

Minutes are considered DRAFT until approved at next meeting

Meeting Minutes
Farmington High School Building Committee
Communication Subcommittee
February 26, 2020
9:15am
Town Hall Conference Room

Attendees:

Meg Guerrera
Ellen Siuta
Sharon Mazzochi
Beth Kintner
Scott Hurwitz
Matt Ross
Devon Aldave
Mark Garilli
Kara Gruss

A. Call to Order

The meeting was called to order at 9:19 A.M.

B. Approval of the Minutes from the February 11, 2020 FHS Building Committee Communication Subcommittee

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to approve the February 11, 2020 minutes.

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to approve the January 23, 2020 minutes.

C. Subcommittee Updates

1. FHSBC Tagline

Meg Guerrera participated in a conference call with Tall Timbers, a marketing firm. They will provide the subcommittee with an in-depth cost proposal for services. The firm will be able to assist with the tagline as well as other messaging.

2. Survey

The subcommittee is working with the Center for Research and Public Policy to create a survey. Meg Guerrera stated that Tall Timbers may be able to assist with the survey if needed. The survey will be conducted in May and the subcommittee will have results by June.

3. Video Tour

This item was not discussed.

4. Scheduling FHS Building Members (community events)

The subcommittee will update the community events schedule and send out the sign-up link.

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5. Side-by-side Photos

This item was not discussed

6. Newsletter Update to Farmington Community

The subcommittee reviewed a draft of the FHSBC Newsletter. A copy of the draft newsletter is recorded with the minutes as Attachment A. The subcommittee made the following suggestions:

Fast Facts and Project Review:

- Add box around/lines between each fact for clear distinction
- Add "s" at end of "Learning Common" OR change it to "Library/Media Center"
- Delete forward \ at end of "mitigation strategies"
- Add something like "Estimated tax impact to be determined"
- Add link to financial info on website

External Elements:

- Change "Flexible approach to the 1928 Building" to improved language
- Add "Additional athletic fields"
- Change "1 student entrance" to "Dedicated student entrance."
- Change "Site ADA addressed" to "Improved site accessibility" or something similar
- Change "Improvements to parking and circulation"
- Change "Loop road around facility" to "Improved emergency access."

Internal Elements:

- Change "Learning Common" to "Library/Media Center"

Fit and Feel for Farmington

- Create own block for Reuse of 900 Wing
 - Including both Central Office and Fieldhouse

Map:

- Change "Where are your tax dollars going?" to "Bring your tax dollars back to Farmington" or something similar.
- Other modifications to be made on the map.

Add financial page to the website

- To include financial forecast and other associated documents.

Kara Gruss will review the newsletter with TSKP Studio, make appropriate changes, and bring the revised newsletter to the subcommittee at their next meeting.

7. New Videos for Phase II

Scott Hurwitz stated that Kosta Diamantis, Director of the Office of School Construction Grants and Review, agreed to film a video regarding State reimbursement.

8. Other Updates

None.

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D. Adjourn

Upon a motion made and seconded (Mazzochi/Siuta) it was unanimously VOTED: to adjourn the meeting at 10:30 A.M.

Respectfully Submitted,

Devon Aldave, Clerk of the Committee

MARCH 2020 | DRAFT



FHS Building Committee Newsletter

Building Our Future Together



TSKP Studio New Build Option Selected

On February 4, 2020 the Farmington High School Building Committee presented its recommendation for a new building designed by TSKP. The Town Council unanimously agreed with its recommendation and set the net municipal budget for this project at \$105M-\$110M. The Building Committee will now move to the Preliminary Design Phase of their process to develop a detailed schematic design of the selected option.

The selected option is a comprehensive solution to meet the needs of Farmington High School and address the risk of losing accreditation, ADA compliance, and security issues.

- C.J. Thomas, Chair, Farmington Town Council

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The FHS Building Committee meets every other Wednesday in the FHS Library at 6:30 PM

FAST FACTS & PROJECT REVIEW

What problem did the FHS Building Committee need to solve?

Farmington High School is an aging facility that is in **"warning status"** for the New England Association of Schools and Colleges (NEASC) #7 accreditation standard AND has significant ADA compliance issues, security concerns, and undersized learning spaces within an inefficient and costly building envelope.

How did the FHS Building Committee solve the problem?

- **Defined 3 Possibilities** > *Maintain or Renovate or Build New*
- **Partnered with 2 Architectural Firms** > *6 conceptual options within a competitive design process*
- **Evaluated All 6 Options Using Standard Criteria** > *Criteria based on benefits and value*

What solution did the FHS Building Committee Recommend?

New Building designed by TSKP Studio. This option:

- Received the highest score on the averaged evaluation matrix
- Ease of site usage and simplified traffic flow
- Surrounding neighborhood impact mitigation strategies\
- Learning common and cafeteria placement
- Efficient and effective design

Why build a new building?

- Meets the FHS Statement of Needs (Accreditation) and Educational Specifications
- Creates a safe and flexible learning environment
- Limits educational disruption during construction
- Balances benefit, cost, and risk
- Acts as a community asset

What is the estimated baseline cost of this concept?

\$142 M Estimated Total Project Cost (Total Construction Cost)

-\$28M Estimated State Reimbursement

\$114 M Net Municipal Cost

(Total Cost to Farmington minus State Funding)

What did Town Council Approve?

By unanimous vote, the Farmington Town Council approved a project scope of **New Build** with **TSKP Studio** within a **NET MUNICIPAL PROJECT COST RANGE of \$105 M- \$110**

What happens next?

- **The design and cost will be modified prior to the town referendum in Fall 2020**
- The Building Committee's goal is to stay within the Net Municipal Project Cost Range while limiting impacts to educational programming
- The Building Committee will continue to collaborate with the community, impacted neighborhoods, and Town Council throughout the schematic design process.

CONCEPTUAL DESIGN ELEMENTS OF NEW BUILDING



External Elements

- Improvements to parking and circulation
- 1 student entrance
- Site ADA addressed
- Loop road around facility
- 1 Field Addition
- Surrounding neighborhood impact mitigation strategies
- Flexible approach to the 1928 Building

Internal Elements

- Ease of design customization
- Learning Common and Cafeteria placement
- Collaboration space placement within learning communities



Fit and Feel for Farmington

- Reuse of resources (900 Wing)/Separation of Central Office
- Efficient but effective design
- Exposure to natural lighting



Where are your tax dollars going?

The State has reimbursed the school construction projects on the map below since 2010.

**Placeholder for
State of CT School
Projects Map**