

Meeting Agenda  
Farmington High School Building Committee Meeting  
Wednesday, December 11, 2019  
Farmington High School Library  
6:30 PM

- A. Call to Order.
  - B. Pledge of Allegiance.
  - C. Public Comment.
  - D. Minutes.
    - 1) To approve the attached December 4, 2019 minutes.
  - E. To cancel the December 18, 2019 FHS Building Committee meeting.
  - F. Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).
  - G. Adjournment.
- cc: Committee Members  
Paula Ray, Town Clerk  
Interested Parties

MOTION:

Agenda Item D-1

To approve the attached December 4, 2019 minutes.

/Attachment

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

**Meeting Minutes**  
**Farmington High School Building Committee Meeting**  
**Wednesday, December 4, 2019**  
**Farmington High School Library**  
**6:30 PM**

**Attendees:**

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

**Absent (excused):**

Chris Fagan  
Kathy Blonski, Town Manager

**A. Call to Order.**

The meeting was called to order at 6:34 P.M.

**B. Pledge of Allegiance.**

The committee members and audience recited the Pledge of Allegiance.

**C. Public Comment.**

Marcus Fairbrother, 12 Candlewood Lane, stated that he recently took a tour of Guilford High School, a building that was completed in 2015. He explained that Guilford faced similar situations where the high school facility had deficiencies and security problems. Guilford was able to minimize the disruption concern of constructing a new building through working with community stakeholders. A wing of the old building was converted into a field house. Marcus stated that Guilford was successful in constructing a new high school facility while responsibly financing the project. Marcus submitted his public comment remarks online prior to the meeting, they are recorded with these minutes as Attachment A.

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**D. Minutes.**

**1) To approve the attached November 20, 2019 minutes.**

Upon a motion made and seconded (Siuta/Meehan) it was unanimously VOTED: to approve the November 20, 2019 minutes.

**E. Correspondence.**

**1) Letter from Rafeena Lee- FHS Building Project Website During Referendum Pending Period**

Meg Guerrero reviewed the correspondence received. The correspondence was included in the agenda packet.

**F. Reports.**

**1) Chair Report.**

Meg Guerrero discussed potential snow dates for upcoming meetings. She explained that if a meeting is cancelled due to snow, the committee will try to meet the following night. The location of the meeting may change.

Meg informed the committee that community events have been added to the sign-up sheet and the link will be emailed to committee members.

Meg explained that she had conversations with members of the incoming Town Council. It is expected that the Town Council will ask the committee to provide a recommendation based on their knowledge and understanding of the process.

Meg reviewed key dates regarding the roll-out of conceptual options. Each of the options will be presented to the committee at individual meetings by each of the architects. The maintain option will be presented first, followed by the renovation option, and the new building option. There was more discussion on the dates of these presentations later in the meeting.

**2) Owner's Representative.**

Chris Cykley informed the committee that he had a meeting with the State and discussed space standards. It was determined that BOE square footage is beyond what is allowable. The committee asked about the current square footage for central

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office and discussed communicating the operational needs for this space.

**3) Finance Subcommittee**

The Finance Subcommittee met last week and discussed the communication of financial information. The cost criteria matrix that was created as a result of this meeting will be discussed later in the meeting.

**4) Communication Subcommittee.**

Kathy Greider stated that the Communication Subcommittee met earlier that day. In their meeting, they watched an informational video featuring FHS teachers discussing Limited Educational Programming due to the FHS facility. The subcommittee also watched a video tour of the FHS facility that was created for the previous building committee. The subcommittee felt that much of the content from the video is still relevant. It will be edited into segments and posted on the committee website in the future. After an option is selected, future videos featuring constituents may be created. Principals will be asked to show these short videos at future school events.

The subcommittee has created a banner that includes the committee's social media and website information.

Kathy explained that the subcommittee is planning a mailed newsletter with a target date of early February. The newsletter will feature a map that shows towns in Connecticut that have recently completed school projects.

The subcommittee also intends to use side by side photo comparisons of FHS and recently renovated schools as a communication tool to illustrate the needs of the high school.

The subcommittee is considering conducting a survey in May, when one option has been selected. This will give the committee a sense of how the constituents feel, and the subcommittee can plan their communication work based on the survey results.

**G. To review and approve the FHS Building Committee Cost Criteria Matrix.**

Meg Guerrero provided an overview of the Cost Criteria Matrix to the committee. The committee then had general discussion regarding the document and the overall communication of the financial implications

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of the project. Kat Krajewski stated that she is reaching out to other towns that have successfully completed major building projects to see how they presented their financial information.

The committee had consensus to make the following modifications to the Cost Criteria Matrix:

- It was determined that the "Additional Capital Expenditures" will be measured over a 20-year period.
- "Annual Operational Cost" will be changed to "Annual Operational Cost Savings," and the operational cost of the current facility will be added to the description.
- Add a "Tax Impact" row to the "Annual Operational Cost Savings" section

Upon a motion made and seconded (Smith/Siuta) it was unanimously VOTED: to approve the FHS Building Committee Cost Criteria Matrix as amended.

**H. To approve the 2020 FHS Building Committee meeting schedule.**

Upon a motion made and seconded (Mazzochi/Siuta) it was unanimously VOTED: to approve the 2020 FHS Building Committee meeting schedule.

**I. Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).**

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to move to executive session at 7:47 P.M

The committee returned to open session at 9:38 P.M.

**J. Adjournment.**

Chris Cykley discussed the scheduling of the architect presentations for conceptual options with the committee. The committee had consensus to move the presentations of Option 1 to January 8<sup>th</sup> in order to make the roll-out of the options closer together. Here are the dates for the presentations:

- January 8<sup>th</sup> at 6:30 PM: Presentation of the Maintain Options
- January 15<sup>th</sup> at 6:30 PM: Presentation of the Renovation Options
- January 22<sup>nd</sup> at 6:30 PM: Presentation of the New Options
- February 4<sup>th</sup> at 7:00 PM: Presentation of all options to Town Council.

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Upon a motion made and seconded (Meehan/Siuta) it was unanimously VOTED: to adjourn the meeting at 9:51 P.M.

Respectfully Submitted,

Devon Aldave  
FHS Building Committee Intern

**From:** [Squarespace](#)  
**To:** [Kathryn Krajewski](#)  
**Subject:** Form Submission - New Form - Lessons from Guilford's high school building project  
**Date:** Wednesday, December 04, 2019 2:54:51 PM

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**Name:** Marcus Fairbrother

**Email Address:** mfairbro@yahoo.com

**Subject:** Lessons from Guilford's high school building project

**Message:** I know that at least several members of the FHS Building Committee are already aware of the building project Guilford undertook a few years ago with its aging high school. For those members of the Committee who are not familiar with this project, I would highly recommend you reach out to Guilford High School to learn more about it. I visited the school myself, took a tour, and met with the Superintendent as well as a member of the community who was involved with the project. In addition to learning about Guilford's high school building project, I learned what is possible for us here in Farmington. We too can go from surviving to thriving.

The towns of Guilford and Farmington themselves share many similarities. Our high schools are also similar – both are high-performing and have a student population that is close in size (approximately 1,100 for Guilford compared to our approximately 1,300). Like with us here in Farmington now, Guilford several years ago faced an aging high school facility that was rapidly deteriorating and adversely impacting teaching and learning. After a thorough review of the facility and their options to address its deficiencies, the Town determined that the best, most comprehensive, most cost-effective solution was to construct a new high school facility.

In designing a new facility, several deficiencies of the old facility were successfully addressed in the new school. For example:

- To address the changing landscape of how teaching and learning occurs in the 21st century, the architects created a building of flexible spaces that include clusters of learning “pods” that allow for collaborative teaching and learning.
- A modern media center provides sufficient space for the student population and offers resources that students need in a rapidly changing, digital world.
- In the wake of Sandy Hook and other school shootings, security – which was seriously deficient in the old school – was of paramount concern. Upgraded security measures – including reinforced glass, full-building monitoring, and only two points of entry (one for students, faculty, and staff and a separate public entrance for community events held at the school) – as well as an overall building layout and design that ensures the safety of students, faculty, and staff in the event of a crisis are central components of the new facility.
- The design incorporates the use of natural light to make the space bright and airy. Additionally, each side of the building uses different styles of windows to further maximize the use of sunlight, shading it in the areas of the building that receive lots of direct, full light, and maximizing light in areas of the building where less sunlight reaches it during the day.
- The new school is a green design that drastically reduces both energy and operating costs. Annual energy costs decreased approximately 40% compared to the old facility.

The new high school was constructed on the same campus as the existing school. A major concern shared by all regarding this site was the potential for disruption to students and



learning while construction was occurring. The Town worked with the contractors to address and successfully mitigate any disruption that may have occurred. A newer section of the old building was also kept as a separate building and renovated, and it is now used as an athletic field house-type facility.

I asked the Superintendent if there were any changes they wished they had made to the building. Two things they would have done differently were to include a black box theatre (which, in addition to being used for performances, could also be used as a space for meetings, presentations, and events that would otherwise be too small for the auditorium) and to spend a little extra money up front on some finish details like railings, which they are finding they have to clean and repaint more frequently than originally thought or desired.

The new Guilford High School opened in 2015. The old facility was then demolished in such a manner as to minimize disruption to students, faculty, staff, and the public. The new GHS project was on-time and came in under budget. It is a beautiful yet understated building. It is a sensible, comprehensive facility that is not extravagant. This new building serves as a point of pride for the residents of Guilford.

The comparison between the old GHS and the current FHS facilities and their respective deficiencies is striking. Guilford determined that constructing an entirely new facility was the most responsible use of the Town's money and resources. It seems that to fully address all of Farmington High School's deficiencies, in a comprehensive manner, a new facility for us is also the most effective, most prudent, and most responsible course of action for our community as well.

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

MOTION:

Agenda Item F

**Executive Session: To discuss proposals and related documentation pursuant to §1-210(b)(24).**

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-210(b)(24).

Responses to any request for proposals or bid solicitation issued by a public agency or any record or file made by a public agency in connection with the contract award process, until such contract is executed or negotiations for the award of such contract have ended, whichever occurs earlier, provided the chief executive officer of such public agency certifies that the public interest in the disclosure of such responses, record or file is outweighed by the public interest in the confidentiality of such responses, record or file;

That attendance in the Executive Session shall be limited to:

Voting and Non-Voting Members of the Farmington High School Building Committee, representatives from Construction Solutions Group, representatives from QA+M Architecture, and representatives from TSKP Studio.

NOTE: Approval of this motion shall be by 2/3 vote.