

Agenda  
Farmington High School Renovation Committee  
Wednesday, January 27, 2016  
Farmington High School Library  
7:00 PM

**\*PLEASE NOTE THE LOCATION CHANGE\***

- A. Call to Order.
- B. Public Comment.
- C. Introductions.
- D. New Business
  - 1) To review and adopt the attached Rules of Procedure.  
**(Attachment 1)**
  - 2) To review the following documents:
    - 1. Town Ordinance, Chapter 53 "Public Buildings"  
**(Attachment 2)**
    - 2. Statement of Needs dated April 13, 2015 **(Attachment 3)**
    - 3. TECTON Presentation **(Attachment 4)**
    - 4. Charge of the Committee **(Attachment 5)**
    - 5. Debt Schedule (Will be available at the meeting)
  - 3) Next Steps.
  - 4) To establish the committee meeting schedule. (Bring your calendars)
- E. Tour of Farmington High School.
- F. Adjournment.

CC: Committee Members  
Paula Ray, Town Clerk  
Interested Parties

**RULES OF PROCEDURE**  
**Farmington High School Renovation Committee**

**I. Officers**

- A. Unless otherwise specified by Charter, Code, or appointing body committees, boards or commissions usually have a chairperson, a vice-chairperson, and a secretary. The members of the committee, board or commission at the first meeting normally elect these. In some instance, the appointing authority designates the chairperson. Election of officers shall be by open ballot.

**William Wadsworth, Chair**

- B. The chairperson presides at meetings and makes official communications on behalf of the committee, board, or commission representing the group consensus at all times, not his or her personal position. The chairperson is not an administrative official with directive or operating authority, so other members should not burden the chairperson with expectations of getting things done. Similarly, the chairperson or any member should not attempt direction of Town operations.
- C. The secretary of committees, boards, or commissions should be responsible for the writing and filing of approved minutes with the Town Clerk unless other arrangements have been made.

**Kathryn Howroyd, Clerk for the Committee**

**II. Quorums**

- A. At its first meeting a committee, board, or commission should establish the number of members to make a quorum. A quorum usually is a bare majority of the membership or some larger number of members if the committee, board, or commission so chooses. No vote may be taken or meeting held of a committee, board, or commission unless a quorum is present.

**7 Voting Members**

**5 Member Quorum**

**III. Agendas**

- A. The committee, board, or commission must determine who is responsible for creating, distributing, and posting the agendas for meetings.

**Creation of agenda by the Chairman  
Committee Clerk will distribute and post  
Members are asked to give any items for the agenda to the Chairman 7  
days prior to the meeting.**

**IV. Attendance**

- A. Committees, boards, or commissions should establish rules governing

attendance requirements for its members.

**Attendance is strongly urged. Two (2) unexcused absences, as defined by the Chairman, will result in the loss of appointment. If at all possible, members should contact the Chairman at least 24 hours prior to a missed meeting. Finally, conference calls are an acceptable form of attendance as a last result.**

#### **V. Freedom of Information Laws**

- A. Committees, boards, or commissions should familiarize themselves with the basic requirements for meetings and minutes and make sure any rules of procedure established conform to the law. The Town Clerk is the Freedom of Information liaison for the Town of Farmington and can be used a resource in this area.

#### **VI. Charter/Code**

- A. Committees, boards, or commissions should familiarize themselves with the Charter and Code of the Town of Farmington, especially Chapter 24, Ethics to make sure any rules of procedure are not in conflict with the Charter or Code of the Town of Farmington.

#### **VII. Robert's Rules**

- A. Committees, boards, or commissions should use Roberts Rules as a guide for running their meetings and as part of their rules of procedure should establish how formally they wish to follow Robert's Rules.

**Members decided to use a less stringent form of Robert's Rules and look to them as a guide.**

Attachment 2

*Town of Farmington, CT  
Thursday, January 14, 2016*

## Chapter 53. Public Buildings

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

### **GENERAL REFERENCES**

Building construction — See Ch. 83.

## Article I. Construction Procedures

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

### § 53-1. Purpose.

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

### § 53-2. Statement of needs.

- A. The Town department or agency initiating a request for the construction or renovation of a public building shall submit to the Town Manager a statement of needs which justifies the requested construction. The Town Manager shall review the statement of needs critically and shall, when satisfied that the statement is complete, submit the statement to the Town Council along with a recommendation for approval or disapproval of nonschool proposed construction.
- B. The Board of Education, being responsible under C.G.S. § 10-220 for making a study of the needs for school facilities and of a long-term school building program, shall, as part of a statement of needs, make recommendations to the Town Council for new school construction, additions or renovations based upon such study.
- C. Town Council approval of a statement of needs shall be required before any further action is taken. The Town Council may hold hearings or take any other action it deems appropriate to obtain information prior to approving a statement of needs.
- D. Each Town department or agency, including the Board of Education, shall, at the time of submitting annual budget requests, submit an estimate of expenditures for capital improvements for the next five years. The Town Manager, at the time of submitting the proposed annual budget to the Town Council, shall submit a five-year capital improvements program with a recommendation of what, if any, project or projects should be undertaken in the ensuing fiscal year. The Council shall consider and act on the projects, either approving, disapproving or approving at a revised estimate of costs.

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

- A. Upon approval of a statement of needs, the Town Council shall appoint a building committee for all school buildings, including at least one member of the Board of Education, and may appoint a building committee for all other Town buildings.
- B. If a building committee is appointed, the Town Council shall define the scope of the responsibilities of such committee. The Town Council shall seek to include persons experienced in design and construction (such as an architect and/or construction engineer) to be building committee members.
- C. If a building committee is not appointed for Town buildings other than schools, the Town Council shall specifically designate the person or persons responsible for planning and supervising the construction of such building and shall define the scope of responsibilities of such person or persons.
- D. Hereinafter, the building committee or designated person or persons shall be referred to as the "committee."
- E. The Town Manager shall provide the committee with qualified and adequate staff support on building, financial, administrative and clerical matters. The role and scope of staff shall be clearly defined by the Town Manager and shall be described by the Town Manager to the committee. The Town Manager shall stay in close touch with the committee and keep the Town Council advised on material developments as they occur.

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

- A. Project initiation. The Town Council shall, upon recommendation of the Town Manager:
  - (1) Select a site for the construction. If a school site is involved, the site shall be approved by the Board of Education and the State Commissioner of Education prior to the start of construction.
  - (2) Develop and incorporate into the committee's charge a clear description of the nature, size and purpose of the proposed building based on the approved statement of needs.
- B. Preliminary plan development. The committee shall:
  - (1) Solicit proposals from qualified architects to prepare schematic drawings and project cost estimates, including costs of construction, engineering, finance, legal, contingency, independent construction monitoring and oversight, and other appropriate costs.
  - (2) Negotiate a contract or contracts with the selected architect. The architectural work will be contracted for in two phases. Phase one will consist of prereferendum services, including the preparation of schematic drawings and cost estimates, including structural site work, grading and drainage, presentations to Town boards and commissions and other services and costs as determined by the committee. Phase two services will complete the project through Town acceptance and final payment to the contractor(s). The phase two contract will include the architectural fees and expenses to take the project through the design development, contract document and administrative services phases during construction, including the preparation of bid documents and contract documents, the evaluation of bids and the determination of

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

- (3) Obtain from the architect a certificate attesting to the architect's errors and omissions insurance coverage that will be valid throughout the duration of the project.
  - (4) Request sufficient funds from the Town Council to pay for the architect's phase one services. Upon approval of such funding, the committee shall execute the contract with the architect for such services.
  - (5) Decide what type of owner's representative to use (if other than the architect) such as a clerk of the works, construction manager or general contractor. If a construction manager is to be used, the committee shall solicit proposals from qualified firms and negotiate services and fees for the pre- and post-referendum phases.
  - (6) Submit the completed schematic drawings to the Town Plan and Zoning Commission for informal review and recommendation and make such changes as appropriate in accordance with the contract for architectural services.
  - (7) Submit the completed schematic drawings and project cost estimates to the Town Council for approval.
  - (8) Upon Town Council (and Board of Education for school projects) approval of the schematic drawings and project cost estimates, request that the Town Council:
    - (a) Set a Town meeting (and referendum if necessary) for the total project cost based on the cost estimates prepared by the architect and/or construction manager; and
    - (b) Refer the project to the Town Plan and Zoning Commission for a report under C.G.S. § 8-24.
- C. Final plan development. If the project is approved at the Town meeting (or referendum, if necessary) the committee shall:
- (1) Issue a notice to proceed to the architect to complete final plans, working drawings and specifications, bid documents and contract documents. The committee and its consultants shall review the design documents at each design phase to evaluate, refine and update cost estimates and verify that the plans fulfill the purpose of the proposed building in a reasonable manner. The committee shall submit a copy of the final plans, working drawings, specifications, bid documents and contract documents to an independent, qualified engineering firm for a comprehensive review as to accuracy, clarity and completeness. The engineering firm shall submit comments to the committee. The committee shall direct the architect to make such changes as it deems appropriate.
  - (2) Submit the final plans to the Town Plan and Zoning Commission for site plan approval. Upon receipt of the architect's changes and approval of the Town Plan and Zoning Commission, and approval of the Board of Education for school projects, the committee shall put the project out to bid and award the construction contract. The Town Manager and a person designated by the committee shall execute the construction contract on behalf of the Town.
  - (3) Meet with the architect, general contractor or construction manager to reconcile any differences between the parties. The committee shall approve the final plans, working drawings and specifications, bid documents and contract documents.

- D. Construction initiation. The committee shall:
- (1) Establish an oversight team consisting of the architect, Town staff members and/or consultants to assure regular and knowledgeable in-the-field monitoring of construction and evaluation of change orders and to keep the committee up-to-date on a regular basis on all material developments. The committee shall contract for additional independent monitoring of the construction process, if deemed necessary.
  - (2) Authorize the start of construction.
  - (3) Monitor the construction process to include meetings with the architect, project manager and construction contractor as necessary to resolve any differences.
  - (4) Establish liaisons and/or other means of communication to keep the Town Manager, Town Council and other interested parties up-to-date on project developments.
  - (5) Consider and act promptly on change orders, making certain that any increase in the cost involved in any change order is within the amount appropriated for the project.
  - (6) Monitor the preparation by the architect of a list of items (punch list) which are not fully completed or which require further attention when the architect has certified that the building is substantially complete. The committee shall accept the building as substantially complete and make certain that the punch list items are completed promptly and properly.
  - (7) Review the certification by the architect that construction has been completed in full compliance with contract documents or review the list of items that are not yet satisfactorily completed.
  - (8) Authorize the release of funds that had been withheld or designate those funds to be withheld pending completion of any unfinished work or for any other appropriate reason.

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

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

### **§ 53-6. Execution of contracts.**

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

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

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

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



## MEMORANDUM

**TO:** Farmington Town Council:  
Nancy Nickerson, Chair  
Jon Landry  
Amy Suffredini  
John Vibert  
Jeffrey Apuzzo  
Peter Mastrobattista  
Meredith Trimble

**FROM:** Mary Grace Reed, Chair, Farmington Board of Education

**SUBJECT:** Farmington High School Renovation Project

**DATE:** April 13, 2015

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The Board of Education discussed a motion that outlines the "statement of need" regarding the Farmington High School renovation project. The motion presented below was approved by the Board at the April 7, 2015 Board meeting in compliance with Farmington Town Code Section 53-2.

**Motion:**

- 1. Whereas, the Farmington Board of Education has engaged in a comprehensive school feasibility study with TECTON that included multiple observations of existing conditions, age of equipment, facility, review of history of site, building and additions, analysis of energy efficiency and options for improvement, review of existing reports (OCR, NEASC, School Safety), focus groups with faculty, administration and students, assessment of education space needs and conceptual solutions to address needs.*
- 2. Whereas, the FHS NEASC study summary highlights a need to improve travel distances for faculty and staff, improve circuitous and crowded corridors and intersecting/converging students and faculty, create informal collaboration spaces for students, faculty and staff, address building systems for a controllable interior environment and address accessibility to interior and exterior areas.*

3. *Whereas, several spaces at FHS do not meet ADA requirements as outlined by the OCR report issued in 2013-2014, including but not limited to the auditorium, stage, music instructional spaces, some classrooms, outdated chair lift in the weight room, media center, bathrooms, portions of 2nd and 3rd floors of 1928 building, culinary space, and outdoor athletic facilities.*
4. *Whereas, the FHS Safety and Security Study highlights accessibility issues (23 separate entry points to building), sight line issues, public/private use of building, inadequate interior and exterior lighting levels, building orientation difficulty and various issues around the multiple additions.*
5. *Whereas, Farmington High School (FHS) has experienced several additions over many years, with an aging 1928 building in need of significant renovation as well as several additions with an inefficient building envelope impacting energy costs and efficiencies (insulation, façade, windows—except for 900 wing) as well as aging mechanical, electrical, plumbing, fire alarm and protection building systems not in code compliance.*
6. *Whereas, Farmington High School system energy performance is lacking with a \$393,000 cost per year and in need of a "Green Design" (new or renovated MEP systems could save an average of 35% of annual costs or 140,000 per year—could realize a 45% savings depending upon solution).*
7. *Whereas, the auditorium (poor acoustics), cafeteria, and library are undersized, impacting high school scheduling, educational programming as well as state and federal requirements on food services.*
8. *Whereas, the additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students.*
9. *Whereas, with current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning*

*facility that meets state and federal requirements and serves the diverse needs of all students.*

*10. Whereas, the current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building.*

*The Board, therefore, directs administration to begin planning a renovation of appropriate and necessary school space at Farmington High School to accommodate new MEP needs, educational programming needs, Connecticut school safety expectations, NEASC standards and OCRADA regulations not currently being addressed in their entirety:*

- *Maximize square footage for educational programming (see #2, #8, #9)*
- *Create multiple levels to the building to address inefficient sprawl and "maze" like building to increase classroom space, space for robotics and other current and emerging learning spaces (see #2, #8, #9)*
- *Undersized auditorium (acoustic issues), stage cafeteria and media center (see #7)*
- *Address multiple ADA compliance issues (see #3)*
- *Address Mechanical, Equipment and Piping (MEP) code compliance issues (see #2, #5, #6)*
- *Address Security compliance issues (see #4)*
- *Address overcrowded Town Hall office space as well as off-site Farmington Alternative High School space needs (#8)*

*It is Hereby Resolved, that the Farmington Board of Education recommends to the Farmington Town Council, as required in Section 53-2 in the Farmington Town Code and the Conn. General Statutes 10-220, that a renovation of Farmington High School as noted above and further, that the Farmington Town Council consider this statement of needs as soon as possible.*

**Cc: Board of Education Members**

# Farmington High School

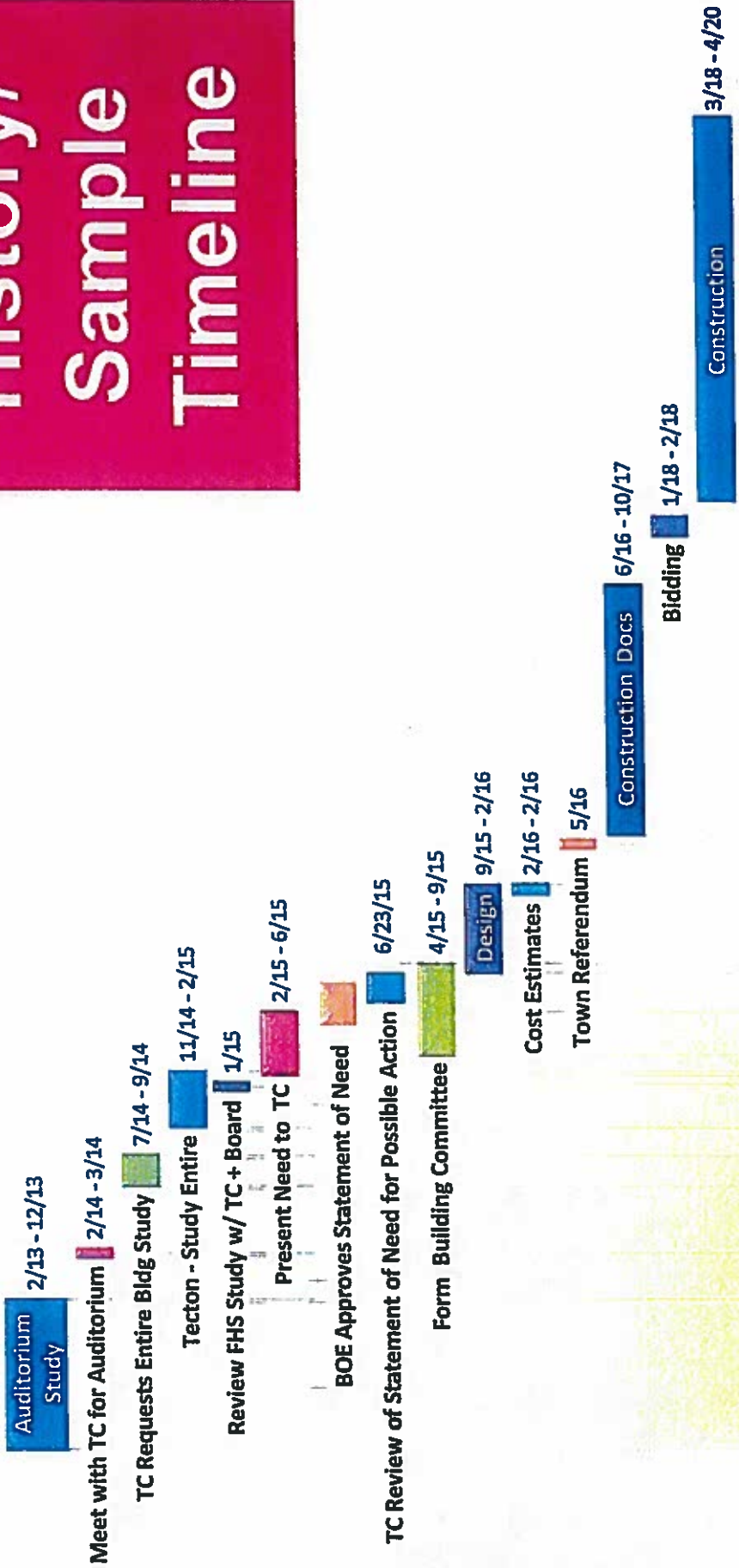


Statement of Need Presentation



June 23, 2015

# History/ Sample Timeline



Week 1	35	69	103	137	171	205	239	273	307	341
<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>			

# 1.

*Whereas, the Farmington Board of Education has engaged in a comprehensive school feasibility study with TECTON that included multiple observations of existing conditions, age of equipment, facility, review of history of site, building and additions, analysis of energy efficiency and options for improvement, review of existing reports (OCR, NEASC, School Safety), focus groups with faculty, administration and students, assessment of education space needs and conceptual solutions to address needs.*



## PROCESS

- **Conducted multiple observations of existing conditions**
- **Assessed conditions; age of equipment, buildings**
- **Reviewed history of site, building, and additions**
- **Analyzed energy efficiency and options for improvement**
- **Reviewed of existing reports (OCR, NEASC, and School Safety)**
- **Conducted Focus Group Sessions (Faculty, Administration, and Students)**
- **Assessed education space needs**

## 2.

*Whereas, the FHS NEASC study summary highlights a need to improve travel distances for faculty and staff, improve circuitous and crowded corridors and intersecting/converging students and faculty, create informal collaboration spaces for students, faculty and staff, address building systems for a controllable interior environment and address accessibility to interior and exterior areas.*



# NEASC 2004 Recommendations Summary



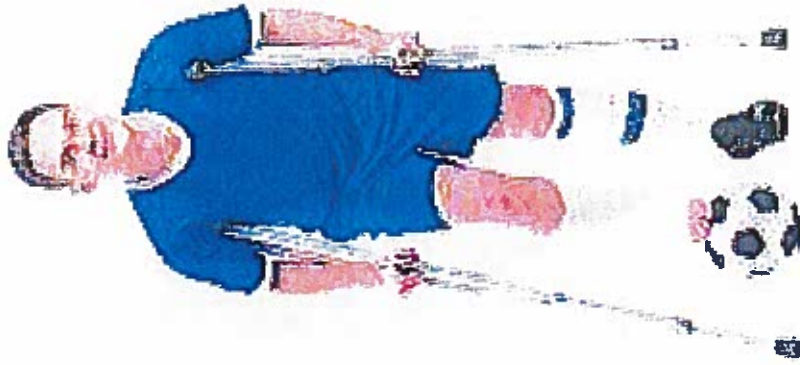
- **Decrease/improve travel distances** for faculty and staff.
- **Improve circuitous and crowded corridors** and intersecting/converging students and faculty.
- **Create informal collaboration spaces** for students, faculty and staff.
- **Address building systems** for a controllable interior environment. – Partial improvements made
- **Address accessibility to exterior/interior areas** – partial improvements made



3.

*Whereas, several spaces at FHS do not meet ADA requirements as outlined by the OCR report issued in 2013-2014, including but not limited to the auditorium, stage, music instructional spaces, some classrooms, outdated chair lift in the weight room, media center, bathrooms, portions of 2nd and 3rd floors of 1928 building, culinary space, and outdoor athletic facilities.*

# **NON-COMPLIANT WITH CURRENT CODES**



## **ADA INACCESSIBLE SPACES:**

**Auditorium/ Stage**

**Music Instructional Spaces**

**Library/Media Center**

**Bathrooms**

**Portions of 2<sup>nd</sup> and 3<sup>rd</sup> Floors of 1928 Building**

**Outdoor Athletic Facilities**

**Various Learning Spaces throughout Building**

## 4.

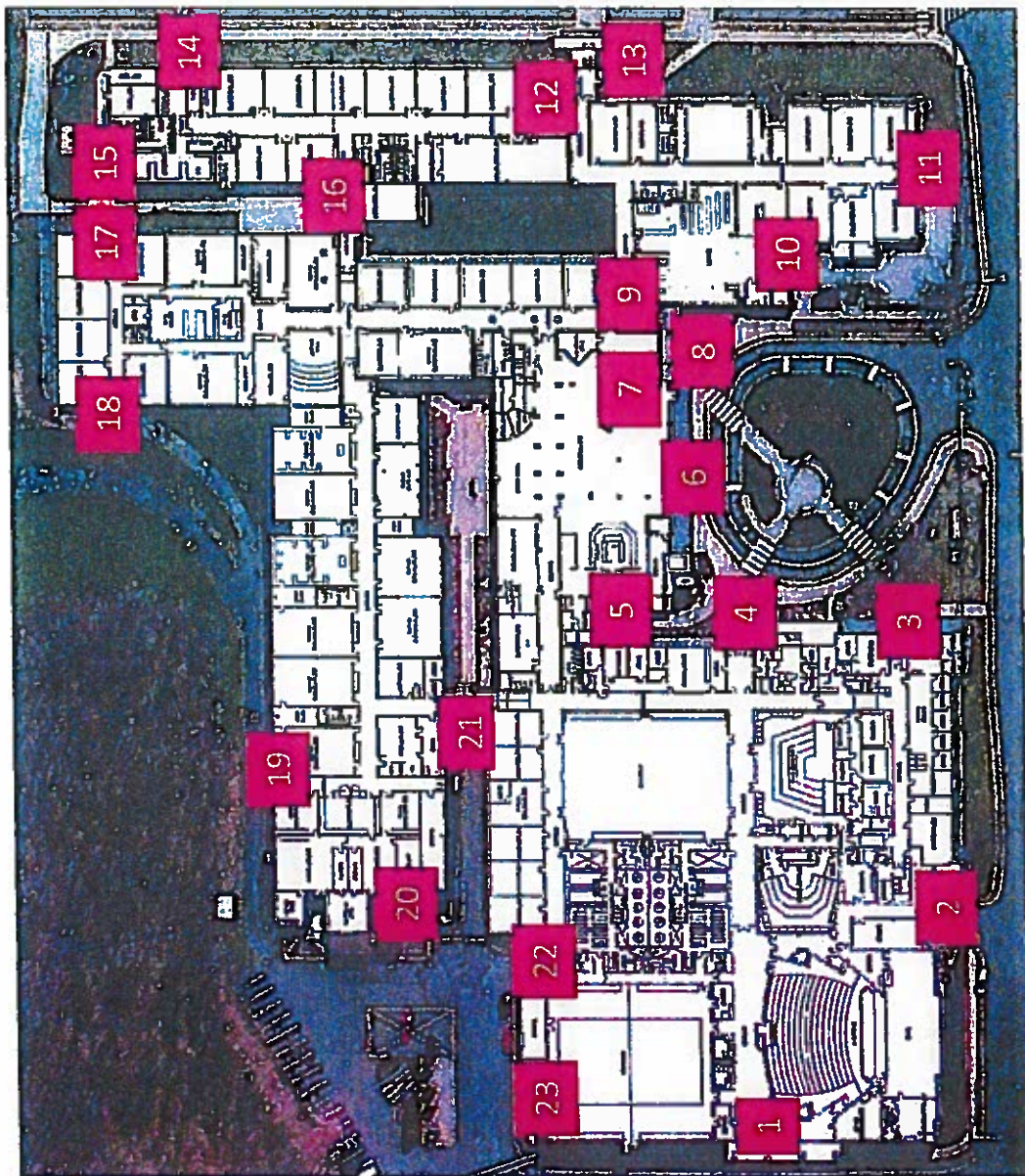
*Whereas, the FHS Safety and Security Study highlights accessibility issues (23 separate entry points to building), sight line issues, public/private use of building, inadequate interior and exterior lighting levels, building orientation difficulty and various issues around the multiple additions.*

# SECURITY JUNE 2014 SCHOOL INFRASTRUCTURE REPORT



- **Accessibility Issues** – 23 Separate entry points to building
- **Sightlines** – Currently NOT possible to see individuals approaching building entrances
- **Lack of building separation** – When community events take place individuals can enter all spaces
- **Lighting** – Improve interior and exterior lighting levels
- **Building Orientation** – Despite signage, very difficult to navigate building “maze like” design

# 23 ENTRY POINTS INTO FHS



## 5.

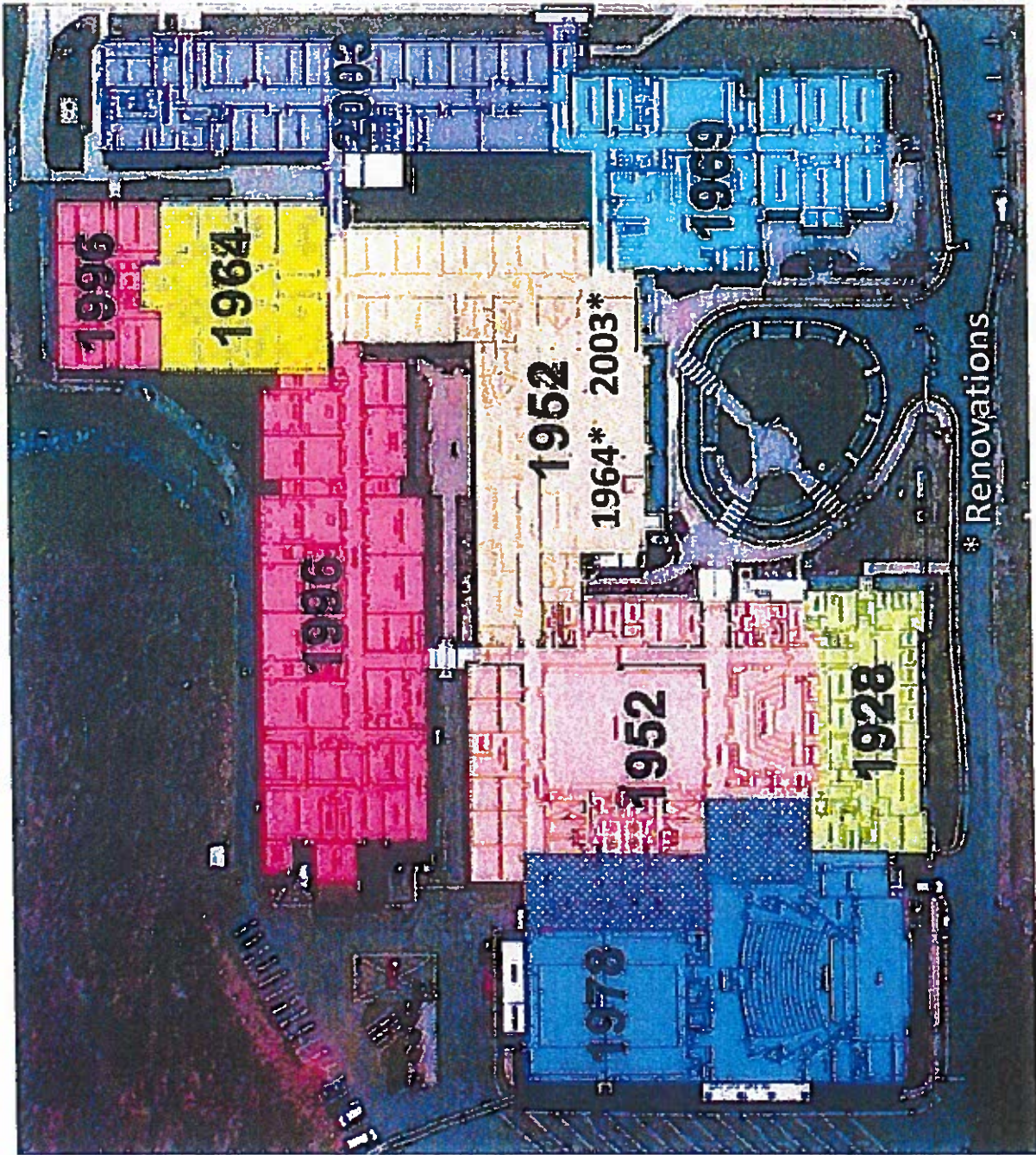
*Whereas, Farmington High School (FHS) has experienced several additions over many years, with an aging 1928 building in need of significant renovation as well as several additions with an inefficient building envelope impacting energy costs and efficiencies (insulation, façade, windows-except for 900 wing) as well as aging mechanical, electrical, plumbing, fire alarm and protection building systems not in code compliance.*

**50 YEARS =**

Functional age of  
typical school  
building

FHS originally built  
in 1928 = **87 YRS**

**6** additions/ over  
last **60** years





6.

*Whereas, Farmington High School system energy performance is lacking with a \$393,000 cost per year and in need of a "Green Design" (new or renovated MEP systems could save an average of 35% of annual costs or 140,000 per year—could realize a 45% savings depending upon solution).*

# **MECHANICAL ELECTRICAL PLUMBING, FIRE PROTECTION & ALARMS**

## **Existing MEP Systems Concerns:**

- **Age**
- **Condition of some Equipment**
- **Code Non-Compliant**
- **Life Safety Non –Compliant**
- **Lack of Energy Efficiency**



# POTENTIAL GREEN SOLUTIONS

- Geothermal
- Solar panels / PV's
- Heat recovery systems
- Earth ducts
- Daylight harvesting
- Sustainable materials
- Energy rebates – lighting, MEP equip.

7.

*Whereas, the auditorium (poor acoustics), cafeteria, and library are undersized, impacting high school scheduling, educational programming as well as state and federal requirements on food services.*

# **AUDITORIUM REVIEW 2013**

- **Major acoustic issues**
- **ADA issues: Pit, Booth, Bathrooms, Music Instructional Spaces – all non-compliant**
- **Seating capacity not adequate in auditorium**
- **Seats are in disrepair/ unable to replace**
- **Noisy mechanical system**
- **Bathroom capacity not adequate**
- **2/3 of school population should be able to fit in auditorium currently only one class can fit in auditorium**
- **Inadequate storage**
- **Impacts entire school, school district as well as the music program**



**CAFETERIA  
SIZE =**

**10:00 am = First Lunch Starts**

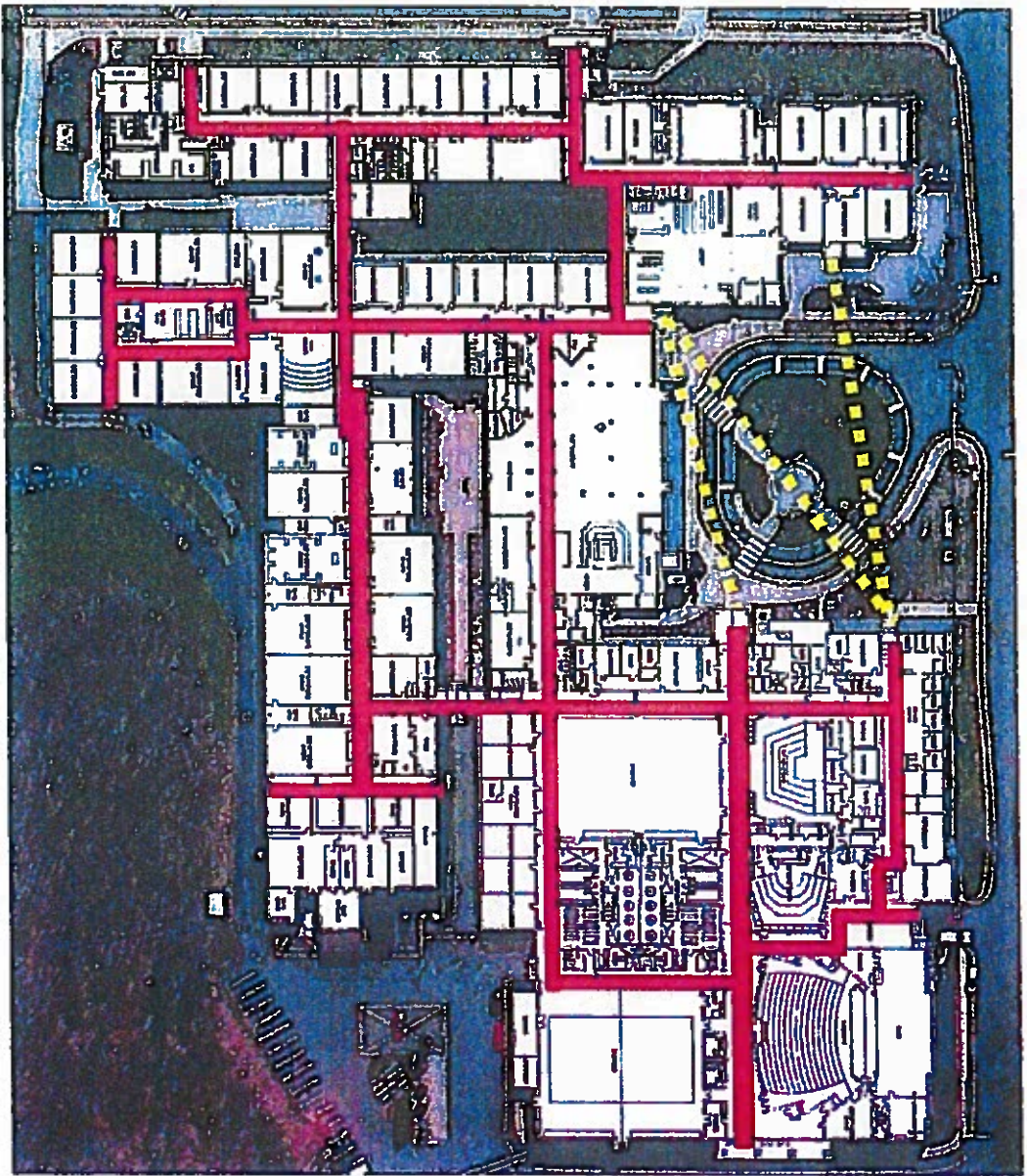
**(Cafeteria size dictates number of lunch periods)**

**\*Actual Period Starts at 9:51 am**

## 8.

*Whereas, the additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students.*

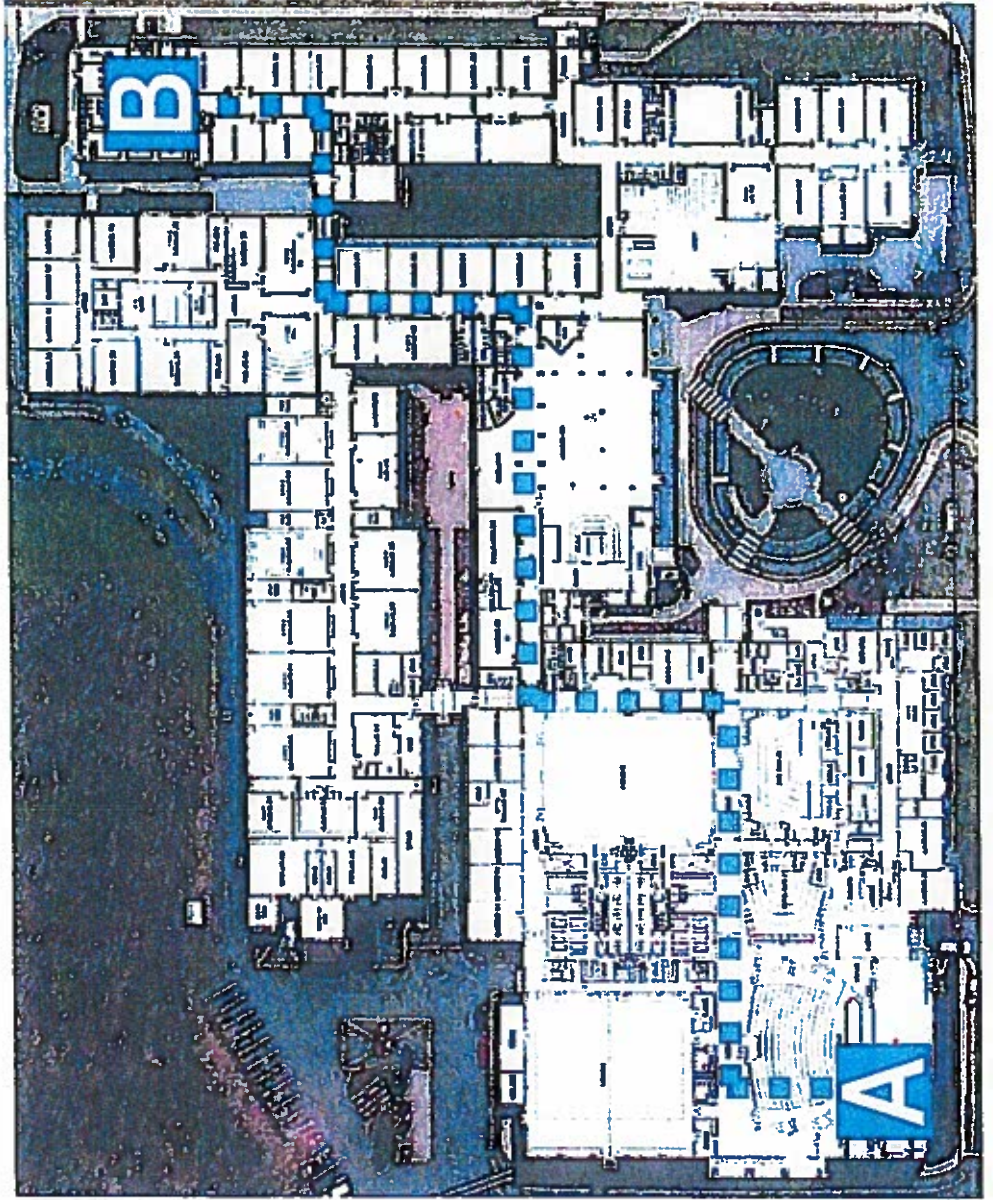
# CURRENT HALLWAYS





**EXCESSIVE  
TRAVEL  
DISTANCE**

**Nearly a 1/4  
mile distance  
from  
point A to B  
(1070 ft)**





**4.25 MINUTES = Time it takes to walk 1070 ft.  
in an empty hallway**



**5.25 MINUTES = Time it takes to walk 1070 ft.  
with other students**

**696 =**

**Average # of**

**students**

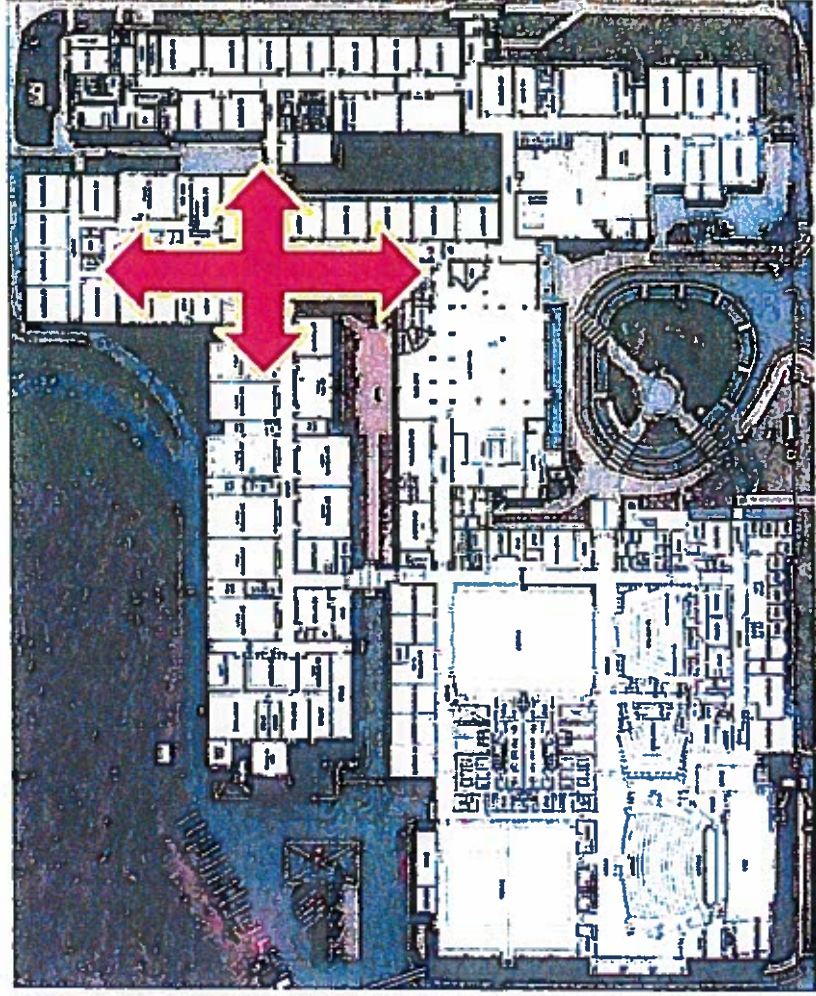
**crossing**

**this intersection**

**between classes**

**4 minutes**

**between classes**





## **RECAPTURING SPACE**

**If the current floor plan is reconfigured to recapture poorly utilized space:**

- 8.5 additional classrooms could be added
- Auditorium, Cafeteria and Library/Media space could be increased
- Create more flexible learning spaces

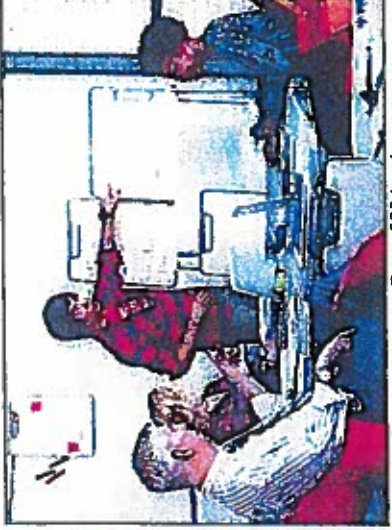
9.

*Whereas, with current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning facility that meets state and federal requirements and serves the diverse needs of all students.*

# INSTRUCTIONAL MODELS REQUIRE FLEXIBLE LEARNING SPACES



**Learner-centered  
instructional model**



**Teachers as facilitators,  
activators of learning,  
guides or coaches**

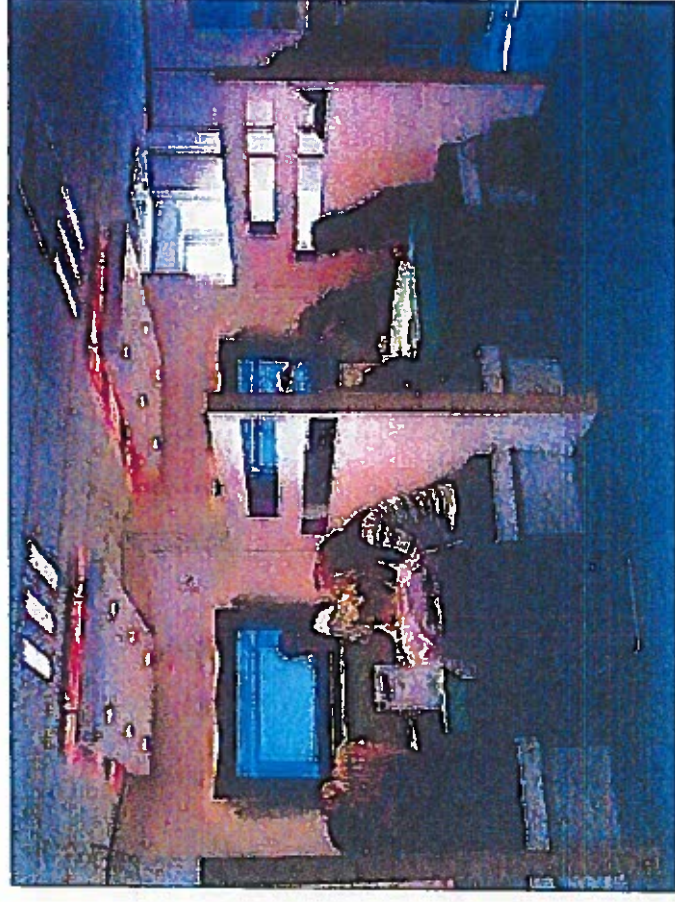
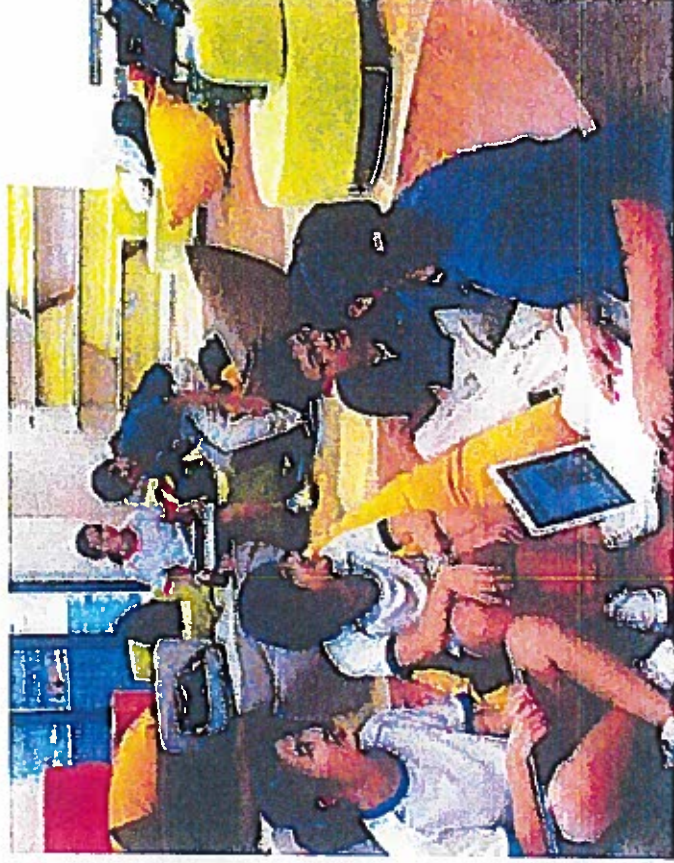


**Discovery and team-  
based activities**



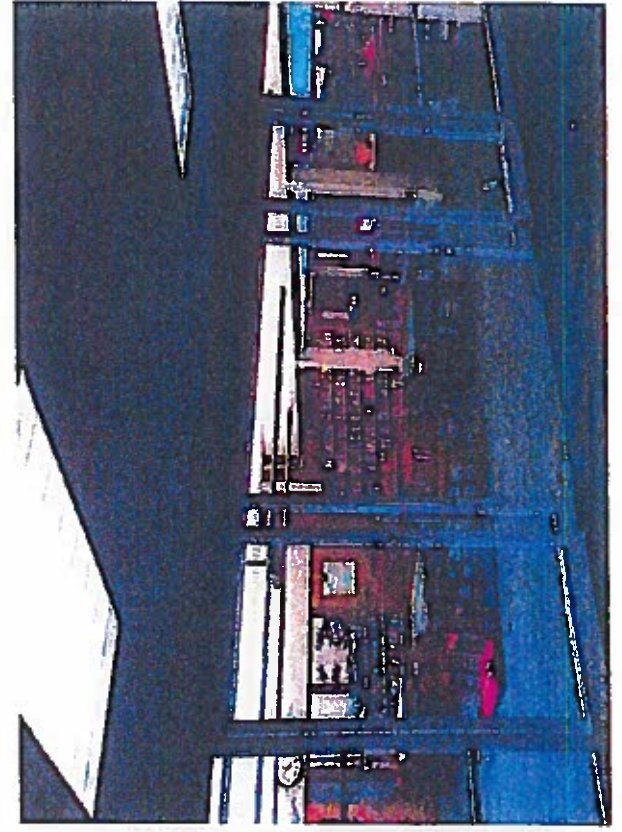
# DESIGNED TO SUPPORT TECHNOLOGY

Space can augment and leverage the learning experience for students.



# ACTIVE LEARNING SPACES

## Research and trends

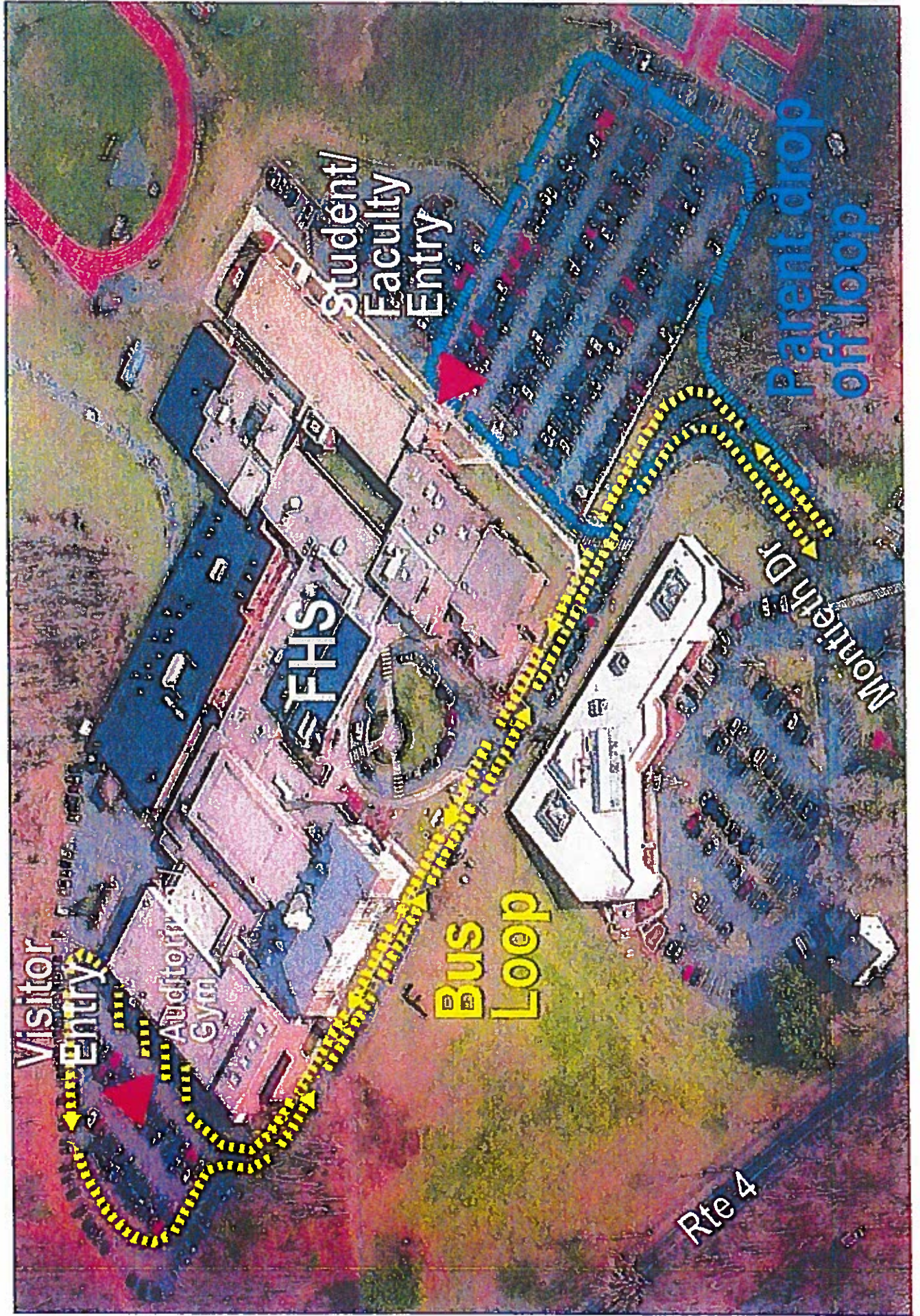




10.

*Whereas, the current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building*

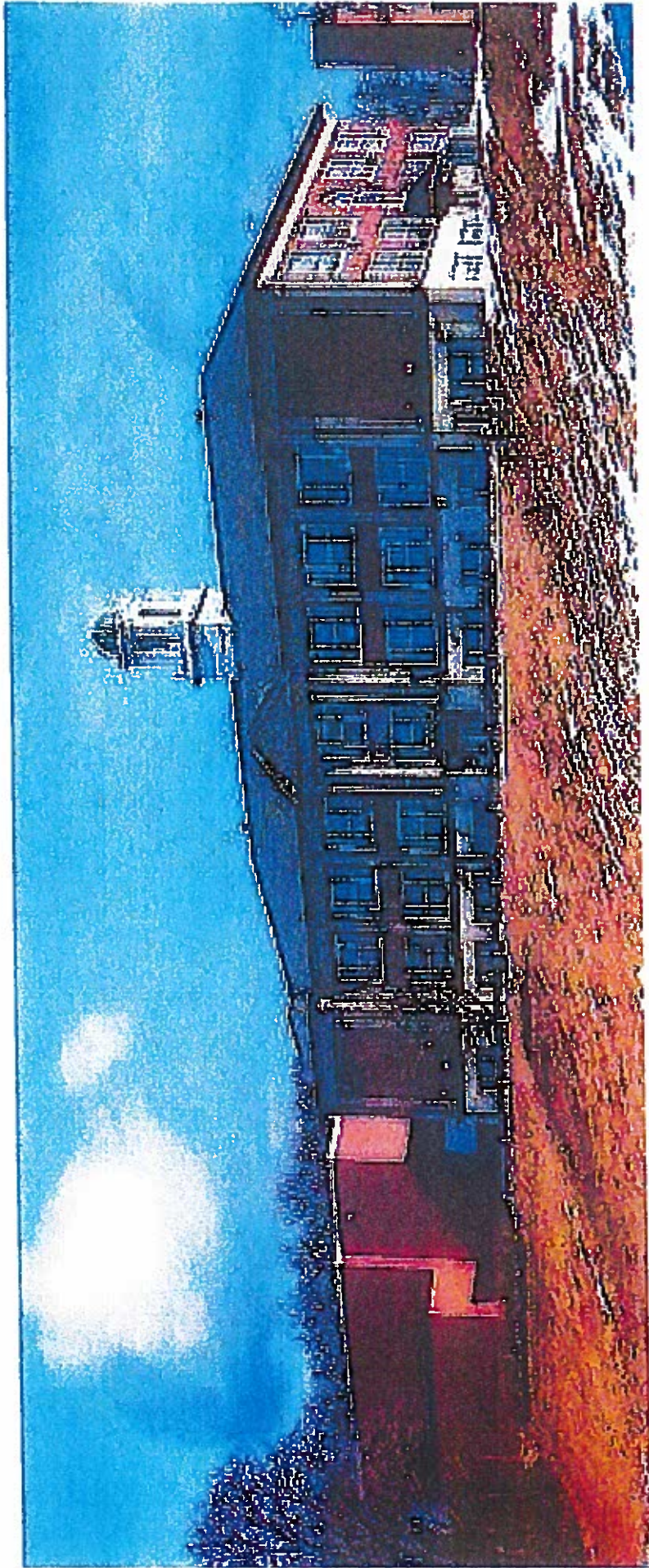
# EXISTING SITE LAYOUT: TRAFFIC PATTERNS



## **SUMMARY**

**The Board, therefore, directs administration to begin planning a renovation of appropriate and necessary school space at Farmington High School to accommodate new MEP needs, educational programming needs, Connecticut school safety expectations, NEASC standards and OCR/ADA regulations not currently being addressed in their entirety:**

- Maximize square footage for educational programming
- Create multiple levels to the building to address inefficient sprawl and “maze” like building to increase classroom space, space for robotics and other current and emerging learning spaces
- Undersized auditorium (acoustic issues), stage cafeteria and media center
- Address multiple ADA compliance issues
- Address Mechanical, Equipment and Piping (MEP) code compliance issues
- Address Security compliance issues
- Address overcrowded Town Hall office space as well as off-site Farmington Alternative High School space needs



# Backup Slides

## **Quick Overview: Teaching and Learning**

- **Undersized Cafeteria, Auditorium and Library/Media Center**
- **Need for additional classrooms**
- **30% “unusable space” could be partially recaptured for additional classroom space and other learning spaces that reflect needs of students, programming and learning models**
- **Multiple issues with the Auditorium and Music Instructional Spaces**
- **Undersized Science Lab Spaces impacting science curriculum and programming**
- **Lack of flexible learning spaces impacting programming**
- **Lack of adequate art studios impacting programming**
- **Lack of adequate faculty meeting space for whole faculty professional learning**

## Quick Overview: Lack of Efficiency

- Lack of energy efficiency due to age and footprint of school facility
- Aging mechanical systems and building envelope inadequate creating a lack of comfort and energy efficiency
- Faculty, staff and student work efficiency limited due to footprint of facility
- School schedule could be more efficient by recapturing space from 30% of “unusable” space
- Community use of facility limited due to security requirements and footprint of school building





# **Quick Overview: Facility**

- **Lack of compliance with State of Connecticut Security recommendations (June, 2014) for school facilities**
- **Areas of ADA code non-compliance throughout the facility**
- **Given current and projected enrollment, square footage and 30% “unusable” space create undersized classrooms, auditorium, library media, cafeteria and lower numbers of classrooms than needed**
- **2004 NEASC facility recommendations have not been fully addressed**
- **Aging equipment**
- **Roof replacement: Areas of the school are in need of roof replacement**
- **Traffic flow and lack of parking are daily issues, especially when events occur**
- **1928 building and other areas of the facility are aging and not adequately insulated**
- **Aging mechanical systems, equipment and piping**
- **Limited community use of facility due to multiple facility issues**

**This occurs 9 times a day**

# Vision of the Farmington Public Schools' Graduate



## FARMINGTON PUBLIC SCHOOLS "Vision of the FPS Graduate"

### *Farmington Graduates: Pioneers-Scholars-Contributors-Citizens*

Farmington Public Schools' Graduates will acquire an understanding of the essential knowledge and skills in the core academic disciplines and develop the thinking and learning skills necessary to meet the challenges of local, national and global citizenship in a rapidly changing world.

**Critical Thinking and Reasoning:** Students access, interpret, analyze, and evaluate ideas and information, draw evidence-based conclusions, synthesize new learning with prior knowledge and reflect critically on learning.

**Collaboration and Communication:** Students participate effectively in a variety of teams, actively listen and respond to the ideas of others, share responsibility for outcomes, articulate ideas clearly in multiple formats and use technology tools to enhance communication.

**Problem Solving and Innovation:** Students identify problems, analyze data, ask questions, utilize a variety of resources, think flexibly, make connections and seek practical, innovative and entrepreneurial solutions.

**Self-Direction and Resourcefulness:** Students explore interests, take initiative, set learning goals, demonstrate persistent effort, adapt to change with resiliency and exhibit ethical leadership and responsible citizenship.

# Teaching and learning that impact schools today and tomorrow....

## **PROBLEM-BASED LEARNING**

An approach to learning focusing on the process of solving a problem and acquiring knowledge. The approach is also inquiry-based when learners are active in creating the problem.

## **PROJECT-BASED LEARNING**

An approach to learning focusing on developing a product or creation. The project may or may not be learner-centered, problem-based or inquiry-based.

## **INQUIRY-BASED LEARNING**

A learner-centered, active learning approach focusing on questioning, critical thinking, and problem solving. It is associated with the idea "involve me and I understand."



2014-2015 Reimbursement Percentages

Status of data: Preliminary

Kevin Chambers (860) 713-6435



30.71%

Reimbursement

Town Name	DRG	Wishart AENGLC Rank	Adult Education (0-85%) [1]	Transportation (0-60%) [2]	Download (CSV)	Select Year	Print
29 COLEBROOK	E	50	18.96	12.72	47.14	46.19	
30 COLUMBIA	C	94	35.98	30.20	63.93	61.99	
31 COXWALL	C	14	5.03	0.00	32.14	66.19	
32 COVENTRY	E	121	46.13	40.93	42.50	40.00	
33 CROWWELL	D	60	22.83	16.69	48.57	48.10	
34 DANBURY	H	122	46.82	41.32	43.93	55.24	
35 DARIEN	A	3	0.77	0.00	66.43	85.24	
36 DEEP RIVER	E	77	29.40	23.44	76.43	85.24	
37 DERBY	H	152	58.42	53.25	39.29	80.00	
39 EASTFORD	E	119	45.65	40.13	44.64	42.86	
40 EAST GRANBY	D	64	24.38	18.28	15.71	17.62	
41 EAST HADDAM	E	81	30.95	25.03	31.07	64.76	
42 EAST HARTFORD	D	96	36.76	30.99	47.14	39.32	
43 EAST HARTFORD	H	159	61.13	56.03	70.36	77.14	
44 EAST HAVEN	G	139	33.39	46.08	16.79	13.03	
45 EAST LYME	D	70	26.70	20.66	26.79	16.79	
46 EASTON	A	17	6.19	0.00	30.71	24.29	
47 EAST WINDSOR	F	116	44.49	38.94	20.71	24.29	
48 ELLINGTON	C	103	40.24	34.37	30.71	24.29	
49 ENFIELD	F	142	54.55	49.27	30.71	24.29	
50 ESSEX	C	20	7.35	0.00	30.71	24.29	
51 FAIRFIELD	B	18	6.88	0.00	30.71	24.29	
52 FARMINGTON	B	51	11.61	5.17	30.71	24.29	
53 GROTON	E	92	38.27	30.90	30.71	24.29	

2015 Notes:

- [1] For Priority School Districts, their percentage shall not be less than 20%. Increased by 7.5 percentage points but not to exceed 65% for local boards of education providing adult education programs at the Department of Mental Health and Addiction Services Facilities provided such adults reside at such facilities.
- [2] Increased by 10 percentage points for K-12 regional districts and 5 percentage points for secondary regional districts.
- [3] Increased by 10 percentage points for K-12 and secondary regional districts and cooperative arrangements and 5 percentage points for endowed academies. For regional districts and endowed academies the percentage cannot exceed 85%.
- [4] For applications made on or after 07/01/2011 for new construction or replacement of a school building unless a town or regional school district can demonstrate that a new construction or replacement is less expensive.

# Statement of Need

- 1. Whereas, the Farmington Board of Education has engaged in a comprehensive school feasibility study with TECTON that included multiple observations of existing conditions, age of equipment, facility, review of history of site, building and additions, analysis of energy efficiency and options for improvement, review of existing reports (OCR, NEASC, School Safety), focus groups with faculty, administration and students, assessment of education space needs and conceptual solutions to address needs.*
- 2. Whereas, the FHS NEASC study summary highlights a need to improve travel distances for faculty and staff, improve circuitous and crowded corridors and intersecting/converging students and faculty, create informal collaboration spaces for students, faculty and staff, address building systems for a controllable interior environment and address accessibility to interior and exterior areas.*
- 3. Whereas, several spaces at FHS do not meet ADA requirements as outlined by the OCR report issued in 2013-2014, including but not limited to the auditorium, stage, music instructional spaces, some classrooms, outdated chair lift in the weight room, media center, bathrooms, portions of 2nd and 3rd floors of 1928 building, culinary space, and outdoor athletic facilities.*
- 4. Whereas, the FHS Safety and Security Study highlights accessibility issues (23 separate entry points to building), sight line issues, public/private use of building , inadequate interior and exterior lighting levels, building orientation difficulty and various issues around the multiple additions.*
- 5. Whereas, Farmington High School (FHS) has experienced several additions over many years, with an aging 1928 building in need of significant renovation as well as several additions with an inefficient building envelope impacting energy costs and efficiencies (insulation, façade, windows-except for 900 wing) as well as aging mechanical, electrical, plumbing, fire alarm and protection building systems not in code compliance.*
- 6. Whereas, Farmington High School system energy performance is lacking with a \$393,000 cost per year and in need of a "Green Design" (new or renovated MEP systems could save an average of 35% of annual costs or 140,000 per year—could realize a 45% savings depending upon solution).*
- 7. Whereas, the auditorium (poor acoustics), cafeteria, and library are undersized, impacting high school scheduling, educational programming as well as state and federal requirements on food services.*

8. *Whereas, the additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students.*
9. *Whereas, with current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning facility that meets state and federal requirements and serves the diverse needs of all students.*
10. *Whereas, the current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building.*

*The Board, therefore, directs administration to begin planning a renovation of appropriate and necessary school space at Farmington High School to accommodate new MEP needs, educational programming needs, Connecticut school safety expectations, NEASC standards and OCR/ADA regulations not currently being addressed in their entirety:*

- *Maximize square footage for educational programming (see #2, #8, #9)*
- *Create multiple levels to the building to address inefficient sprawl and "maze" like building to increase classroom space, space for robotics and other current and emerging learning spaces (see #2, #8, #9)*
- *Undersized auditorium (acoustic issues), stage cafeteria and media center (see #7)*
- *Address multiple ADA compliance issues (see #3)*
- *Address Mechanical, Equipment and Piping (MEP) code compliance issues (see #2, #5, #6)*
- *Address Security compliance issues (see #4)*
- *Address overcrowded Town Hall office space as well as off-site Farmington Alternative High School space needs (#8)*

**MOTION:**

**Agenda Item N-8**

To perform the following actions pertaining to the Farmington High School Renovation project in accordance with Chapter 53, "Public Buildings", of the Farmington Town Code:

- 1) Approve the attached Statement of Needs regarding the Farmington High School renovation which was approved by the Farmington Board of Education at its April 7, 2015 Board meeting and,
- 2) Appoint a Farmington High School Renovation Committee consisting of the following voting members:

William Wadsworth, Chair

TBD , Board of Education member

Johnny Carrier , Resident

Jean Baron , Resident

Hilary Donald , Resident

Dan Kleinman , Resident

Justin Bernier , Resident

And the following non-voting members:

Meredith Trimble, Town Council Liaison

Kathleen Eagen, Town Manager

Kathleen Greider, Superintendent

Russ Arnold, Dir. of Public Works/Town Engineer

Vincent La Fontan, School Business Manager

Bill Silva, High School Principal

Tim Harris, Dir. of School Facilities Maintenance

Kathryn Howroyd, Clerk for the Committee



- 3) Charge the Farmington High School Renovation Committee, in addition to the general responsibilities included in Chapter 53 of the Farmington Town Code, to complete the following:
  - a) That the Committee shall complete an extensive review of the Farmington High School Facility Report (Report) prepared by Tecton Architects, dated February 2015, and the Statement of Needs approved by the Board of Education to gain a better understanding of the existing conditions of the entire building.
  - b) That after the review is completed, and working through the Superintendent of Schools, the Committee will prioritize the high school facility needs based on the Statement of Needs, the Facilities Report, and any other findings.
  - c) That once needs are prioritized, the Committee will develop various strategies to address the priorities. The establishment of priorities shall include, but not be limited to, the consideration of educational requirements, code requirements, ADA requirements, safety requirements, space needs, and phasing of the project.
  - d) The Committee will then develop building project(s) based upon their priorities and financial impact.
- 4) To enable the Committee to complete their Charge and prepare recommendations the Committee will need to hire an architect to prepare preliminary concept plans and cost estimates for the various project(s).
- 5) If funding is approved, the Committee will hire an architect in accordance with Section 53-4 Section B (1) of the Town Code.
- 6) After the review of preliminary plans and cost estimates as prepared by the architect, the Committee will recommend a project scope with cost estimates to the Town Council for consideration.