

Minutes are considered "Draft" until approved at next meeting

Minutes
Farmington High School Renovation Committee
Wednesday, February 10, 2016

Present:

William Wadsworth, Chair
Justin Bernier, Member
Johnny Carrier, Member
Jean Baron, Member
Hilary Donald, Member
Dan Kleinman, Member

Kathy Eagen, Town Manager
Kathy Greider, Superintendent
Russ Arnold, Dir. of Public Works
Vincent La Fontan, School Business Manager
Bill Silva, High School Principal
Tim Harris, Dir. Of School Facilities
Meredith Trimble, Town Council Liaison
Kathryn Howroyd, Clerk of the Committee

Absent:

Mecheal Hamilton

A. Call to Order.

The chair called the meeting to order at 4:32 p.m.

B. Public Comment.

Sarah Callman of 6 Grosvenor Place urged the Committee to look at all options for school renovation. She expressed that we don't need to build a school targeted around one specific way of student learning, but should look at all options and always keep the future in mind.

C. Minutes.

- 1) To approve the attached January 27, 2016 minutes.

The motion was tabled.

Jean Baron requested the minutes be amended to reflect that enrollment driven high school additions was not a finding of the ad hoc committee.

D. Old Business.

None.

E. New Business.

1) Summary of reports by Superintendent Greider.

Superintendent Kathy Greider gave a presentation to the Committee summarizing the following reports: Farmington High School Auditorium Study, Farmington High School Acoustic Study, Office of Civil Rights (OCR) Report, Facility Review, Learning Environments for Tomorrow at Harvard Graduate School of Education, NEASC Report, and Statement of Need (**Attached**).

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Upon completion of the presentation by Superintendent Greider the Committee had general discussion regarding the proposed renovations encompassing enrollment, security and compliance.

ENROLLMENT:

The last report regarding student enrollment projections was completed in 2011. The Board of Education staff has initiated a new enrollment report, which they believe will be useful for the Committee. They are expecting a five week turnaround and will provide the report to the Committee.

FHS Principal Bill Silva explained that the enrollment issues come down to the way space is being used. Currently, all open functional spaces are being utilized to their full capacity.

Members of the committee had general discussion on how the size of the school is driven by student enrollment.

COMPLIANCE:

The accessibility issues and noncompliance findings by the Connecticut Office of Civil Rights (OCR) are outlined on Page 17 of the attached Building Committee presentation. It was inquired whether FHS would be subject to fines for any noncompliance. Staff commented explaining that an action plan was submitted in response to the OCR findings and the Board of Education continues to move forward on addressing these issues. It is the hope that this committee will address the larger scope and more costly accessibility issues.

The New England Association of Schools and Colleges (NEASC) conducts an accreditation visit to Farmington High School every ten years. NEASC completed their visit to FHS in September 2015 and it is anticipated that their report will be available in the spring. Facility issues were noted during the NEASC visit and it is expected that facility issues would be included in the NEASC report. The school's accreditation is based on adherences to all NEASC standards, including facility standards.

SECURITY:

The reports list various security recommendations for FHS. Superintendent Greider explained that many improvements have been made regarding internal and external security. New security requirements have been mandated by the State for new school construction and FHS will keep these in mind to ensure compliance is maintained.

2) Discussion to create RFP for Architectural Services.

Chairman Wadsworth explained the intent of an RFP is to receive responses from qualified individuals for a conceptual proposal of the FHS renovations.

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The RFP issued by Farmington Public Schools on September 29, 2014 for Architectural, Design and Related Engineering Services for a Facility Study at Farmington High School will be used as a guide in the creation of the new RFP. The committee will use that model to create an RFP that encompasses all issues, as outlined in the reports provided to the Committee. Respondents will be evaluated based on qualifications and cost and applicants selected to proceed will be invited to interview with the Committee.

Town Manager Kathy Eagen suggested that Town staff create the RFP document which will be discussed at the next meeting. Committee members were encouraged to contact the Town Manager with any suggestions regarding the RFP development.

F. Other Business.

The meeting schedule was confirmed to be every two weeks at 4:30 p.m. in the Farmington High School Library. A meeting schedule and Committee contact list will be distributed to all members.

G. Adjournment.

Upon a motion made and seconded (Carrier/Kleinman) the meeting adjourned at 5:48 p.m.

Respectfully Submitted,

Kathryn Howroyd
Clerk of the Committee

CC: Committee Members
Paula Ray, Town Clerk
Interested Parties

FARMINGTON HIGH SCHOOL BUILDING COMMITTEE PRESENTATION

February 10, 2016



**FARMINGTON
PUBLIC SCHOOLS**

Pioneers | Scholars | Contributors | Citizens

FARMINGTON HIGH SCHOOL AUDITORIUM STUDY

November, 2013



WHY?

- Built in 1978
- Significant accessibility and code issues*
- Seating aging and in disrepair
- Low seating count
- Acoustic issues impacting performances*
- Loud mechanical systems impacting performances
- Sightlines
- House and theatrical lighting
- Inadequate lobby restrooms with ADA issues
- Inadequate storage*
- Inadequate pre-function space
- Quisenberry Arcari conducted this study

**Auditorium and Music Instructional Spaces*

FINDINGS/RECOMMENDATIONS



CODE CONCERNS

- Stage Fire & Building Code Egress
- Stage HC Accessibility
- Orchestra Pit Guardrails
- Orchestra Pit HC Accessibility
- Auditorium HC Accessibility
- Projection Booth HC Accessibility
- Accessibility at Band & Chorus

FUNCTIONALITY CONCERNS

- Poor Acoustics
- Condition of Seating
- Sightlines
- Sound & Light Lock at Doors
- Lighting
- Projection Booth HC Accessibility
- Projection Booth Acoustical Separation
- Mechanical Systems
- Low Proscenium Height
- Lobby Restrooms
- Inadequate Pre-function Space

FINDINGS/RECOMMENDATIONS



ACOUSTICS & FUNCTIONALITY

DESIGN IMPERATIVES

- Acoustics Short Reverberation Time
- Absorptive Rear Wall
- Side Wall Configuration
- Sound & Light Lock at Doors
- Absorptive Ceiling Materials
- Projection Booth HC Accessibility
- Projection Booth Acoustical Separation
- Mechanical Systems Noise
- Proscenium Height
- Condition of Seating
- Meet Code & Accessibility
- Acoustics Addressed
- Seating Replaced
- Sightlines Improved
- Sound & Light Control Improved
- New Lighting & Acoustic Clouds
- Projection Booth HC Accessible
- Projection Booth Acoustically Separated
- Mechanical System Replaced
- Proscenium Height Increased
- Lobby & Restrooms Expanded
- Adequate Pre-function Space



FARMINGTON HIGH SCHOOL

PROPOSED DESIGN - MAIN LEVEL FLOOR PLAN with MEZZANINE



Walk Off Mat

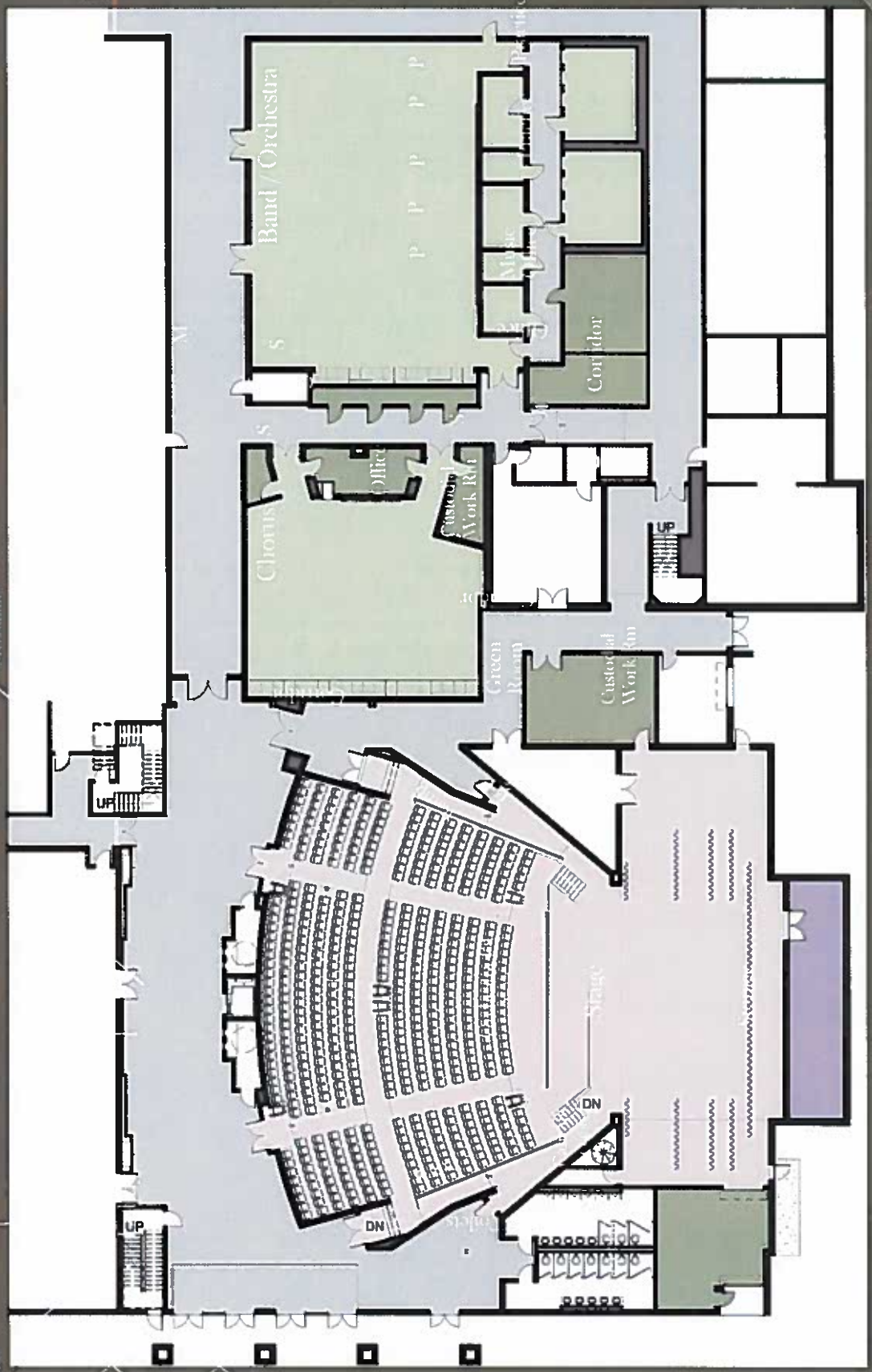
Stair to Mezzanine

Gymnasium

Stair to Mezzanine

Gymnasium

Community Entrance





FARMINGTON
HIGH SCHOOL



PROPOSED AUDITORIUM DESIGN - SECTIONAL VIEW





FARMINGTON
HIGH SCHOOL



PROPOSED AUDITORIUM DESIGN -
VIEW FROM THE STAGE





FARMINGTON
HIGH SCHOOL



UPPER LEVEL LOBBY DESIGN - MEZZANINE OPTION

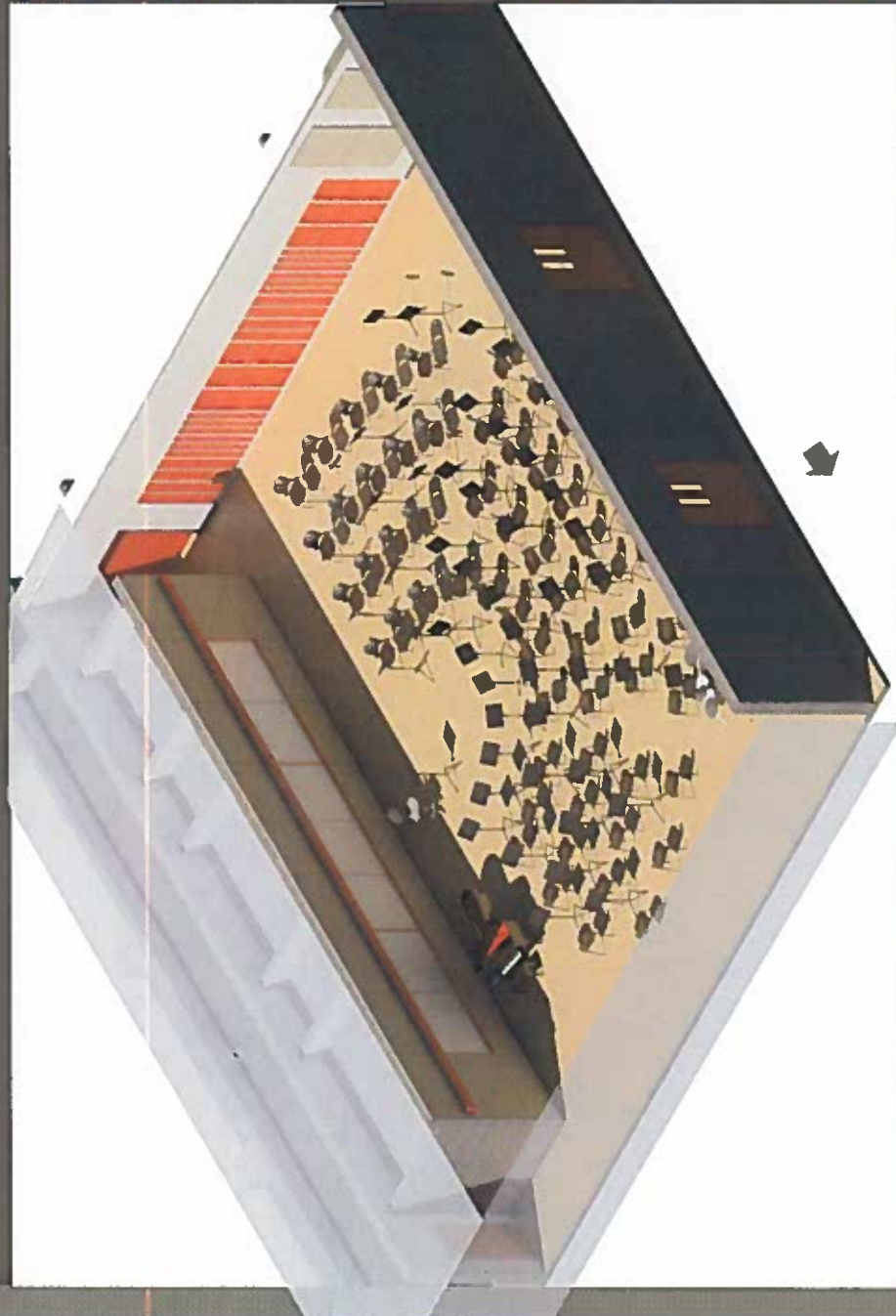




FARMINGTON
HIGH SCHOOL



PROPOSED DESIGN - BAND REHEARSAL ROOM



1. Meet Code & Accessibility
2. Acoustics Addressed
3. Efficient Instrument Storage
4. Increased Usable Instructional Area
5. Improved Lighting



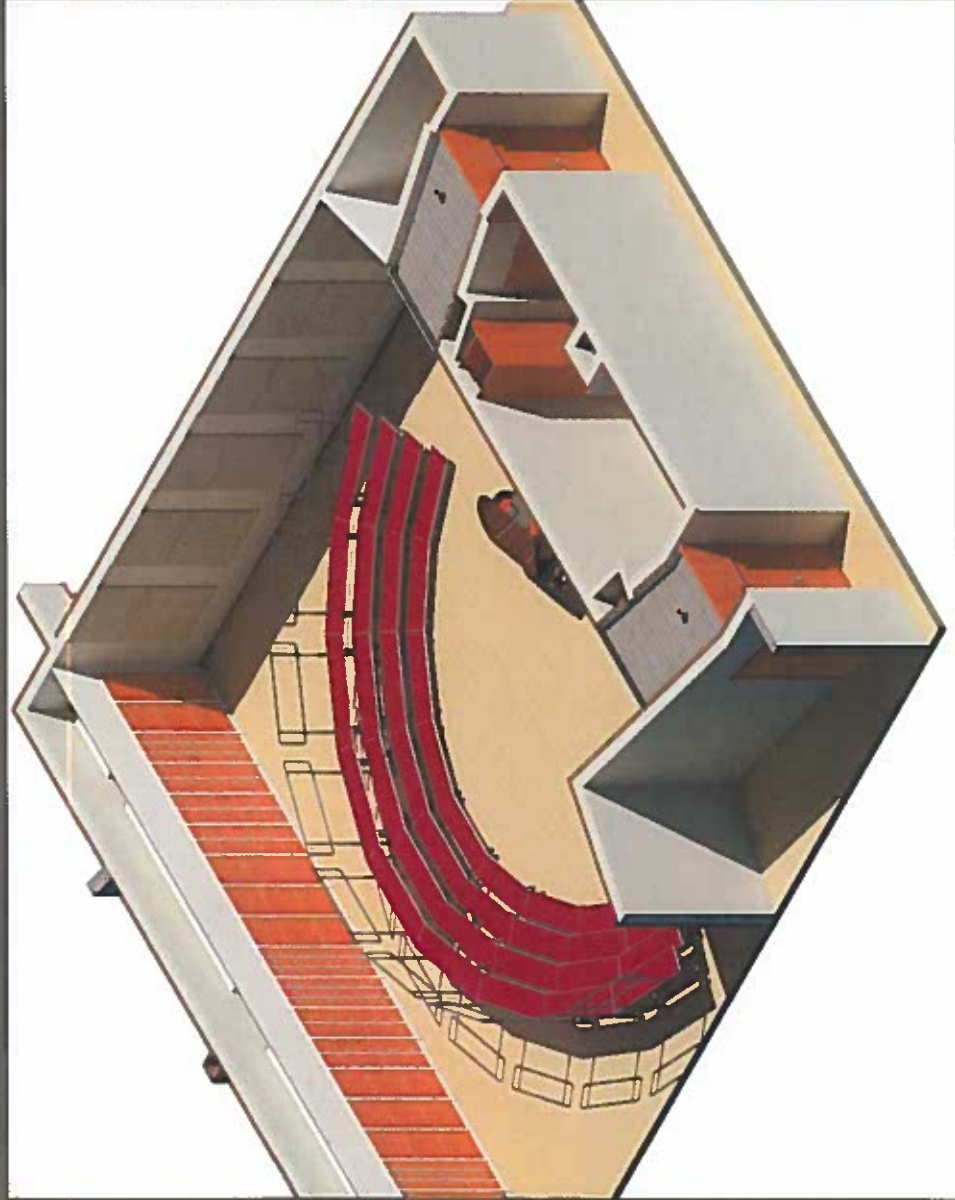
FARMINGTON
HIGH SCHOOL



PROPOSED DESIGN - CHORUS REHEARSAL ROOM

DESIGN

1. Meet Code & Accessibility
2. Acoustics Addressed
3. Efficient Instrument Storage
4. Increased Usable Instructional Area
5. Improved Lighting



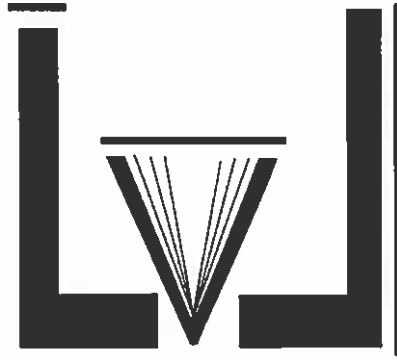
FARMINGTON HIGH SCHOOL ACOUSTIC STUDY

May, 2015



UNIVERSITY
OF HARTFORD
ACOUSTICS

A Division of
The Engineering Applications Center
College of Engineering, Technology, & Architecture



WHY?

- Built in 1978
- Lacks sound volume
- Uneven distribution of sound
- Poor intelligibility and volume
- Acoustic issues impacting performances
- University of Hartford Acoustics conducted this study

FINDINGS/RECOMMENDATIONS

- Add a band shell for use on stage
- Add band shell and replace ceiling above audience with acoustic clouds
- Streamline side walls, add doors to eliminate side wall vestibules

(See Auditorium Review for all other recommendations)

FARMINGTON HIGH SCHOOL OFFICE OF CIVIL RIGHTS (OCR) REPORT

April, 2014



WHY?

- Connecticut's Office of Civil Rights conducted this site visit (Completed every 10 years)
- The facility reviews were conducted pursuant to Section 504 at CFR Part 104 and the regulation implementing the ADA at 28 CFR Section 35.149.

FINDINGS

- Showers: Equal Athletic Opportunity
- Fields: Equal Athletic Opportunity
- Choral Room: Accessibility Issues*
- Band Room: Accessibility Issues *
- Cafeteria: Accessibility Issues *
- Field Hockey, Football Fields and Football Seating: Accessibility Issues *
- Photography Program: Accessibility Issues *
- General Art Program: Accessibility Issues *
- Ceramics Program: Accessibility Issues *
- Library Program: Accessibility Issues*
- Physical Education Program Accessibility Issues *
- Auditorium Program: Accessibility Issues *
- Non-compliant science room fume hoods

*Highlighted in Auditorium Study and FHS Review Accessibility Issues

FARMINGTON HIGH SCHOOL FACILITY REVIEW

January, 2015



WHY?

- Built in 1928 with renovations occurring in 1952, 1964, 1969, 1974, 1978, 1996, and 2003
- During 2014-2015 budget approval process, a recommendation was made to take a comprehensive look at Farmington High School
- Multiple renovations due to enrollment created a sprawling facility (See OCR and NEASC Reports)
- ADA non-compliance (See OCR Report)
- Facility limiting educational programming (need for more learning space)
- Facility drives schedule and impacts programming and opportunities (undersized cafeteria, library, learning commons areas, etc.)
- Pervasive issues with student and faculty comfort (heating and cooling)
- Limited Air Conditioning (facility used as an emergency shelter for the Town of Farmington)
- TECTON conducted this review

FINDINGS/RECOMMENDATIONS

Review included deep review of history, conditions, energy efficiency, review of all reports, focus groups and on-site observations.

- **Security:** 23 separate entry points, sightlines, lack of private/public separation, inadequate lighting (interior and exterior, difficult building orientation even with signage)
- **ADA:** Music spaces, media center, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1928 building, outdoor athletic facilities, culinary spaces, various spaces throughout the building
- **Existing Conditions:** Well maintained building, aging building, building envelope needs improvement (insulation, façade, windows etc.)

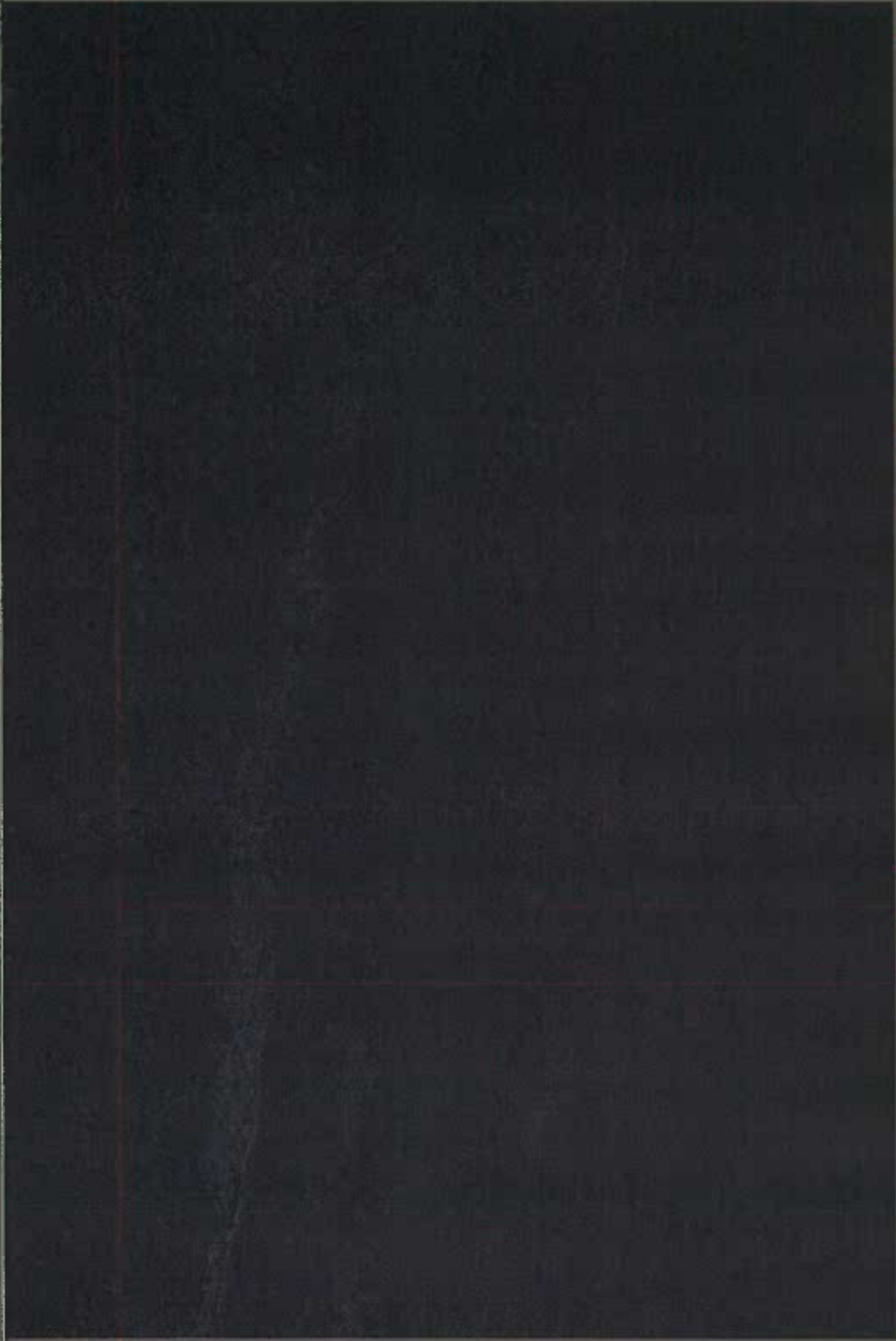
FINDINGS/RECOMMENDATIONS

- **Undersized Spaces:** The media center, cafeteria and auditorium are undersized creating issues with scheduling as well as maximum use of these spaces
- **Facility Sprawl** Several additions since 1952 creating sprawling building, 30% “unused” hallway space, and crowded hallways (need to use circle to get students to class on time), and lack of space to add educational programming. 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 (FHS Statement of Need)

FINDINGS/RECOMMENDATIONS

- **MEP** (replace a majority of MEP systems except 900 building): Age (some systems are approaching end of useful life), code compliance concerns (comfort/controls, improve compliance with Life Safety and energy efficiency)—Could save \$140,000 per year with updates to electrical systems
- **Parking:** Inadequate parking for the size and use of the building
- **Educational Programming:** 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.

CLASS TRANSITION

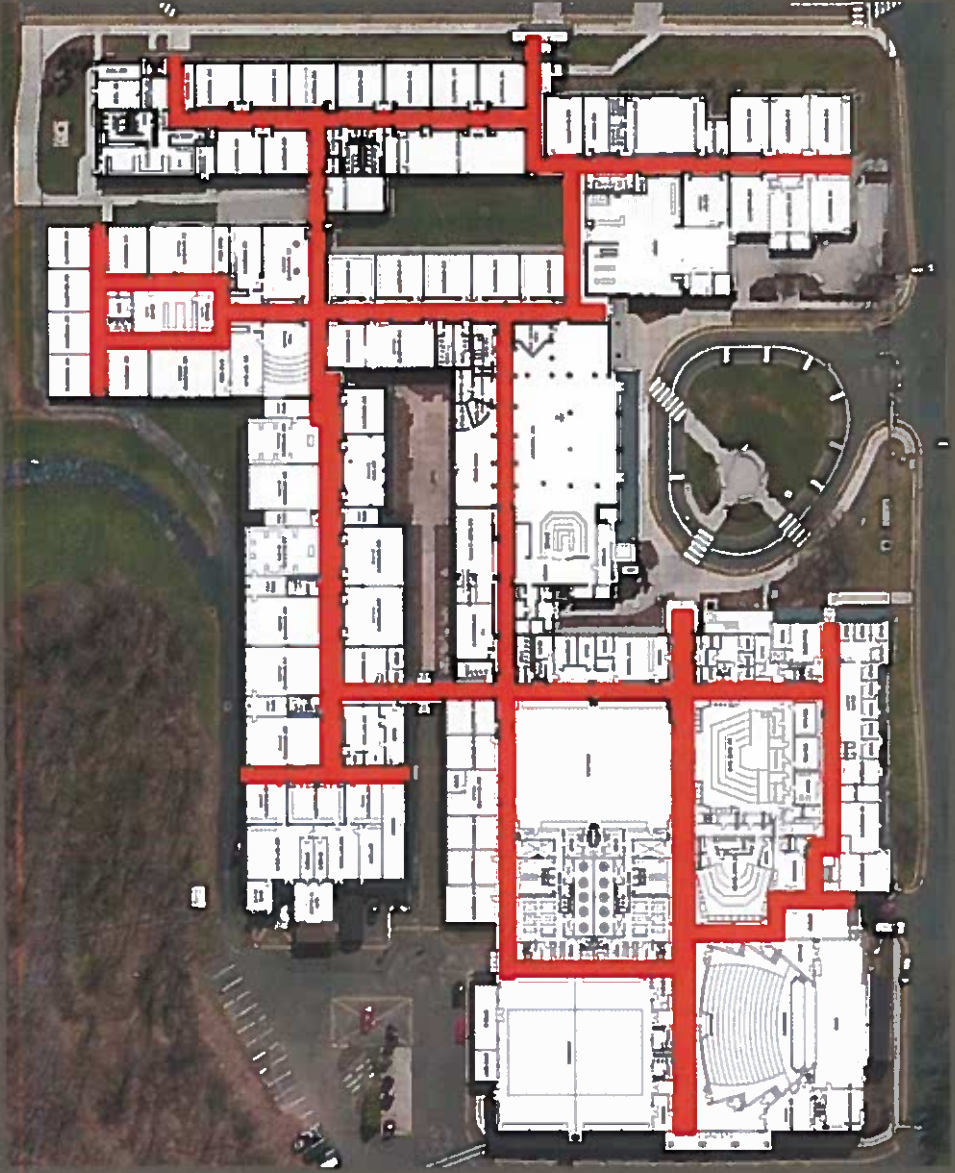


This occurs 9 times a day ²³

Renovations 1952-2003



SPRAWLING BUILDING



LEARNING ENVIRONMENTS FOR TOMORROW
(HARVARD, APRIL 2014)

Harvard Graduate School of Education and the Harvard School of Design: Architects, educators (including FPS) and facilities personnel came together to explore four key themes emerging as defining elements of 21st century educational environments –

- Collaboration;
- Technology;
- Engagement; and
- Sustainability.

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.

FARMINGTON HIGH SCHOOL NEASC REPORT

September, 2015



New England Association of
Schools and Colleges (NEASC)

WHY?

- The New England Association of Schools and Colleges conducts an accreditation visit to Farmington High School every ten years for accreditation purposes.

FINDINGS/RECOMMENDATIONS

11 YEARS AGO – October 7 – 20, 2004

- Decrease/improve travel distances (loss of instructional time)
- Improve crowded corridors
- Create informal collaboration spaces
- Address building systems
- Address accessibility to exterior/interior areas

SEPTEMBER, 2015:

TBD: REPORT ANTICIPATE (SPRING, 2016)

FARMINGTON HIGH SCHOOL STATEMENT OF NEED

Board of Education Approval: Feb. 10, 2015

Town Council Approval: Jan. 12, 2016



Pioneers | Scholars | Contributors | Citizens

Statement of Need

- 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.
- Farmington High School's existing square footage is 218,000 sf and with the 2016 enrollment projections from the Board of Education's 2014 approved enrollment report requires 222,202 sf.
- 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.
- 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.

Statement of Need

- 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.
- 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.
- 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).
- 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.

Statement of Need

- 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.
- 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.
- The current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building.

Statement of Need: PRIORITIES

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:

1. Increase square footage aligned to enrollment projections (see #2 above)
2. Maximize square footage for educational programming (see #3, #9, #10)
3. 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 #3, #9, #10, and #11)
4. Undersized auditorium (acoustic issues), stage cafeteria and media center (see #8)
5. Address multiple ADA compliance issues (see #4)
6. Address Mechanical, Equipment and Piping (MEP) code compliance issues (see #3, #6, #7)
7. Address Security compliance issues (see #5)
8. Address overcrowded Town Hall office space as well as off-site Farmington Alternative High School space needs (#9)

Questions?

Thank you!

Addendum Feb. 11, 2016

Acoustic Study
May 22, 2013

WHY?

- ◉ Built in 1978
- ◉ Lacks sound volume
- ◉ Uneven distribution of sound
- ◉ Poor intelligibility and volume
- ◉ Acoustic issues impacting performances
- ◉ Acentech conducted the study

FINDINGS & RECOMMENDATIONS

- Reverberation time is too short to support
- Fanned walls impact performances
- Box in fanned walls
- Raise proscenium height
- Inadequate stage shelf needs upgrading
- Loud mechanical system requires upgrading
- Add retractable curtains (front of sidewall boxes)
- Add rear wall absorption
- Add hand reflectors on ceiling