

Minutes of the Town of Farmington
Regular Town Council Meeting
January 26, 2021
Zoom Webinar Meeting due to the COVID19 Pandemic

Attending:

C. J. Thomas, Chair
Joe Capodiferro
Brian F. X. Connolly
Christopher Fagan
Edward Giannaros
Peter Mastrobattista
Gary Palumbo

Kathy Blonski, Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The members of the Town Council recited the Pledge of Allegiance.

C. Consideration of Special Topics

1. Presentation of the Schematic Design and Project Cost Estimate for the Farmington High School Building Project- Farmington High School Building Committee

Meghan Guerrero, Chair of the Farmington High School Building Committee; Kathy Greider, Superintendent of Schools; Ryszard Szcapek, TSKP Studio and Mark Garilli, Construction Solutions Group reviewed the schematic design and project costs for the Farmington High School building project and answered Council questions using the presentation recorded with these minutes as Agenda Item C-1. The Farmington High School Building Committee was scheduled to meet with the Council on February 16, 2021 to review the results of their January survey, to review the financial impact of the project to the taxpayers, to consider possible dates for the referendum, for discussion of the 1928 building options and for discussion on the exclusions listed in the presentation.

D. Public Comments

The Clerk read the public comments recorded with these minutes as Agenda Item D-1 regarding appointments to Town Boards and Commissions.

John Renehan of 27 Main Street expressed how impressed by the level of commitment and energy the Council members showed on behalf of the Town. He told the Council

he loved Farmington's traditions but believed the way people were appointed to Town Committees and Commissions needed to be changed. He told the Council the Equity Task Force was moving our Town toward being more open, transparent, and diverse, which supported his position.

Tim Kelly of 62 Westview Terrace requested, that if the State legislators are at the February Council Meeting, Public Comment be before they speak.

Patty Boye-Williams of 17 Westview Terrace voiced her support for the Farmington High School project. She didn't want the Town to spend more money on a failing building and to benefit from the environmental improvements the new building would bring.

Pierre Guertin of 12 Henley Commons believed it was important to bring forward a high school project the public would support. The project needed to align with other costs the Town was facing and fit into the Town's overall debt service costs. He believed discussions about the 1928 building should end, because this project was about the future and keeping it limited the footprint for new plans for the area. He wanted consideration to be given to leasing space for the Board of Education offices versus the cost to renovating the 900 Building for office space.

E. New Business

Motion was made and seconded (Mastrobattista/Capodiferro) to add as Agenda Item F-2 Executive Session Land.

Adopted unanimously

F. Executive Session

Motion was made and seconded (Mastrobattista/Capodiferro) to move to Executive Session at 8:33 p.m. for the discussion of strategy and negotiations with respect to pending claims or pending litigation with the Council, Town Manager and Town Attorney present.

Adopted unanimously

The Council returned to Open Session at 9:29 p.m.

Motion was made and seconded (Mastrobattista/Capodiferro) to move to Executive Session at 9:29 p.m. for the purpose of discussion of the selection of a site or the lease, sale or purchase of real estate with the Town Council and Town Manager present.

Adopted unanimously

The Council returned to Open Session at 9:37 p.m.

G. Adjournment

Motion was made and seconded (Mastrobattista/Capodiferro) to adjourn the meeting at 9:37p.m.

Adopted unanimously

Respectfully submitted,

A handwritten signature in cursive script that reads "Paula B. Ray".

Paula B. Ray, Clerk



**PRESENTATION OF
SCHEMATIC DESIGN AND
COST ESTIMATE
OVERVIEW**

**Farmington High School
Building Committee**



Opening Statement



The Farmington High School Building Committee is proud to report that it has developed a schematic design that meets the Town Council approved project scope of a new building designed by TSKP Studio within the net-municipal project cost range of \$105-\$110 million.

- **Strategy:** We delivered.
- **People:** We collaborated.
- **Process:** We evaluated.
- **Communication:** We informed.



Meghan Guerrero
Chair, FHS Building Committee



Opening Statement



Facility issues impacting the quality of teaching, learning, and educational programming will be addressed within the new building design in the following ways:

- Advances educational programming and excellence
- Fully inclusive and accessible
- Promotes health, well-being, safety, and flexibility for the future
- Enhances learning for all Farmington students



Kathleen Greider
Superintendent of Schools



Schematic Design Overview



- **Site Design**
 - Conserves Resources
 - Minimizes Disruption
 - Improves Safety and Security



Ryszard Szczypiek
TSKP Studio



Schematic Design Overview



- **Building Design**
 - Compact Form
 - Minimum Entry Points
 - Energy Efficient Envelope
 - New HVAC Systems
 - Durable Exterior Materials



Ryszard Szczypiek
TSKP Studio



Schematic Design Overview



- **Community Use**
 - Public Outreach
 - Separate Public Access
 - Responsive to Neighbors



Ryszard Szczypek
TSKP Studio



Schematic Design Overview



- **Building Layout**
 - Minimal Footprint
 - Three Story Configuration
 - Larger, Flexible Classrooms
 - Focused on Learning Communities



Ryszard Szczypiek
TSKP Studio

Schematic Design Overview



- **Interiors**
 - Filled With Natural Light
 - Ample Circulation Space
 - Multipurpose Areas
 - Durable, Easily Cleanable Finishes



Ryszard Szczypiek
TSKP Studio

Cost Estimate Review



Description	Feb 2020 (original)	May 2020 (adjusted)
A/E Design Fee <i>Architectural, Engineering, Acoustics, IT, Food Services, Universal Design, etc.</i>	\$5.7 m	\$5.7 m
Professional Fees <i>Project Management, Testing and Inspections, Legal, Insurances, Bonding, etc.</i>	\$3.0 m	\$3.0 m
Construction Costs <i>Labor and Materials-includes Demolition of 1928 Building (\$400,000)</i>	\$120.6 m	\$117.0 m
Furniture, Fixtures & Equipment (FF&E) / Technology <i>Interior and Exterior Furniture, Program Equipment, AV, IT, Data</i>	\$5.6 m	\$5.1 m
Owner Contingency <i>Reserve Funds for Unforeseen Costs</i>	\$7.1 m	\$6.5 m
Grand Total	\$142.0 m	\$137.3 m
Estimated State Reimbursement <i>20 % State Eligible Reimbursement</i>	- (\$28.0 m)	- (\$27.5) m
Net Town Share	\$114.0 m	\$109.8 m
Target Net Town Share	\$105m - \$110m	



Mark Garilli
Construction Solutions Group

Optional Design Considerations



- Additional items of work that are priced out but are **NOT** yet part of the scope of work or the budget.
- These items will be prioritized by the FHSBC and considered for inclusion as we manage the approved project budget.

Description	Cost to Town
Motorized partition between gyms	\$90,600
Stone in lieu of masonry	\$541,500
Softball field	\$275,700
Additional Furniture, Fixtures & Equipment/Technology allowance	\$420,000



Meghan Guerrero
Chair, FHS Building Committee



Exclusions



- These items are beyond the scope of work for the Farmington High School Building Project and not included in the project budget.
- We ask the Town Council to consider each excluded item and determine the next course of action for each.

Description	Cost to Town
Mothball 1928 building <i>Deactivation and Preservation</i>	\$1,042,300
Renovate 1928 building	\$9,821,700
Additional energy saving initiatives- 20-year payback (ice storage, modular chillers)	\$676,300
Net-zero physical plan- > 20-year payback (i.e.: photovoltaic, geothermal, electric central plant)	\$9,144,800
Route 4 improvements (ineligible for state reimbursement)	\$763,300



Meghan Guerrero
Chair, FHS Building Committee



Conclusion

- The FHSBC believes that this new high school facility is progressive, efficient and safe and will advance the educational and community growth of Farmington.
- Many thanks to the Town Council, Board of Education and the Farmington Community for their continued partnership.



Meghan Guerrero
Chair, FHS Building Committee



Music Provided By: Farmington High School Jazz Band



Dear Town Council,

I hope this communication finds you and your families healthy and safe. I am writing to you about the recent story in the Farmington Valley Press regarding Farmington's Historic Commission. The article raised significant concerns and issues regarding the qualifications and process to appoint full voting members who make important decisions about Historic District as a whole and individual properties.

As a homeowner within the Historic District, I would appreciate the full Council reviewing and explaining - in open session - the rationale and process used for all appointments to the Historic Commission. This is especially important due to the Historic Commission's current involvement and advisory role in implementing the Village Center project.

Transparent and apolitical Boards and Commissions are very important to high functioning governance.

Thank you in advance for taking this request into consideration.

Sincerely,

Brian Hendrickson 165 Main St Farmington, CT

Town Council Members,

Thank you for all the energy and time you invest in serving our town. Farmington is an incredible place to live and work and I am thankful that all of you volunteer to serve as critical decision makers and stewards of Farmington. While I hope you continue to honor our town's incredible history, I am reaching out to you today in hopes that you can raise the bar in how you appoint volunteers to serve on Town Committees and Commissions. I think the current process lacks transparency and is broken.

Best in class towns, teams, companies, and organizations publicize open positions so they can attract the most capable people. Unfortunately, when opportunities come up to serve on various Farmington Town Committees we do not actively publicize or solicit interest from the thousands of talented residents that live here. Too often, these decisions on appointments have been made behind closed doors based on political party affiliation. This flawed methodology has been committed by both Democrats and Republicans for years, and I implore you to pioneer a new approach.

When an appointment needs to be made, you should:

1. Publicize the opening & solicit interest in the position
2. Ask candidates to fill out a very simple one-page application
3. Share the list of interested candidates and applications to fellow Town Council members for review and discussion

If you think you already follow an appropriate methodology in how you handle appointments, I encourage you to share your approach and methodology publicly.

To remind everyone: Farmington has 21,000+ registered voters: ~7,000 are Democrats, ~5,000 are Republicans and ~9,000 are Unaffiliated. You were elected to serve all of us, and we are counting on all of you to appoint the most qualified people to serve on our Town Committees and Commissions.

Looking forward to hearing back from you on your plans about approaching these appointments in a more transparent and thorough way.

Thank you,

John Renehan

27 Main St.

Farmington, CT 06032