

Meeting Agenda
Farmington High School Building Committee Meeting
FHS Library
Wednesday, June 30, 2021
6:30 P.M.

****PLEASE NOTE THE MEETING WILL BE HELD IN PERSON IN THE FHS LIBRARY****

The in-person meeting will also be streamed over zoom. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85030462174>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 850 3046 2174

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached May 5, 2021 minutes.
- E. Correspondence Received 5/4/2021 – 6/25/2021.
- F. Reports.
 - 1) Chair Report
 - 2) Owner's Representative Report.
 - 3) Architect Report.
 - 4) Communications Subcommittee Report.
 - 5) Financial Report.
- G. New Business
 - 1) To approve the attached invoice from Construction Solutions Group in the amount of \$10,569.00.
 - 2) To approve the attached invoice from Construction Solutions Group in the amount of \$21,138.00.

- 3) To approve the attached invoice from TSKP Studio in the amount of \$13,000.00
- 4) To issue a notice to proceed to TSKP Studio to complete final plans, working drawings and specifications, bid documents and contract documents.
- 5) To authorize the Town Manager to sign a contract with Construction Solutions Group (CSG) for services from design development to construction close out.
- 6) To cancel the July 14, 2021 FHS Building Committee meeting.
- 7) To cancel the August 11, 2021 FHS Building Committee meeting.
- 8) To cancel the August 25, 2021 FHS Building Committee meeting.

H. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION:

Agenda Item D-1

To approve the attached May 5, 2021 minutes.

/Attachment

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, May 5, 2021
6:30 P.M.

Attendees:

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

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 April 21, 2021 minutes.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to approve the April 21, 2021 minutes.

E. Correspondence Received 4/21/2021 – 5/3/2021.

1) Paul Cianci – Tax Impact

2) Nirav Pravasi – Details on the Proposed Design

3) Tim Kelly – FHS

Meg Guerrera reviewed the correspondence received. Kat Krajewski explained that Paul Cianci requested to add a question to his initial correspondence. That question and the response are recorded with these minutes as Attachment A.

F. Reports.

1) Chair Report.

Meg Guerrera reviewed the FHS Building Committee timeline to referendum. Her presentation is recorded with these minutes as Attachment B.

2) Town Council Liaison Report.

Chris Fagan stated that the 2021-2022 Fiscal Year budget passed and the Town Council looks forward to the May 11, 2021 Town Council meeting, where it is anticipated that the FHS Building Project will be approved and sent to referendum.

3) Communications Subcommittee Report.

Kat Krajewski stated that the Communications Subcommittee met at 5:30 p.m., just prior to this meeting. The subcommittee reviewed the FHS Building Committee Newsletter and the FAQ on fhsbuildingproject.org.

4) Board of Education Liaison Report.

Beth Kintner reported that the Board of Education met on Monday, May 3, 2021, and voted unanimously to approve the Farmington High School Building Project.

5) Financial Report.

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

6) State/Legislative Update.

Mark Garilli reported that CSG is in the process of preparing the State grant application for the FHS Building Project.

7) Industry Update.

Mark Garilli reported that the cost for construction materials is up and that labor rates remain the same. It is CSG's opinion that these are temporary conditions that will be adjusted over time. Meg Guerrera added that this has been a topic of discussion at a number of community presentations.

G. New Business

1) To approve the attached invoice from Tall Timbers Marketing in the amount of \$750.00.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to approve the invoice from Tall Timbers Marketing in the amount of \$750.00.

H. Adjournment.

Meg Guerrera thanked the committee for their hard work and commitment throughout this process. The committee members recognized Meg for her leadership and dedication.

Upon a motion made and seconded (Smith/Ku) it was unanimously VOTED: to adjourn at 6:54 p.m.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Attachment A

From: [Kathryn Krajewski](#)
To: [Paul Cianci](#)
Subject: RE: Form Submission - New Form - \$466 "Tax Impact"
Date: Wednesday, May 5, 2021 6:26:00 PM

Hi Paul,

Thank you for your follow up question, I will make sure this is recorded with your initial correspondence.

The cost of the project and the impact to taxpayers are two different things.

Over the 23 years that the 4 bond issues will be paid off to pay for the **cost** of the new high school, the "average" taxpayer (assessment of \$226,777) is projected to pay \$7,907 in property taxes towards the payoff of the bonds. That cost equates to roughly \$343/year, or \$28.58/month. This total cost is a result of looking at the FHS Building Project as a stand-alone project, however, that is not a true representation of Farmington's financial position and the impact this project will have on taxpayers.

The FHS Facility and Financial Ad Hoc Committee, established in 2018, provided the following financial recommendation: the "project's impact should be evaluated by the Town Council by reviewing the [Town's] long term forecasting." As a result, the tax **impact** is presented in the FHS Building Committee's presentation and outreach materials. The impact of the project to the average taxpayer (assessment of \$226,777) is \$466 in total over five years (Fiscal Years 2023-2027), averaging \$93 per year, or under \$8/month. In the remaining years of the bond, there is no incremental increases to taxes due to the high school debt issues, as the required debt service is absorbed by the retirement of old debt. Farmington's ongoing retirement of debt affords the Town the capacity to take on a project of this size.

The comprehensive evaluation of Farmington's financial position over the next 10 years provides a realistic snapshot of how the high school project will impact taxpayers.

Thank you,

Kathryn Krajewski
Assistant Town Manager
Town of Farmington
Office: 860.675.2369
Cell: 860.874.2673

From: Paul Cianci <p.a.cianci@gmail.com>
Sent: Tuesday, May 4, 2021 9:36 PM
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>
Subject: Re: Form Submission - New Form - \$466 "Tax Impact"

Hi Kat, nice catching up yesterday! As a follow up to my email below, can I add a question to my

prior suggestions (if it's not too late)?

I wasn't able to attend tonight's meeting, so I couldn't ask it live, and not sure I will be able to attend tomorrow live either.

The question for the building committee is hopefully simple. How much will this project cost the average family (227k assessment)?

I apologize if I missed it somewhere. I've been trying to keep up as best as I can, but don't see every minute of every meeting anymore. Also, please send them all my best.

Thanks,

Paul

On Mon, May 3, 2021 at 9:14 AM Kathryn Krajewski <Krajewskik@farmington-ct.org> wrote:

Hi Paul,

I hope all is well with you!

Thank you for your submission to the FHS Building Committee. Your correspondence will be included in our agenda packet for the 5/5/21 meeting.

Thanks,

Kat

Kathryn Krajewski
Assistant Town Manager
Town of Farmington
Office: 860.675.2369
Cell: 860.874.2673

From: Squarespace <form-submission@squarespace.info>

Sent: Thursday, April 29, 2021 10:54 AM

To: Kathryn Krajewski <Krajewskik@farmington-ct.org>

Subject: Form Submission - New Form - \$466 "Tax Impact"

Sent via form submission from [FHS building project](#)

Name: Paul Cianci

Email Address: p.a.cianci@gmail.com

Subject: \$466 "Tax Impact"

Message: Hi everyone,

I was hoping to attend the meeting today at 12 pm to express concern related to the analysis that shows a maximum tax impact of \$466 (over 5 years) to the average household in town. The more I research the analysis that backed this number, the more complicated and misleading I find it. Honestly, I have already seen disinformation from both proponents and opponents of this project in regards to the number, and honestly, I think it's because the vast majority of residents are confused by it.

To help simplify this discussion, I believe there are two ways to present the tax increases related to this high school project:

- 1) The tax increases related to this project in a vacuum - in this universe, other debt coming off the books should not be included as part of this analysis. That confuses people.
- 2) The tax increases for the "macro" plans for the town (including this project as well as other planned projects) - in this universe, it is obviously more appropriate to account for existing debt coming off the books.

Furthermore - any discussion to "tax impact" or "tax increases" should include the compounded increase, but just the sum of the "step-ups" each year. These are 20-year bonds that will impact tax payers for 20 years. Based on the current analysis presented, many in the community are under the impression that taxes will only be impacted for 5 years.

Thank you for your consideration,

Paul Cianci
1 Chatsworth Pl

FHSBC Timeline to Referendum



✓ April 26, 2021	Town Planning and Zoning <ul style="list-style-type: none">• Final Notification• 2 previous reviews completed
✓ May 3, 2021	Board of Education <ul style="list-style-type: none">• Project Approval
May 11, 2021	Town Council <ul style="list-style-type: none">• Project Approval• Referendum Date Set
Blackout Period Begins Election laws prohibit municipalities from using taxpayer dollars to advocate for the approval of a referendum question.	
May 24, 2021	Town Meeting <ul style="list-style-type: none">• Reading of the Explanatory Text• Public Comment
June 3, 2021	Tentative Referendum <ul style="list-style-type: none">• Subject to Town Council approval• Majority vote will prevail

Farmington High School Building Committee
 Financial Report-May 5, 2021

Attachment C

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-May 5, 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	
		Additional reply postage received after survey deadline
\$318.66	Survey-Business Reply Postage- 2/9-2/24/21	
\$19.74	Survey -Business Reply Postage - 2/25/21-3/5/21	
\$4.23	Survey-Business Reply Postage- 3/11/21-3/17/21	
\$1,925.06	March Newsletter Postage- 3/25/2021	
\$110.06	Domain Name Registration -4/16/2021	
\$2,089.68	May Newsletter Postage-4/29/2021	
\$750.00	Tall Timbers Marketing-Additional Costs	
Total Expense:		\$32,268.88

Current Account Balance **\$671,738.12**

<i>Professional Partners-Invocie (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

Farmington High School Building Committee
Financial Report-May 5, 2021

Professional Partners-Invoice (Part 2)

Center for Research and Public Policy	\$8,500.00	\$17,000.00	\$8,500.00
Tall Timbers Marketing	\$32,482.00	\$32,500.00	\$18.00
CSG	\$63,414.00	\$105,690.00	\$42,276.00
TSKP Studio	\$118,046.16	\$130,000.00	\$11,953.84

Total Invoices Approved to Date **\$478,551.16**

Updated Account Balance (with invoices) **\$193,186.96**

Remaining Balances

Remaining Balances (see above) \$62,747.84

Total Remaining Balances **\$62,747.84**

Total On Hand **\$130,439.12**

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, May 3, 2021 2:24 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Fhsbuildingproject

Sent via form submission from *FHS building project*

Name: Elaine Carpino

Email: Ecarpino@sbcglobal.net

Subject: Fhsbuildingproject

Message: How much would it cost to renovate the farmington high school? Wethersfield renovated to it's high school and also added air conditioning and had to deal with a pool that was open to all town residents. This information would be a great help considering the new school proposal which was rejected already by the town residents a couple of years ago.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 6, 2021 3:31 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Address tax increase confusion

Sent via form submission from *FHS building project*

Name: Kathryn Humphrey

Email Address: katphrey@yahoo.com

Subject: Address tax increase confusion

Message: Hi! As you have probably seen on the Talk of Farmington facebook page, there is a lot of confusion about the tax impact of the project even though it is spelled out on your website in bold print. Could you make it clear that it is not the case that the tax impact is compounded year after year? I think stating this and providing an example of what taxes will be year1, year2, etc will help. Please take a look at the talk of farmington fb page to see how people are getting confused. Thanks! I think you all have done a great job with this project. Please let me know if you have any questions.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, May 10, 2021 6:43 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Proposed project

Sent via form submission from *FHS building project*

Name: Linda Coates

Email Address: lcoates47@gmail.com

Subject: Proposed project

Message: You've got our votes. Great plan. Much better than last attempt!

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 11, 2021 1:53 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Lawn signage

Sent via form submission from [FHS building project](#)

Name: Eleanor Mullen

Email: emullen52@gmail.com

Subject: Lawn signage

Message: How can I request some lawn signs in favor of the project?

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 11, 2021 1:45 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Tax Impact for a Homeowner

Sent via form submission from [FHS building project](#)

Name: Joanne Lawson

Email Address: jla.lawson@gmail.com

Subject: Tax Impact for a Homeowner

Message: I was horrified to read this editorial in the May 10th Hartford Courant:

Letters to the editor

Farmington needs a new high school

We are writing to express our support for the June 3 Farmington High School building referendum. We moved to Farmington 13 years ago, primarily for the low taxes. Although we do not have children in the school system, we understand the value of a good school system is shared by everyone — children, families and community members, the K-12 students, homeowners who enjoy solid home values because Farmington is a desirable place to live, business owners who will have a stable base of customers.

As fiscal conservatives, we believe in financially prudent town planning and management. Farmington High School costs too much to maintain. Instead of trying to patch a failing building, let's use that money wisely. With the retirement of existing town debt and interest rates at a historic low, the average taxpayer will pay an estimated \$466 over five years for a new high school. That's \$93 a year. Vote YES on June 3.

Charles L. Castiglione, Farmington

Somehow the message you're sending to the taxpayers is focused only on the first 5 years of debt. Maybe there will be no more incremental increases after that, but there will be twenty more years of payments. I think you're obscuring that information.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 11, 2021 3:55 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Tennis Courts

Sent via form submission from *FHS building project*

Name: Sonia Mason

Email Address: sonia.mason@att.net

Subject: Tennis Courts

Message: Where are the tennis courts? Will they be removed and not replaced?

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 11, 2021 8:31 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - High school project

Sent via form submission from [FHS building project](#)

Name: Heidi DellaBianca

Email: heididell.123@gmail.com

Subject: High school project

Message: How is the town going to keep Briarwood road from becoming a drop off point for parents? We already have a large number of cars that use the street as a high school driveway. If the school is set right at the end it will only get much worse. I live in the neighborhood and am not in support for many reasons.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, May 12, 2021 7:59 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - tax implication

Sent via form submission from *FHS building project*

Name: Debbie Bogatz

Email Address: dlbogatz@gmail.com

Subject: tax implication

Message: I've read that the annual tax increase is cumulative...i.e., in 2023 there's a tax increase, in 2024 there's the 2024 tax increase PLUS what was paid in 2023, etc. etc. Is this true?
Thank you!

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, May 12, 2021 8:59 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - New FHS

Sent via form submission from *FHS building project*

Name: Richard Regan

Email: GUNSTERSGAS@COMCAST.NET

Subject: New FHS

Message: Would like to know who to get in touch with for Yard sign at 180 SOUTH ROAD only here a week until I go back to Tampa Bay on May 20th Vote yes!

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 13, 2021 6:15 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - voting

Sent via form submission from [FHS building project](#)

Name: Harvey Dutil

Email: hjdutil@gmail.com

Subject: voting

Message: With Town Hall closed how do we get an absentee ballot?

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, May 14, 2021 4:16 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - How to register to vote

Sent via form submission from *FHS building project*

Name: Saurabh Bohra

Email: bohraskids@gmail.com

Subject: How to register to vote

Message: Hello committee,
Can you please let me know if I have to register somewhere to vote for the Project.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, May 14, 2021 4:16 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - How to register to vote

Sent via form submission from [FHS building project](#)

Name: Saurabh Bohra

Email: bohraskids@gmail.com

Subject: How to register to vote

Message: Hello committee,
Can you please let me know if I have to register somewhere to vote for the Project.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, May 16, 2021 6:38 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Please stop mail

Sent via form submission from *FHS building project*

Name: Christopher Wiles

Email: ctwiles@sbcglobal.net

Subject: Please stop mail

Message: hello, please stop sending mail to:
dear neighbor
28 oakland Ave
Farmington, CT 06032

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, May 17, 2021 10:08 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Renewable energy goals for new FHS

Sent via form submission from [FHS building project](#)

Name: Brian Smith

Email Address: brian.r.smith50@gmail.com

Subject: Renewable energy goals for new FHS

Message: I'd like to understand more about the goals for renewable energy sources for the new FHS. I am a homeowner in Farmington and one of the Co-Founders of Verogy, a solar energy developer based in Hartford. Looking at the Schematic Design posted to the website, I see that it states "Scope 5.2 could include an upgraded central plan with the goal of making the project "net-zero", meaning it generates as much energy as it consumes annually, by utilizing renewable energy sources, such as a geothermal field and a large photo-voltaic array. However, these items are excluded from the project because of their long payback period."

From my perspective, the building should be designed to accommodate a rooftop solar installation at the outset -- new construction and new roofs are generally ideal conditions for the installation of rooftop solar. Considering other potential building components are detailed to have a payback period of potentially 20 years, this would not be the case with a rooftop solar array. Moreover, there are options where the Town does not need to purchase the solar array and incorporate that expense into the budget - the Town could enter into a Power Purchase Agreement (PPA) with a solar developer, where the solar developer is responsible for the entire cost and expense of installing and operating the solar array (so there is no upfront investment required by the Town), and the Town's obligation is to purchase the energy that is produced by the solar array for a term of 15-20 years, generally at a much lower rate than the cost from the utility company. This PPA structure could be utilized for a rooftop solar array or a ground-mounted solar array if there are open land portions on the parcel.

I urge the Building Committee to incorporate the potential for solar installations into the design process, and I would be happy to offer any additional detail or background on the solar side that I can offer.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 18, 2021 8:51 AM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - ENVIRONMENTAL TRANSPARENCY

Sent via form submission from *FHS building project*

Name: Jordan Ungiechajer

Email: jordanu@att.net

Subject: ENVIRONMENTAL TRANSPARENCY

Message: I am very concerned with the lack of transparency about the environmental changes made to this new building. I want to see green changes publicly aware, lighting, energy use and conserving resources specifically.

I am also a ex student who cares about the music program and think there should be more done to respect the music program for how big it is in our town.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 18, 2021 3:39 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - VOTE YES SIGN

Sent via form submission from *FHS building project*

Name: Allison Rose

Email Address: rose-allison1202@att.net

Subject: VOTE YES SIGN

Message: how can i get a vote yes sign for my yard? (13 maiden lane) thank you!

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 20, 2021 12:25 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Need a sign

Sent via form submission from *FHS building project*

Name: Matthew Madigan

Email Address: matthewmads@gmail.com

Subject: Need a sign

Message: Hey folks, I live on main st in unionville, right across from Rourke Pl. Would love a yard sign or two, call me 860-818-1753.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 20, 2021 4:18 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Farmington High School Referendum

Sent via form submission from *FHS building project*

Name: Gary Ng

Email: garymabelng999@msn.com

Subject: Farmington High School Referendum

Message: As a 37 years Farmington resident, I understand the need of a new high school and the referendum is now set for June 3. According to The Valley Press this week, Building Committee said the tax implications for the FHS Building Project to average taxpayer (assessment of \$226,777) is \$466 in total over 5 years (fiscal Years 2023-2027), averaging \$93 per year, or under \$8/month. This is the same information residents receive from the Town and FHS Building Committee. However, on page 21 and 22 of Valley Press, Smart Farmington said in an interview that the average assessed household (\$226,777) will pay nearly \$8,000 over the life of the project. It furthers that the town's wording is not only incorrect, it is misleading, adding that town officials should come clean and tell Farmington residents the true cost of its high school proposal. Not only that is a serious accusation, it certainly would confuse Farmington taxpayers especially the referendum is only 12 days away.

Is the Town or your committee preparing to respond, clarify and communicate promptly to residents in one form or another?

Thank you for listening.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 20, 2021 9:07 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Questionon tax increase

Sent via form submission from *FHS building project*

Name: Kent Krajick

Email: kentkrajick@sbcglobal.net

Subject: Questionon tax increase

Message: Hello, to clarify i see a often quoted total that taxes will increase for a average household by \$466 over 5 years, approx \$90 per year. I may have the exact language slightly off. Does that mean a total of \$466 is paid in 5 years(90 x 5) OR the 5th year tax bill will be \$466 ? Thank you . Kent krajick 29 sylvan ave

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, May 23, 2021 9:20 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Questions/comments on new high school

Sent via form submission from *FHS building project*

Name: John Carpino

Email Address: john.Carpino@sbcglobal.net

Subject: Questions/comments on new high school

Message: 1.) I do not see in the cost estimates anything about demolition of old HS. How much will this cost?
2.) I am a bit disappointed in the design. I thought you got the message when we voted it down last time. It was not a good design, and this one is no better. Too much wasted space.
3.) Are you building a school or a shopping mall? The layout is very inefficient.

Go back and do it again.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, May 23, 2021 8:13 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Questions on proposed new FHS

Sent via form submission from [FHS building project](#)

Name: Elaine Carpino

Email Address: ecarpino@sbcglobal.net

Subject: Questions on proposed new FHS

Message: In the proposed new school the design shows wasted space the size of the square footage of the cafeteria on the 2nd and 3rd levels that will need to be heated and cooled but add no value in providing classroom instruction. Will the cafeteria on the 1st level need to be constructed daily, meaning placing tables and chairs in this common area? The distraction to students in their classrooms due to clear glass walls looking into the hallways never mind if they have ADD or ADHD? Will the glass prevent noise from the next classroom from being heard? If you have an active shooter won't the glass place the students in greater peril? Are there lecture halls in this proposal? There needs to be better allocation of the square footage in the new school for instructional learning. Build a functional school not a mall. Look at the design of Avon and Simsbury High Schools. Will you have a copy of the proposed design at the meeting on Monday?

based on having the classroom

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, May 24, 2021 9:42 AM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Explanation of new FHS tax impact

Sent via form submission from *FHS building project*

Name: John Smachetti

Email: johnsmachetti@gmail.com

Subject: Explanation of new FHS tax impact

Message: Please explain how the TRUE tax impact would be for anything but the duration of the bond (it is indicated to only have a 5 year impact). Wouldn't that old debt retirement enable a reduction in taxes? Another perspective would be that retiring that old debt could enable other critical capital projects that we need as a town without impacting our taxes. If we bond the FHS project for 10, 15 or 20 years, that is the duration of the impact. I believe the statement that it is only a 5 year impact is misleading.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Tuesday, May 25, 2021 6:47 PM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Building question

Sent via form submission from *FHS building project*

Name: Bob Weinberg

Email: eweinberg02@att.net

Subject: Building question

Message: Will briarwood and crestwood road be roads open to the parking lots at the new HS? Meaning can access the high school through these roads by car.

Why is the 900 building being kept as a stand alone. What is its anticipated use.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Wednesday, May 26, 2021 10:19 AM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Questions about the proposed building for the new farmington high school

Sent via form submission from [FHS building project](#)

Name: Elaine Carpino

Email: ecarpino@sbcglobal.net

Subject: Questions about the proposed building for the new farmington high school

Message: 1a) I am not comfortable with the design plans for this building so please explain why the 3 sections for the classrooms attached to the main structure like pods verses a more traditionally designed high school like Avon and Simsbury is our best option? 1b) Was a traditional school even an option? 1c) Is there a diorama display of this new design? 1d) Are there any schools built like this design? 1e) Where? 1f) And can I view them online? 1g) Is this the same design presented back by the first committee? 2. In reference to all the glass encasement in front of the classroom pods, is that the best use of building choices? In New England when we could have potentially two feet of snow and should the glass fail this structure will be a 137 million dollar financial loss that needs to be moth balled. 3. The glass in front of the classrooms is unacceptable for the students to concentrate on their work being in full view of the cafeteria population and other events hosted for that area. No one appreciates being watched, like a fish in a bowl, it is creepy. Putting up blinds will not solve the issue however it will add another cost. Also to keep them safe from shattered glass in case of a tragic event occurring - say the collapse of the glass encasement surrounding the classroom, or a mentally distraught individual. 4. When you looked into renovating the existing high school structure did you contact the firm who performed the work on Wethersfield high school? It was successfully done and all their schools are now air conditioned.

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Thursday, May 27, 2021 7:10 AM
To: Kathryn Krajewski
Subject: Form Submission - New Form - Cost containment

Sent via form submission from *FHS building project*

Name: Paul Pifferi

Email Address: ppifferi@yahoo.com

Subject: Cost containment

Message: What procedures, contract clauses, etc. are being employed to guarantee any cost and schedule overruns are NOT absorbed by the taxpayers?

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, May 28, 2021 11:35 AM
To: Kathryn Krajewski
Subject: Form Submission - Connect with the FHS Building Committee - Sign

Sent via form submission from *FHS building project*

Name: Cynthia Mackay

Email: rughooknana@comcast.net

Subject: Sign

Message: Hello..where can I pick up a sign for my front lawn? On Mtn Spring by Talcott Notch..High traffic area

Kathryn Krajewski

From: Squarespace <form-submission@squarespace.info>
Sent: Friday, May 28, 2021 4:32 PM
To: Kathryn Krajewski
Subject: Form Submission - New Form - I don't understand how you calculate the \$466.

Sent via form submission from [FHS building project](#)

Name: Lorna Wright

Email Address: lorna.wright@gmail.com

Subject: I don't understand how you calculate the \$466.

Message: If referendum passes, those increases you forecast look like they will be cumulative. An increase of \$50 would be followed by additional increase of \$50 and so on. By the last year on your chart our tax bill will be \$466 higher. Is that right? I can't imagine that in any year the taxes would be lower even though your chart shows a lower number in 2025 than in 2024.

MOTION:

Agenda Item G-1

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

NOTE: This invoice is for professional services rendered for the month of April 2021.

/Attachment



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: May 5, 2021
Invoice No: 7

To: Town of Farmington, CT
1 Monteith Drive
Farmington, CT 06032

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Farmington High School
10 Monteith Drive
Farmington, CT 06032

For Professional Services Rendered for April 2021

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Part 1 - Conceptual Option	\$89,109.00	100%	\$89,109.00	\$89,109.00	\$0.00	\$0.00
Part 2 - Pre-Referendum	\$105,690.00	50%	\$52,845.00	\$42,276.00	\$10,569.00	\$52,845.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$194,799.00		\$52,845.00	\$42,276.00	\$10,569.00	\$52,845.00
Total contract	\$194,799.00		\$52,845.00	\$42,276.00	\$10,569.00	\$52,845.00

Approved for invoicing:

MOTION:

Agenda Item G-2

To approve the attached invoice from Construction Solutions Group in the amount of \$21,138.00.

NOTE: This invoice is for professional services rendered for the month of May and June 2021.

/Attachment



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: June 28, 2021
Invoice No: 8

To: Town of Farmington, CT
1 Monteith Drive
Farmington, CT 06032

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Farmington High School
10 Monteith Drive
Farmington, CT 06032

For Professional Services Rendered for May and June 2021

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Part 1 - Conceptual Option	\$89,109.00	100%	\$89,109.00	\$89,109.00	\$0.00	\$0.00
Part 2 - Pre-Referendum	\$105,690.00	70%	\$73,983.00	\$52,845.00	\$21,138.00	\$31,707.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$194,799.00		\$163,092.00	\$141,954.00	\$21,138.00	\$31,707.00
Total contract	\$194,799.00		\$163,092.00	\$141,954.00	\$21,138.00	\$31,707.00

Approved for invoicing:

MOTION:

Agenda Item G-3

To approve the attached invoice from TSKP Studio in the amount of \$13,000.00

NOTE: This invoice is for the remaining balance of work completed in Phase 2-
Schematic Design.

/Attachment

July 1, 2021

Kathryn Krajewski, Assistant Town Manager
 Town of Farmington
 1 Monteith Drive
 Farmington, CT 06032

PROJECT: High School Phase II: Schematic Design

PROJECT NO: 190701

INVOICE NO: 5

PROJECT SUMMARY

Fee for Architectural Design Services for Phase I & Phase II is based on a lump sum of \$250,000, plus reimbursables.

<u>Service or Phase</u>	<u>Contract Amount</u>	<u>Billed to Date</u>	<u>Paid to Date</u>
PHASE I: CONCEPTUAL DESIGN			
Option 1 - Maintain	\$ 35,000.00	\$ 35,000.00 (100%)	\$ 35,000.00
Option 2 - Renovate	\$ 40,000.00	\$ 40,000.00 (100%)	\$ 40,000.00
Option 3 – New, Existing Site	\$ 45,000.00	\$ 45,000.00 (100%)	\$ 45,000.00
PHASE II: SCHEMATIC DESIGN	<u>\$130,000.00</u>	<u>\$130,000.00 (100%)</u>	<u>\$117,000.00</u>
TOTALS	\$250,000.00	\$250,000.00	\$237,000.00

PROFESSIONAL SERVICES

Fee for Architectural Services for the period ending June 30, 2021.

PHASE II: SCHEMATIC DESIGN:

\$130,000 x 100% =	\$130,000.00
Previously Billed	<u>\$117,000.00</u>

AMOUNT DUE THIS INVOICE \$13,000.00


 Ryszard Szczypek, AIA
 Principal

MOTION:

Agenda Item G-4

To issue a notice to proceed to TSKP Studio to complete final plans, working drawings and specifications, bid documents and contract documents.

NOTE: This is required per Chapter 53 Public Buildings of the Town Code. TSKP Studio will work with the Connecticut Office of School Construction & Grants Review to review the design drawings throughout the process.

A formal written notice will be issued upon approval of this motion by the FHS Building Committee.

/Attachment

ARTICLE I

Construction Procedures**[Adopted 2-28-1995; amended in its entirety 5-14-2002]****§ 53-1. Purpose.**

The purpose of this article is to establish procedures to plan, approve and construct public buildings in an orderly and cost-effective manner, including giving clear direction and course of action to the appointed building committee or designated person or persons. This article shall apply to all pending public building projects in progress on the effective date of this article.

§ 53-2. Statement of needs.

- A. The Town department or agency initiating a request for the construction or renovation of a public building shall submit to the Town Manager a statement of needs which justifies the requested construction. The Town Manager shall review the statement of needs critically and shall, when satisfied that the statement is complete, submit the statement to the Town Council along with a recommendation for approval or disapproval of nonschool proposed construction.
- B. The Board of Education, being responsible under C.G.S. § 10-220 for making a study of the needs for school facilities and of a long-term school building program, shall, as part of a statement of needs, make recommendations to the Town Council for new school construction, additions or renovations based upon such study.
- C. Town Council approval of a statement of needs shall be required before any further action is taken. The Town Council may hold hearings or take any other action it deems appropriate to obtain information prior to approving a statement of needs.
- D. Each Town department or agency, including the Board of Education, shall, at the time of submitting annual budget requests, submit an estimate of expenditures for capital improvements for the next five years. The Town Manager, at the time of submitting the proposed annual budget to the Town Council, shall submit a five-year capital improvements program with a recommendation of what, if any, project or projects should be undertaken in the ensuing fiscal year. The Council shall consider and act on the projects, either approving, disapproving or approving at a revised estimate of costs.

§ 53-3. Building committee or other designated person or persons.

- A. Upon approval of a statement of needs, the Town Council shall appoint a building committee for all school buildings, including at least one member of the Board of Education, and may appoint a building committee for all other Town buildings.

- B. If a building committee is appointed, the Town Council shall define the scope of the responsibilities of such committee. The Town Council shall seek to include persons experienced in design and construction (such as an architect and/or construction engineer) to be building committee members.
- C. If a building committee is not appointed for Town buildings other than schools, the Town Council shall specifically designate the person or persons responsible for planning and supervising the construction of such building and shall define the scope of responsibilities of such person or persons.
- D. Hereinafter, the building committee or designated person or persons shall be referred to as the "committee."
- E. The Town Manager shall provide the committee with qualified and adequate staff support on building, financial, administrative and clerical matters. The role and scope of staff shall be clearly defined by the Town Manager and shall be described by the Town Manager to the committee. The Town Manager shall stay in close touch with the committee and keep the Town Council advised on material developments as they occur.

§ 53-4. Planning and construction process for building projects.

- A. Project initiation. The Town Council shall, upon recommendation of the Town Manager:
 - (1) Select a site for the construction. If a school site is involved, the site shall be approved by the Board of Education and the State Commissioner of Education prior to the start of construction.
 - (2) Develop and incorporate into the committee's charge a clear description of the nature, size and purpose of the proposed building based on the approved statement of needs.
- B. Preliminary plan development. The committee shall:
 - (1) Solicit proposals from qualified architects to prepare schematic drawings and project cost estimates, including costs of construction, engineering, finance, legal, contingency, independent construction monitoring and oversight, and other appropriate costs.
 - (2) Negotiate a contract or contracts with the selected architect. The architectural work will be contracted for in two phases. Phase one will consist of preresolution services, including the preparation of schematic drawings and cost estimates, including structural site work, grading and drainage, presentations to Town boards and commissions and other services and costs as determined by the committee. Phase two services will complete the project through Town acceptance and final payment to the contractor(s). The phase

two contract will include the architectural fees and expenses to take the project through the design development, contract document and administrative services phases during construction, including the preparation of bid documents and contract documents, the evaluation of bids and the determination of appropriate bonding, insurance and other soft costs. The contract(s) shall provide that the architect will not proceed beyond phase one services until the committee has issued a notice to proceed after the approval of funding for the entire project; and that the Town has no financial obligation beyond phase one fees and expenses if the project funding is not approved.

- (3) Obtain from the architect a certificate attesting to the architect's errors and omissions insurance coverage that will be valid throughout the duration of the project.
 - (4) Request sufficient funds from the Town Council to pay for the architect's phase one services. Upon approval of such funding, the committee shall execute the contract with the architect for such services.
 - (5) Decide what type of owner's representative to use (if other than the architect) such as a clerk of the works, construction manager or general contractor. If a construction manager is to be used, the committee shall solicit proposals from qualified firms and negotiate services and fees for the pre- and post-referendum phases.
 - (6) Submit the completed schematic drawings to the Town Plan and Zoning Commission for informal review and recommendation and make such changes as appropriate in accordance with the contract for architectural services.
 - (7) Submit the completed schematic drawings and project cost estimates to the Town Council for approval.
 - (8) Upon Town Council (and Board of Education for school projects) approval of the schematic drawings and project cost estimates, request that the Town Council:
 - (a) Set a Town meeting (and referendum if necessary) for the total project cost based on the cost estimates prepared by the architect and/or construction manager; and
 - (b) Refer the project to the Town Plan and Zoning Commission for a report under C.G.S. § 8-24.
- C. Final plan development. If the project is approved at the Town meeting (or referendum, if necessary) the committee shall:
- (1) Issue a notice to proceed to the architect to complete final plans, working drawings and specifications, bid documents and contract documents. The committee and its consultants shall review the

design documents at each design phase to evaluate, refine and update cost estimates and verify that the plans fulfill the purpose of the proposed building in a reasonable manner. The committee shall submit a copy of the final plans, working drawings, specifications, bid documents and contract documents to an independent, qualified engineering firm for a comprehensive review as to accuracy, clarity and completeness. The engineering firm shall submit comments to the committee. The committee shall direct the architect to make such changes as it deems appropriate.

- (2) Submit the final plans to the Town Plan and Zoning Commission for site plan approval. Upon receipt of the architect's changes and approval of the Town Plan and Zoning Commission, and approval of the Board of Education for school projects, the committee shall put the project out to bid and award the construction contract. The Town Manager and a person designated by the committee shall execute the construction contract on behalf of the Town.
- (3) Meet with the architect, general contractor or construction manager to reconcile any differences between the parties. The committee shall approve the final plans, working drawings and specifications, bid documents and contract documents.

D. Construction initiation. The committee shall:

- (1) Establish an oversight team consisting of the architect, Town staff members and/or consultants to assure regular and knowledgeable in-the-field monitoring of construction and evaluation of change orders and to keep the committee up-to-date on a regular basis on all material developments. The committee shall contract for additional independent monitoring of the construction process, if deemed necessary.
- (2) Authorize the start of construction.
- (3) Monitor the construction process to include meetings with the architect, project manager and construction contractor as necessary to resolve any differences.
- (4) Establish liaisons and/or other means of communication to keep the Town Manager, Town Council and other interested parties up-to-date on project developments.
- (5) Consider and act promptly on change orders, making certain that any increase in the cost involved in any change order is within the amount appropriated for the project.
- (6) Monitor the preparation by the architect of a list of items (punch list) which are not fully completed or which require further attention when the architect has certified that the building is substantially complete. The committee shall accept the building as

substantially complete and make certain that the punch list items are completed promptly and properly.

- (7) Review the certification by the architect that construction has been completed in full compliance with contract documents or review the list of items that are not yet satisfactorily completed.
- (8) Authorize the release of funds that had been withheld or designate those funds to be withheld pending completion of any unfinished work or for any other appropriate reason.

§ 53-5. Town Manager's responsibility for coordination of process.

Throughout the planning and construction process, the Town Manager shall be responsible for coordinating the process and working with the committee and making full use of the Town staff and appropriate outside services as required. The Town Manager shall attend meetings as necessary between the architect and general contractor or construction manager and/or subcontractors. In the event of a conflict precluding the Town Manager's attendance at any such meetings, the Town Manager shall designate an alternate to attend in his/her absence and promptly after the meeting shall confer with the alternate and be briefed on significant developments. Within budgetary limits, the Town Manager is authorized to obtain such outside services as he/she believes are needed.

§ 53-6. Execution of contracts.

The Corporation Counsel shall review all contracts before they are entered into by the Town or the committee and shall oversee the execution of such contracts and compliance with appropriate bonding and insurance requirements.

§ 53-7. Approval by State Commissioner of Education.

In the case of the construction of school buildings, the Town Council may by resolution authorize the Board of Education to apply to the State Commissioner of Education for a state grant-in-aid for the project. The Board of Education and Superintendent of Schools shall be responsible for having the State Commissioner of Education approve the plans and other matters relating to such application and for obtaining school construction grants from the state.

MOTION:

Agenda Item G-5

To authorize the Town Manager to sign a contract with Construction Solutions Group (CSG) for services from design development to construction close out.

NOTE: CSG's service will be extended to complete the next phase of the FHS Building Project, from design development through construction.

MOTION:

Agenda Item G-6 – G-8

- To cancel the July 14, 2021 FHS Building Committee meeting.
- To cancel the August 11, 2021 FHS Building Committee meeting.
- To cancel the August 25, 2021 FHS Building Committee meeting.

NOTE: The FHS Building Committee's 2021 meeting schedule was approved on January 13, 2021. With the cancellation of these meetings, the upcoming schedule is as follows:

July 28, 2021

September 8, 2021

September 22, 2021

October 6, 2021

October 20, 2021

November 3, 2021

November 17, 2021

December 1, 2021

December 15, 2021

Meetings will be held at 6:30 P.M in person in the FHS Library. They will also be streamed via zoom.