

Meeting Minutes
Farmington High School Building Committee
Communications Subcommittee
February 10, 2021
5:30 P.M.

Attendees:

Meg Guerrera
Kat Krajewski
Kathy Greider
Beth Kintner
Sharon Mazzochi
Wendy Ku
Chris Cykley
Mark Garilli
Ira Yellen
Devon Aldave
Ellen Siuta

A. Call to Order.

The meeting was called to order at 5:31 P.M.

B. Minutes.

1) To approve the attached minutes from the December 9, 2020 meeting.

Upon a motion made and seconded (Mazzochi/Siuta) it was unanimously VOTED: to approve the December 9, 2020 minutes.

2) To approve the attached minutes from the January 6, 2021 meeting.

Upon a motion made and seconded (Mazzochi/Siuta) it was unanimously VOTED: to approve the January 6, 2021 minutes.

C. Subcommittee Updates.

1) FHSBC Website Updates.

Devon Aldave and Ira Yellen presented updates to the building committee website: fhsbuildingproject.org.

2) Tall Timbers Marketing.

Ira presented preliminary results from the community survey but explained that he is still analyzing the results. He stated that there has been nearly a 10% response rate. He will be presenting an in-depth analysis at the February 16th, 2021 Town Council meeting. Ira recommended holding public informational meetings on questions that residents indicated they had on the survey.

3) Side-by-Side Photos.

Ryszard Szczypek could not attend tonight's meeting, however he continues to work on this presentation.

4) Other Updates.

None.

D. New Business.

1) To approve the 2021 Communications Subcommittee Meeting Schedule.

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to approve the 2021 Communications Subcommittee Meeting Schedule.

2) To review the FAQ responses.

The subcommittee reviewed draft responses to FAQ's. The responses are recorded with these minutes as Attachment A. The subcommittee did not finish reviewing all responses so this will be a topic of discussion at future meetings.

E. Adjournment.

Upon a motion made and seconded (Mazzochi/Ku) it was unanimously VOTED: to adjourn at 6:25 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

FAQS DRAFT

February 10, 2021

- 1. Why is there a new baseball field but no new softball field in the project?**

Actually, the ballfield shown on the site plan is a relocated practice field that already exists on the site. This relocated field could be upgraded, and a new regulation softball field could be added, but only if the 1928 building is removed.
- 2. Is the list of potential alternates arranged according to priority?**

Not at this time.
- 3. What was cut from the project in order to reduce cost?**

Every space was reviewed and refined to make sure it was not oversized, resulting in a reduction of square footage. In addition, features that were suggested by the architects but not required by the Educational Specifications, such as a “Green” roof, were removed.
- 4. Does the design of the new building address future pandemics?**

While maintaining proper social distancing and wearing face coverings are probably most effective in reducing the risk of exposure to a virus, certain features in the design of buildings can certainly help. The new FHS building, for example, will have larger classrooms, wider corridors, easily cleanable surfaces and touchless plumbing fixtures. It will also have new ventilation systems, a higher level of air filtration, and the ability to automatically flush air out of the building on a regular basis. Lastly, the ventilation system will have separate zones that will make it easier to separate different cohorts of students and staff, and to isolate zones in order to prevent cross-contamination.
- 5. What is the Town Council’s timeline for this project?**

KK
- 6. Will the debt service for this project be part of the BOE’s future operating expenses?**

KK
- 7. How were the savings in FF&E achieved?**

The FF&E budget was initially estimated on a per-student basis. In order to determine a more accurate estimate, that budget divided into furniture categories such as classroom, office, cafeteria, lab equipment, etc. in order to better assess the requirements for each category. This analysis resulted in a savings.
- 8. What is the optional additional FF&E allowance?**

This allowance is an additional budget that would allow us to acquire additional specialized educational equipment that has yet to be identified, or better-quality furniture, or additional inventory.

9. What is the bidding climate now, given the COVID pandemic?

For town projects such as schools and libraries, the bidding climate is favorable now. While the COVID pandemic may have affected the prices of certain products, the overall bids for projects have been lower than anticipated because trade contractors have been so competitive. This bidding climate is likely to bounce back after the COVID pandemic.

10. Are there potential reductions in the Design and Professional Fees?

The Design and Professional Fees are very competitive, and they were submitted during the initial RFP and design competition phases of the project. They are based on the selected “New Build” Option, with the assumption that the project scope will not be changed.

11. Explain the additional energy saving initiatives that are excluded.

The additional energy savings initiatives include elements such as ice storage and modular chillers. These are over and above the elements required to meet the mandatory Connecticut High Performance Building Standards, which is equivalent to LEED Silver. These additional energy saving initiatives are optional.

12. Explain the Net-Zero physical plan that is excluded.

It is possible to create a new FHS that is “Net-Zero Energy”, or in other words, a facility that produces more energy than it consumes in a year. But to achieve this, we would need to add the cost of geothermal and photovoltaic systems to the project. Achieving Net Zero Energy is not mandatory, and since the payback period is much longer, these systems are excluded from the project at this time.

13. Explain the \$9.8 million renovation cost of the 1928 building that is excluded.

This \$9.8M option is the complete renovation of the 1928 building. Every interior building system would be replaced or restored to provide a minimum 20-year life. The exterior (masonry, stone, windows, and roof) would also be restored or replaced. The entire north façade which currently doesn’t exist, would need to be rebuilt in order to restore it to its original appearance.

14. What is the impact on taxes?

KK

15. What is the purpose of the optional motorized partition between gyms?

Not to be confused with the standard gym curtain in the main gym, an additional motorized partition separating the main gym from the auxiliary gym can offer greater flexibility. When closed, it can keep events such as basketball and wrestling separated. When open, it can combine the main gym with the auxiliary gym, thereby creating a “field house” for student assemblies, graduations, and district-wide musical events.

16. What is the value of the optional stone in lieu of masonry?

Stone is a durable material that is aesthetically consistent with other Town buildings nearby. This alternate proposes selective use of stone veneer to supplement the red brick façade.

17. What will be the reimbursement rate from the State?

Based on the current fiscal year through June 30, 2021, the reimbursement rate will be 20% for this new high school project.

18. What are the intrinsic values of this project to the community?

KG, MG, ES

19. Will plumbing fixtures be touchless?

Yes.

20. Will there be an emergency generator in the new high school?

Yes. An emergency generator is included in the project. The generator will be sized to allow critical systems to operate in the event of a power outage in Farmington. In addition, the building is designed so that selected areas can be opened to residents if their homes have been affected by severe weather events. Food service areas can continue to operate, as well as bathrooms and showers in the new building.

21. Will there be visual screening along the eastern property line?

Yes. The project will add a new berm along the eastern property line, along with new landscaping, additional trees and a fence, in order to supplement the existing vegetation in this area.

22. Will there be improvements to Monteith Drive?

Yes, Monteith Drive will be repaved, including the sidewalks. The roadway will be widened to accommodate two lanes inbound and two lanes outbound. The roadway shoulders will be reinforced in case they are required for emergency vehicle access.

23. How much are we spending on renovating the 900 Wing?

Of the \$117.0M construction cost, the 900 Wing is \$5.1M or about 4%. Anecdotally, renovating one square foot of the 900 Wing is about 2/3 of what one square foot of new building costs.

24. Is it worth renovating this building?

Of course it is- it is the latest and newest addition to the existing high school facility and it's definitely worth saving.

25. How long will the improvements last?

Renovations that are reimbursed by the State must last 20 years, at least.

26. What is contained in the renovated 900 Wing?

The 900 wing renovations include Field House locker renovations for boys' and girls' teams, in order to correct the Title 9 deficiencies, plus renovations for Central Office.