

Meeting Agenda
Farmington High School Building Committee Meeting
Wednesday, February 24, 2021
6:30 P.M.

****PLEASE NOTE THE MEETING WILL BE HELD ONLINE****

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83800776137>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 838 0077 6137

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached February 10, 2021 minutes.
- E. Correspondence Received 2/6/2021 – 2/19/2021.
 - 1) Pierre Guertin – Regarding Reimbursement Rates
 - 2) John Burgeson - Suggestions
- F. Reports.
 - 1) Chair Report.
 - 2) Town Council Liaison Report.
 - 3) Communications Subcommittee Report.
 - 4) Financial Communications Subcommittee Report.
 - 5) Board of Education Liaison Report.
 - 6) Financial Report.
 - 7) State/Legislative Update.
 - 8) Industry Update.
- G. Presentations.
 - 1) Presentation of Community Survey Results by Tall Timbers Marketing.

H. New Business

- 1) To approve the amended cost estimate for the FHS Building Project.
- 2) To approve the attached invoice from Tall Timbers Marketing in the amount of \$6,000.00.

I. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION:

Agenda Item D-1

To approve the attached February 10, 2021 minutes.

/Attachment

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, February 10, 2021
Online Meeting
6:30 P.M.

Attendees:

Meg Guerrera, Chair
Ellen Siuta
Chris Fagan
Johnny Carrier
Sharon Mazzochi
Michael Smith
Wendy Ku
Beth Kintner
Kathy Greider, Superintendent
Alicia Bowman, Asst. Superintendent of Finance & Operations
Sam Kilpatrick, Director of School Facilities
Scott Hurwitz, FHS Principal
Kathy Blonski, Town Manager
Kat Krajewski, Assistant Town Manager
Devon Aldave, Clerk of the Committee
Ira Yellen, Tall Timbers Marketing
Chris Cykley, Construction Solutions Group
Mark Garilli, Construction Solutions Group

A. Call to Order.

The meeting was called to order at 6:30 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the attached January 13, 2021 minutes.

Upon a motion made and seconded (Carrier/Mazzochi) it was unanimously VOTED: to approve the January 13, 2021 minutes.

E. Correspondence Received 1/9/2021 – 2/5/2021.

Meg Guerrera reviewed the correspondences that were included in the agenda packet.

F. Reports.

1) Chair Report.

Meg Guerrera reported that the FHS Building Committee presented the schematic design to the Town Council, the Board of Education, and the Planning and Zoning Commission since the January 13th meeting. Meg also reported that the FHS Building Committee will be presenting the results of the community survey with Ira Yellen at the February 16th Town Council meeting.

2) Communications Subcommittee Report.

Kat Krajewski reported that a committee newsletter was sent out in January which included a community survey. The committee has received close to 1,100 responses out of over 11,000 surveys that were sent out which represents close to a 10% response rate. Ira Yellen of Tall Timbers Marketing indicated that he was pleased with this response rate. Ira stated that the results of the survey are still being analyzed and will be presented to Town Council at the February 16th Town Council meeting.

Kat stated that there are still several projects that the subcommittee is working on including a side-by-side photo presentation. The subcommittee will discuss topics for future public informational meetings.

3) Board of Education Liaison Report.

Beth Kintner reported that the FHS Building Committee presented to the Board of Education at their January 25th meeting. Beth also stated that the Board submitted their proposed budget to Town Council.

4) Town Council Liaison Report.

Chris Fagan reported that the FHS Building Committee presented the schematic design to the Town Council at their January 26th meeting. The FHS Building Committee will be presenting the results of the community survey at the February 16th meeting and the Town Council will provide initial thoughts regarding a referendum timeline.

5) Financial Report.

Kat Krajewski presented the financial report which is recorded with these minutes as Attachment A.

6) State/Legislative Update.

Mark Garilli reported that there was no update from the State regarding reimbursement rates.

7) Industry Update.

Mark Garilli reported that there has not been much movement than what has been reported in previous months. The bidding climate remains good.

G. New Business

1) To approve the attached invoice from Tall Timbers Marketing in the amount of \$5,075.00.

Upon a motion made and seconded (Carrier/Ku) it was unanimously VOTED: to approve the invoice from Tall Timbers Marketing in the amount of \$5,075.00.

H. Adjournment.

Upon a motion made and seconded (Smith/Mazzochi) it was unanimously VOTED: to adjourn at 6:48 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Farmington High School Building Committee
 Financial Report- February 10, 2021

Starting Account Balance 2016	\$500,000	Initial authorization for the FHS Building Committee in 2016
Remaining Balance from 2016 committee	\$266,007.00	Remaining balance from previous FHS committee approved at 9/10/19 Town Council Meeting
Appropriation from Town Council	\$199,000.00	approved at 9/10/19 Town Council Meeting
Transfer from Town Council	\$256,000.00	Council Meeting

Total Account Balance- Beginning 2018 \$721,007.00

Expenses from Ad Hoc Committees:

Amount	Description	
\$17,000	Community Survey	Contract

Expenses from this FHS Building Committee:

Amount	Description	
\$33.75	2 year website Domain- fhsbuildingproject.org	P-Card
\$27.90	2 year website Domain- fhsbuildingproject.com	P-Card
\$27.90	2 year website Domian- fhsbuildingproject.net	P-Card
\$432.00	wix website hosting	P-Card
	wix credit	Credit
\$369.66	hartford courant legal notice for Architect RFP	cu00254321
\$1,993.00	FHS Building Committee Intern (Summer Work)	
\$218.16	Square Space website hosting	P-Card
\$14,850.00	PT Help-- For Committee	Contract
\$15.94	Staples- Poster for 10/16 Community Input Meeting	P-Card
\$105.10	Highland park Market- Dinner for Interviews	P-Card
\$25.47	Staples Poster Boards for Communtiy Input Meeting	Staples Credit Card
\$276.90	Amazon- Supplies for Community Input Meeting	P-Card
\$132.75	Chartwells- Coffee/Tea for Communtiy Input Meeting	
\$112.50	Chartwells from 1/25 Community meeting	

Farmington High School Building Committee
Financial Report- February 10, 2021

\$596.00	Nutmeg TV Meetings 1/8, 1/15, 1/22	
\$1,198.00	Briarwood Printing- Postcard 8/2020	
\$2,941.34	USPS Postcard Mailing- 8/2020	
\$229.72	Square space website hosting- annual fee	P-Card
\$1,925.06	January Newsletter Postage 1/20/21	
\$224.19	Survey- Business Reply Postage 1/25/21	
\$383.52	Survey -Business Reply Postage 1/27/21	
\$191.76	Survey- Business Reply Postage 1/28/21	
\$62.04	Survey-Business Reply Postage 1/29/21	
\$269.31	Survey- Business Reply Postage 2/1/21	
\$60.63	Survey-Business Reply Postage 2/3/21	
\$36.66	Survey-Business Reply Postage 2/4/21	
\$169.89	Overnight Shipping to Survey Systems	
\$9.80	Survey- Business Reply Postage 2/5/21	
\$35.25	Survey-Business Reply Postage 2/5/21	
\$97.25	Overnight Shipping to Survey Systems	

Total Expense: \$27,051.45

Current Account Balance \$676,955.55

<i>Professional Partners-Invoice (Part 1)</i>	<i>Amount Billed to Date</i>	<i>Total Contract Amount (Part 1)</i>	<i>Remaining Balance</i>
CSG Invoice	\$89,109.00	\$89,109.00	\$0.00
QA+M	\$47,000.00	\$47,000.00	\$0.00
TSKP Studio	\$120,000.00	\$120,000.00	\$0.00
<i>Professional Partners-Invoice (Part 2)</i>			
Center for Research and Public Policy	\$8,500.00	\$17,000.00	\$8,500.00
Tall Timbers Marketing	\$13,757.00	\$32,500.00	\$18,743.00
CSG	\$31,707.00	\$105,690.00	\$73,983.00
TSKP Studio	\$118,046.16	\$130,000.00	\$11,953.84
Total Invoices Approved to Date	\$428,119.16		

Farmington High School Building Committee
Financial Report- February 10, 2021

Updated Account Balance (with invoices) \$248,836.39

Remaining Balances

Remaining Balances (see above) \$113,179.84

Total Remaining Balances \$113,179.84

Total On Hand \$135,656.55

I've recently read the attached, learning more about the CT school construction grant program and have the following observations and questions. I acknowledge there may be changes in policies from this summary prepared a few years ago.

A - There has been discussion as to the timing of the referendum. It appears that with Farmington's declining rate of reimbursement for school construction projects it would be wise to hold the referenda prior to June 30th, end of State fiscal yearend to ensure the maximum rate of reimbursement is locked in for the entire project. It is not likely that Farmington's rate of reimbursement will increase in FY 2022. Securing the funding for Town share (by a passed referenda) is required to set the reimbursement rate and to place the project on the priority list.

B - If new construction can be demonstrated to be less costly than a renovation/major alteration, the higher State share for renovate could be available for the new construction project. Has a sufficient analysis been done to determine whether this may be possible? The initial design work on a renovate project was likely approached with a bias towards lower costs vs a renovate to a standard more comparable to the design of the new building. In addition given the age of the existing campus, particularly the 1928 building, the costs to renovate are quite high. Also, if one were to exclude the costs of the 900 wing for central staff offices, the new construction costs are lowered and made comparable to "school only" in a renovate scenario.

C - The grant program allows up to a 10% bonus in reimbursement rate to increase out-of-district seats for the School Choice Program. Has the feasibility been assessed?

D & F - The grant program identifies certain ineligible costs and the construction and renovation of certain spaces (including public school administrative facilities) as being limited to 50% of the regular reimbursement rate. Are these limitations in place and have they been considered in measuring the State's share for the proposed project?

E - The grant program identifies an alternate approach to measure the State's share of the project should it be lower than the allowable project costs multiplied by the applicable reimbursement rate(s). Would the alternate approach likely need to be applied for the project?

G - The grant program establishes restrictions for a project to qualify as a renovation; requiring the "same school" could not have been renovated with State construction funds within 20 years of any new grant application and at least 75% of the building to be renovated must be at least 30 years old. Would this affect the 900 wing?

Finally, the CT share (\$27.5m) of the projected total project costs (\$137.3m) is 20%. Even if none of the limitations noted above were to apply, with Farmington's reimbursement rate on new construction of 18.93% and only a very small portion of the project that might qualify for the higher renovation rate, is the estimated total State reimbursement reasonable. Even a modest decrease in the State share \$\$ might raise the Town share to exceed the Town Council's target range.

Thanks,
Pierre

Pierre H. Guertin

Thank you for your continued interest in the FHS Building Project.

Below are the answers to your questions:

A. Yes, the timing of the referendum is a factor in the reimbursement rate. And yes, we agree that it is not likely that Farmington's rate of reimbursement will increase in the future. To ensure a better reimbursement rate, the Town must commit to a referendum date and submit a grant application by June 30th, voters must then approve that referendum no later than November in order for the State to set a reimbursement rate and place the project on a priority list by the end the year. Based on the discussion at the Town Council meeting on February 16th, the anticipated timeframe for a referendum is early June.

B. Yes, sufficient analysis has been done to determine whether the higher renovation rate could be available for a new construction project. The initial design work on a renovate project examined two possibilities. Using State terminology, the first was an upgrade or a "Maintain" project that simply addressed the existing facility's physical deficiencies; the second was a "renovate-like-new" project that expanded and transformed the existing facility into one that would be comparable to a new building, one that supported the District's educational goals. There was no bias to lowering the cost of renovation-like-new vs. new construction. The new construction option, very simply, cost a little more. However, there was sufficient analysis for the Building Committee to conclude that a new building was the best option, given many considerations, not just cost. That conclusion was supported by representatives from OSCG&R who visited the school and who indicated that spending money on the existing facility would not be in the State's best interest, even though the cost of a new building was marginally more than "renovation-like-new". The small savings in renovation was far outweighed by the long term operational savings of a new building, the increased safety and security of a new building, and the shorter construction duration of a new building, thereby minimizing disruption of the existing school. Despite these considerations, however, it's unlikely the State will reimburse new construction at the higher renovation rate.

C. Not at this time. Open Choice is an option that is selected when the grant is submitted, however not calculated until the project is accepted by the BOE, in our case, in 2026. The calculation is based on the percentage of seats as determined when the BOE accepts the project upon its completion.

D & F. Some items that are normally reimbursed at 50% of the district's regular reimbursement (such as outdoor athletic facilities and tennis courts) would not be subject to the 50% rule because they are existing features that need to be replaced because of the new building. Some items (such as spectator seating in the gym and the auditorium) may be subject to the 50% rule, but reimbursement reductions for those items may be offset by project contingencies. The renovation of the 900 wing for public school administration (Central Offices) will be submitted as a separate project, and representatives of OSCGR have indicated that that project would be eligible for reimbursement at the regular rate for a renovation project. Still other items that are normally deemed ineligible (such as site regrading, resurfacing and reseeding, the relocation of facilities, the repair of site improvements, and athletic fields lighting and parking) are expected to be eligible for this project because they are required by construction of the new building and the resulting displacement of existing site features. Consequently, these items must be included in the project and they are expected to be eligible for reimbursement.

E. No. The alternate approach is not applicable because the square footage per student falls within the State guidelines, and hence, the State's share would be calculated using the district's regular reimbursement rate.

G. No. The 900 Wing was built in 2003, and by the time it is renovated, it will be 20 years old. Additionally, renovation of the 900 Wing will be done under a separate grant application for two reasons, 1) to address Title IX deficiencies in the athletic lockers and 2) to repurpose the building as Central Offices. The 75% and 30-year restrictions for renovation would not be applicable.

And finally, regarding the reimbursement rate, the State share of the total project cost has been updated to 18.93% for the new building and 28.93% for the 900 Wing.

Please reach out with any other questions.

My best,

Kathryn Krajewski
Assistant Town Manager
Town of Farmington
Office: 860.675.2369

Name: John Burgeson

Agenda Item E-2

Email Address: jburgie@mac.com

Subject: Metric system for T&F, ceiling hooks in science rooms

Message: Hi -- Congratulations of the high school project. I'm sure it'll be a beautiful building. A couple suggestions, if I may.

High schools in the USA need to move to the metric system for track and field and swimming. It's quite possible that a talented high school runner/jumper/shot putter/etc. could have demolished the world record, but no one would ever know because of our antiquated measurements in yards/feet/inches. So, I think it would be prudent to design the running track at least so it would have metric distance capability. This may avoid a costly reconstruction project down the road. A 500-meter track is only a little larger than a 1/4-mile track, and the start/finish lines could easily be drawn to accommodate meets in yards/miles, etc.

On another note, all the science rooms should all have sturdy ceiling hooks or rings to use for demonstrations in physics (springs, pendulums, etc.) They also come in handy for other things, too.

MOTION:

Agenda Item H-1

To approve the value engineered cost estimate for the FHS Building Project.

NOTE: Over the past few weeks, our professional partners have continued to value engineer the total project cost to identify any potential cost savings. While our reimbursement rate has been shown as a blended rate, showing the renovation of the 900 wing in addition to the new construction, we have separated the two projects out to provide a clear distinction and show the most recent reimbursement rates. We have continued discussions with the State of Connecticut Office of School Construction Grants and Review to maximize our state reimbursement for this project.

Additional cost savings items have been identified for the FHS Building Committee to review and approve at tonight's meeting. TSKP will produce an updated Schematic Report to include any amendments made to the overall project cost.

MOTION:

Agenda Item H-2

To approve the attached invoice from Tall Timbers Marketing in the amount of \$6,000.00.

/Attachment



Invoice #
02_18_21-1
Date:
02/18/2021

Tall Timbers Marketing LLC
P.O. Box 357
Glastonbury, CT 06033

Sold to:
Town of Farmington/FHS
Building Committee
Kathryn Krajewski
Assistant Town Manager
1 Monteith Drive
Farmington, CT 06032

Customer ID: 1104-1

Customer PO	Payment Terms	Due Date
3395	Net 10 Days	03/4/2021

Description	Amount
<p>PHASE 2 – Implementing the Communication Engagement Strategy and Tactics</p> <ol style="list-style-type: none"> 1. On-going counsel and presentations <ol style="list-style-type: none"> a. Community Input b. Media coverage c. Community presentations and collateral material d. Website/Social Media 2. Create a community engagement program based upon <ol style="list-style-type: none"> a. Distribution Newsletter and Survey b. Report and analysis of survey based upon 1111 returns (higher than estimated 5% response) c. Communication information priorities based upon survey, e.g., issues to address, talking points, etc. d. Decisions on roles and responsibilities for the community outreach program e. Preparation for 2nd newsletter 3. Ongoing Tactics <ol style="list-style-type: none"> a. Meetings with building committees (committee, sub-web and communication) on a regular schedule or as needed b. Track any social and traditional media coverage c. Website updates as necessary 	\$6,000.00

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Please make payable to: Tall Timbers Marketing LLC