

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, April 29, 2020
Online- Web Conference
6:30 PM

Attendees:

Meg Guerrera, Chair
Garth Meehan
Chris Fagan
Johnny Carrier
Michael Smith
Sharon Mazzochi
Ellen Siuta
Beth Kintner
Kathy Greider, Superintendent
Tim Harris, Director of School Facilities
Scott Hurwitz, FHS Principal
Lisa Kapcinski, FHS Assistant Principal
Chris Cykley, Construction Solutions Group
Mark Garilli, Construction Solutions Group
Tai Soo Kim, TSKP Studio
Ryszard Szczypek, TSKP Studio
Michael Scott, TSKP Studio
Devon Aldave, Clerk of the Committee

A. Call to Order.

The meeting was called to order at 6:32 p.m.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

Pierre Guertin, 12 Henley Commons, suggested the committee create a running update of items being discussed at each meeting on the committee website. Pierre has concerns with the estimated \$6 million cost for the 900-Wing of the building. He stated that it would be helpful for the committee to release a cost/benefit analysis for the usage of that space for Central Office space versus leasing office space in another location. He stated that it may be troubling that there are proposed cost savings through reducing square footage of the facility rather than reducing costs of the 900-Wing. Pierre stated that he would prefer that the committee make the decision to demolish the 1928 Building and not wait to make the decision down the road.

John LaForest-Roys, 51 Tanglewood Road, asked the committee if it is possible to separate out the pre-work for the site around the neighborhood, specifically about the berm and sidewalk work. He asked if the committee is considering starting some of this work earlier than the rest of the project.

Jay Tulin, 39 Timberline Drive, provided public comment electronically. His comments are recorded with these minutes as Attachment A.

Bernard Greene, 48 Walnut Farms Drive, provided public comment electronically. His comments are recorded with these minutes as Attachment B.

D. Minutes.

1) To approve the attached April 1, 2020 minutes.

Upon a motion made and seconded (Mazzochi/Fagan) it was unanimously VOTED: to approve the April 1, 2020 minutes.

E. Correspondence.

1) No Correspondence Received 3/31/2020 – 4/27/2020

F. Reports.

1) Chair Report.

Meg Guerrera stated that the Town Planning and Zoning meeting held on April 20th was successful. The commission reviewed design and site work.

2) Communications Subcommittee Report.

Kathy Greider stated the subcommittee continues to meet. The subcommittee is producing videos and creating a side by side photo presentation to compare the current facility to other school facilities.

3) Neighborhood Communications Subcommittee Report.

Sharon Mazzochi stated that the Neighborhood Engagement meeting on April 9th was interrupted. This meeting has been rescheduled to tomorrow at 6:30 p.m. Abutting neighbors and residents in the Highlands were mailed meeting information. Sharon also posted about the meeting on the Highlands Facebook page.

4) Architect Report.

Ryszard Szczypek, Michael Scott, and Tai Soo Kim presented the Architect Report. Their presentation is recorded with these minutes as Attachment C.

After the presentation, committee members made comments and asked questions. Johnny Carrier stated that he would prefer the tennis courts be placed where the softball field is proposed. Sharon Mazzochi agreed with Johnny. Tim Harris stated that the lighting from the tennis courts could distract drivers on Route 4 if the courts remain where they are proposed. Committee members also sited parking concerns if the tennis courts are built where they are proposed.

Chris Fagan asked if universal design will look different post-pandemic. Ryszard stated that it is a possibility, but he is not sure what the full impact will be.

5) Owner's Representative Report.

Chris Cykley stated that CSG has been in constant contact with the State regarding the deadlines for the grant application. The deadlines have not changed. CSG had a conference call about updating the Ed Specs and will be finalizing those changes before the Board of Education meeting next week. Approval of the Board of Education minutes are needed for the grant submission.

Mark Garilli stated that CSG and TSKP Studio had a meeting with a site consultant and Russ Arnold, Town Engineer about Route 4. Work continues with TSKP Studio to review and compare to original cost estimates and put together a draft budget. After completing the draft budget, they will work with the committee on the formal presentation to Town Council.

Ellen Siuta asked if there are neighbors that will be impacted by the Route 4 construction. Michael stated that site of the work would be along the curb line near the Town Hall and Staples House.

G. New Business.

1) To approve the attached invoice from Construction Solutions Group (CSG) in the amount of \$10,569.00.

Upon a motion made and seconded (Mazzochi/Smith) it was unanimously VOTED: to approve the attached invoice from Construction Solutions Group in the amount of \$10,569.00.

2) To approve the cost additions and reductions as presented by TSKP Studio.

Kathy Greider asked if the FF&E and technology cost reduction is a general reduction or if there were targeted areas being reduced within those budgets. Ryszard stated that in-house staff reviewed the Ed Specs and looked at different categories of furniture including admin areas and class areas and reduced based on their review.

Mark stated that the softball fields were listed in the cost adds section on the motion but were listed as a reduction in the presentation. Michael Scott explained that there is not a softball field, so it is easier to track as an add alternate. Once a price for a softball field is identified, the committee can decide whether the field should be included as part of the base project or should be considered as a nice to have item.

Ellen Siuta inquired about the square footage reduction. Michael Scott explained that designated classrooms for special education within learning communities were moved to a suite of special educational space. This created efficiencies in the gross circulation around the building and allowed for a reduction of 2,000 square feet per floor.

Michael stated that there is no reduction to the overall classroom count or classroom sizes by this change.

Garth Meehan asked if parking will be sacrificed if the tennis courts are reworked to where the softball field is proposed. Michael Scott stated that the current scheme provides 590 parking spaces, compared to 525 current parking spaces. Currently there is no stipulated parking count in the Ed Specs. Michael does not believe that the site can accommodate 600 spaces if the tennis courts, softball field, baseball field and 1928 Building remain without significant grading work. TSKP Studio can provide pricing so that the committee can select between number of parking and a softball field versus number of parking and eight tennis courts.

Mark Garilli noted that the additional stone veneer for the exterior of the building is not included in the cost adds.

An amendment to the motion was proposed (Guerrera/Mazzochi): to include the stone veneer exterior to the list for considerations of cost adds/reductions as presented by TSKP Studio

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to approve the motion as amended.

3) Review approach for providing cost information and recommendations to Town Council for the 1928 Building, Net Zero, Route 4, Universal Design.

Upon a motion made and seconded (Siuta/Fagan) it was unanimously VOTED: to review approach for providing cost information and recommendations to Town Council for the 1928 Building, Net Zero, Route 4, and Universal Design.

Meg Guerrera stated that TSKP Studio provided a lot of info about the four items in the motion and gave opinions about what could be included and what they felt would be beyond the scope of our budget. Meg proposed that anything that falls outside of the project scope could still be included in the recommendation to Town Council but as separate line items. The committee could still provide cost info as separate line items so there is a clear understanding of cost associated with the items and how they exceed the given net cost range.

Ellen Siuta asked about the status of the community survey. She felt that the community may have thoughts around some of these items. Meg Guerrera stated that a survey is unlikely to happen given the current situation. Meg stated that the 1928 Building and Route 4 construction and perhaps other items could be questions on the ballot for the referendum, still enabling the community to have a say and make the decision.

Meg stated that the committee can give a recommendation for the project within the net project range and provide details around the 1928 Building, Net Zero, Route 4, and Universal Design as separate items for consideration, and provide the costs/benefits associated with each item. The committee agreed with this approach.

4) To discuss the next steps and timeline.

Meg Guerrero stated that the committee continues to follow the timeline for the time being, with a recommendation to the Town Council targeted for June. However, she stated that things are fluid given the current situation and that the committee should have more information regarding where the project stands within the next 2-3 weeks. She stated that the committee must make thoughtful decisions and take everything into consideration while continuing to work.

Michael Smith asked if the Town Council has communicated any messages about what they are hopeful for regarding the project. Chris Fagan stated that he would report what was discussed in this meeting to the Council.

Johnny Carrier stated that he is optimistic about return of good health but is concerned about the economic aspects of our current situation. He stated his concerns about holding a referendum in the fall. He agrees that the committee should wait a few more weeks before making a decision to postpone the referendum but wanted to inform the committee of his concerns.

Michael Smith stated that capital grants for construction-ready projects were included in the stimulus package during the Great Recession. He asked if the professional partners feel that capital grants like these may be included in the current recovery effort. Chris Cykley stated that there has been mention that municipalities should be reaching out for financial aid for the Town, through FEMA for example. However, in terms of additional reimbursement for capital projects, Chris felt that it is highly unlikely, but can't say for sure. Chris Fagan stated that the Town is exploring every opportunity for financial assistance during this time.

Michael Smith asked if the committee will continue to approach cost estimation as if everything will remain the status quo. Ryszard stated that there are good opportunities to get good pricing if we were able to go out to bid immediately. However, he stated that the cost estimators do not feel that this opportunity will not last until this project is ready to go out to bid. Michael asked if the cost estimators have concerns around inflation. Ryszard stated that the cost estimators feel that it would be standard 4% annual inflation. Mark

Garilli stated that industry-wide, he has heard of bids coming in 10-20% lower than originally estimated. He stated that there are concerns around escalation costs for labor due to figuring out how crews can adhere to social distancing.

Johnny Carrier stated that he has also seen supply/labor issues. He felt that due to the uncertainty, that the committee should focus on what can be handled now.

Garth Meehan that the committee should let the community know that we are still doing our work. Meg Guerrero stated that the committee was gearing up to partner with Tall Timbers Marketing for communications support with the community, which was put on hold due to the COVID-19 situation. She stated that we hope to have more information within the next few weeks.

Michael Smith asked if Kathy Greider has participated in discussions regarding the continuation of distance learning in the fall and possibly beyond. Kathy stated that the situation will have implications moving forward and that some will require statutory changes. Michael asked at what point do Towns consider impact of space in future designs given the nature of the virus. Kathy stated that this will have implications for design work but is not sure of the scope of the changes. Ryszard stated that TSKP Studio has been exploring the same question. However, he stated it is still early on and it may be premature to make major changes at this point. Meg stated that TSKP Studio is our best resource for these types of questions and that these conversations could be discussed in future meetings.

H. Adjournment.

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to adjourn at 8:48 p.m.

From: Jay Tulin <jayspay55@hotmail.com>
Sent: Wednesday, April 29, 2020 9:33 PM
To: Devon Aldave
Subject: Re: Public Comment

Its okay Devon...I sent Meg an email just now. Basically, I wanted to let the committee know that on behalf of the Human Relations Commission I reached out to 2 potential accessibility consultants, Melissa Marshall who has assisted the Town in the past in this capacity and Valerie Fletcher of the Institute for Human Centered Design. I was gonna talk about how the Commissions mission includes advocacy on behalf of the entire community and that we drafted the letter recommending an accessibility consultant (which is already on record) based on the HRC supporting this recommendation and our belief that this has tremendous value for the entire community. I was gonna talk about how I received a scope of work and fee schedule from both of these potential consultants today and sent them to Meg in an email late this afternoon. Finally, I had seen the agenda so I was gonna just mention that I was encouraged that universal design was being discussed and just again mention that the HRC strongly urges the Committee to make a recommendation to the Town Council that includes an accessibility consultant that specializes in universal design. If you have any questions on how to incorporate these comments into the minutes let me know. Thanks again.

From: Bernard Greene <berniegreene602@gmail.com>
Sent: Wednesday, April 29, 2020 8:11 PM
To: Devon Aldave
Subject: Re: Public Comment

Hello Devon,

My interest in Net Zero Energy in design for new high school does not appear part of new high school building design priorities, however perhaps we can achieve other sustainable objectives as highlighted below regarding the electric school bus initiative from VW settlement since student transportation is a significant portion of the new school budget. I would be willing to lead this initiative for our town. See below for more details to incorporate into our plan if Net Zero is less viable, and this would be at no additional cost to the town. How can we proceed in this regard?

Address is 48 Walnut Farms Drive for your notes

Thank you
Bernie

Hi everyone,

Attached is a message from Alyssa Norwood at Sustainable CT about ways the Electric School Bus Toolkit Program could be earning points for your town.

Hello!

Kudos from Sustainable CT on your participation in the Electric School Bus Toolkit program. What an amazing opportunity, and thank you all for leading your communities in this important work. We've heard from your friends at LiveGreen that some of you are interested in earning points toward certification in your Sustainable CT application. As many of you, Sustainable CT certification requires that municipalities complete at least one action per category, among other requirements. There are several different actions under which your participation in the Electric School Bus Toolkit program could potentially receive credit. They are—

- **1.2.1** - Have municipal elected official and/or staff members and/or commission members participate in a sustainable procurement training.
- **5.4.1** - Sponsor or host a zero emission vehicle ZEV promotional event or education workshop with a community partner or third party.
- **7.3.1** - Send commissioners from at least 4 different boards/commissions from your community to a training that is relevant to their commission

Details on the submission requirements specific to each action above are available on the Sustainable CT website (see hyperlinks to actions embedded above).

We encourage you to submit documentation of your participation in the Electric School Bus Toolkit program under the action where your application would most benefit from earning points. But remember, you can't get points for the same activity under different actions—no double-counting.

That being said, by all means, document additional progress you make under other actions, for example, if as a result of this training your municipality moves toward implementation or policy changes, you could be eligible for points under—

- **5.4.2** - Replace at least 5% of non-emergency passenger vehicles with ZEVs.
- **6.6.1** - Inventory the existing fleet, including the total quantity of vehicles (cars, carts, trucks, tractors, buses, construction equipment). Itemize the number of vehicles that have different fuel sources.
- **6.6.2** - Complete and adopt a Municipal Fleet Improvement Strategy
- **10.1.1** - Implement a sustainability action not listed on the Sustainable CT actions list. You may submit up to two innovation actions per certification cycle
- **10.2.1** - Complete or support a fully implemented Community Match Fund project in your municipality that aligns directly with the objective of a Sustainable CT action

For questions specific to your application, please e-mail info@sustainablect.org. Thank you all for the incredible work you're doing in the Electric School Bus Toolkit Program! And looking forward to hearing more from all of you.

Cheers,
Alyssa



Building Committee Update

Farmington High School



Update for today

- A. Design Update
- B. 1928 Building
- C. Universal Design
- D. Net Zero
- E. Route 4 Improvements
- F. Cost Savings – Cost Adds

A. Design Updates

Main Entrance



Main Entrance - Alternate



View Between Buildings



View Between Buildings - Alternate



View Between Buildings - Alternate



View Along East Property Line



View Along East Property Line - Alternate



View Along East Property Line - Alternate



View Along East Property Line - Alternate



Updated Site Plan

TSKP STUDIO
 One Hartford Square West
 140 Wylfa Road, Box 1-203
 Farmington, CT 06030
 860.547.9195
 www.tskpstudio.com

MILONE & MACBROOM
 89 REALTY DRIVE
 CHESTER, CT 06410
 203.271.1773
 www.mmminc.com

FARMINGTON HIGH SCHOOL
 Farmington, CT

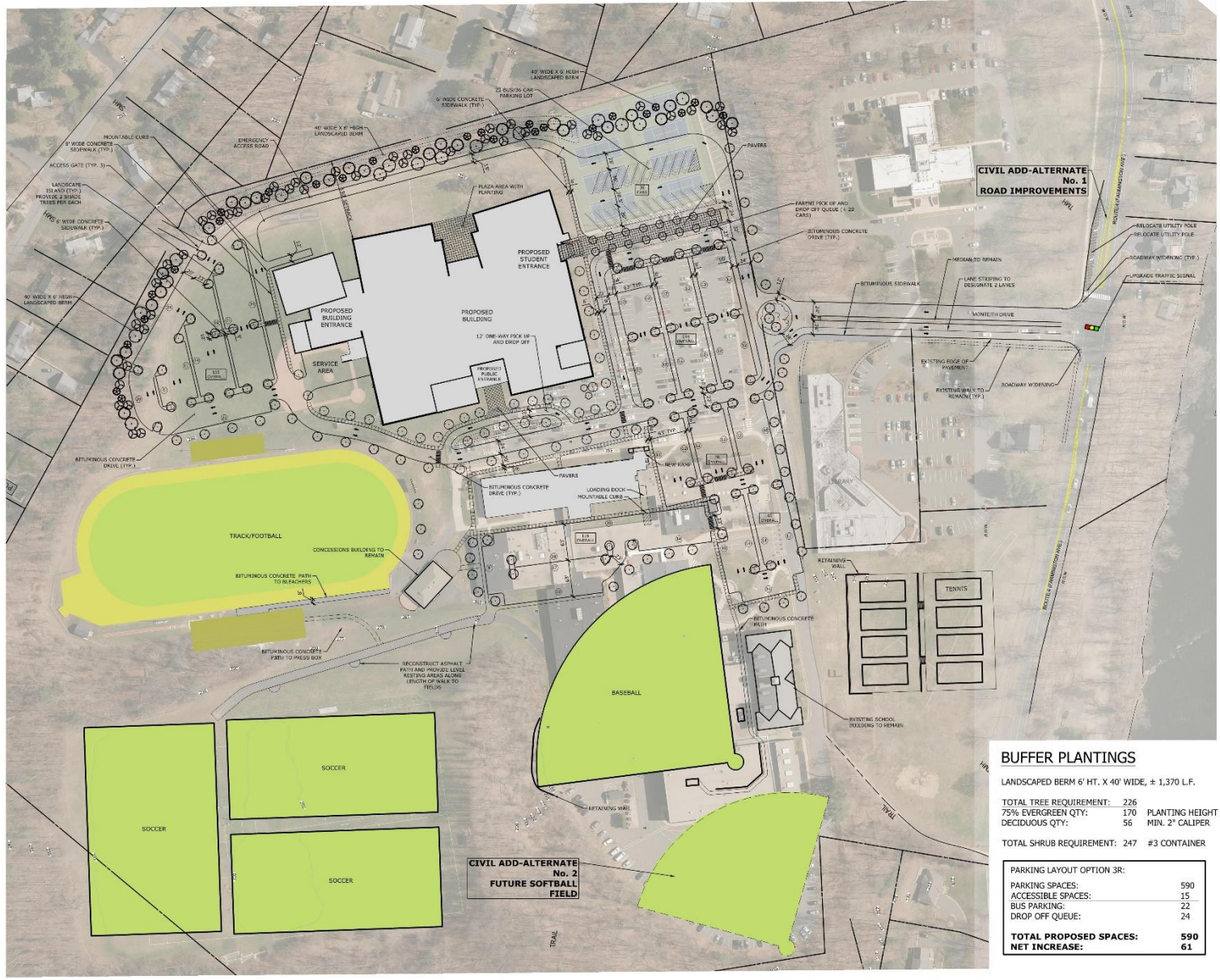


NEW CONSTRUCTION
 PRICING DOCUMENTS
 KEY PLAN

DRAWING TITLE
CONCEPTUAL SITE PLAN

STATE PROJ. NO. 19MP-0188-01
 SCALE 1" = 60'
 DATE 13 AUG 2020
 DRAWN BY SSS
 APPROVED BY MJD

SP-3R



BUFFER PLANTINGS

LANDSCAPED BERM 6' HT. X 40' WIDE, ± 1,370 L.F.
 TOTAL TREE REQUIREMENT: 226
 75% EVERGREEN QTY: 170 PLANTING HEIGHT MIN. 6'
 DECIDUOUS QTY: 56 MIN. 2" CALIPER
 TOTAL SHRUB REQUIREMENT: 247 #3 CONTAINER

PARKING LAYOUT OPTION 3R:	
PARKING SPACES:	590
ACCESSIBLE SPACES:	15
BUS PARKING:	22
DROP OFF QUEUE:	24
TOTAL PROPOSED SPACES:	590
NET INCREASE:	61

DRAWN BY SSS
 CHECKED BY MJD
 DATE 13 AUG 2020
 PROJECT NO. 19MP-0188-01
 SHEET NO. SP-3R

Updated Site Plan



B. 1928 Building

B. 1928 Building

SCOPES

Removal	Mothball	Repurpose
1 Abate building	1 Rework parcel property lines	1 Items 1 through 7 from Mothball
2 Demolish building	2 Demolish 2 story music spaces on north elevation	2 New boiler in existing basement
3 Potentially rebuild cupola as a landscape feature.	3 Demolish 1 story loading space along west elevation	3 Update remaining physical plant, A/C throughout; Remove abandoned service lines
	4 New masonry cavity walls along demolished elevations	4 Demolition of areaway and chimney
	5 Rework incoming services for stand alone service	5 New HVAC units in attic
	6 Removal of non-essential site utilities	6 Restoration of masonry facade: replace cast stone, replace/repoint brick, new parge coating at ground level
	7 Removal and capping of services feeding other wings	7 Window replacement
	8 New waterproof membrane over exposed basement areas	8 New shingle roof
	9 Operations will be minimal heat, light, data, ventilation	9 Rebuild cupola
		10 Abate interior spaces
		11 New finishes throughout: carpet, tile, paint, ceiling tile
		12 Update light fixtures to LED.

C. Universal Design

The Principles of

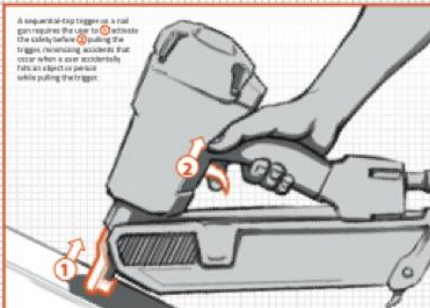
Universal Design



Powered doors with sensors to determine if all passers, regardless of height, can fit.

1 Equitable Use

The design is useful and marketable to people with diverse abilities.

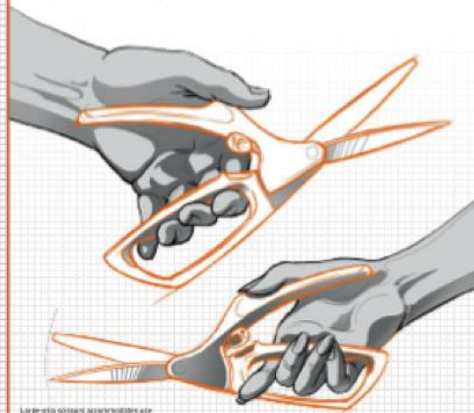


A sequential-step trigger on a nail gun requires the user to activate the safety surface. Clicking the trigger, releasing accidents that occur when a user accidentally hits an object or person while pulling the trigger.

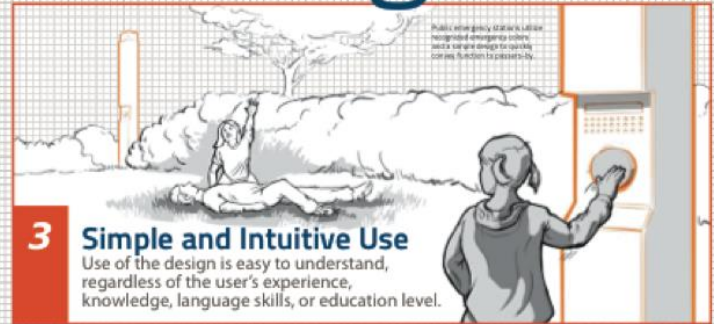
The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

2 Flexibility in Use

The design accommodates a wide range of individual preferences and abilities.



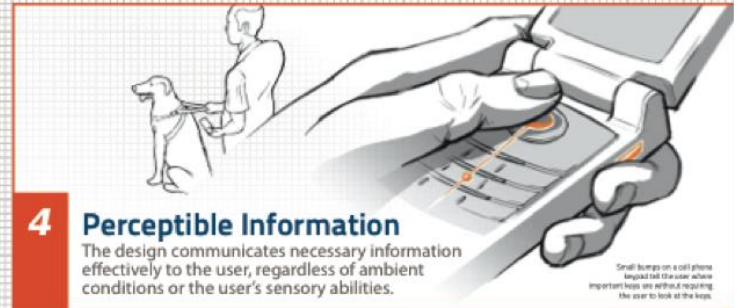
Large grip scissors accommodate use with either hand and allows alternation between the two in highly repetitive tasks.



Public emergency stations utilize integrated emergency calling with a large design to quickly convey function to passers-by.

3 Simple and Intuitive Use

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or education level.



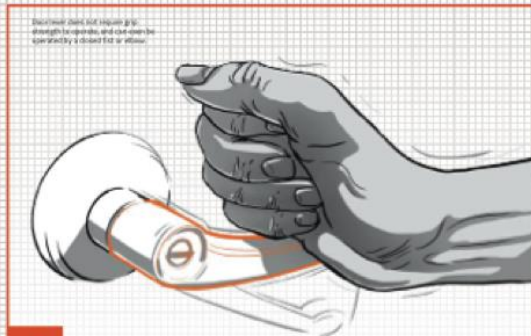
4 Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Small bumps on a cell phone highlight the user, whose important keys are without requiring the user to look at the keys.

5 Tolerance for Error

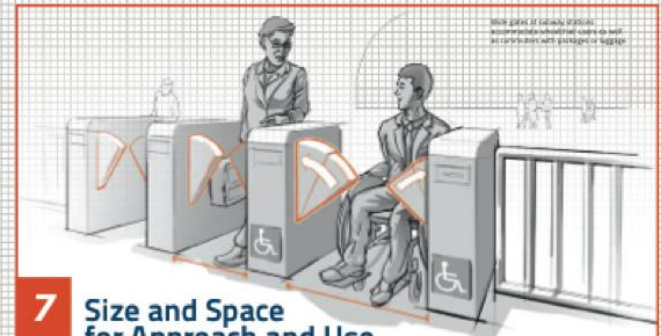
The design minimizes hazards and the adverse consequences of accidental or unintended actions.



Door handle that requires grip strength to operate, and can cause the operability to distort for an older.

6 Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.



Some gates at transit stations accommodate wheelchair users as well as children with backpacks or luggage.

7 Size and Space for Approach and Use

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

C. Universal Design

1. Meeting ANSI, ADA, and State Standards - This will clear all current NEASC citations
2. Meeting Farmington's Universal Design Ordinance (Article IV, §28)
3. Wide corridors (targeting 10 feet width at a minimum)
4. No exposed columns or pilasters
5. Main circulation is direct line of sight and 20 feet width minimum
6. Third party consultant post-referendum?
7. Emerging initiatives?

D. Net Zero

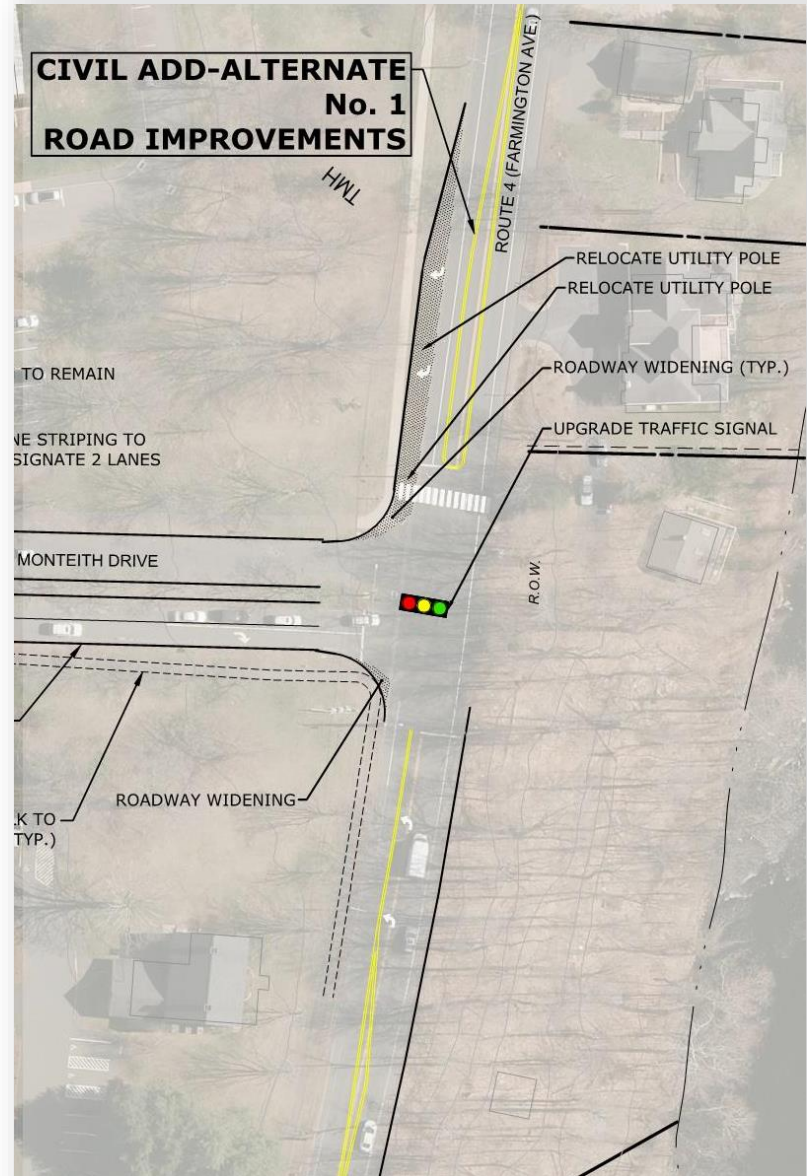
D. Net Zero

1. Connecticut High Performance Design
2. Building massing or orientation limited by site constraints
3. PV array as add alternate
4. Geothermal Plant and distribution as alternate
5. Consider all electric food service equipment (no fossil fuels)

E. Route 4 Improvements

E. Route 4 Improvements

1. Add alternate to be priced
2. Not eligible for OSCGR funding



F. Potential Cost Reductions

F. Cost Savings

1. Reduce gross square footage
2. Remove green roof
3. FFE/IT savings?

F. Cost Adds

1. Architectural
 - a) Costs to 1928 building in excess of abatement and demolition cost.
 - b) Demountable partition between gymnasias
 - c) Stone veneer in select locations
 - d) No fossil fuels in Food Service spaces
2. Mechanical - Geothermal field and central plant
3. Electrical - PV array
4. Fire Protection - Fire pump
5. Site work
 - a) Route 4/Monteith improvements
 - b) Softball field

The End