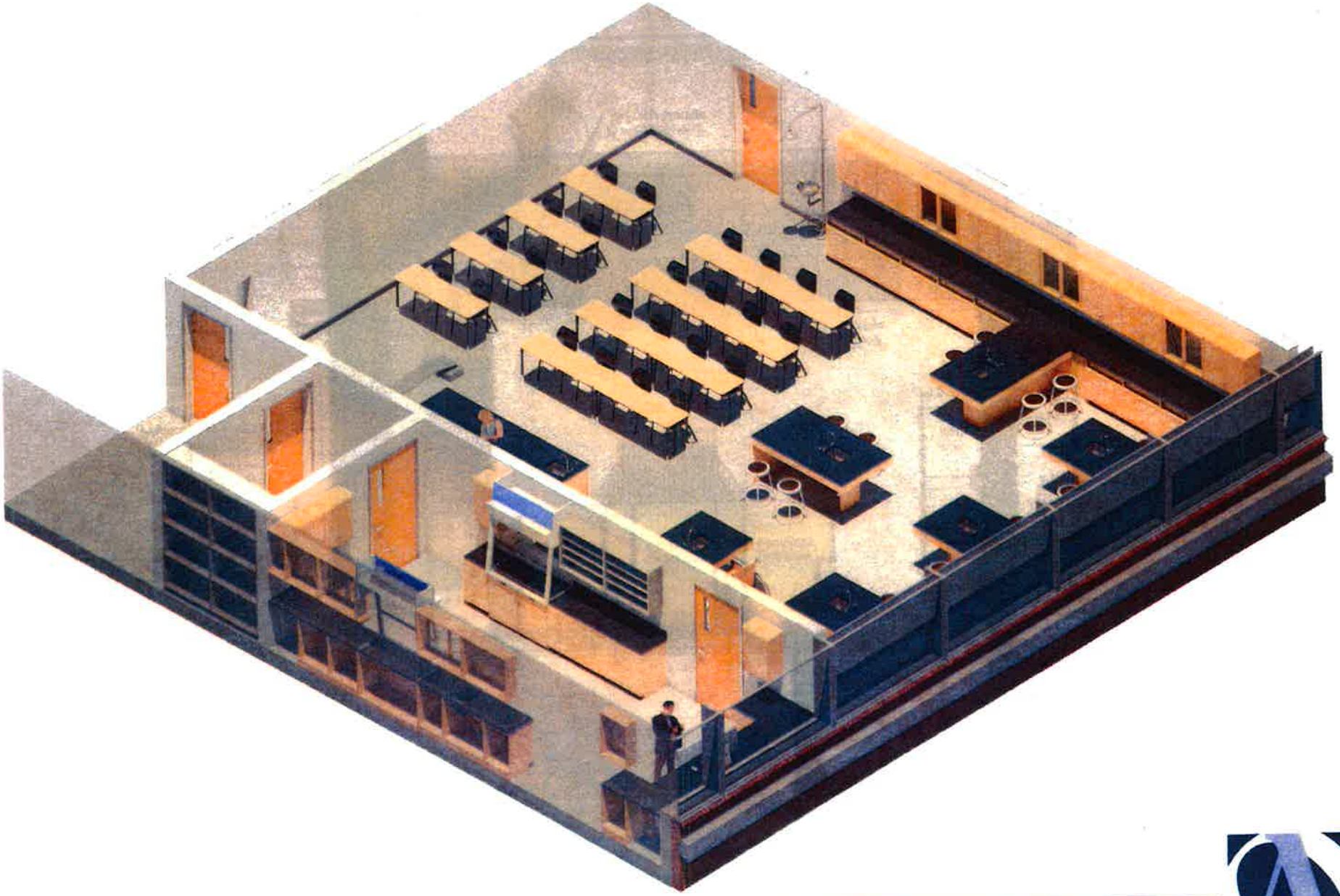
1 Greenhouse 1,033 SF

1 Green Roof 1,000 SF

1 Work Room Shared with Math – 700SF



WETHERSFIELD HIGH SCHOOL - Design Development Update Science



WETHERSFIELD HIGH SCHOOL - Design Images Chemistry Clab & Prep

WETHERSFIELD HIGH SCHOOL - Design Images Chemistry

WETHERSFIELD HIGH SCHOOL - Design Images Physics

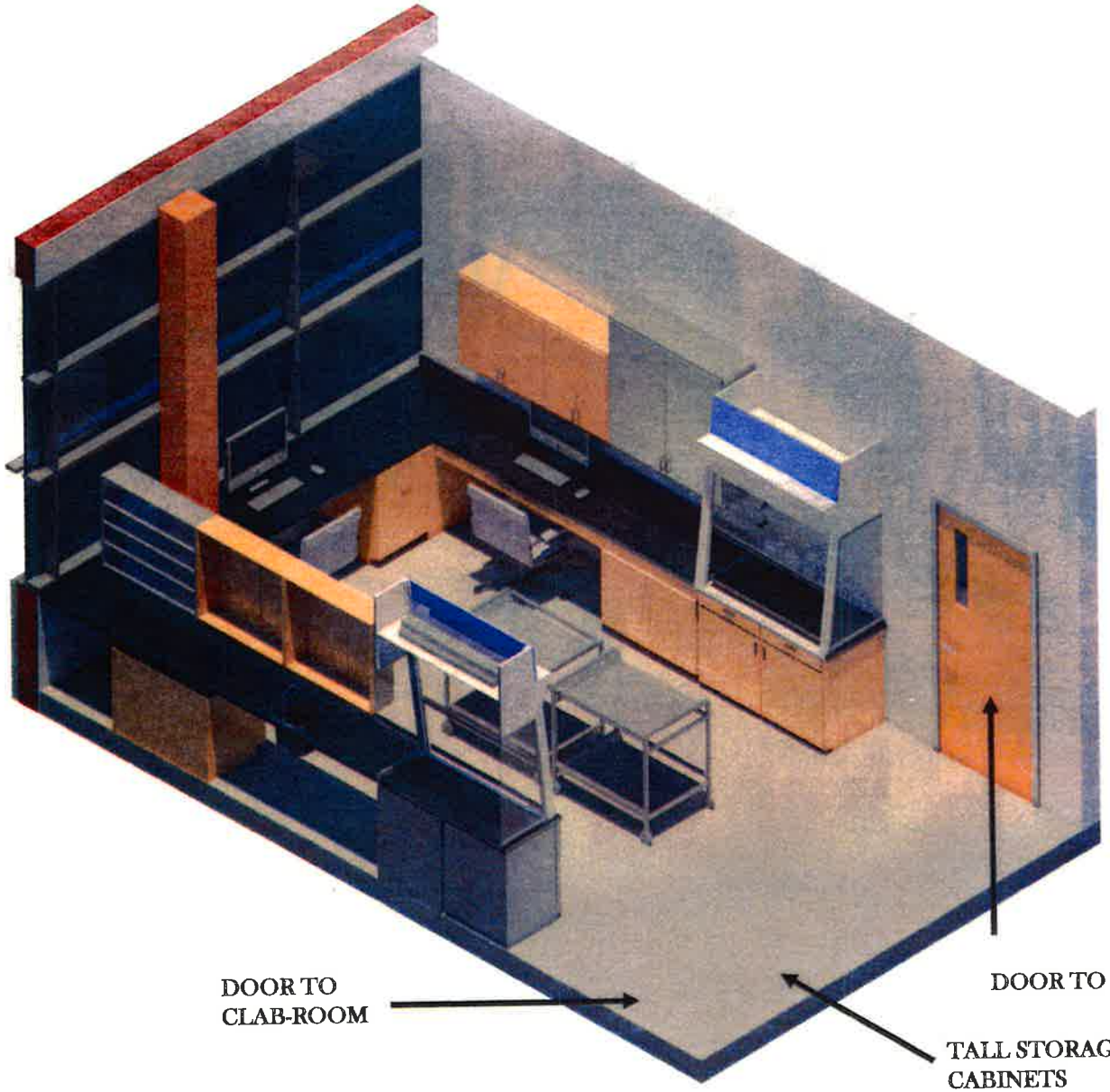
WETHERSFIELD HIGH SCHOOL - Design Images Physics

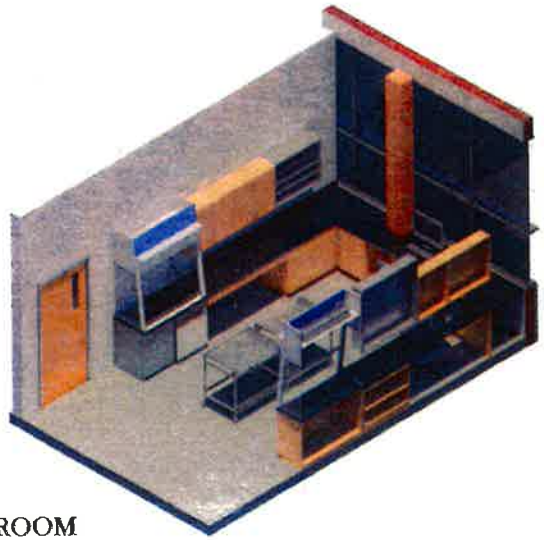
WETHERSFIELD HIGH SCHOOL - Design Images Biology

WETHERSFIELD HIGH SCHOOL - Design Images Biology

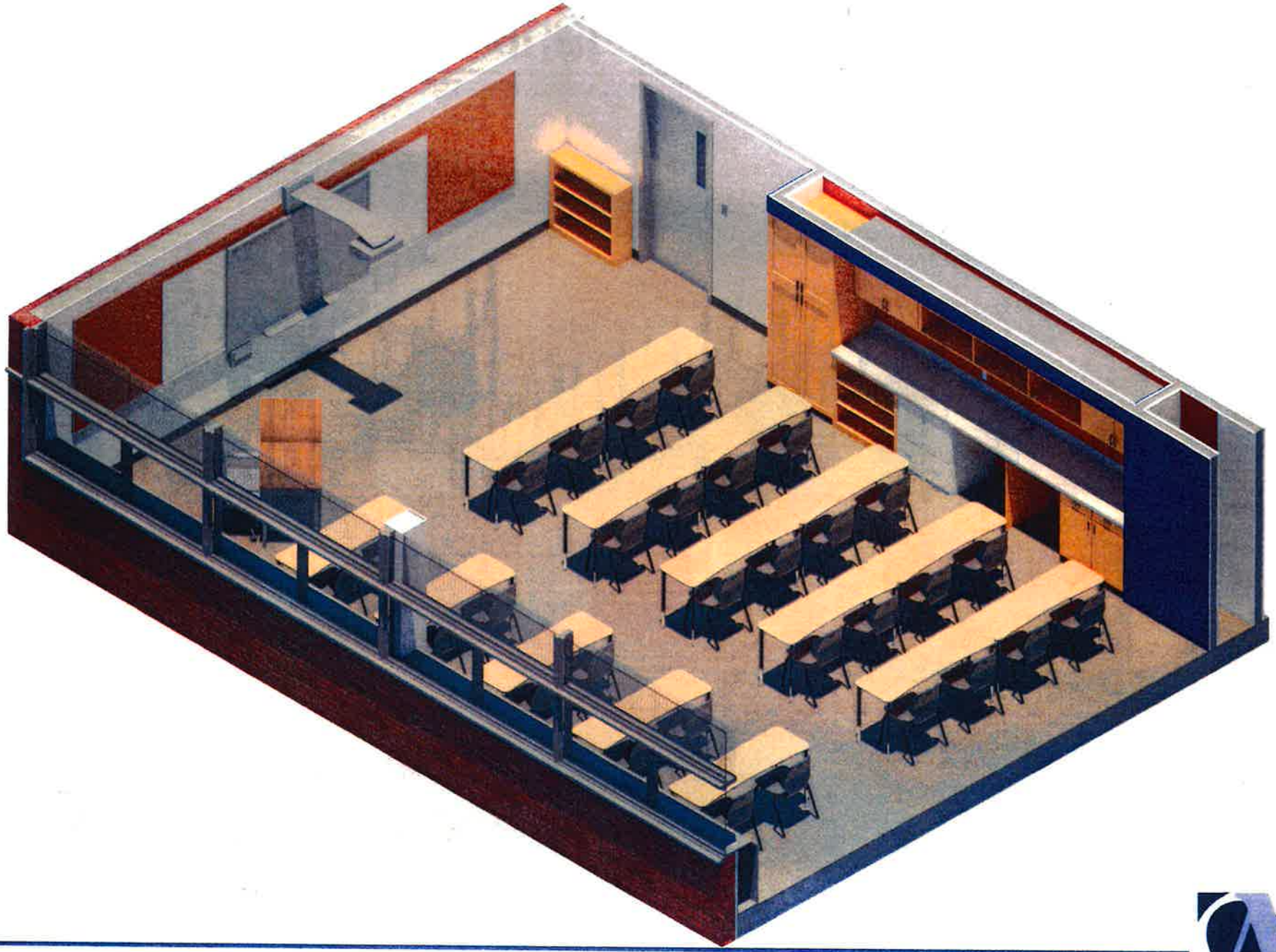
TYPICAL L AYOUT & EQUIPMENT

1. TWO TEACHER DESKS / WORKSTATIONS
2. (2) WORKSTATIONS WITH COMPUTERS
3. SINK
4. DISHWASHER
5. UNDER COUNTER REFRIGERATOR
6. FLAMMABLE STORAGE CABINET
7. ENCLOSED UNDER COUNTER STORAGE CABINETS
8. LOCKABLE UPPER CABINET STORAGE
9. REAGENT RACKS
10. (2) PASS THROUGH FUME HOODS FROM ADJACENT CLASSROOMS
11. (2) MOBILE CARTS
12. TALL STORAGE CABINETS





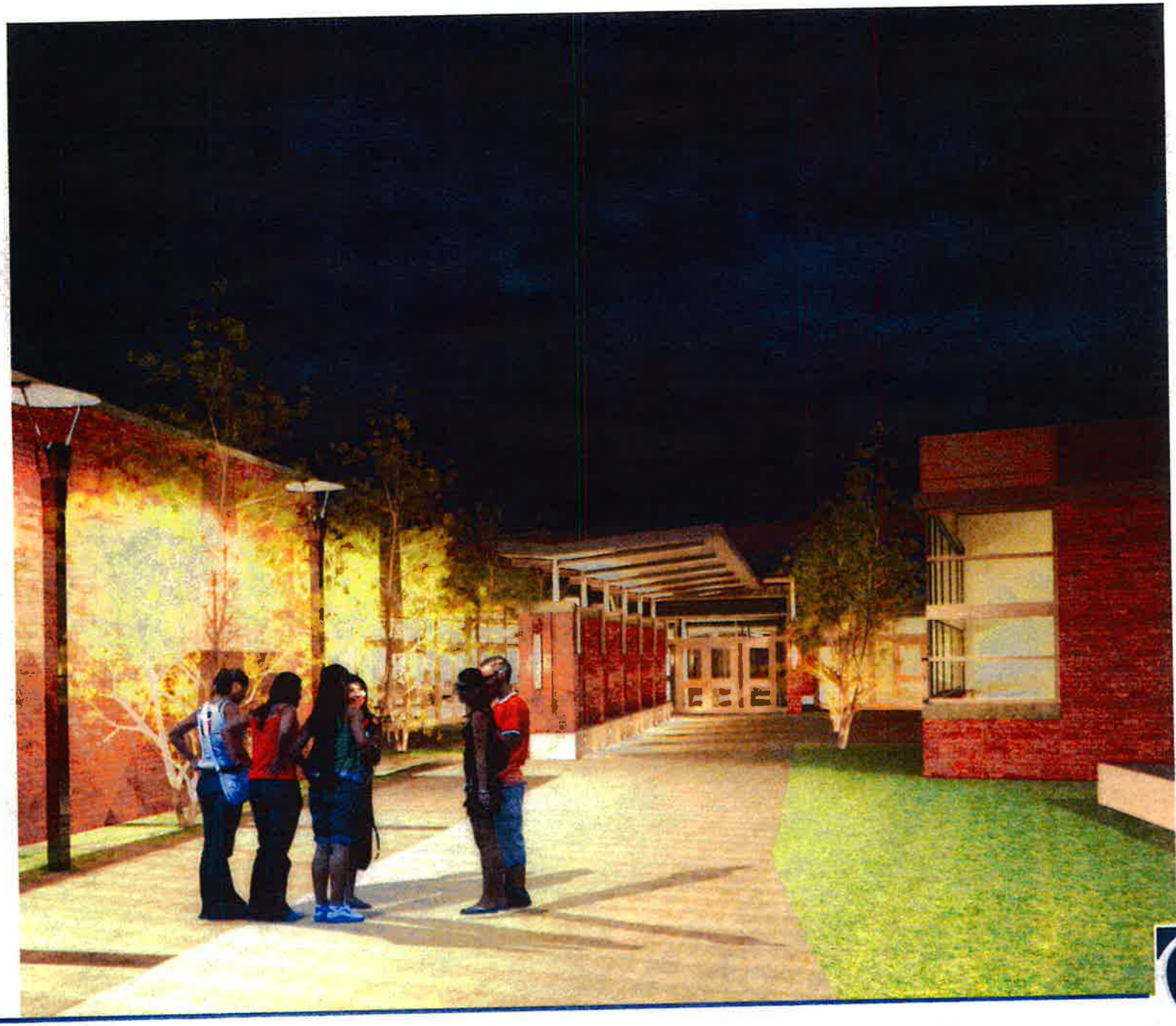
WETHERSFIELD HIGH SCHOOL - Design Images Biology Prep Room



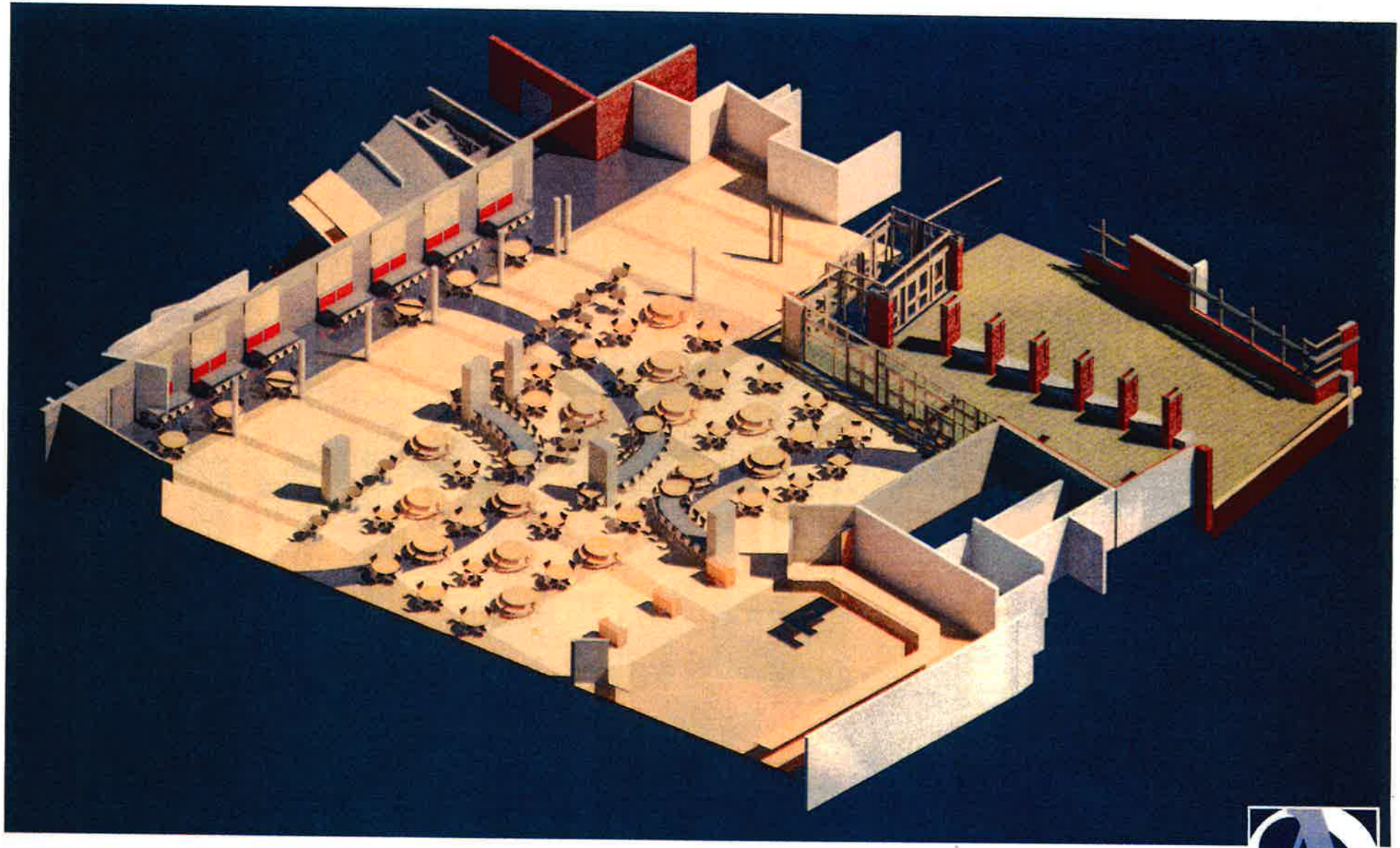
WETHERSFIELD HIGH SCHOOL - Design Images Typical Classroom

WETHERSFIELD HIGH SCHOOL - Design Images Typical Classroom

WETHERSFIELD HIGH SCHOOL - Design Images Student Entry



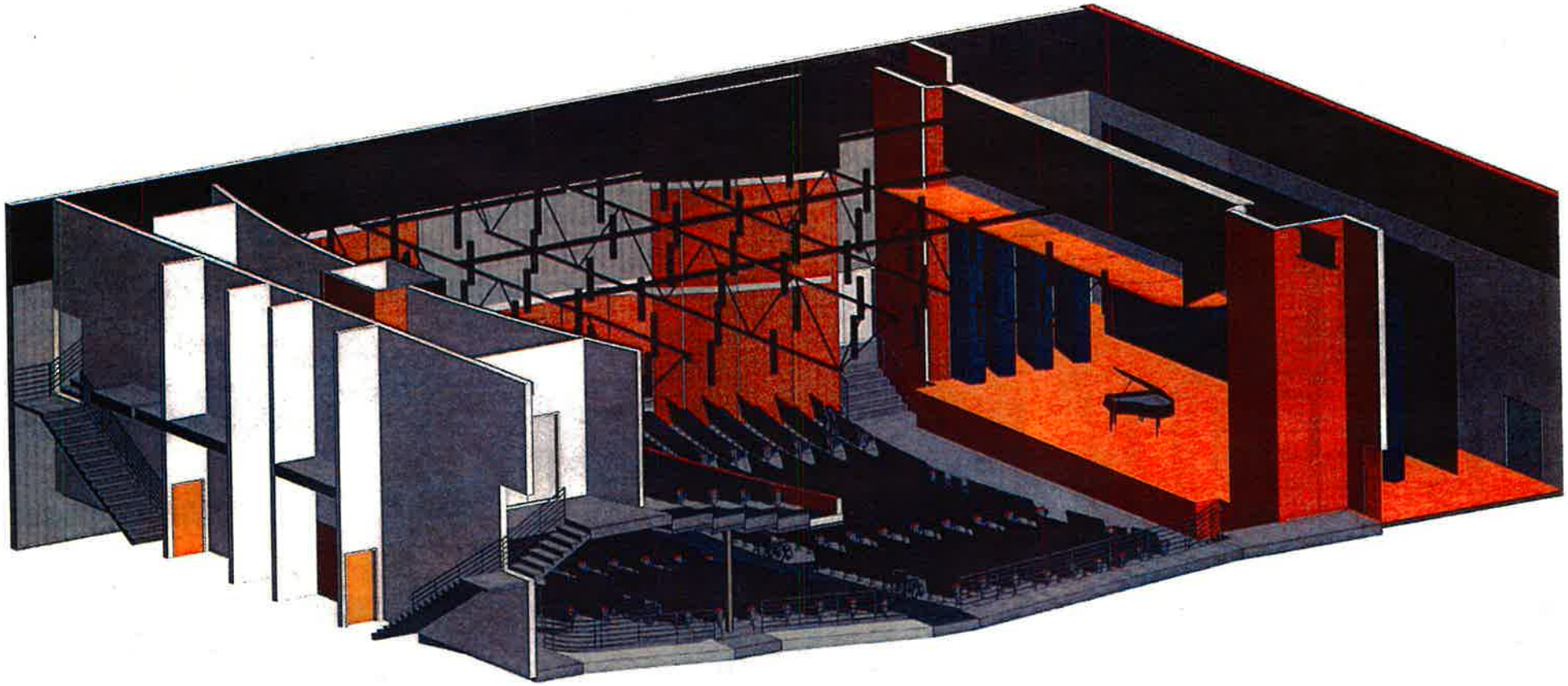
WETHERSFIELD HIGH SCHOOL - Design Images Student Entry



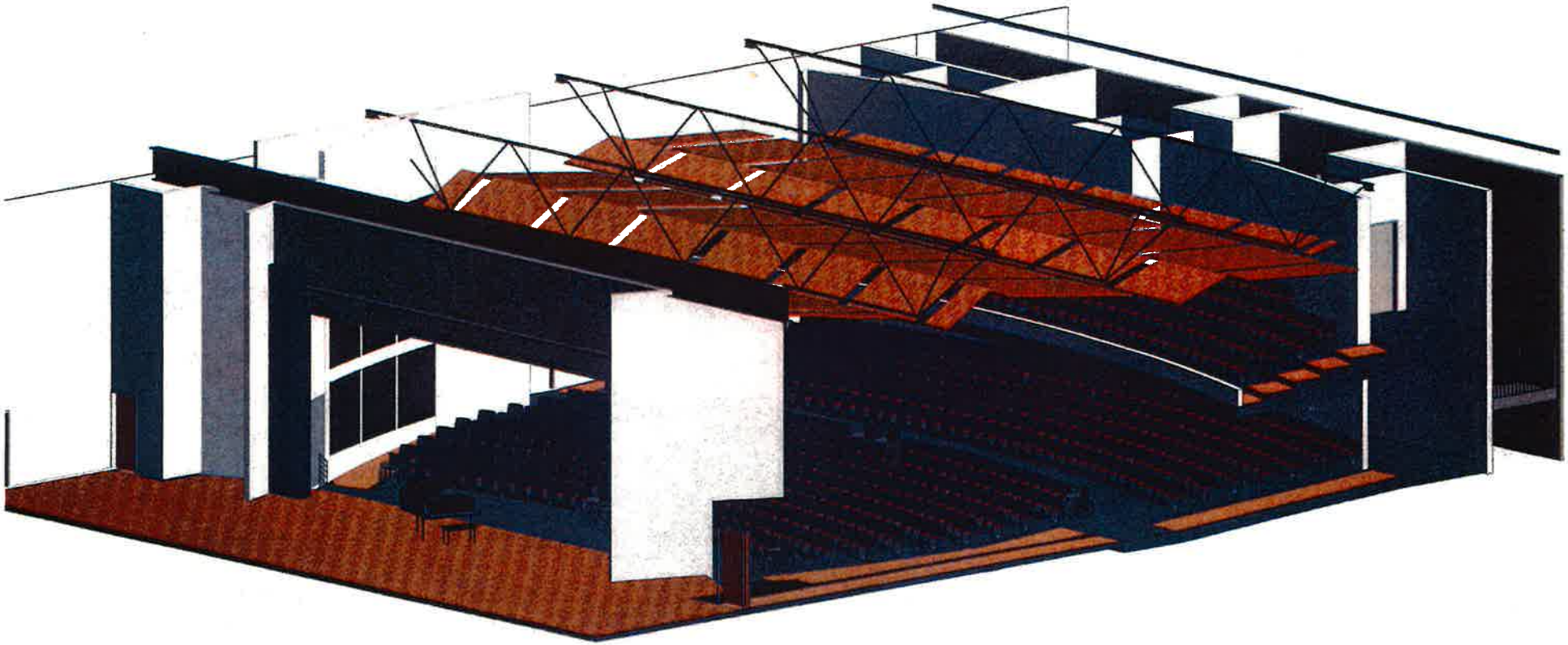
WETHERSFIELD HIGH SCHOOL - Design Images Cafeteria

WETHERSFIELD HIGH SCHOOL - Design Images Cafeteria

WETHERSFIELD HIGH SCHOOL - Design Images Cafeteria

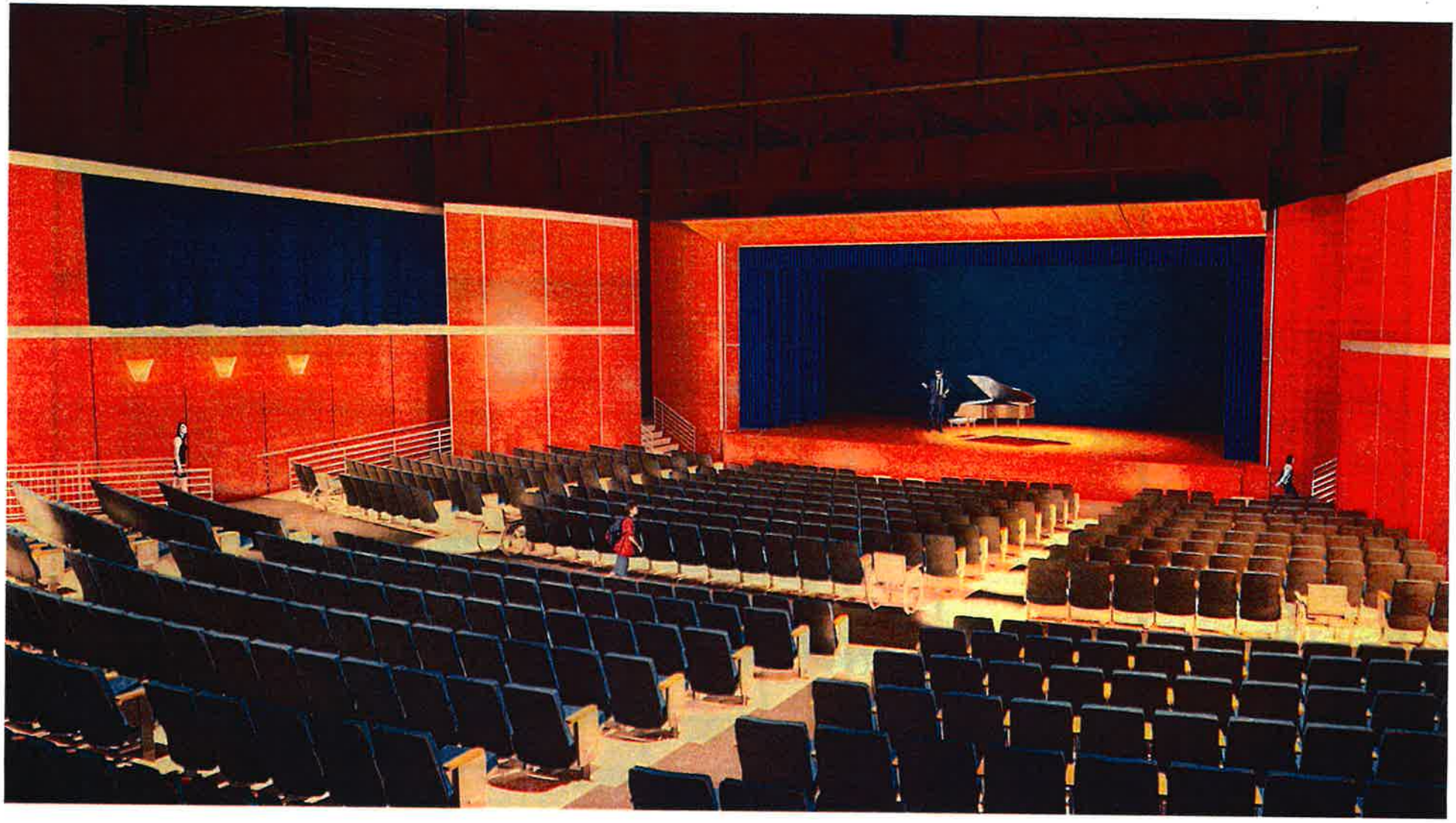


WETHERSFIELD HIGH SCHOOL - Design Images Auditorium



WETHERSFIELD HIGH SCHOOL - Design Images Auditorium

WETHERSFIELD HIGH SCHOOL - Design Images Auditorium



WETHERSFIELD HIGH SCHOOL - Design Images Auditorium

SCHEMATIC DESIGN ESTIMATE - RECONCILED

ADDITIONS & RENOVATIONS

October 4, 2012

PROJECT COST SUMMARY

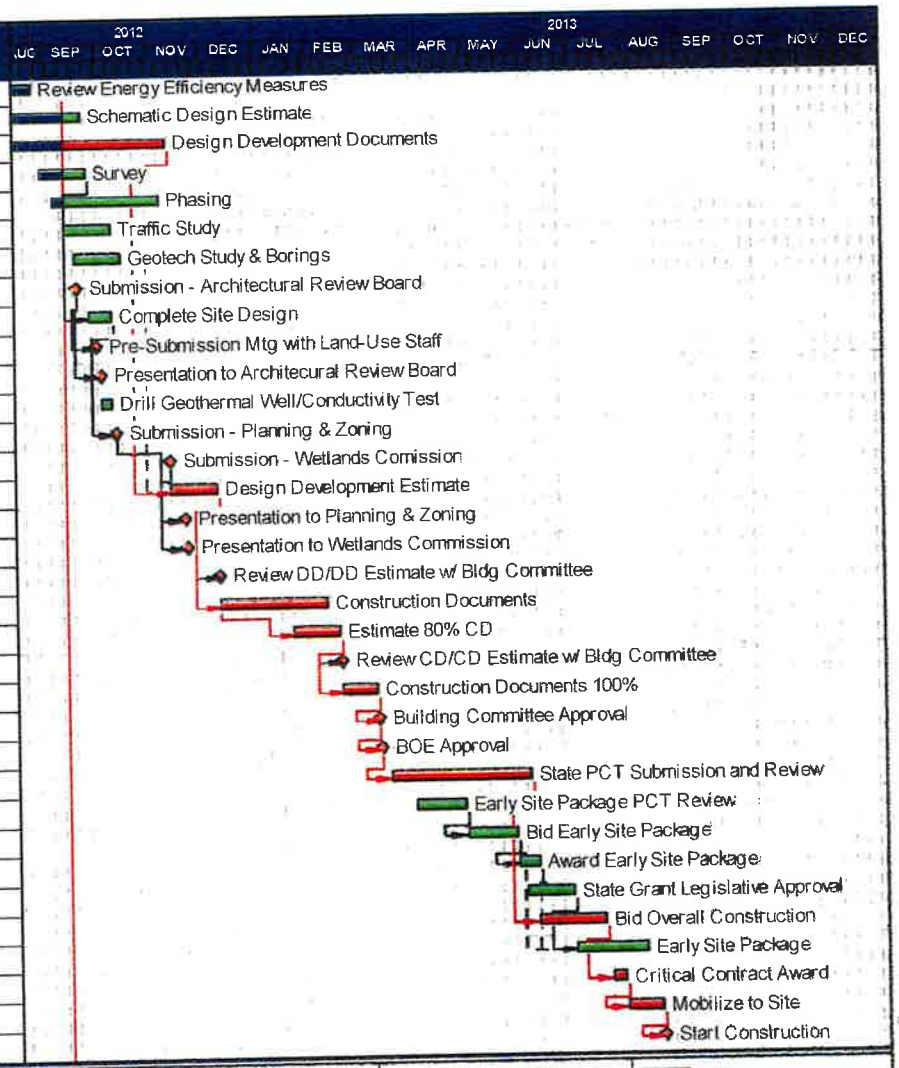
No. of Students:	1,230
New Construction (GSF):	23,740
Renovation (GSF):	253,809
Total Project (GSF):	277,549

WETHERSFIELD HIGH SCHOOL DESCRIPTION	QTY	U/M	COST U/M	October 4, 2012 SCHEMATIC DESIGN ESTIMATE - RECONCILED	January 3, 2012 CONCEPTUAL DESIGN ESTIMATE	VARIANCE
CONSTRUCTION COSTS				-	-	
1 SITEWORK:						
A SITEWORK: FROM SUMMARY	24.60	ACRES	241,885	5,950,359	4,788,526	1,161,833
B GEOTHERMAL WELL SYSTEM, 220 EA, 400 FT DEEP WELLS	1	LS	1,577,982	1,577,982	1,577,982	(0)
2 ABATEMENT:				-	-	0
A ASBESTOS ABATEMENT (ALLOWANCE)	249,970	SF		249,970	249,970	0
B PCB ABATEMENT (ALLOWANCE)	256,532	SF		500,000	500,000	0
3 NEW BUILDING ADDITIONS:				-	-	0
A PHYSICAL ED. AREA & OFFICE / STORAGE / LOBBY / MEDIA CTR / BAND	23,740	SF	264.66	6,283,125	5,957,930	325,195
4 BUILDING RENOVATIONS:				-	-	0
A RENOVATIONS	253,809	SF	154.42	39,192,944	40,669,565	(1,476,621)
B CO-GENERATION PLANT, 75KW, GAS ENGINE	1	LS		IN ALT.	375,000	(375,000)
C PHOTOVOLTAIC PANELS & METERS ON EXISTING ROOF	1	LS		91,500	150,000	(58,500)
D GREEN ROOF	1	LS		50,000	80,000	(30,000)
5 TEMPORARY CONSTRUCTION / PHASING: ALLOWANCE	1	LS		250,000	250,000	0
SUBTOTAL OF TRADE CONTRACTORS:	277,549	GSF	$195.09	54,145,880	54,598,972	(453,093)
				WAIVED	*WAIVED*	0
6 BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)	36	MO		2,628,787	2,150,002	478,785
7 C.M. - GENERAL CONDITIONS				2,628,787	2,150,002	478,785
SUBTOTAL OF ITEMS 6 & 7:						
ESCALATION, CONTINGENCY						
1 DESIGN / ESTIMATE CONTINGENCY	5.22%			2,826,415	-	2,826,415
2 ESCALATION - CONST. START DATE, JULY 2013, 10 MO, 2.5% / YR	2.08%			1,186,923	2,616,201	(1,429,278)
3 CONSTRUCTION CONTINGENCY	5.00%			2,907,961	3,135,837	(227,876)
SUBTOTAL:				6,921,299	5,752,038	1,169,261
C.M. / G.C. FEES						
1 PRE-CONSTRUCTION PHASE	1	LS		185,000	125,000	60,000
2 CONSTRUCTION PHASE	1.45%			926,274	1,250,020	(323,746)
SUBTOTAL:				1,111,274	1,375,020	(263,746)

	WETHERSFIELD HIGH SCHOOL DESCRIPTION	QTY	U/M	COST U/M	October 4, 2012 SCHEMATIC DESIGN ESTIMATE - RECONCILED	January 3, 2012 CONCEPTUAL DESIGN ESTIMATE	VARIANCE
C.M. / G.C. BOND & INSURANCE							
1	PERFORMANCE & PAYMENT BOND				NOT REQUIRED	429,247	(429,247)
2	INSURANCE GL / PL				IN G.C.	479,070	(479,070)
	SUBTOTAL:				-	908,317	(908,317)
	TOTAL CONSTRUCTION COSTS			$233.50	$64,807,239	64,784,349	22,890
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN							
1	LAND ACQUISITION, APPRAISALS				EXISTING	EXISTING	0
2	MISCELLANEOUS ADMINISTRATION COSTS	36	MO	1,000	36,000	36,000	0
3	ARCHITECT / ENGINEER FEES, CONSULTANTS				2,941,190	2,954,166	(12,976)
	A. A/E REIMBURSABLES				80,000	90,000	(10,000)
	B. CONSULTANTS				183,500	270,765	(87,265)
4	ENVIRONMENTAL ENGINEERING - (ASBESTOS CONSULTANT)				125,000	125,000	0
5	SURVEYS, BORINGS, GEOTECHNICAL REPORT				23,300	25,000	(1,700)
6	TRAFFIC STUDY				10,500	15,000	(4,500)
7	TESTING, INSPECTIONS, SPECIAL INSPECTIONS				125,000	125,000	0
8	INDEPENDENT STRUCTURAL REVIEW				25,000	25,000	0
9	INDEPENDENT CODE COMPLIANCE REVIEW				10,000	10,000	0
10	HISTORICAL CONSULTANT				N/A	N/A	0
11	PRINTING, MAILING, ADVERTISING				24,000	24,000	0
12	FURNITURE, EQUIPMENT (PARTIAL REPLACEMENT)	1,230	STDT	1,626	2,000,000	2,000,000	0
13	TELEPHONE SYSTEM	277,549	SF	1.00	277,549	277,549	0
14	TECHNOLOGY	1,230	STDT	1,504	1,850,000	1,850,000	0
	A. TECHNOLOGY CONSULTANT				50,000	50,000	0
15	SECURITY SYSTEM	277,549	SF	1.25	346,936	346,936	0
16	BUILDER'S RISK INSURANCE	0.27%			174,980	174,918	62
17	MOVING EXPENSES, STORAGE	277,549	SF	1.30	360,814	360,814	(0)
18	BONDING COSTS				150,000	150,000	0
19	INTERIM FINANCING				350,000	350,000	0
20	STATE PERMIT FEE (0.26 / 1,000 OF CONST. COST)	0.26	/ K		16,850	16,844	6
21	COMMISSIONING (ENHANCED)	277,549	SF		237,680	277,549	(39,869)
22	OWNERS REPRESENTATIVE				-	-	0
23	OWNERS CONTINGENCY , ON OWNERS COST				597,755	477,727	120,028
24	GEOTHERMAL CONSULTANT				IN ITEM #3	-	0
25	GEOTHERMAL: CONDUCTIVITY TEST WELL	1	LS		13,325	-	13,325
	TOTAL OF OWNERS "SOFT" COSTS:				$10,009,378	10,032,268	(22,890)
	TOTAL PROJECT COST:			$269.56	$74,816,617	74,816,617	0
	TOTAL PROJECT BUDGET FROM ED049				$74,816,617		
	DIFFERENCE BETWEEN ESTIMATE & PROJECT ED049 BUDGET				$0		

WETHERSFIELD HIGH SCHOOL - Project Cost Summary page 2 of 2

Act ID	Description	Resp	Dur	Early Start	Early Finish
00800	Review Energy Efficiency Measures	QA	16	06AUG12 A	27AUG12 A
01610	Schematic Design Estimate	O&G	21	13AUG12 A	24SEP12
01000	Design Development Documents	QA	64	15AUG12 A	12NOV12
01580	Survey	BC	20	31AUG12 A	27SEP12
01650	Phasing	O&G	40	07SEP12 A	08NOV12
01620	Traffic Study	BC	20	14SEP12	11OCT12
01640	Geotech Study & Borings	BC	20	19SEP12 *	16OCT12
01520	Submission - Architectural Review Board	QA	0		19SEP12 *
01590	Complete Site Design	QA	10	28SEP12	11OCT12
01510	Pre-Submission Mtg with Land-Use Staff	QA	0		01OCT12
01530	Presentation to Architecural Review Board	QA	0		03OCT12
01630	Drill Geothermal Well/Conductivity Test	BC	5	05OCT12 *	11OCT12
01560	Submission - Planning & Zoning	QA	0		12OCT12
01540	Submission - Wetlands Comission	QA	0		12NOV12 *
01200	Design Development Estimate	O&G	20	13NOV12	10DEC12
01570	Presentation to Planning & Zoning	QA	0		20NOV12
01550	Presentation to Wetlands Commission	QA	0		21NOV12
01400	Review DD/DD Estimate w/ Bldg Committee	BC	0		10DEC12
01300	Construction Documents	QA	45	11DEC12	11FEB13
01500	Estimate 80% CD	O&G	20	22JAN13	18FEB13
01600	Review CD/CD Estimate w/ Bldg Committee	BC	0		18FEB13
02100	Construction Documents 100%	QA	15	19FEB13	11MAR13
01700	Building Committee Approval	BC	0		11MAR13
01800	BOE Approval	BC	0		12MAR13
02000	State PCT Submission and Review	BC	60	18MAR13	07JUN13
02200	Early Site Package PCT Review	BC	22	01APR13 *	30APR13
02300	Bid Early Site Package	O&G	22	01MAY13	30MAY13
02410	Award Early Site Package	BC	8	31MAY13	11JUN13
02400	State Grant Legislative Approval	BC	21	03JUN13 *	01JUL13
02500	Bid Overall Construction	O&G	30	10JUN13	19JUL13
02600	Early Site Package	O&G	30	02JUL13	12AUG13
02700	Critical Contract Award	BC	7	22JUL13	30JUL13
02800	Mobilize to Site	O&G	15	31JUL13	20AUG13
02900	Start Construction	O&G	0	21AUG13	

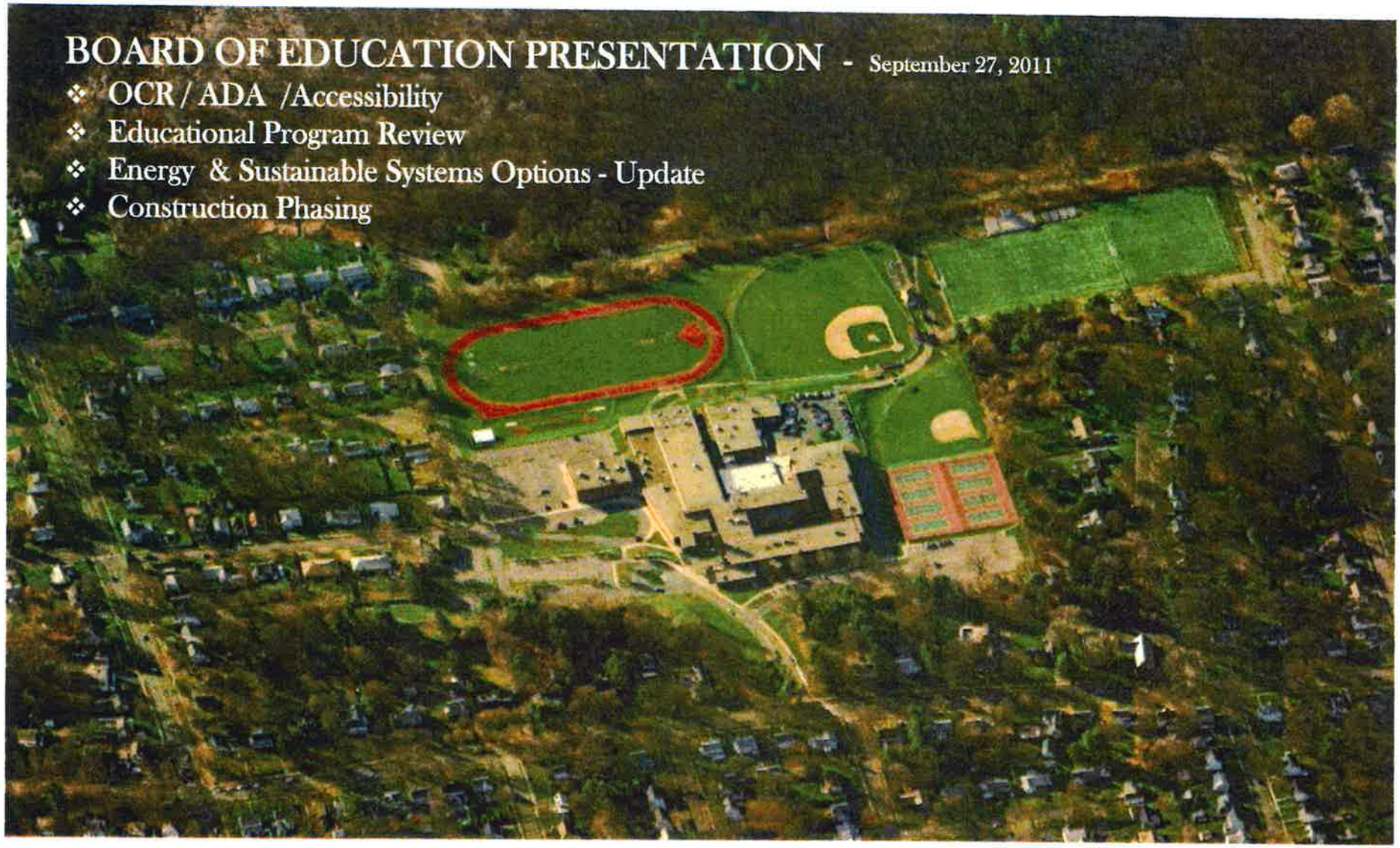


Start date	01APR12
Finish date	20AUG13
Data date	14SEP12
Run date	15OCT12
Page number	1A

O&G Industries, Inc.
Wethersfield High School
Preconstruction Schedule

O AND G

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



WETHERSFIELD HIGH SCHOOL

Feasibility Study & Master Plan

WHS

Primary Focus Area 3

FACLITY STUDY - EDUCATIONAL SPECS

3. EDUCATIONAL SPECIFICATION

Programmatic Alterations & Additions for:

Science Labs

- Major renovations for accessibility, safety violations & programmatic requirements.

Technology Education

- Major renovations for accessibility, safety & programmatic requirements.

Media Center

- Major renovations for accessibility, better organization of spaces, supervision and practicality. Possible relocation within building or addition for better access.

Guidance Office

- Major renovations for better public interaction, increased space requirements.

Gymnasium and Locker Rooms

- Renovations for accessibility, increased space requirements and practicality.

Auditorium

- Renovations for accessibility, cosmetic upgrades and repairs.

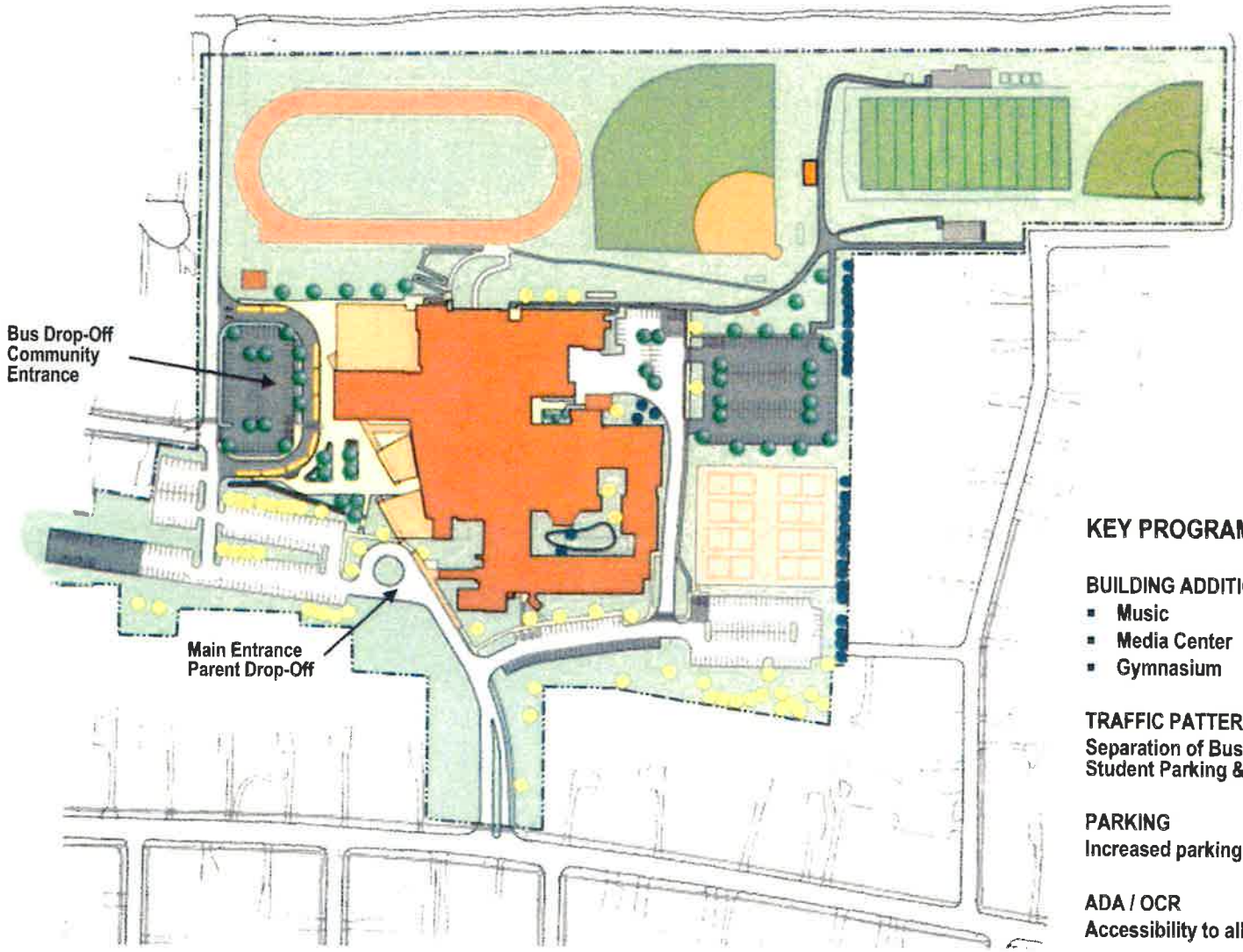
Site

- Renovations for accessibility, parking requirements and practicality.

Additional Upgrades

- Complete data wiring and technology replacement/ improvements.
- Emergency generator installation and wiring for emergency shelter.

WETHERSFIELD HIGH SCHOOL
FACLITY STUDY



KEY PROGRAM ELEMENTS

BUILDING ADDITIONS
- Music
- Media Center
- Gymnasium

TRAFFIC PATTERNS
Separation of Bus , Parent and Student Parking & Circulation

PARKING
Increased parking 100 Spaces

ADA / OCR
Accessibility to all Site Facilities

SITE PLAN - OPTION 6A

WETHERSFIELD HIGH SCHOOL

FACLITY STUDY - PROGRAM ANALYSIS

EDUCATIONAL	EXISING CLASSROOMS	PROPOSED CLASSROOMS	EXISING ARES /SF	PROPOSED AREA / SF	NET CHANGE IN AREA / SF	
English						
English Department Sub-Total	9	11	6,917	9,197	2,280	33.0%
Social Studies						
Social Studies Department Sub-Total	9	11	7,062	9,579	2,517	35.6%
World language						
World Language Department Sub-Total	7	7	6,379	6,601	222	3.5%
Math						
Math Department Sub-Total	9	12	7,151	9,663	2,512	35.1%
Business Education						
Business Department Sub-Total	4	4	3,370	3,661	291	8.6%
Science Department						
Science Department Sub-Total	11	14	14,892	21,040	6,148	41.3%
Special Education / ESL / SHAPE						
Special Ed Department Sub-Total			6,604	9,859	3,255	49.3%
SUB-TOTAL ACADEMICS			52,375	69,600	17,225	
Family & Consumer Science						
Family &Science Department Sub-Total			2,823	3,216	393	13.9%
Technology Education						
Technology Department Sub-Total			14,053	13,079	-974	-6.9%
Art						
Art Department Sub-Total			3,350	4,144	794	23.7%
Music						
Music Department Sub-Total			5,032	9,050	4,018	79.8%
SUB-TOTAL ACADEMIC ELECTIVES			25,258	29,489	4,231	
Auditorium						
Auditorium Sub-Total			8,545	12,311	3,766	44.1%
Cafeteria						
Cafeteria Kitchen Sub-Total			12,565	13,660	1,095	8.7%
Media Center						
Media Center Sub-Total			6,576	6,846	270	4.1%
Natatorium						
Natatorium Sub-Total			12,010	12,010	0	0.0%
Physical Education						
PE Department Sub-Total			30,527	36,252	5,725	18.8%
SUB-TOTAL SCHOOL / COMMUNITY SPACES			70,223	81,079	10,856	
Guidance						
Guidance Department Sub-Total			4,456	5,160	704	15.8%
Administration						
Administration Department Sub-Total			4,844	4,975	131	2.7%
SUB-TOTAL ADMINISTRATION			9,300	10,135	835	

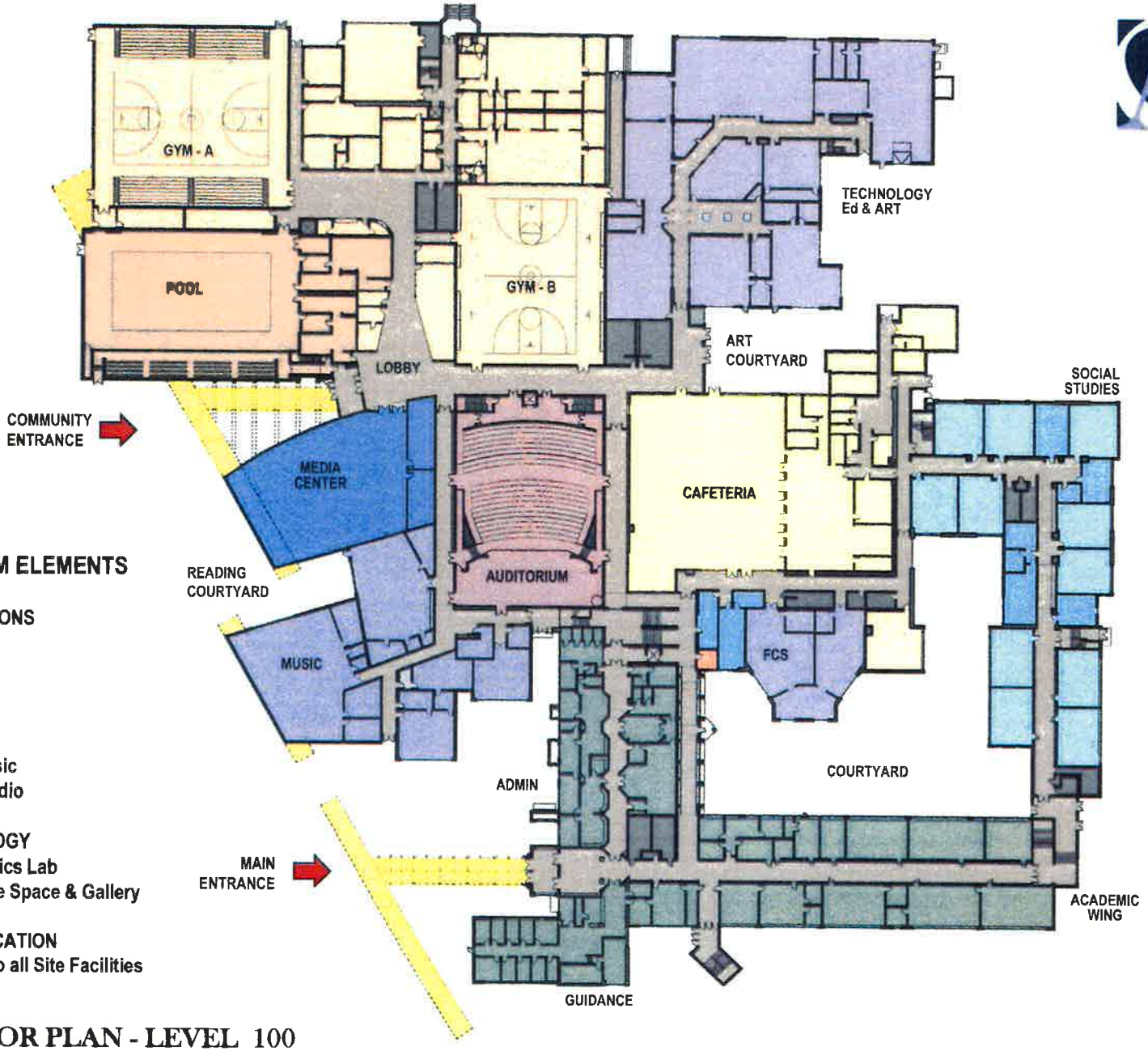
ALL ACADEMIC DEPARTMENTS HAVE ADDITIONAL PROGRAM AREA

SCIENCE 6,148 SF Additional Space

MUSIC 4,048 SF Additional Space

AUDITORIUM 3,766 SF Additional

PE 5,725 SF Additional Space



KEY PROGRAM ELEMENTS

BUILDING ADDITIONS
- Music
- Media Center
- Gymnasium

MUSIC
- Electronic Music
- Recording Studio

ART & TECHNOLOGY
- Shared Graphics Lab
- Shared Lecture Space & Gallery

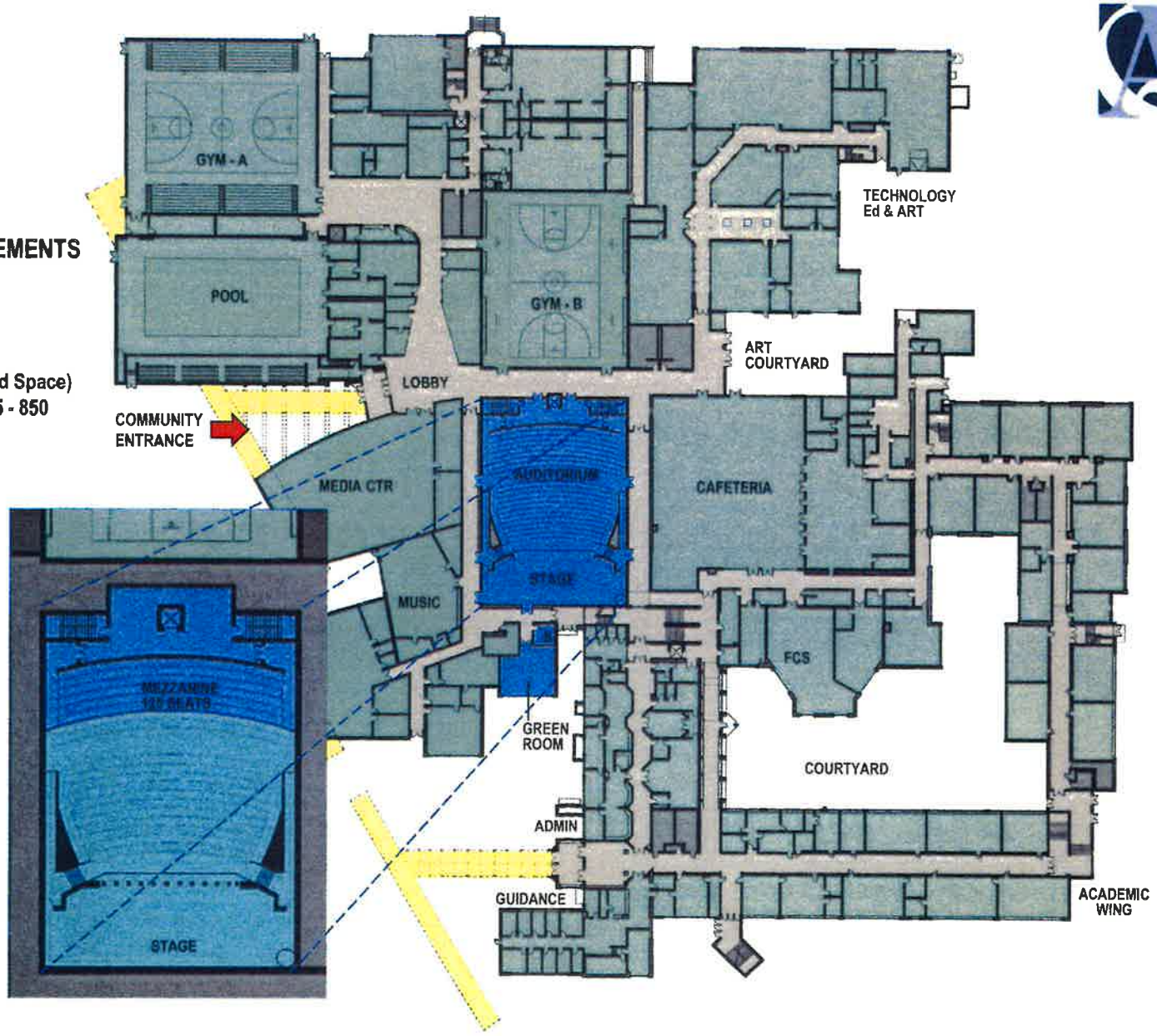
PHYSICAL EDUACATION
- Accessibility to all Site Facilities
- Title IX

WHS - FLOOR PLAN - LEVEL 100

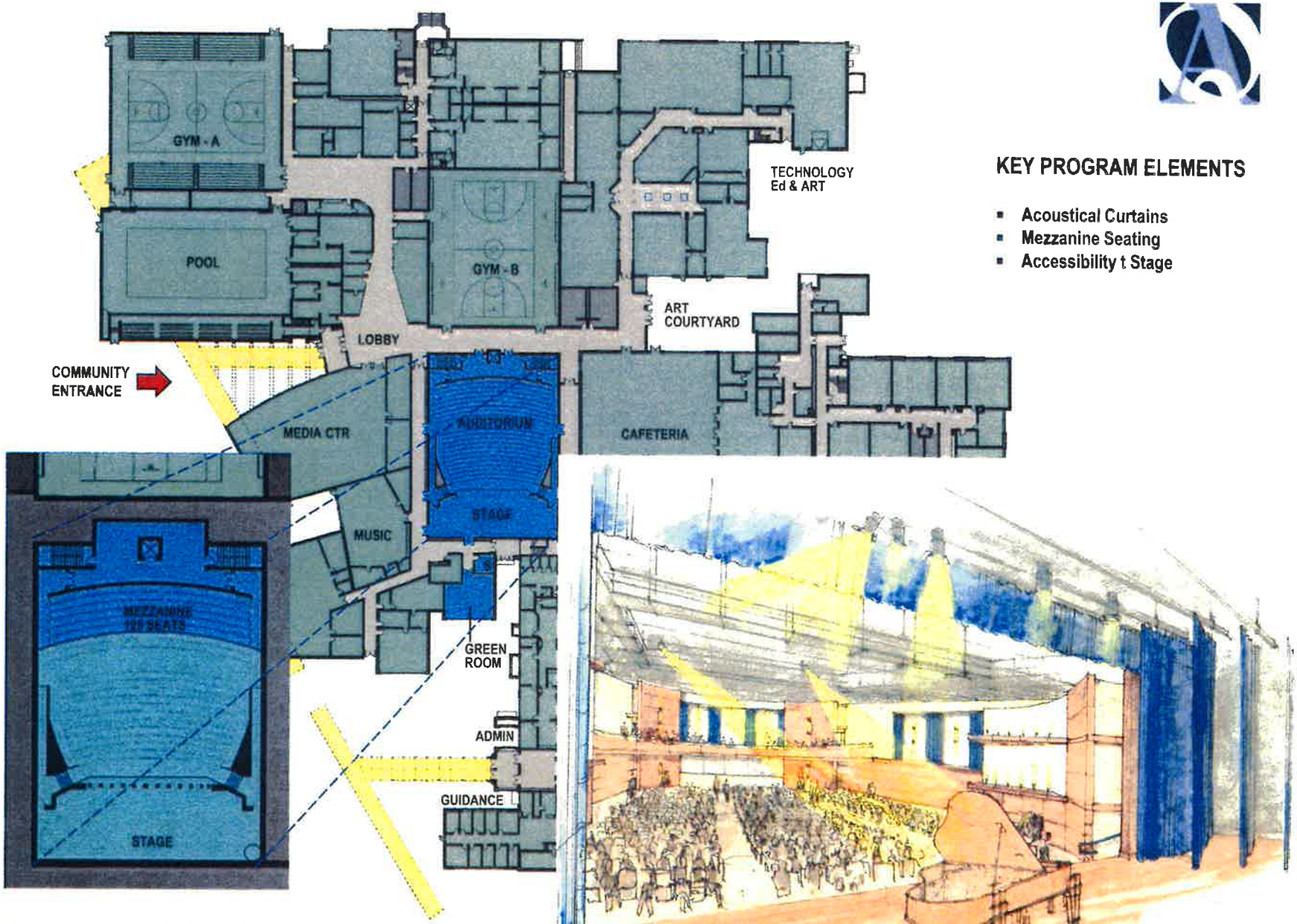
KEY PROGRAM ELEMENTS

AUDITORIUM

- Mezzanine
- Stage Depth
- Green Room (Shared Space)
- Seating Capacity 825 - 850



WHS - FLOOR PLAN - LEVEL 100

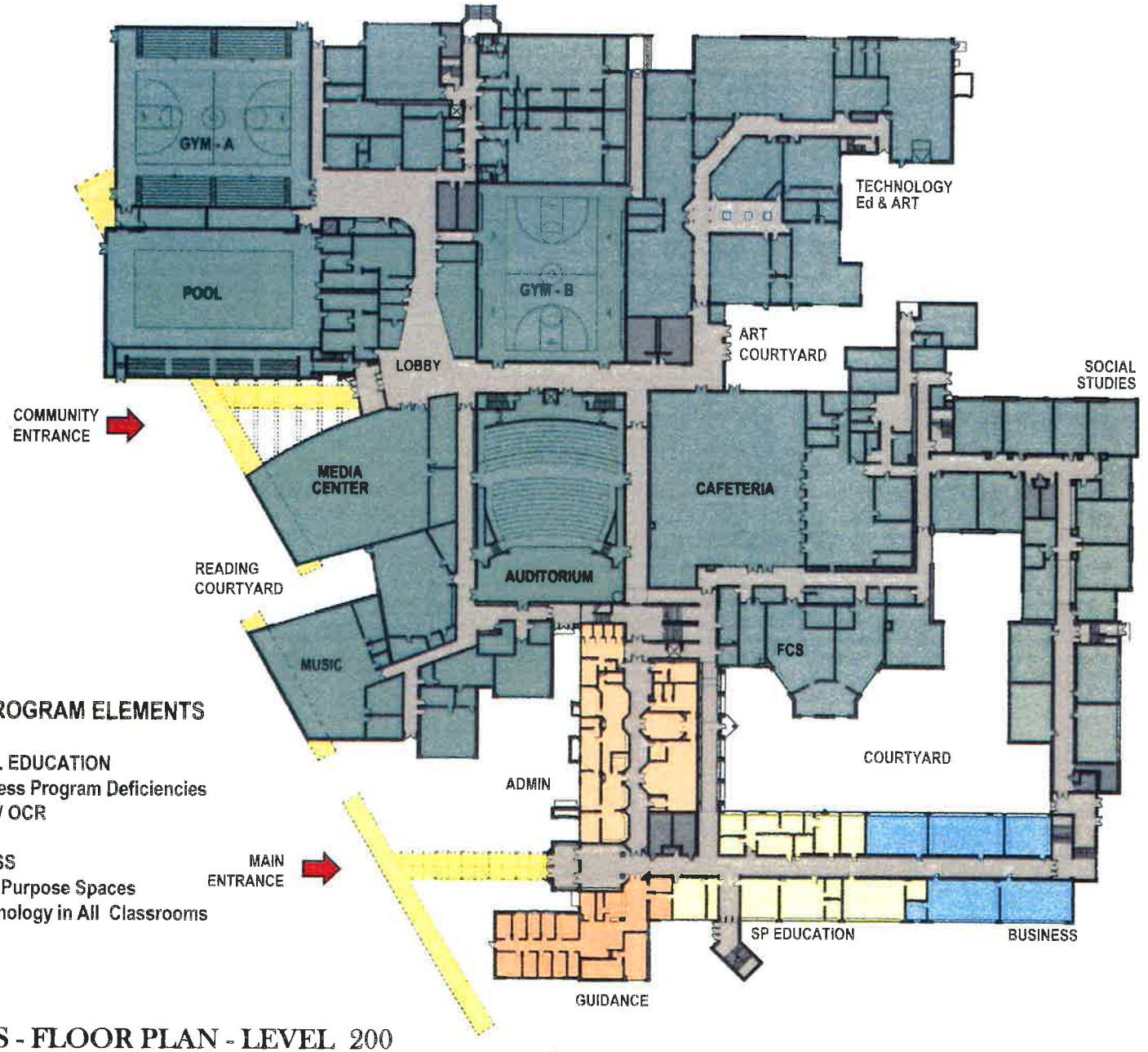


KEY PROGRAM ELEMENTS

- Acoustical Curtains
- Mezzanine Seating
- Accessibility t Stage

WHS - FLOOR PLAN - LEVEL 100

VIEW FROM STAGE

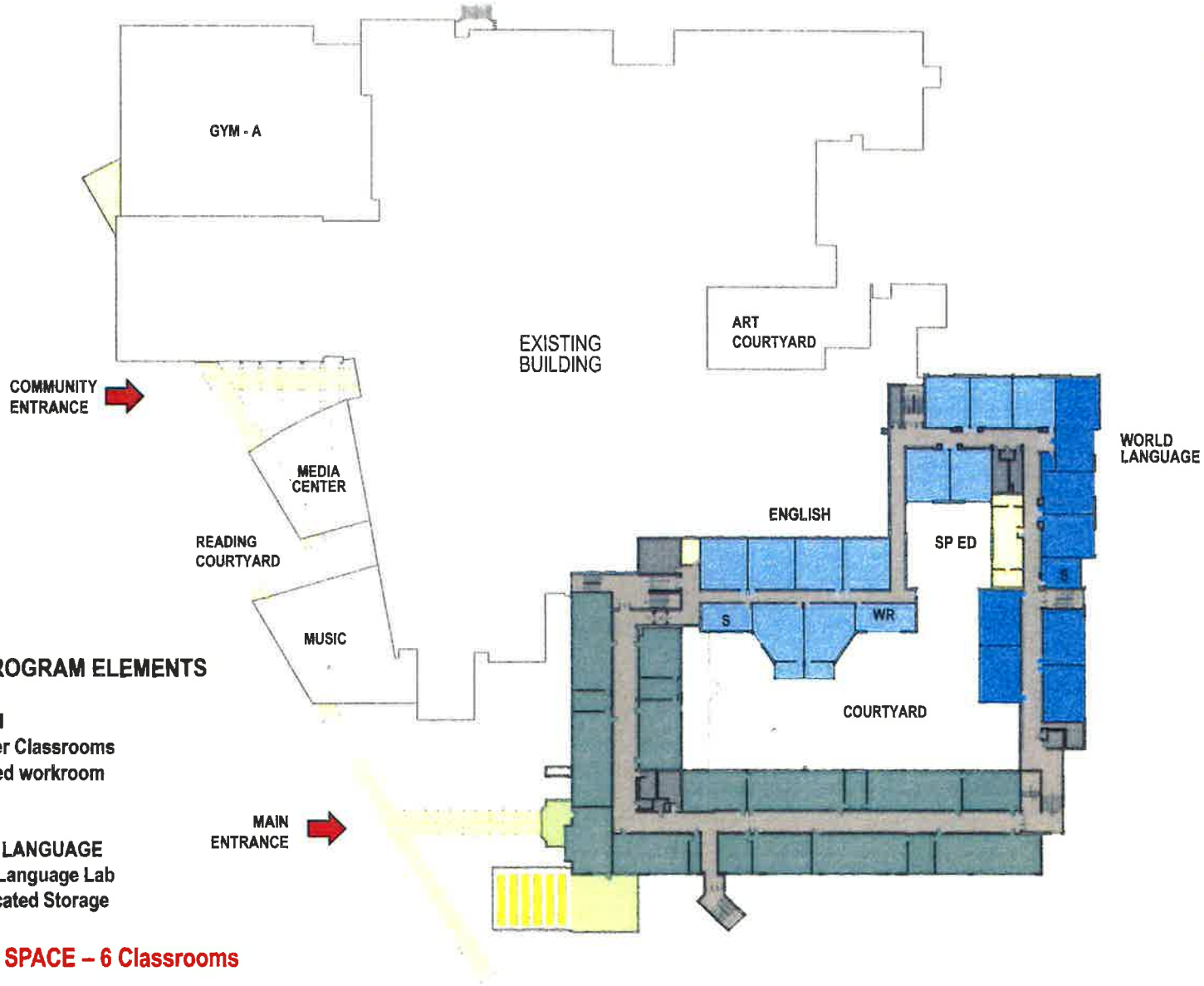


KEY PROGRAM ELEMENTS

SPECIAL EDUCATION
- Address Program Deficiencies
- ADA / OCR

BUSINESS
- Multi Purpose Spaces
- Technology in All Classrooms

WHS - FLOOR PLAN - LEVEL 200



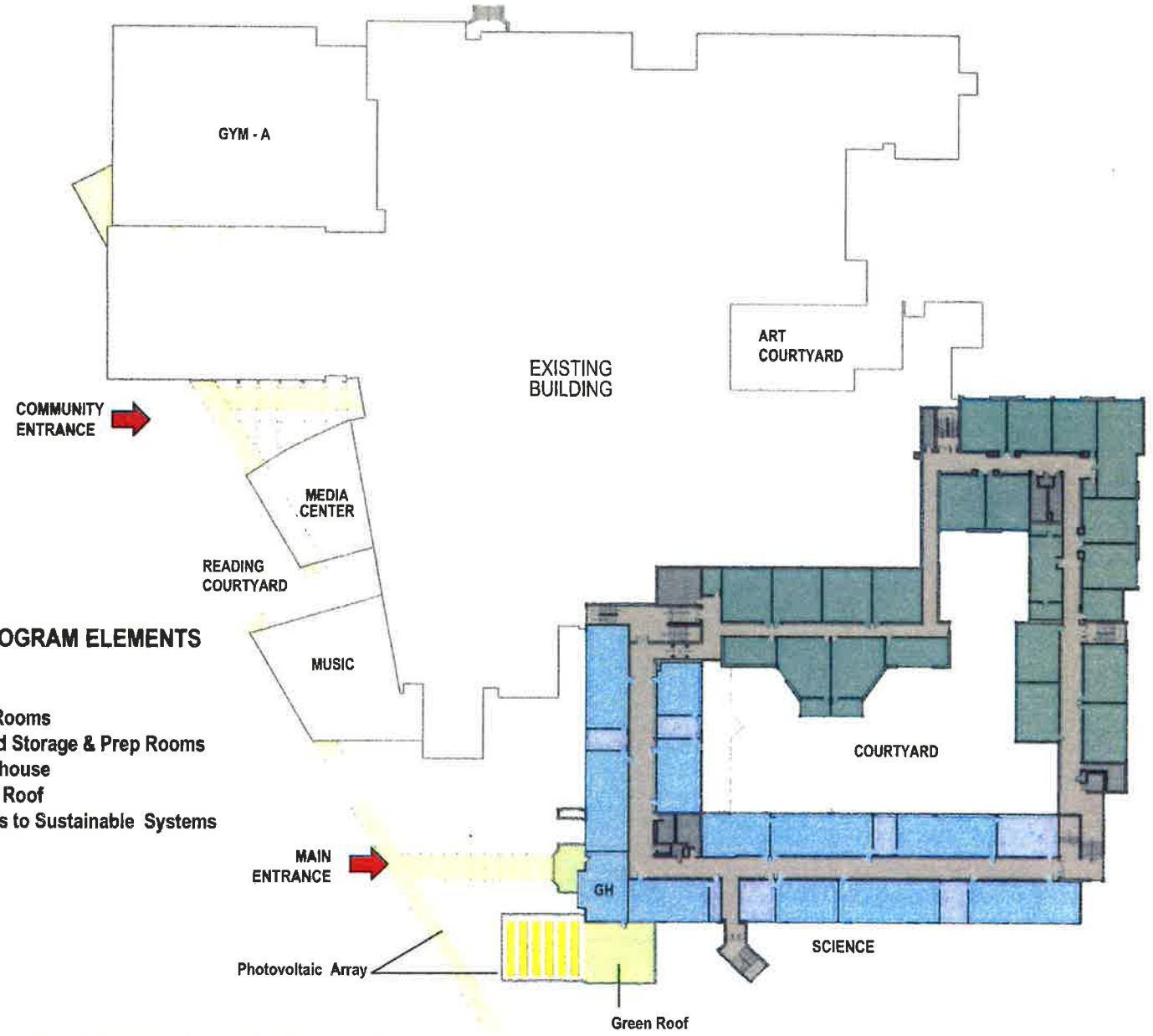
KEY PROGRAM ELEMENTS

ENGLISH
- Larger Classrooms
- Shared workroom

WORLD LANGUAGE
- New Language Lab
- Dedicated Storage

SWING SPACE – 6 Classrooms

WHS - FLOOR PLAN - LEVEL 300

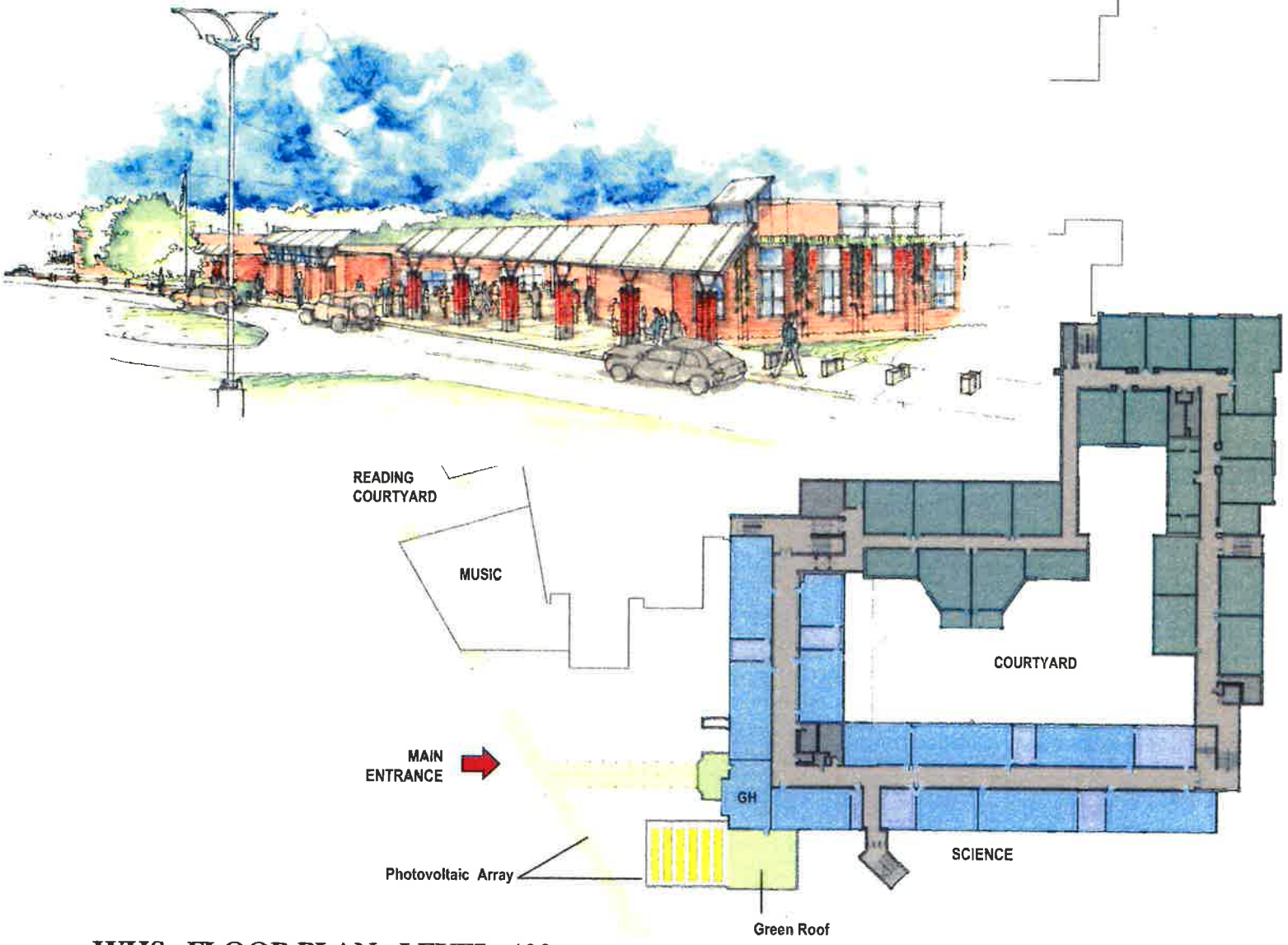


KEY PROGRAM ELEMENTS

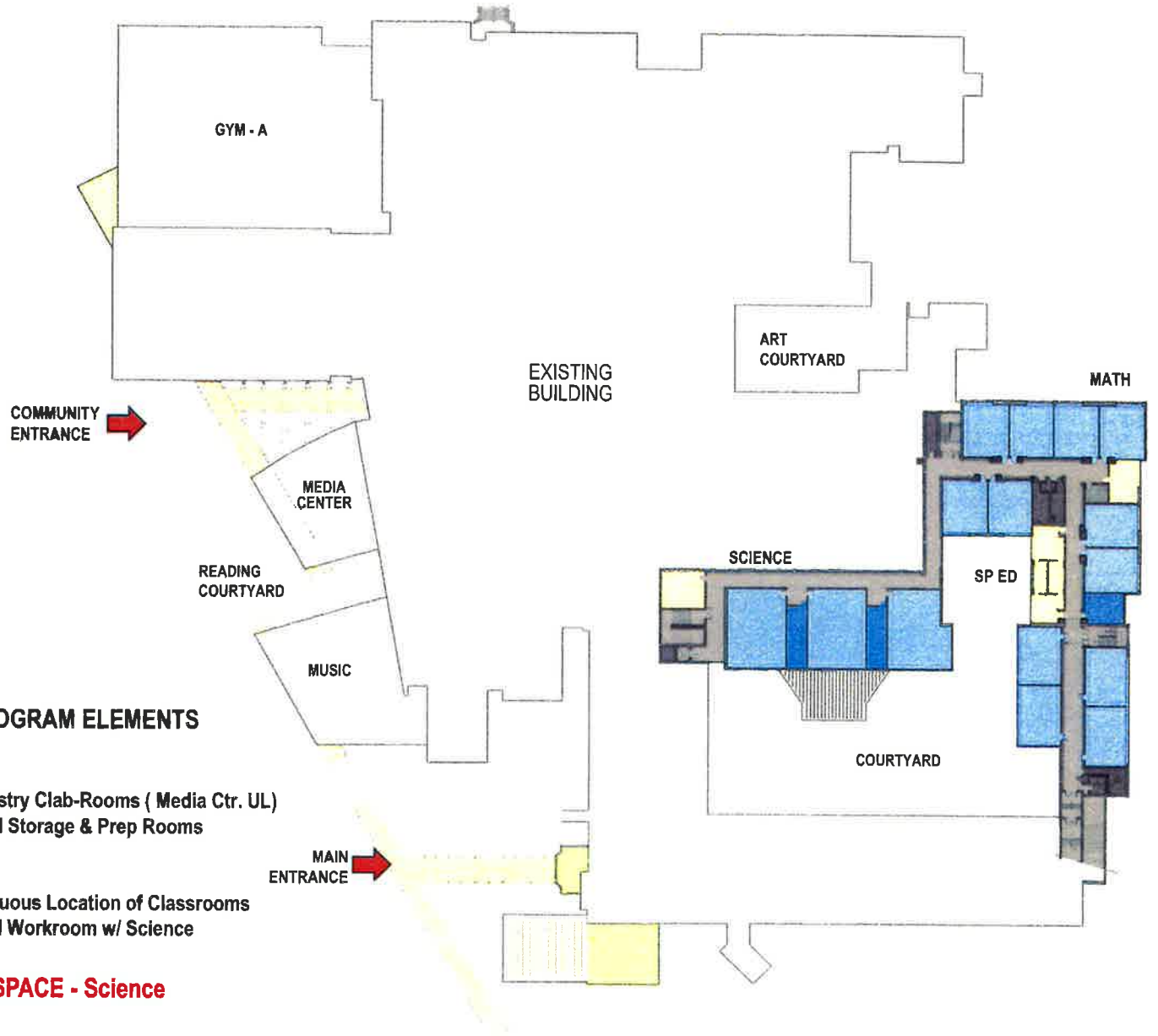
SCIENCE

- Clab-Rooms
- Shared Storage & Prep Rooms
- Greenhouse
- Green Roof
- Access to Sustainable Systems

WHS - FLOOR PLAN - LEVEL 400



WHS - FLOOR PLAN - LEVEL 400



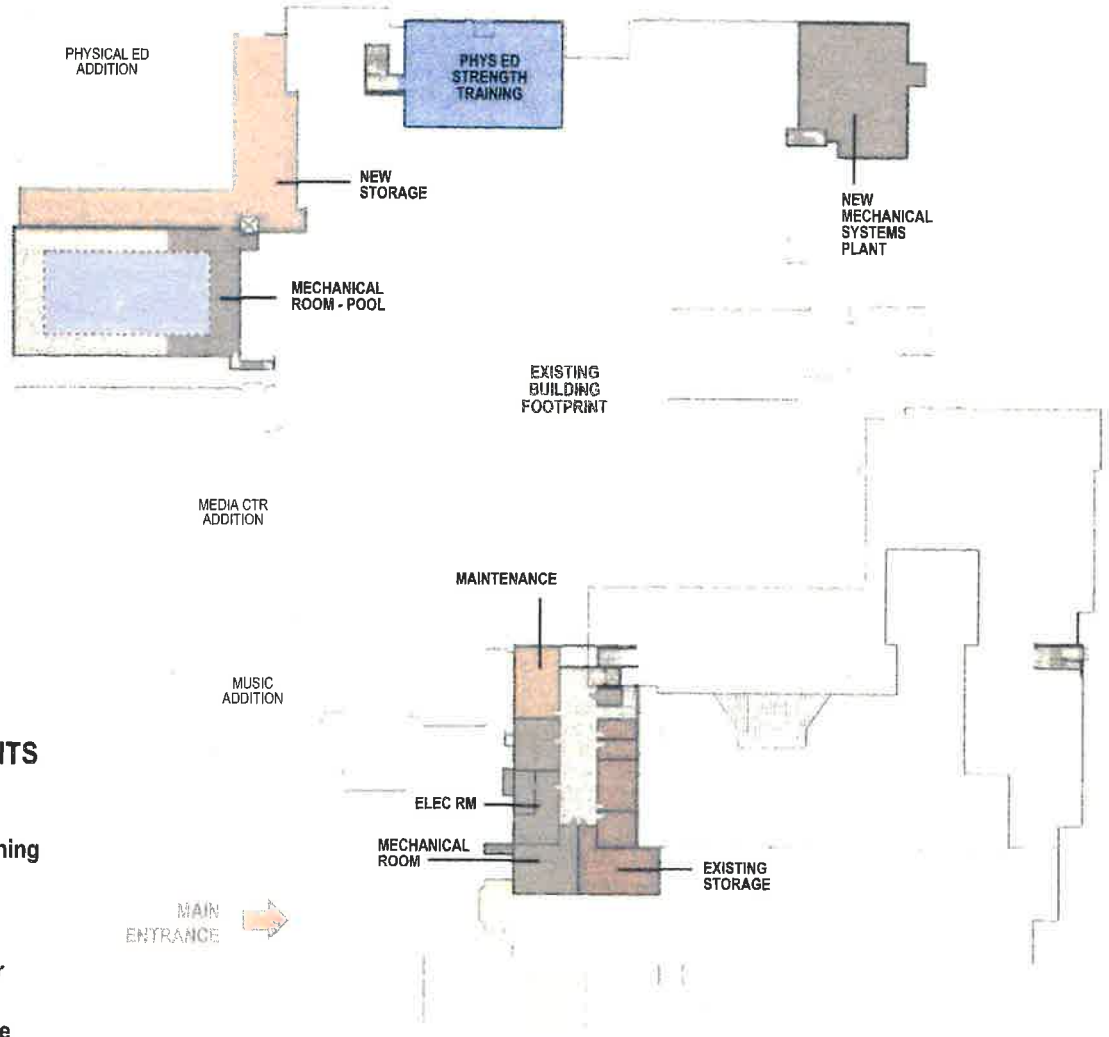
KEY PROGRAM ELEMENTS

SCIENCE
- Chemistry Clab-Rooms (Media Ctr. UL)
- Shared Storage & Prep Rooms

MATH
- Contiguous Location of Classrooms
- Shared Workroom w/ Science

SWING SPACE - Science

WHS - FLOOR PLAN - LEVEL 500



KEY PROGRAM ELEMENTS

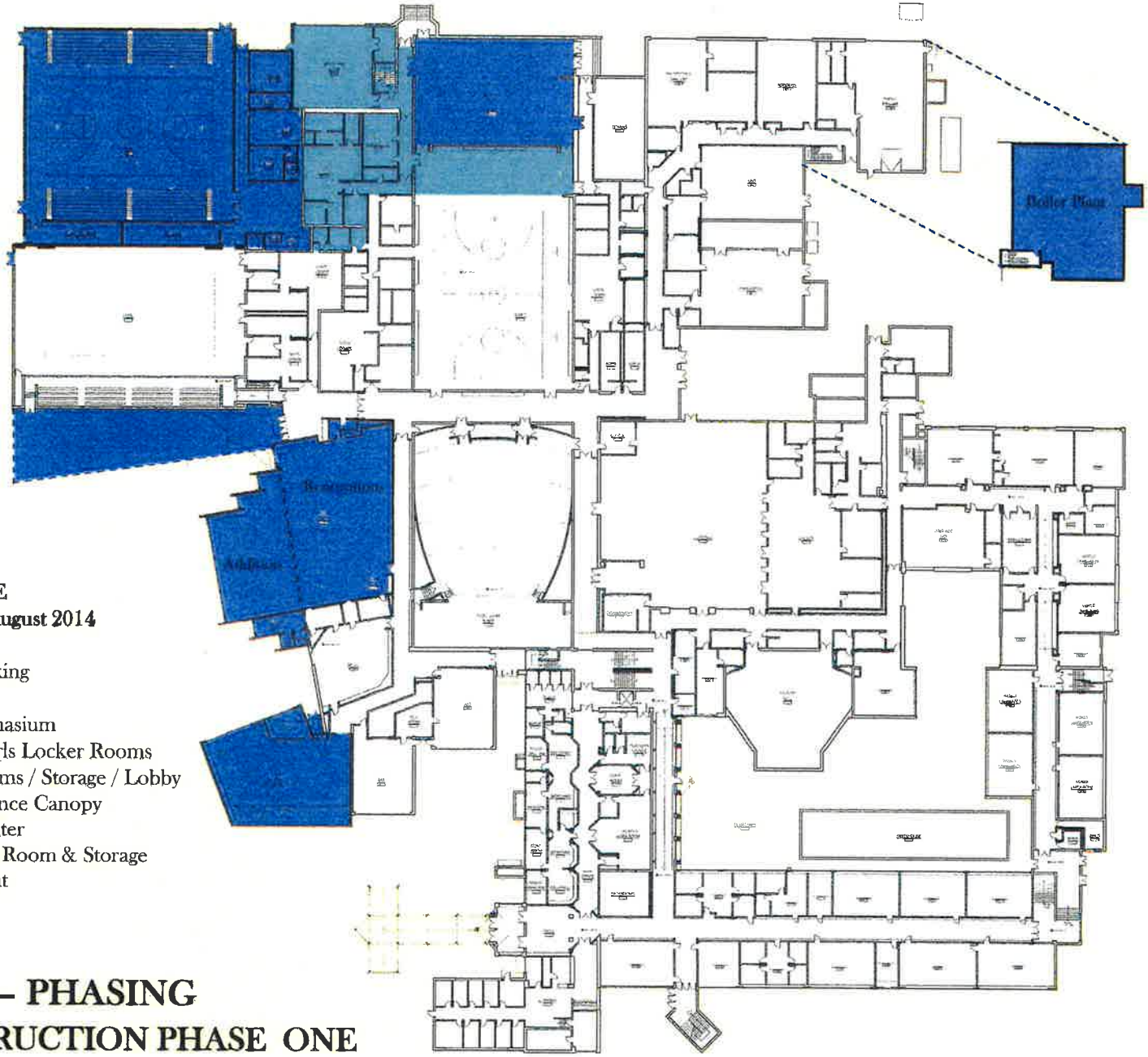
PE

- Accessible - Strength Training

MPE & FP Systems

- New Boiler Plant
- New Emergency Generator
- Additional Storage
- New Building Infrastructure

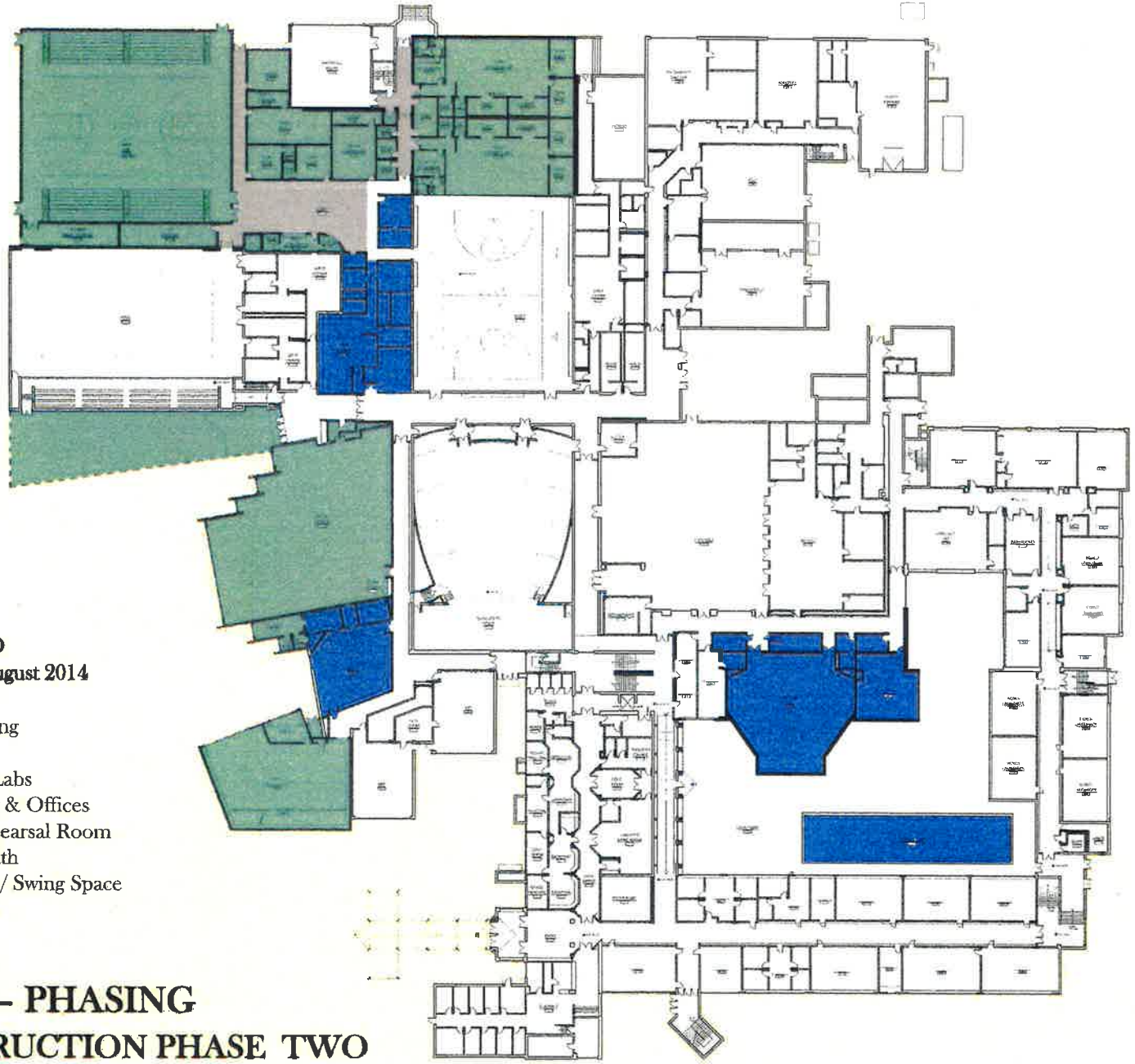
WHS - BASEMENT / LOWER LEVELS



PHASE ONE
July 2013 - August 2014
Site
- North Parking

Building
- New Gymnasium
- Boys & Girls Locker Rooms
- Team Rooms / Storage / Lobby
- New Entrance Canopy
- Media Center
- New Band Room & Storage
- Boiler Plant

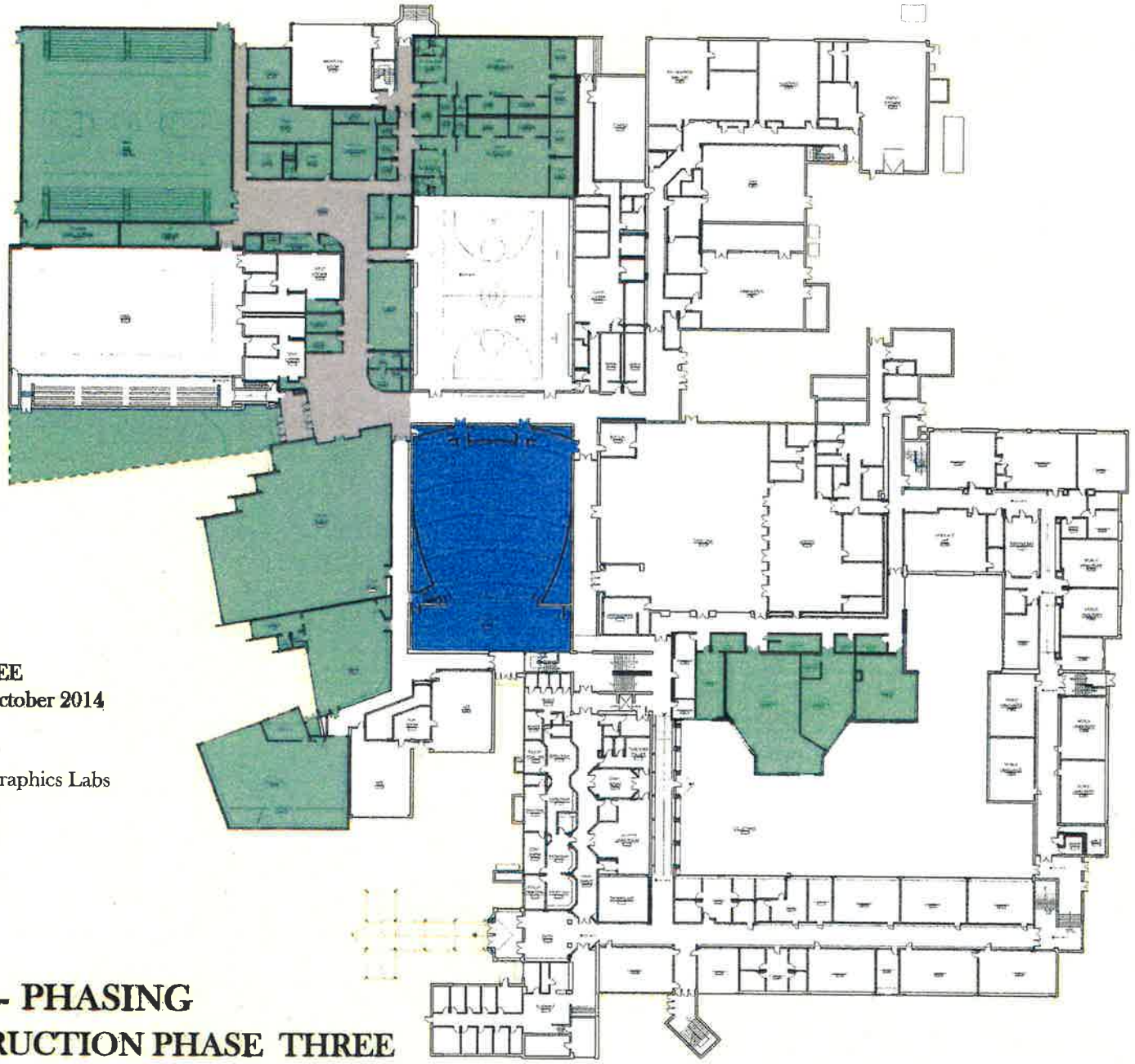
WHS - PHASING
CONSTRUCTION PHASE ONE



PHASE TWO
June 2014 - August 2014
Site
- South Parking

Building
- Chemistry Labs
- Gym Lobby & Offices
- Chorus Rehearsal Room
- FCS & Health
- Classrooms / Swing Space
- Boiler Plant

WHS - PHASING
CONSTRUCTION PHASE TWO



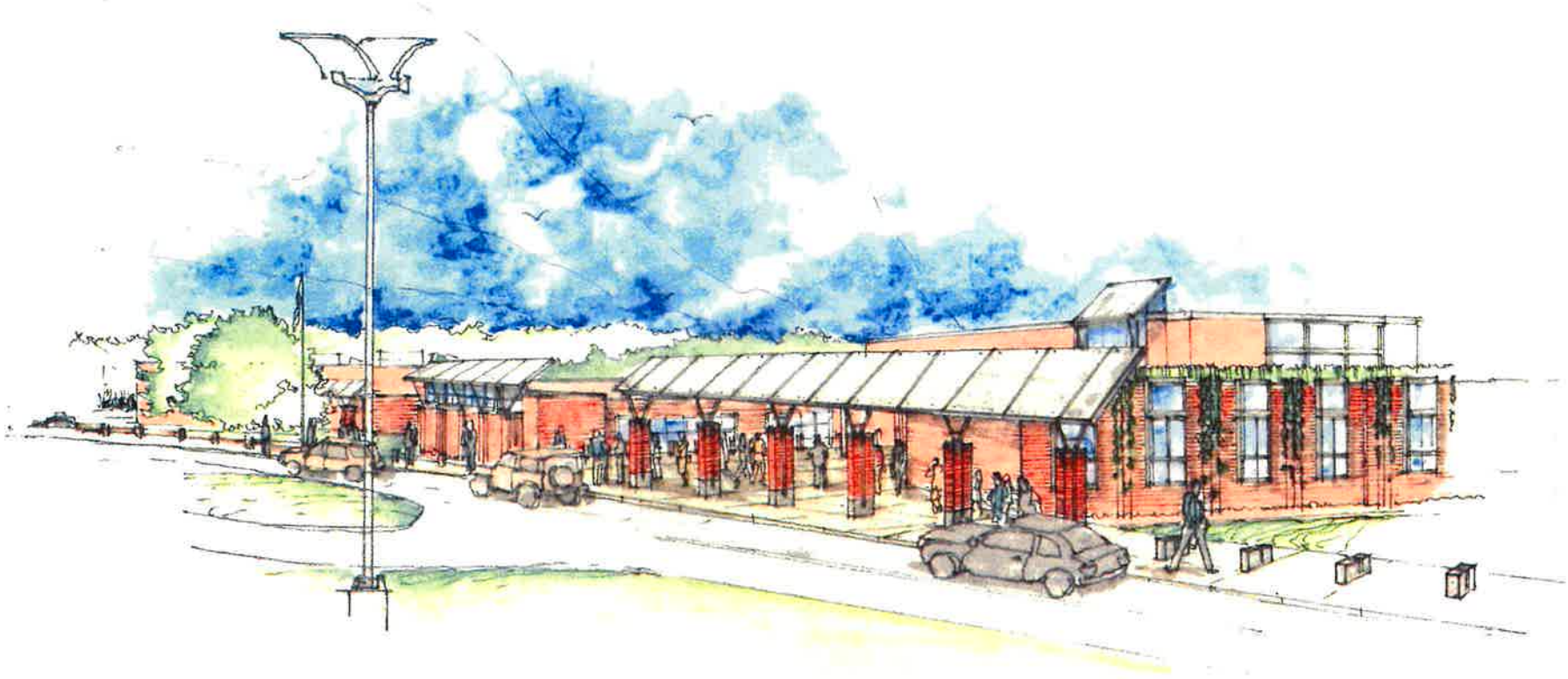
PHASE THREE
April 2014 - October 2014

Building
- ❖ CADD & Graphics Labs
- ❖ Auditorium
- ❖ Boiler Plant

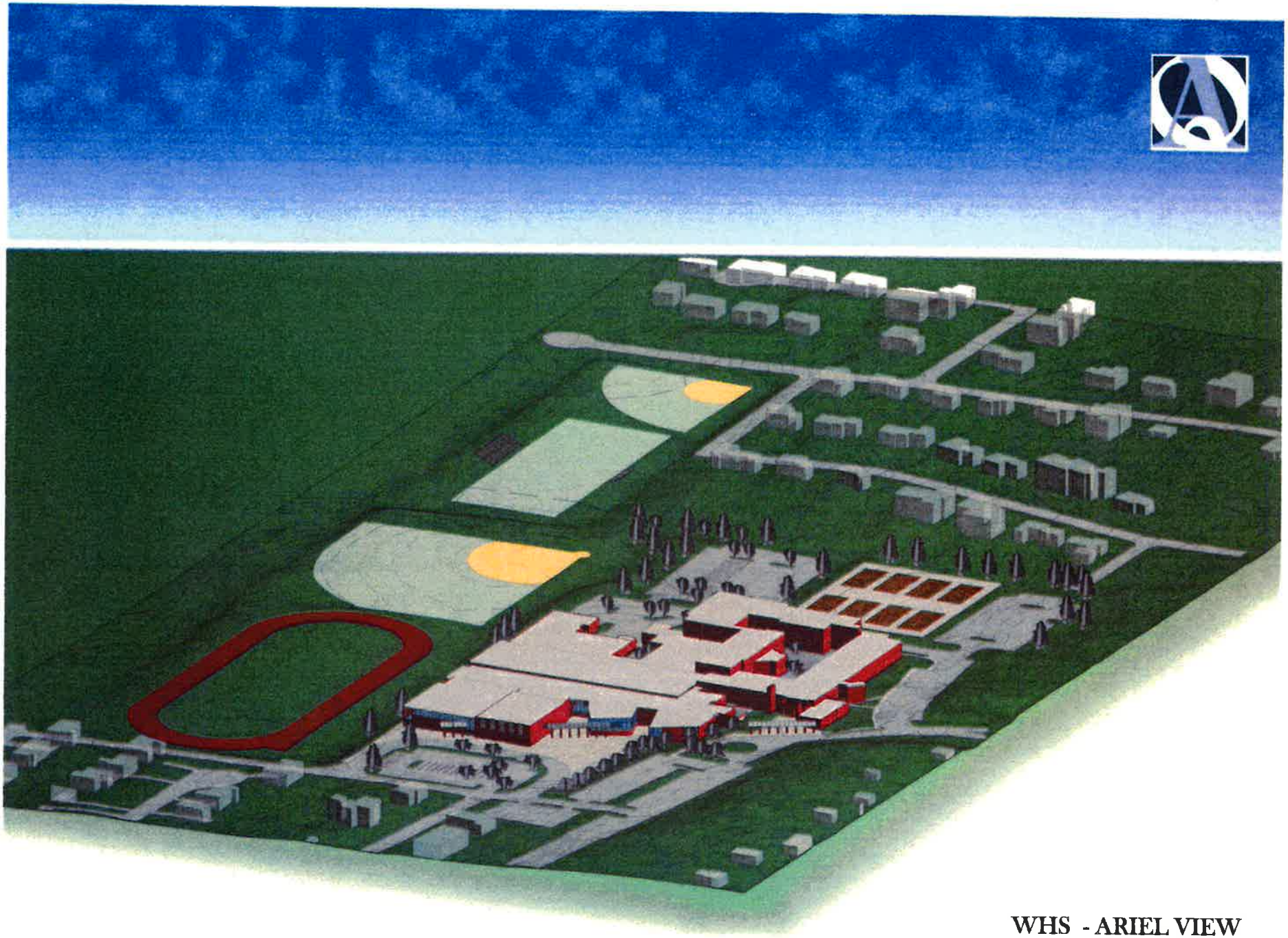
WHS - PHASING
CONSTRUCTION PHASE THREE

COMMUNITY ENTRANCE LOBBY

COMMUNITY ENTRANCE – EXTERIOR VIEW



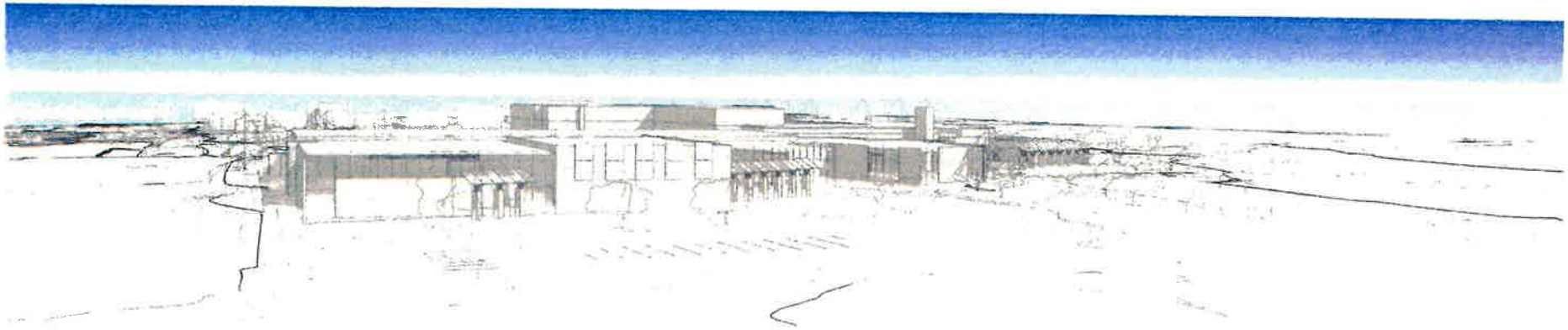
MAIN ENTRANCE – EXTERIOR VIEW

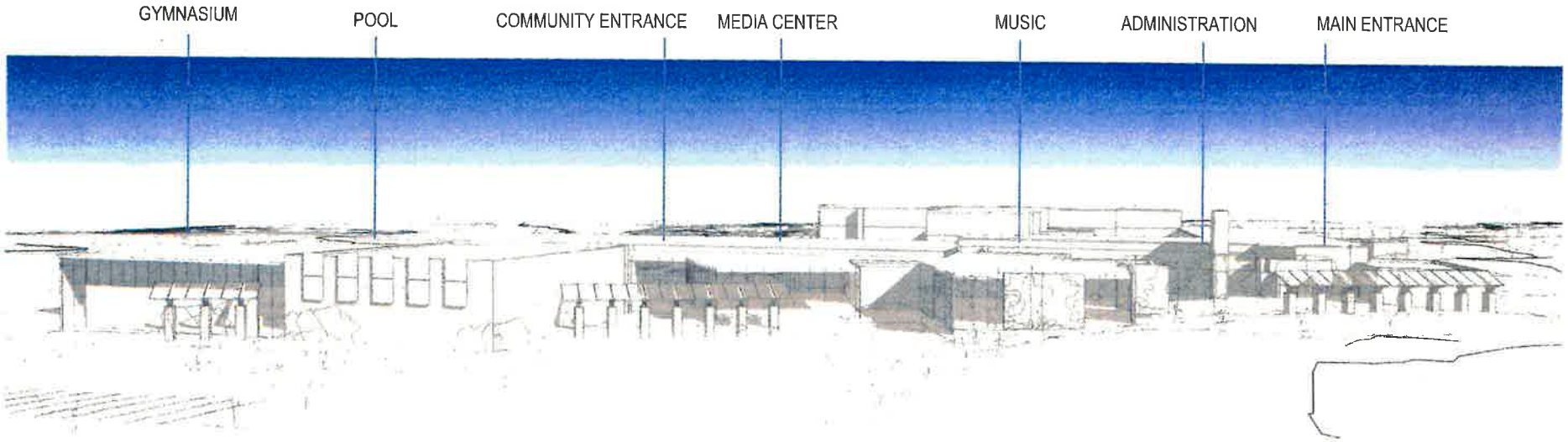


WHS - ARIEL VIEW

WHS - ARIEL VIEW

WETHERSFIELD HIGH SCHOOL





WHS

Primary Focus Area 1

FACLITY STUDY - ENERGY MANAGEMENT

1. ENERGY MANAGEMENT

Energy Efficiency

- Boiler system replacement and controls
- Lighting replacement and controls
- Temperature controls:
  Optimal start, Demand control ventilation, Night setback, Centralized digital controls
- Energy star ratings
- Off-peak cooling (ice storage)
- Window replacement

LEED Requirements

- Material specifications
- Recycle content
- Storm water reuse
- Connecticut based, agricultural produced fuels

Alternate Fuel Sources

- Ethanol
- Biodiesel
- Waste food/vegetable oil
- Cogeneration

Grant Opportunities/ Funding Sources

- Renewable Energy Investment Fund
- Connecticut Light & Power
- Connecticut Clean Energy Fund

Renewable Energy

- Solar photovoltaic energy
- Solar thermal
- Geothermal energy
- Wind
- Hydrogen production/conversion
- Biomass conversion
- Waste heat recovery
- Thermal storage

WETHERSFIELD HIGH SCHOOL

FACLITY STUDY - ENERGY MANAGEMENT

ENERGY SAVINGS

Building Envelope and Energy Efficient Infrastructure	**85% - Approximately**
Alternative Energy	**15% - Approximately**

OPTIONS E VALUATED 2008 - 2010

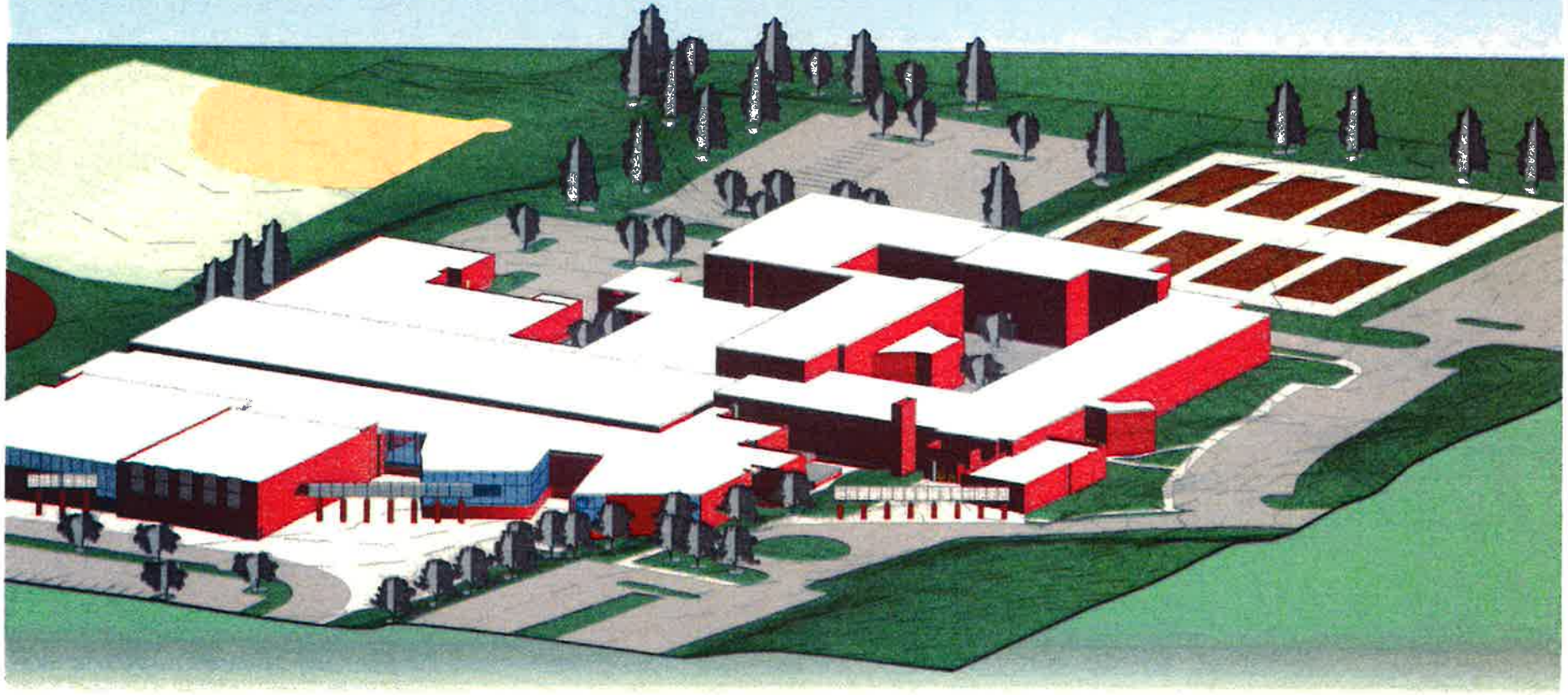
- Geothermal
- Thermal Storage
- Co-Generation
- Fuel Cell
- Photovoltaic / Solar

UPDATED INFORMATION 2011

- Clean Energy Funds Available for Geothermal - Must be in place by April 2012
- ARRA Funds No Longer Available for Photovoltaic - Funding to be Re-evaluated April 2012
- New Technologies and Efficiency of Systems
- Impact on Payback Needs Reevaluation
- Maintenance of Systems
- Cost of Systems
- Use of Sustainable / Re-usable Energy Strategies in Educational Curriculum - Science & Technology Programs
  - ✓ Green Roof
  - ✓ Solar
  - ✓ Water conservation
  - ✓ Day-lighting Etc.

WETHERSFIELD HIGH SCHOOL
PRELIMINARY BUDGET ESTIMATE

- State Reimbursement
- Space Standard Waiver
- Reimbursable Contingency Funds



KAESTLE BOOS associates, inc

Farmington High School Building Project

FARMINGTON PUBLIC SCHOOLS

Pioneers | Scholars | Contributors | Citizens

Farmington High School ~ 6 CONCEPTUAL OPTIONS

October 16, 2018

FHS ADDITIONS

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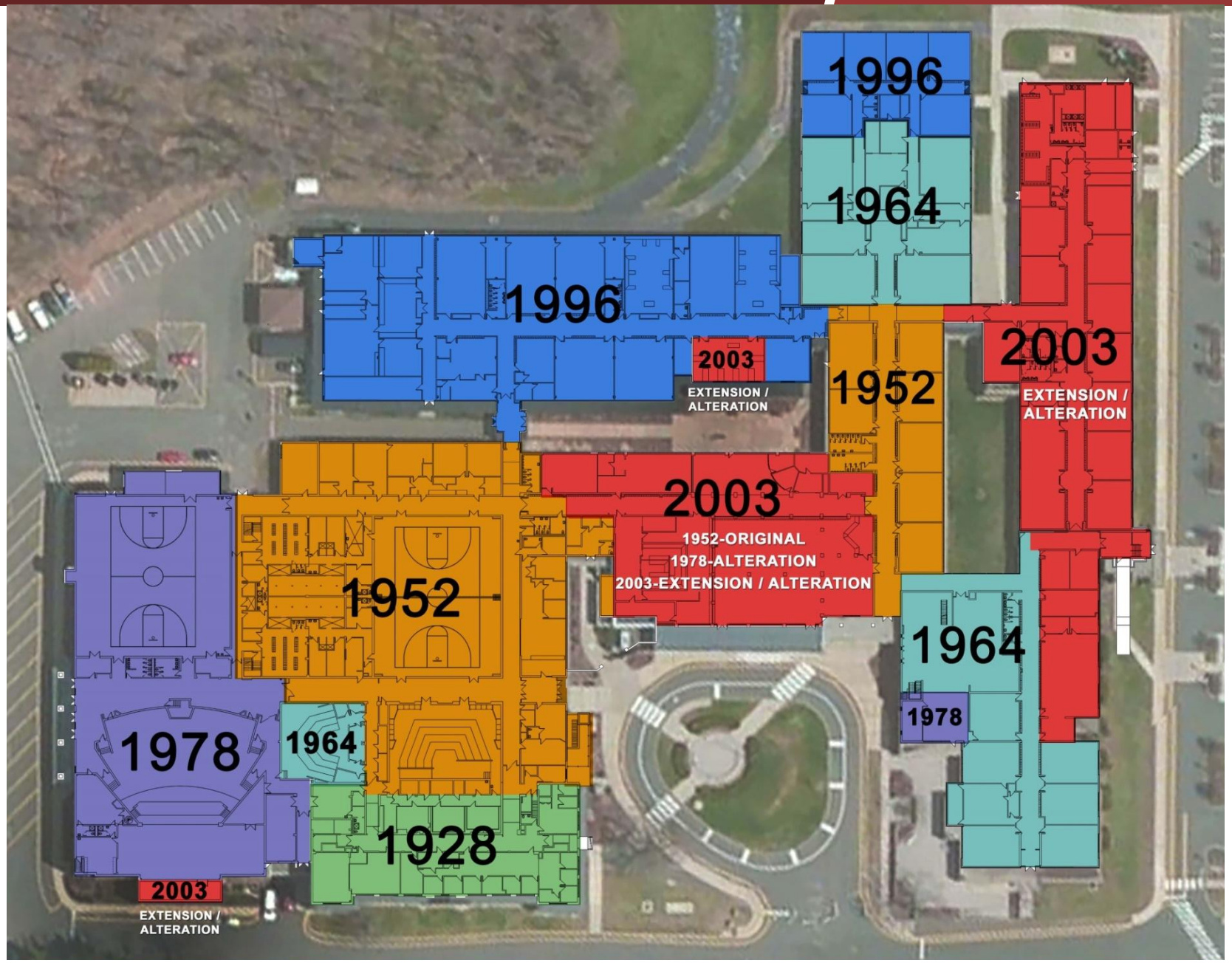
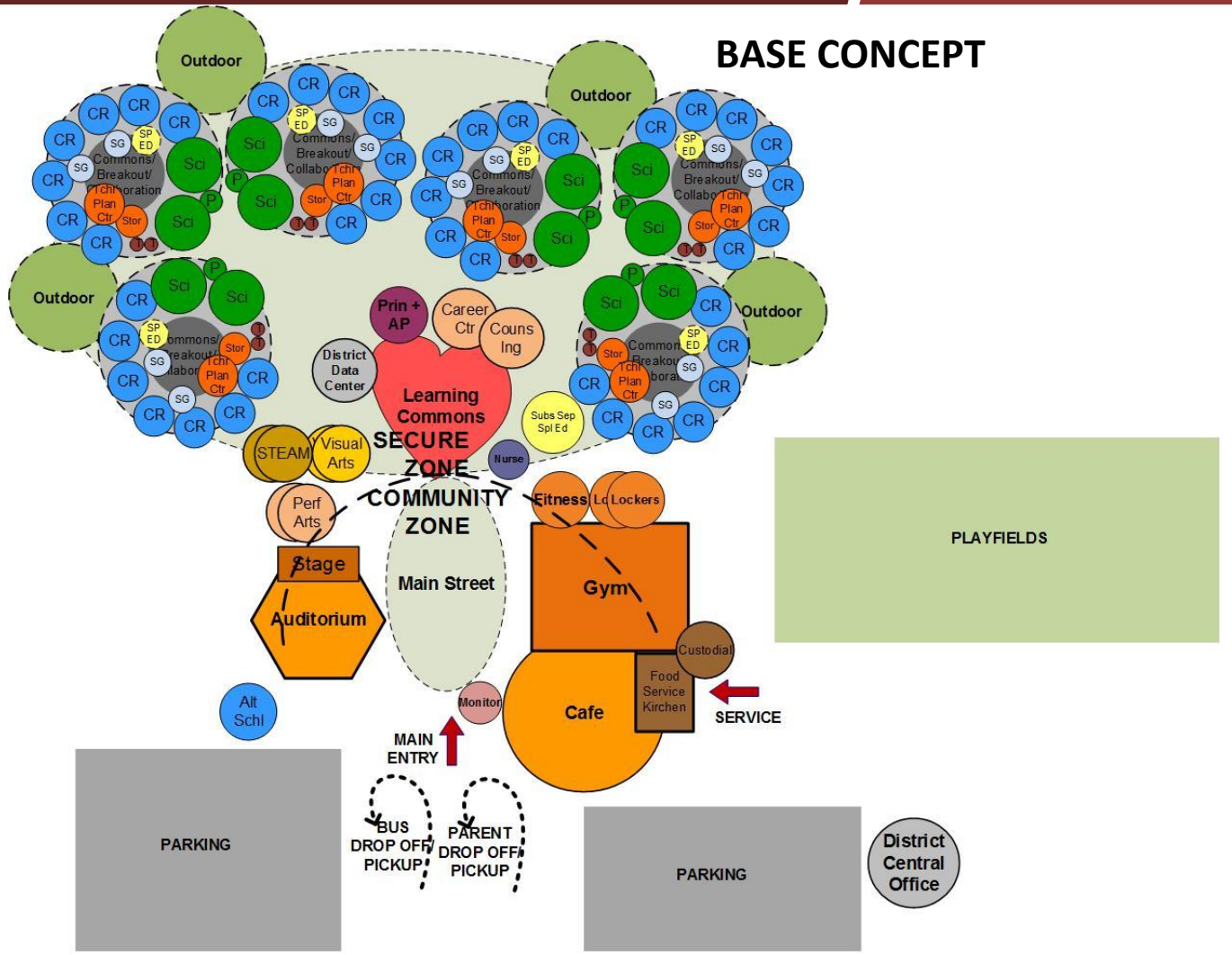


RELATIONSHIP DIAGRAM

KAESTLE BOOS associates, inc

BASE CONCEPT

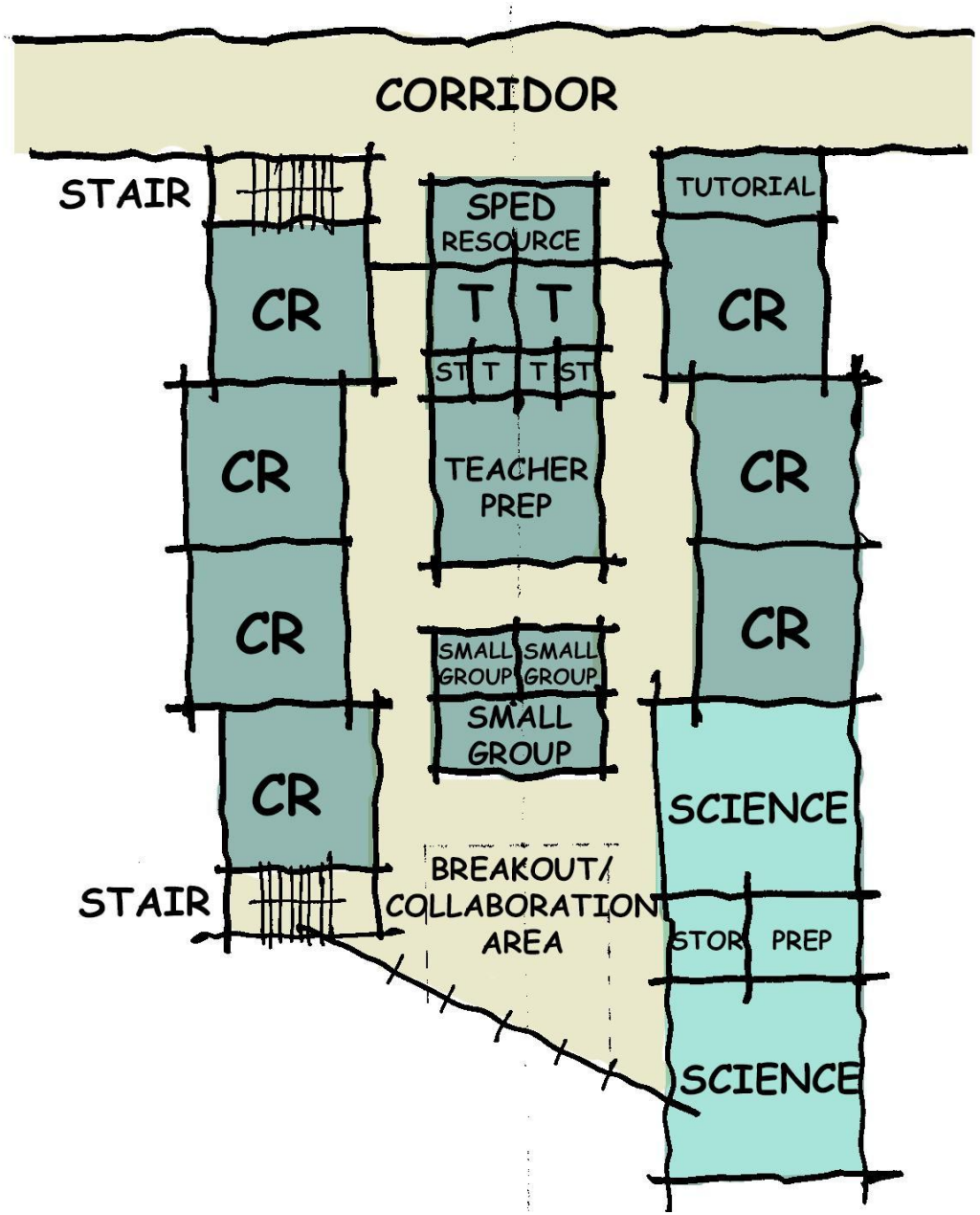


FARMINGTON HIGH SCHOOL
OVERALL BUILDING RELATIONSHIP DIAGRAM

Not all spaces shown
Number of Classrooms not determined

TYPICAL CLASSROOM CLUSTER

KAESTLE BOOS associates, inc



IDEAL LEARNING ENVIRONMENTS

The following design qualities emerged as essential elements of the ideal learning environment:

1. **Light** – open spaces, visibility, connection to the outdoors, and natural light;
2. **Flexibility** – furniture and spaces that are multi-purpose, adaptable, moveable;
3. **Independence** – space that fosters persistence, self-direction, choice and curiosity;
4. **Collaboration** – places where students can interact and spontaneously work together, share ideas and work products
5. **Reflection** – furniture and spaces that offer quiet places for contemplation and introspection;
6. **Creativity** – a technology rich, imagination rich environment to foster a maker mindset;
8. **Exhibition** – public places for work in progress and final products to be displayed and presented for feedback and critique; and
9. **Joyous** – a school that is safe, warm, welcoming and nurturing of all learners

These design qualities may be used to guide our thinking as we look forward into the future of our school facilities here in Farmington.

OPTION A

-KEEP MORE OF THE EXISTING HIGH SCHOOL

OPTION A – SITE

KAESTLE BOOS associates, inc

Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

OPTION A – MAIN LEVEL

KAESTLE BOOS associates, inc

Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

A1_rendering

Cost of Option A

	COST RANGE
Total Cost	$138.9m-$150.5m
Estimated State Share (19% -29%)	$30.9m-41.8m
Farmington's Share (71%-81%)	$108.1m-117.1m

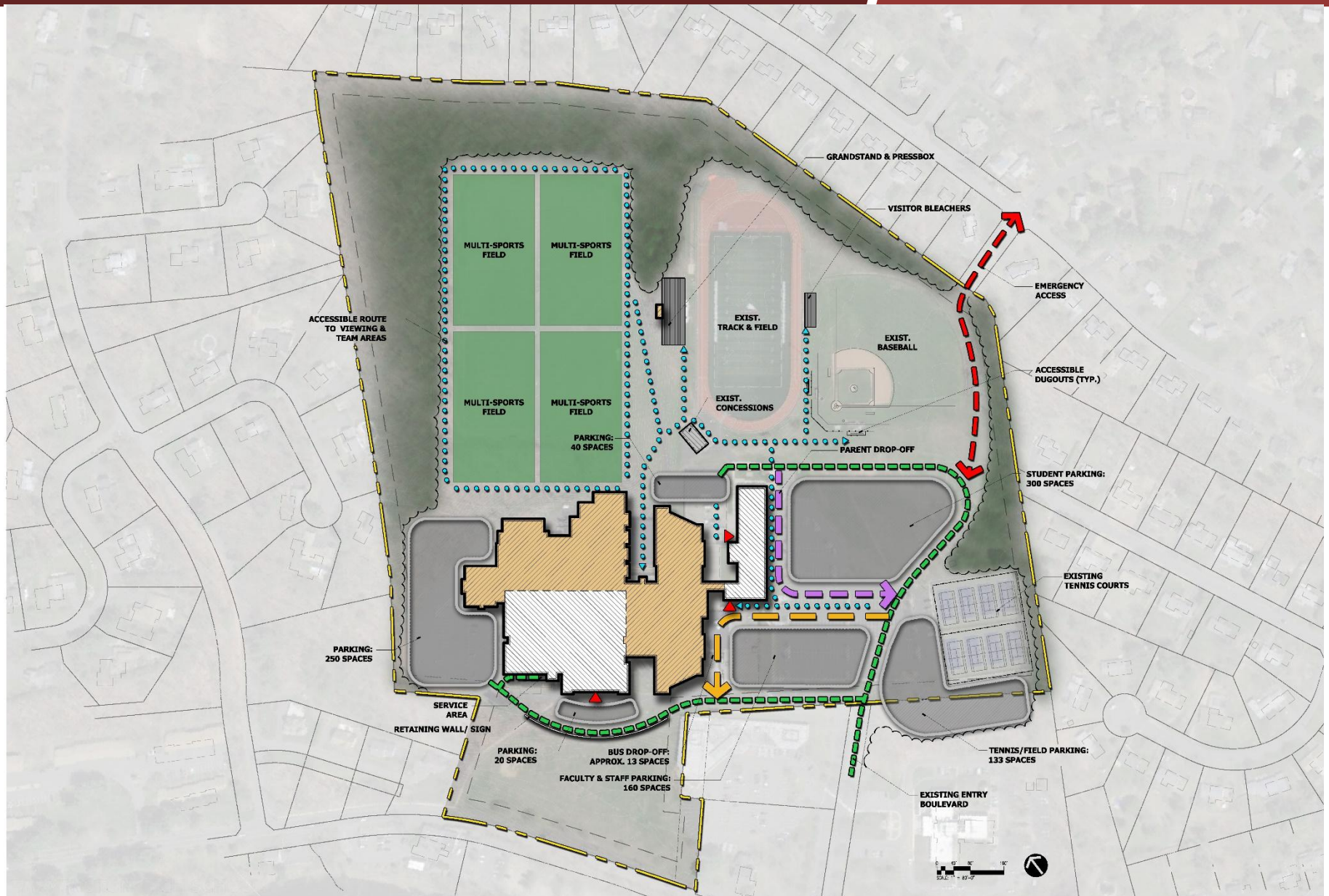
OPTION B

-KEEP LESS OF THE EXISTING HIGH SCHOOL

(MORE NEW CONSTRUCTION)

OPTION B – SITE

KAESTLE BOOS associates, inc

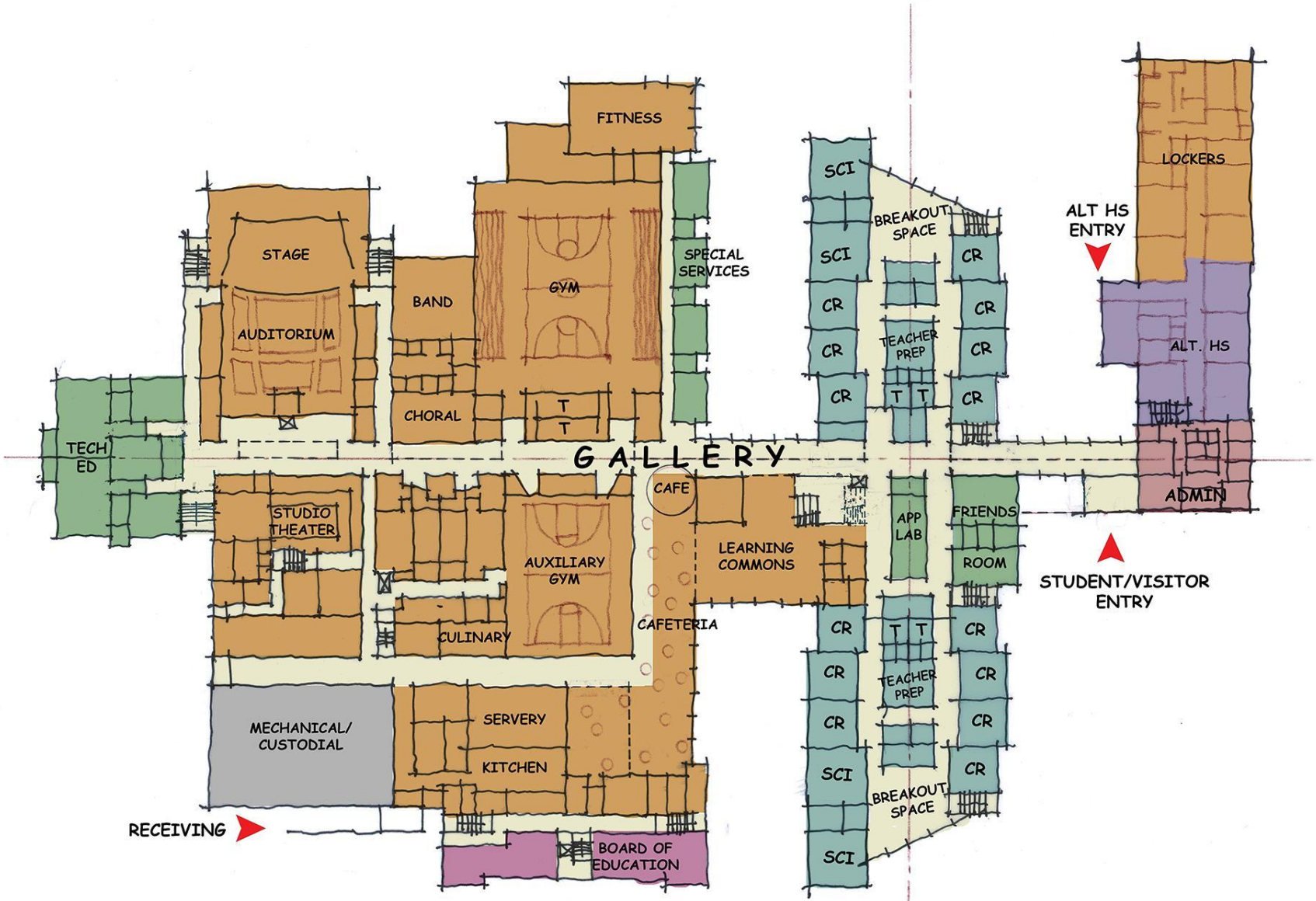


Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

OPTION B – MAIN LEVEL

KAESTLE BOOS associates, inc



Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

B1_rendering

Cost of Option B

	Cost Range
Total Cost	$150.7m-161.9m
Estimated State Share (19%-29%)	$32.2m-45.1m
Farmington's Share (71%-81%)	$108.7m-127.3m

OPTION C

-NEW CONSTRUCTION (LOCATED ON HILL)

OPTION C – SITE

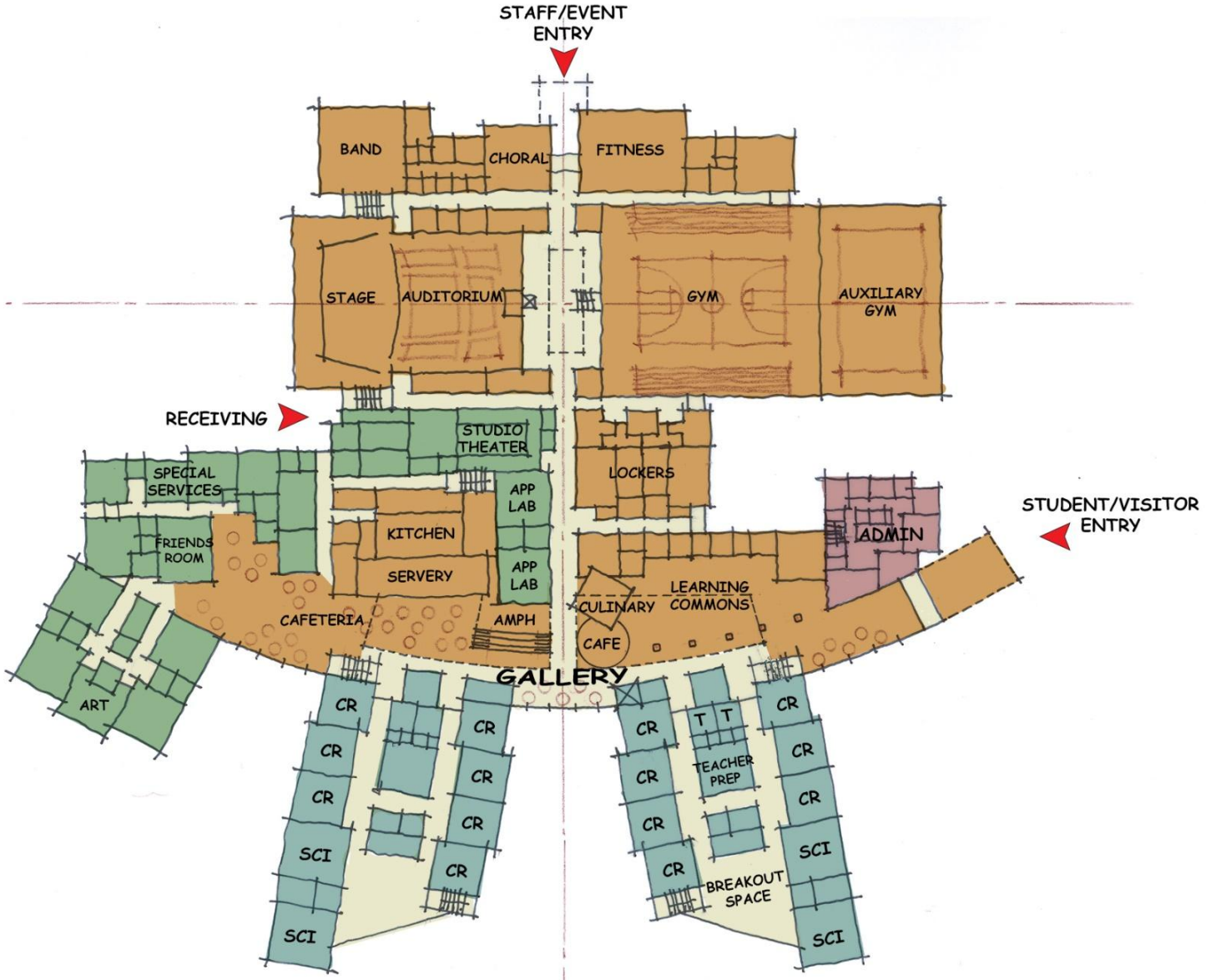
KAESTLE BOOS associates, inc

Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

OPTION C – MAIN LEVEL

KAESTLE BOOS associates, inc



Conceptual Plan 12/8/16

Adjustments and refinements are expected as public participation continues.

Cost of Option C

- *No costs were calculated for this option*

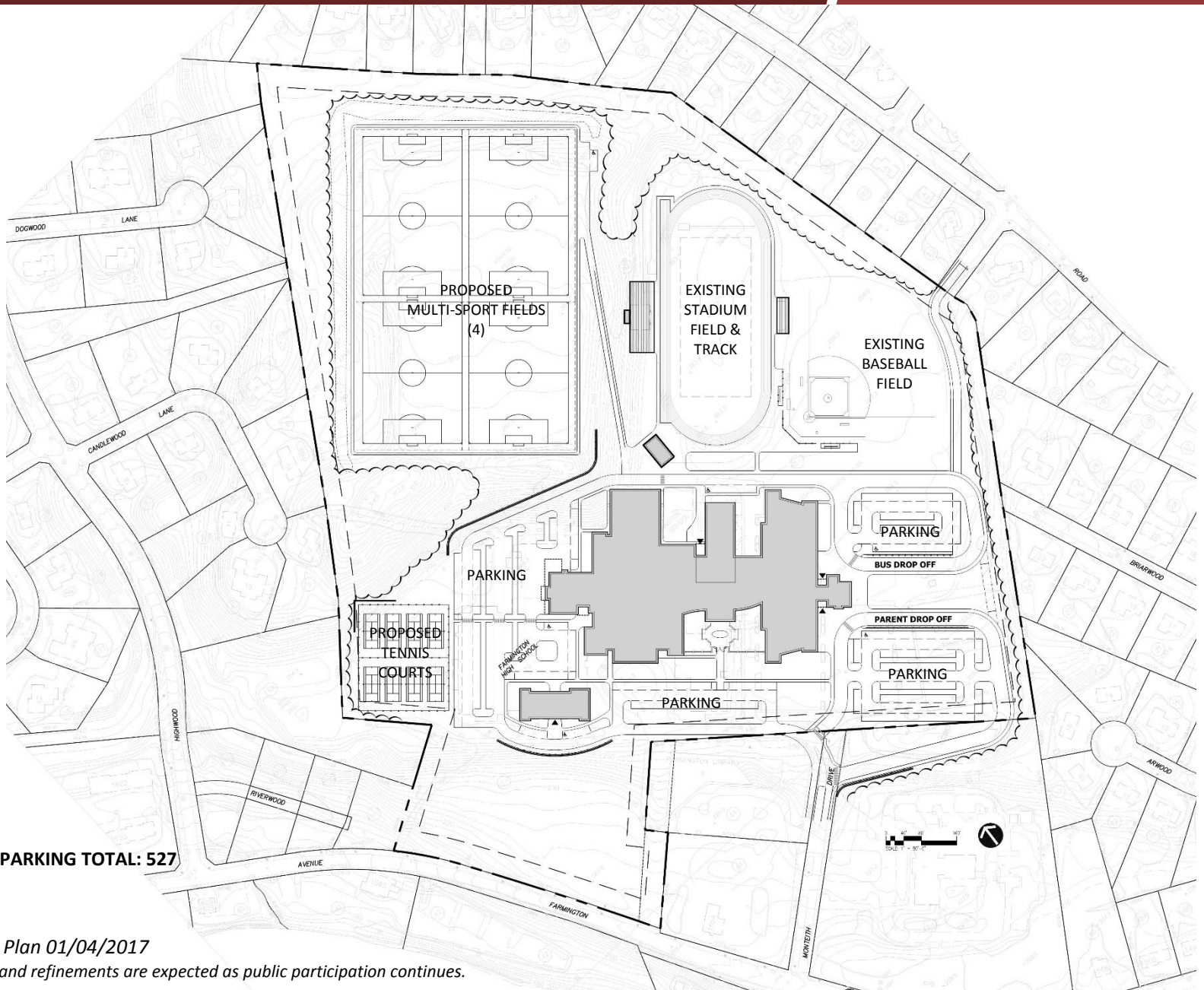
OPTION D

-NEW CONSTRUCTION

KEEP 1928 AND 900 WING

OPTION D – SITE

KAESTLE BOOS associates, inc



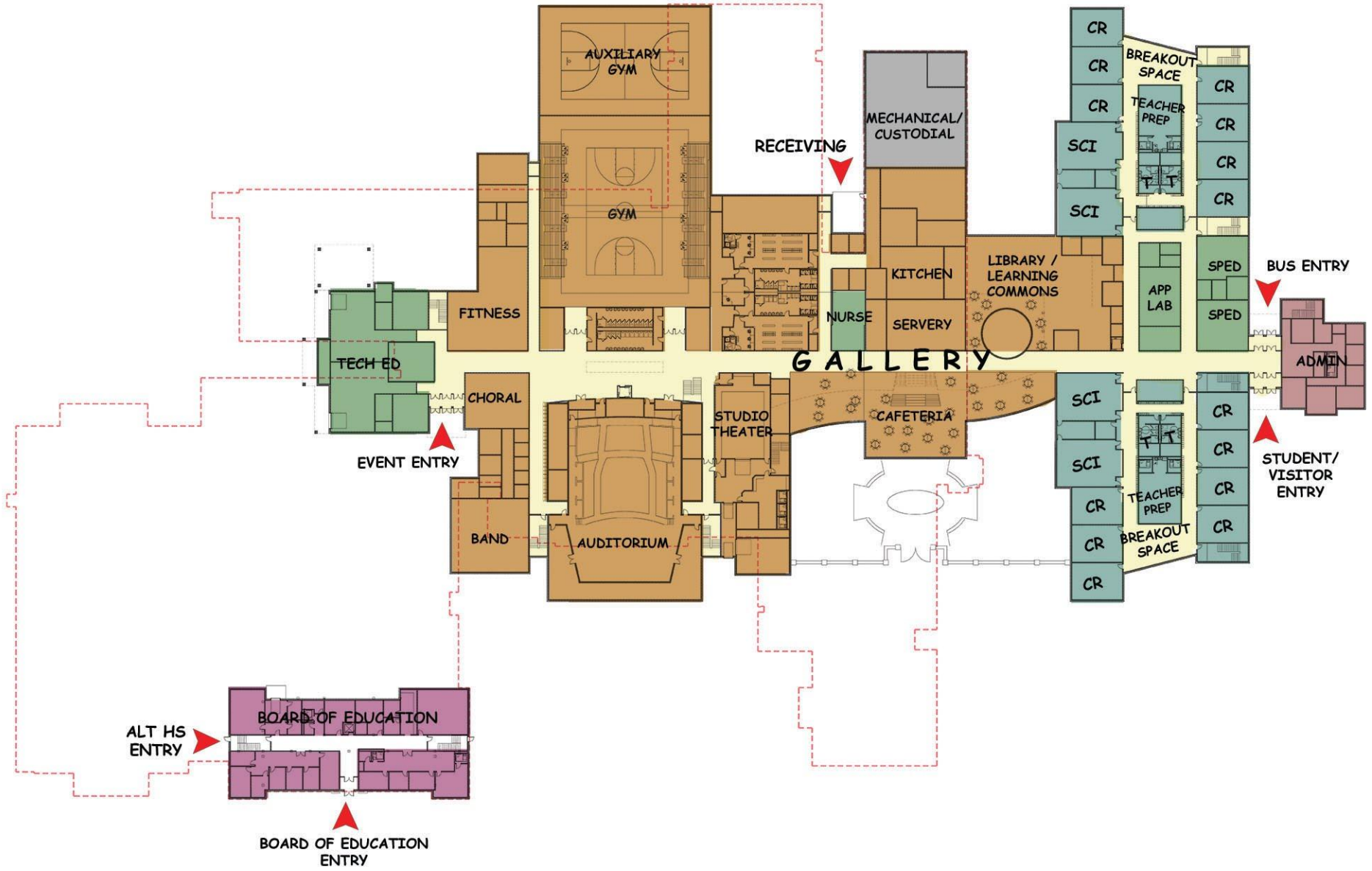
PROPOSED PARKING TOTAL: 527 SPACES

Conceptual Plan 01/04/2017

Adjustments and refinements are expected as public participation continues.

OPTION D – MAIN LEVEL

KAESTLE BOOS associates, inc



Conceptual Plan 01/04/2017

Adjustments and refinements are expected as public participation continues.

Cost of Option D

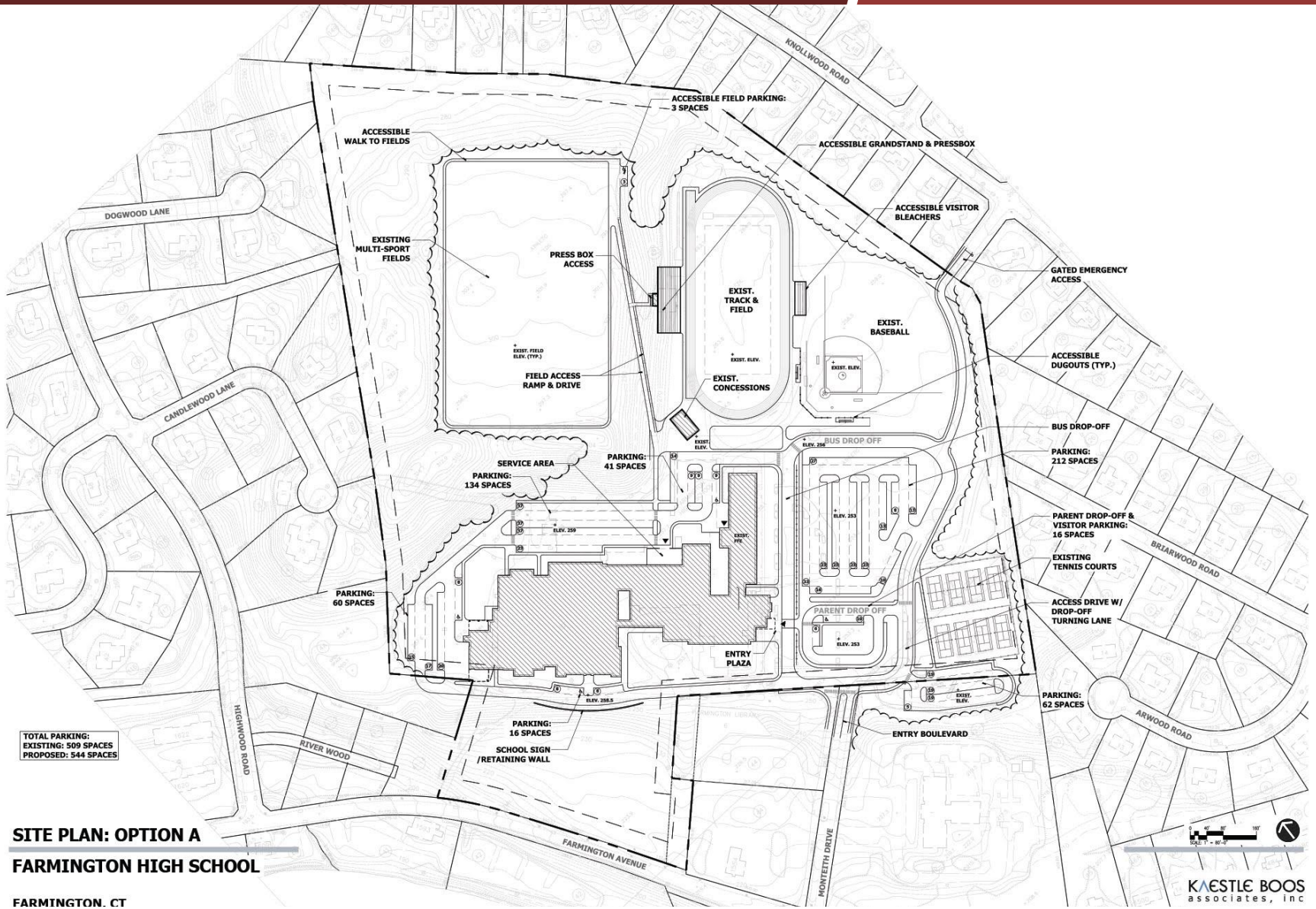
	Cost Range
Total Cost	$149.2m-161.3m
Estimated State Share (19%)	$21.8m-29.6m
Farmington's Share (81%)	$121.9m-137.8m

VALUE ENGINEERING
OPTION A1
RENOVATION AND ADDITIONS

65% RENOVATION
35% NEW CONSTRUCTION

OPTION A – SITE

KAESTLE BOOS associates, inc

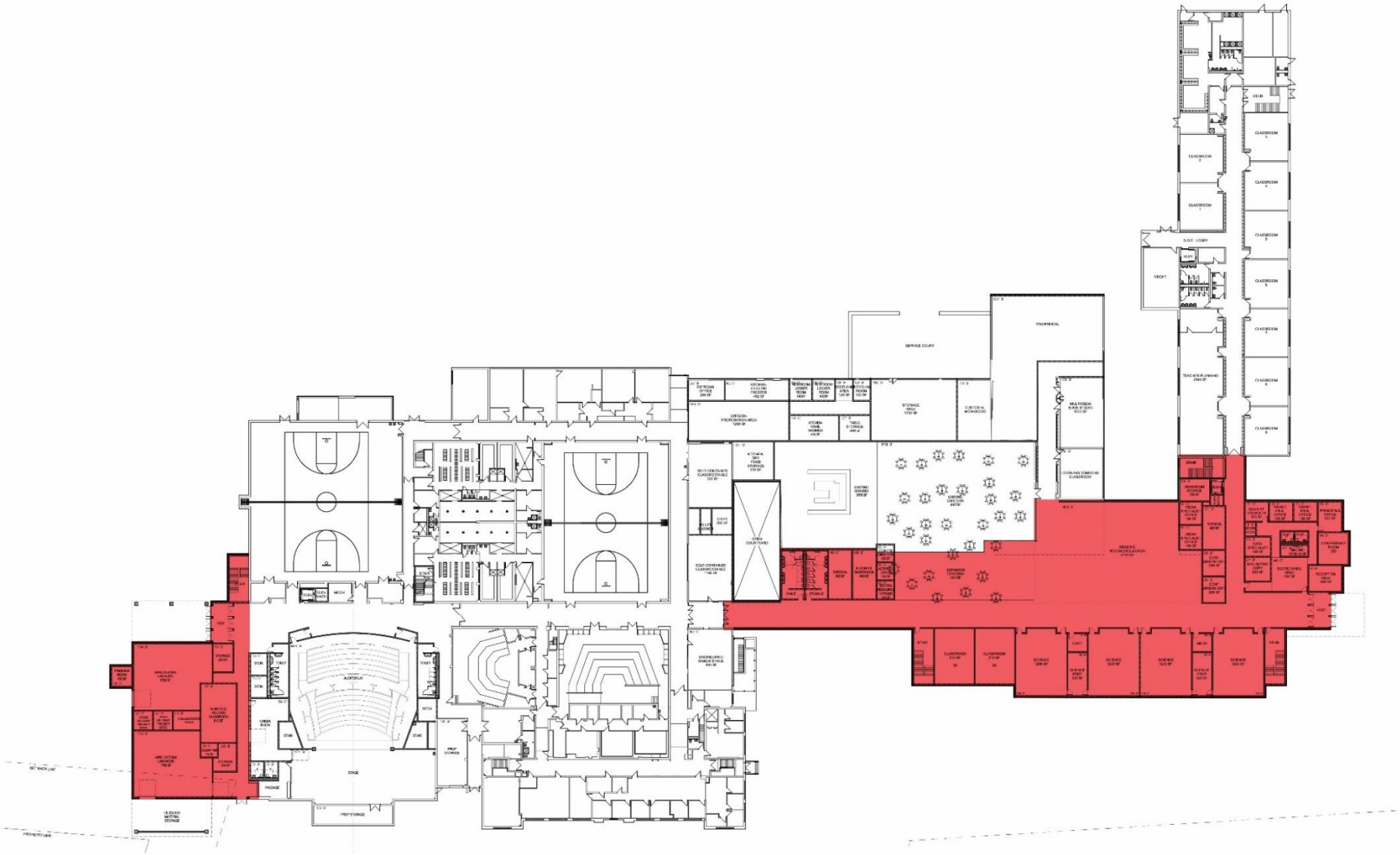


Conceptual Plan 02/07/2017

Adjustments and refinements are expected as public participation continues.

OPTION A1 – MAIN LEVEL

KAESTLE BOOS associates, inc

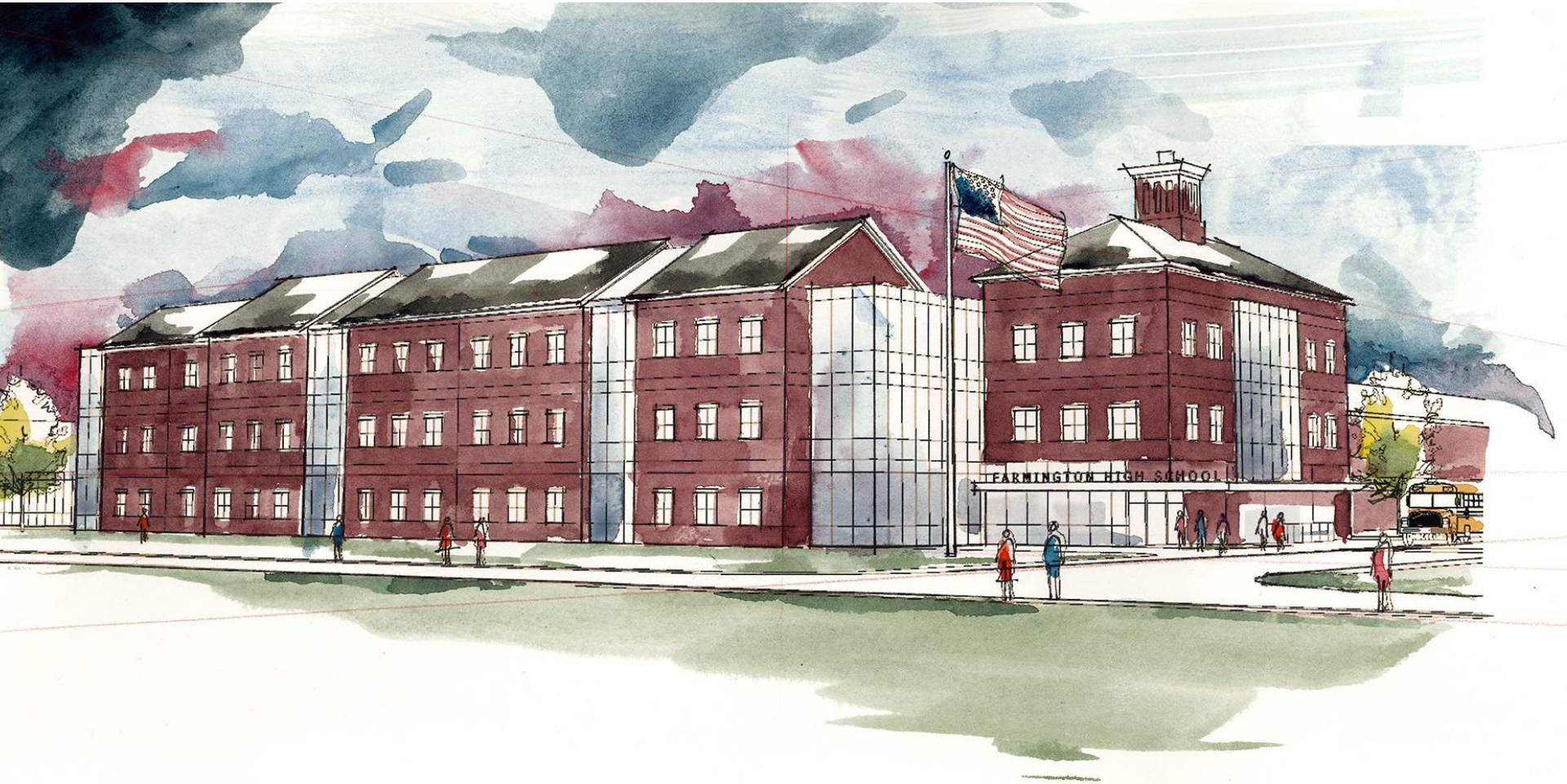


Conceptual Plan 02/07/2017

Adjustments and refinements are expected as public participation continues.

OPTION A1 – RENDERING

KAESTLE BOOS associates, inc



Conceptual Plan 03/01/2017

Adjustments and refinements are expected as public participation continues.

Cost of Option A1

	Cost Range
Total Cost	$109.9m-122.3m
Estimated State Share	$16.1m-17.9m
Farmington's Share	$93.8m-104.4m

VALUE ENGINEERING
OPTION D1
NEW CONSTRUCTION—KEEP 1928 AND 900 WING

14% RENOVATED
86% NEW CONSTRUCTION

OPTION D1 – SITE (OVERALL)

KAESTLE BOOS associates, inc

Conceptual Plan 04/10/2017

Adjustments and refinements are expected as the Schematic Design phase continues.

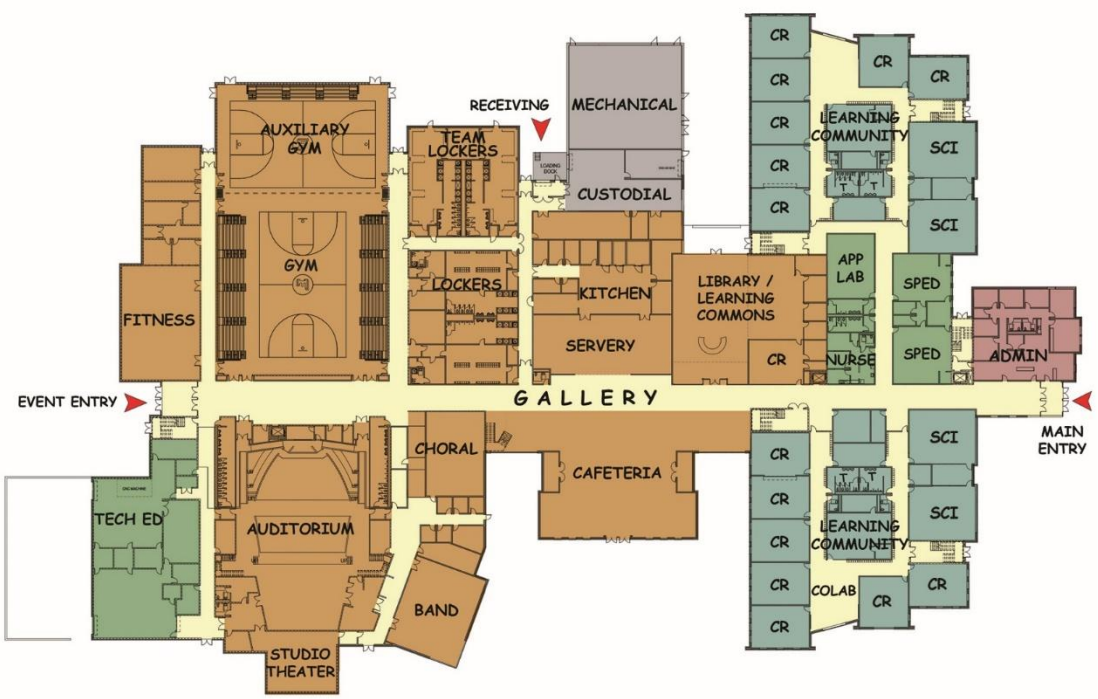
OPTION D1 – SITE (PROPOSED)

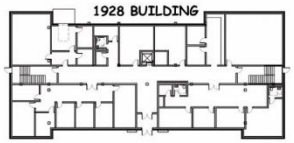
KAESTLE BOOS associates, inc

Conceptual Plan 04/10/2017

Adjustments and refinements are expected as the Schematic Design phase continues.

FHS Main Level





Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phase continues.

RENDERING

Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phase continues.

RENDERING

Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phase continues.

Cost of Option D1

	Cost Range
Total Cost	$125.5m-139.2m
Estimated State Share	$21.8m-24.0m
Farmington's Share	$103.7m- 115.1m

Project Cost- Referendum

	Cost Range
Total Project Cost	$135,636,900
Estimated State Share	$25,771,011
Farmington's Share	$109,865,889

KAESTLE BOOS associates, inc

Farmington High School Building Project

Q & A

FARMINGTON PUBLIC SCHOOLS

Pioneers | Scholars | Contributors | Citizens