

Minutes are considered "DRAFT" until approved at the next meeting

Special Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, October 30, 2019
Farmington High School Library
6:30 P.M.

Attendees:

Meg Guerrera, Chair
Chris Fagan
Ellen Siuta
Johnny Carrier
Garth Meehan
Michael Smith
Kat Krajewski, Assistant Town Manager
Devon Aldave, FHS Building Committee Intern
Beth Kintner, Town Council Liaison
Scott Hurwitz, FHS Principal
Lisa Kapcinski, FHS Assistant Principal
Kathy Greider, Superintendent
Tim Harris, Director of School Facilities
Alicia Bowman, Asst. Superintendent of Finance and Operations
Chris Cykley, Construction Solutions Group

Absent (excused):

Sharon Mazzochi
Kathy Blonski, Town Manager
Paul Cianci, Town Council Liaison

A. Call to Order.

The meeting was called to order at 6:35 P.M.

B. Pledge of Allegiance.

The audience and committee members recited the Pledge of Allegiance.

C. Public Comment.

Matt Hutvagner, 4 Deepwood Road, thanked the committee for hosting the Community Input Meeting on October 16th. He stated that the students gave great tours and that the building speaks for itself. He stated that this event was a success because getting people into the building is the most impactful way to make individuals aware of the issues facing the facility, and how these issues affect students and faculty. He emphasized that the special needs sections of the facility are small and hopes it is a criterion the committee is looking at.

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Richard Selinga, 2 Crab Apple Lane, has experienced a school renovation as a former teacher. He stated that a minor renovation just puts a band-aid on the problems. He stated that Farmington has a great educational system, and that we cannot put a band-aid on a facility that needs a full overhaul.

Bridget Moss, 24 Basswood Road, submitted a public comment online. Her comment is recorded with these minutes as Attachment A.

Jay Tulin, 39 Timberline Drive, submitted a public comment online. His comment is recorded with these minutes as Attachment B.

D. Minutes.

- 1) To approve the attached October 16, 2019 minutes.**
Upon a motion made and seconded (Smith/Carrier) it was unanimously VOTED: to approve the October 16, 2019 minutes.
- 2) To approve the attached October 23, 2019 minutes.**
Upon a motion made and seconded (Siuta/Carrier) it was unanimously VOTED: to approve the October 23, 2019 minutes.

E. Correspondence.

- 1) Dana Miller – Comments and Suggestions for the FHS Building Committee**

Meg Guerrero reviewed the correspondences received

F. To review and approve the draft evaluation criteria.

The committee broke into three working groups and reviewed a draft of the evaluation criteria. The draft evaluation criteria document is recorded with these minutes as Attachment C. After reconvening, the groups presented their recommended changes. Here are their suggestions:

- Cost/Value:
 - Add "Total Project Cost," instead of Construction Cost
 - The addition of a "Life-Cycle Cost" was discussed, where the costs of each option are compared over the long term.
 - Emphasize that "maximize reimbursement" includes reimbursement beyond the State level, including utility incentives.

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- Clarify how feedback from the State will factor into our process.
- Consolidation of Space:
 - More clarity is required for "Board of Education Office."
- Site Improvement:
 - Add "Overall Impact on Neighbors," those abutting the school.
- Benefits to the Community:
 - Clarify how the facility will act as an "Emergency Shelter."
- Fit and Feel for Farmington:
 - Add more information in the description. This will help the design and professional teams.

G. To begin the discussion of sequencing/weighing the evaluation criteria.

The committee discussed pros and cons to weighing evaluation criteria. No final decision was made regarding whether to weight the evaluation criteria or not. The committee will continue this discussion at the next FHS Building Committee meeting.

The committee then began discussing the scoring process of conceptual designs. It was determined that each committee member would score options individually, then, an average of all committee member's scores for each option will be calculated.

H. Adjournment.

Upon a motion made and seconded (Siuta/Fagan) it was unanimously VOTED: to adjourn the meeting at 8:41 P.M.

Respectfully Submitted,

Devon Aldave
FHS Building Committee Intern

From: [Squarespace](#)
To: [Kathryn Krajewski](#)
Subject: Form Submission - New Form - FHS Building Committee Meeting - Public Comment
Date: Wednesday, October 30, 2019 3:37:16 PM

Name: Bridget Moss

Email Address: bridgetageist@yahoo.com

Subject: FHS Building Committee Meeting - Public Comment

Message: I cannot make the meeting in person tonight; please submit on my behalf

Bridget Moss
24 Basswood Road

I have been a Farmington resident for 5 years. We relocated to Connecticut from Florida, and chose Farmington because of the schools. Our entire location search was based on research we did to find the best schools/community near my husband's job.

I initially supported a new or renovated high school effort after learning about the broken elevator, and after attending a high school play and sitting in a folding chair. But most importantly, I supported it because of the security issues that the school presents if there were ever an active shooter in the building. Yes, this IS the world we live in today, and it is my understanding that the sprawling building could present an issue if this was ever the case.

After attending the high school walk through, all my initial concerns were confirmed, but so much more is needed to make the school a safe and allow for a thriving learning environment.

- **Water Damage:** Students should not have to come to school and be worried about their personal belongings getting wet because their locker got flooded -- this happened to one of the girls giving us a tour. Everything was ruined -- her books, her coat and her other personal belongings.

- **Sprawling Building:** Students should not have to brave the rain or elements of the New England winter because going outside through the quad and re-entering the building on the other side is the only way to make class on time. We were told during the tour, if students attempt to get to class by walking through the building they are about 2 minutes late -- every time.

- **Safety:** Student safety should not be compromised because every classroom does not provide the same amenities, like a TV for emergency announcements. During the tour, we visited a classroom that did not have a TV -- one of our tour guides was in this room when there was a medical emergency. While the rest of the school was told to stay in their current location until further notice, this classroom never received the notice. The emergency was a medical emergency where a student needed medical assistance, but again, if this event was putting the entire student body at risk, the students and teachers in this room would not have gotten the same emergency instructions.

I could continue to point out more deficiencies in the school and the reasons the upgrades are

From: [Squarespace](#)
To: [Kathryn Krajewski](#)
Subject: Form Submission - New Form - Community Input Meeting Feedback
Date: Tuesday, October 29, 2019 3:32:59 PM

Name: Jay Tulin

Email Address: jayspay55@hotmail.com

Subject: Community Input Meeting Feedback

Message: The comments from the Community Input meeting even more reinforce my belief that incorporating universal design into the the final product is critical to the success of this project. It is encouraging that the community also sees the need for the vast improvements needed for accessibility to the school. All 5 areas from the meeting are really of equal importance regardless of the official tally. Looking forward to this process moving forward.

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

needed, but I think the point is clear.

As previously stated, we moved to Farmington from out of state mostly due to the reputation of the schools. Let's keep that high standard our schools have by addressing the needs of the high school, so that other families who value education and are looking to move to the area end up living in Farmington and loving it like my family does.

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

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Evaluation Criteria

<u>Categories</u>	<u>Items Within Each Category</u>	<u>Notes</u>
Local, State and Federal Requirements	<ul style="list-style-type: none"> *Address ADA Compliance (OCR Requirements) *Address Security Needs (School Safety Infrastructure Council Standards) *Public/Private Separation *Address NEASC Requirements 	<ul style="list-style-type: none"> • FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet ADA Act requirements. Examples include music spaces, media center, gymnasium, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1928 building, outdoor athletic facilities, culinary spaces, and various spaces throughout the building • FHS must fully address all elements of the NEASC Community Resources Standard by: <ul style="list-style-type: none"> • Address all facility issues that hinder full implementation of the curriculum (more classroom space, address undersized areas, overcrowded hallways, minimize student travel time, address MEP issues that are impacting student, faculty and community comfort). • Identify and address the limitations of the library media facility on furthering development of program delivery. • Remedy all facility issues to ensure compliance with all state and federal laws and regulations, including those related to ADA compliance issues, and to fully support the educational program. • FHS must address CT security standards through reducing entry points, creating separation between public and private use, and through adherence to pedestrian safety standards in the parking lot as outlined in the new CT security standards for school buildings.
Cost/Value	Operational Costs (Long Term Efficiencies/Savings/Cost)	

* Referenced in the Statement of Needs One Page Document

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Evaluation Criteria

	<ul style="list-style-type: none"> *Construction Cost *Maximize Reimbursement *Cost Effective Design *Low Maintenance Design 	
Programmatic Needs	<ul style="list-style-type: none"> *Minimize Education Disruption (Phasing) *Satisfies Ed Specs *Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts) *Flexible and Collaborative Learning Environments *Space for New or Enhanced Programming 	<p>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.</p> <p>Undersized learning spaces impact high school scheduling, educational programming, as well as state and federal requirements on food services.</p>
Consolidation of Space	<ul style="list-style-type: none"> *Reduce Sprawl and Improve Internal Circulation *Inadequate Use of Space *Robotics *Farmington Alt High School *Board of Education Office 	<p>Previous 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.</p>
Building Systems	<ul style="list-style-type: none"> *Energy Efficiency *Mechanical, Electrical, Plumbing *Building Envelope *Green Design 	<p>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). In addition, there are aging mechanical, electrical, plumbing, fire alarm and protection systems not in code compliance.</p>

* Referenced in the Statement of Needs One Page Document

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Evaluation Criteria

		The FHS building's energy performance is inadequate and in need of a "Green Design"
Site Improvements	*Traffic Flow, Pedestrian Safety, and Parking *Athletic Fields	<p>The current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building.</p> <p>Outdoor athletic facilities do not meet ADA requirements as outlined by the OCR Report</p>
Benefits to the Community	Community Use of the Building Emergency Shelter	
Fit and Feel for Farmington		

* Referenced in the Statement of Needs One Page Document