

Meeting Agenda
Farmington High School Building Committee Meeting
FHS Library/ZOOM Webinar
Wednesday, August 3, 2022
5:00 P.M.

PLEASE NOTE THIS WILL BE A HYBRID MEETING

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/83537020818>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 835 3702 0818

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached July 20, 2022 minutes.
- E. Correspondence Received 7/19/2022 – 8/1/2022
 - 1) Paul Palmer
- F. Reports.
 - 1) Chair Report.
 - 2) Town Council Liaison Report.
 - 3) Board of Education Liaison Report.
 - 4) 1928 Building Committee Liaison Report.
 - 5) Owner’s Representative Report.
 - 6) Architect Report.
 - 7) Construction Manager Report.
 - 8) Communications Subcommittee Report.
 - 9) Professional Partnership Subcommittee Report.
 - 10) Financial Report.

G. New Business.

1) To approve the following invoice package:

Name	Amount	Description
Construction Solutions Group	\$22,597.00	Professional Services FHS (July 2022)
Construction Solutions Group	\$1,030.00	Professional Services Central Office (July 2022)
Innovative Engineering Services	\$1,540.90	Commissioning Services

H. Other Business.

I. Adjournment.

cc: Committee Members
Maureen Frink, Town Clerk
Interested Parties

MOTION:

Agenda Item D-1

To approve the attached July 20, 2022 minutes.

/Attachment

Meeting Minutes
Farmington High School Building Committee Meeting
FHS Library/ZOOM Webinar
Wednesday, July 20, 2022
5:00 P.M.

Attendees:

Meg Guerrera, Chair (via ZOOM)
Sarah Healey (via ZOOM)
Michael Smith
Johnny Carrier
Wendy Ku
Suraj Kurtakoti
Chris Fagan
Beth Kintner (via ZOOM)
Kathy Greider, Superintendent of Schools (via ZOOM)
Sam Kilpatrick, Director of School Facilities
Scott Hurwitz, FHS Principal
Kat Krajewski, Assistant Town Manager
Devon Aldave, Clerk of the Committee
Mark Garilli, Construction Solutions Group
Chris Cykley, Construction Solutions Group
Samantha D'Agostino, Construction Solutions Group
Mike Small, Construction Solutions Group
Ryszard Szczypek, TSKP Studio
Michael Scott, TSKP Studio
Lorel Purcell, O&G Industries
Nelson Reis, O&G Industries

A. Call to Order.

The meeting was called to order at 5:05 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 July 6, 2022 minutes.

Beth Kintner provided additional language to include in the July 6, 2022 meeting minutes expressing concern from the Board of Education's perspective regarding the extent of the items and features that have been value-engineered, cut, and those now on the add-alternate list; and what this means for the overall project. Given the significant increase in State funding for the project, Beth hopes the Town will be able to address this to compensate for items that were lost due to escalation.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to approve the July 6, 2022 minutes with the recommended changes.

E. Correspondence Received 7/1/2022 – 7/18/2022

1) Julie Holt

2) Cynthia LeGault

Meg Guerrero reviewed the correspondences received.

F. Reports.

1) Chair Report.

No report.

2) Town Council Liaison Report.

No report.

3) Board of Education Liaison Report.

Beth Kintner reported that the Board of Education held a Special Meeting immediately before this building committee meeting to approve final plans and project manual(s) as prepared for bidding and dated July 15, 2022 and the professional cost estimate dated July 15, 2022 for FHS State Project Numbers 052-0076N and 052-0077 BOE Phase 2 Construction.

4) 1928 Building Committee Liaison Report.

Chris Fagan reported that the 1928 Building Committee met on July 12th and reviewed takeaways from space needs meetings that the Town Manager held with the Community & Recreational Services Department and the Probate Office. The 1928 Building Committee also shortlisted the following firms for Architectural Design and Related Engineering Services:

- Crosskey Architects
- QA+M Architecture
- Silver/Petrucci + Associates

Interviews will be held on July 26, 2022 at 4:30 p.m. in the Town Hall Council Chambers.

5) Owner's Representative Report.

Mark Garilli reported that the professional partners have been preparing documents for a meeting with the Office for School Construction Grants & Review on Tuesday, July 26th.

The Working Group met last week to review the alternates list and to begin prioritizing the alternates. TSKP Studio gave a preliminary interior design presentation to the Working Group who provided

feedback. TSKP Studio will present to the FHS Building Committee at a later date.

Mark reported that the professional partners continue to meet every Monday. The professional partners continue to receive feed back from third-party reviewers and to meet with Town Staff for approvals.

6) Architect Report.

Ryszard Szczypek reported that the Plans and Specifications that will be presented to the Office for School Construction Grants & Review on Tuesday have been completed and are included in the agenda for committee approval. Ryszard stated that the State will likely provide feedback on the final plans and specs which the design team will then address, however this will not require further committee approval.

Ryszard gave a presentation summarizing the Construction Document Set which is recorded with these minutes as Attachment A.

7) Construction Manager Report.

Loel Purcell reported that the committee is still awaiting approval from the Office of the State Traffic Administration.

Nelson Reis reported that the early enabling phase began on July 11th and that he, George Givens (Site Superintendent), and Johnny Carrier have begun handing out flyers to residents in the surrounding neighborhood. Site work that has been completed by Gerber Construcion so far includes stripping of topsoil and tree clearing. Permanent fencing will start next week.

8) Communications Subcommittee Report.

No report.

9) Professional Partnership Subcommittee Report.

No report.

10) Financial Report.

Kat Krajewski presented the updated invoice tracker sheets which are recorded with these minutes as Attachment B.

G. New Business.

1) To approve the following invoice package:

Name	Amount	Description
Russell and Dawson	\$22,800.00	Structural Steel Review Services
Innovative Engineering Services	\$2,470.00	Commissioning Services

O&G Industries	\$17,500.00	Professional Services FHS (June 2022)
O&G Industries	\$1,692.31	Professional Services Central Office (June 2022)
TSKP Studio	\$335,092.18	Professional Services FHS (June 2022)
TSKP Studio	\$12,200.00	Professional Services Central Office (June 2022)
Construction Solutions Group	\$22,597.00	Professional Services FHS (June 2022)
Construction Solutions Group	\$1,030.00	Professional Services Central Office (June 2022)

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to approve the invoice package.

2) To approve final plans and project manual(s) as prepared for bidding and dated July 15, 2022 and the professional cost estimate dated July 15, 2022 for FHS State Project Numbers 052-0076N and 052-0077 BOE Phase 2 Construction.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to approve final plans and project manual(s) as prepared for bidding and dated July 15, 2022 and the professional cost estimate dated July 15, 2022 for FHS State Project Numbers 052-0076N and 052-0077 BOE Phase 2 Construction.

3) To award a contract to Independent Materials Testing Laboratories, Inc. for on-call materials testing services for Phase 1 Early Enabling in the amount not to exceed \$5,000 under the State of Connecticut DAS Contract 19PSX0223.

Mark Garilli summarized the services that were included in the contract for Independent Materials Testing Laboratories, Inc. Mark explained that it is a requirement of the owner of the building project to hire a third-party materials tester.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to award a contract to Independent Materials Testing Laboratories, Inc. for on-call materials testing services for Phase I Early Enabling in the amount not to exceed \$5,000 under the State of Connecticut DAS Contract 19PSX0223.

H. Adjournment.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED:
to adjourn at 5:50 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Farmington High School Building Committee- Invoice Tracking
Farmington High School New Construction

Construction Solutions Group

Contract Amount- New FHS		\$1,084,647.00
Invoice Amount	Invoice Date	
	8/9/2021	\$22,597.00 Professional Services- July 2021
	9/1/2021	\$22,597.00 Professional Services- August 2021
	10/1/2021	\$22,597.00 Professional Services- September 2021
	11/1/2021	\$22,597.00 Professional Services- October 2021
	12/1/2021	\$22,597.00 Professional Services- November 2021
	1/3/2022	\$22,597.00 Professional Services- December 2021
	2/1/2022	\$22,597.00 Professional Services- January 2022
	3/1/2022	\$22,597.00 Professional Services- February 2022
	4/1/2022	\$22,597.00 Professional Services- March 2022
	5/5/2022	\$22,597.00 Professional Services- April 2022
	6/3/2022	\$22,597.00 Professional Services- May 2022
	7/6/2022	\$22,597.00 Professional Services- June 2022
Invoice Total:		\$271,164.00
Remaining Balance:		\$813,483.00

Farmington High School Building Committee- Invoice Tracking
 Farmington High School New Construction

TSKP Studio

Contract Amount- New FHS		\$5,125,000.00	
Invoice Date	Invoice Date		
	8/9/2021	\$292,500.00	Professional Services- July 2021
	9/1/2021	\$292,500.00	Professional Services- August 2021
	10/1/2021	\$292,800.00	Professional Services- September 2021
	11/1/2021	\$292,800.00	Professional Services- October 2021
	12/15/2021	\$292,800.00	Professional Services- November 2021
	1/3/2022	\$292,800.00	Professional Services- December 2021
	2/1/2022	\$146,400.00	Professional Services
	3/1/2022	\$76,005.00	Professional Services- February 2022
	4/1/2022	\$313,502.02	Professional Services- March 2022
	5/3/2022	\$413,157.95	Professional Services- April 2022
	6/2/2022	\$292,800.00	Professional Services- May 2022
	7/6/2022	\$335,092.18	Professional Services- June 2022
Invoice Total:		\$3,333,157.15	
Remaining Balance		\$1,791,842.85	

Farmington High School Building Committee- Invoice Tracking
Farmington High School New Construction

O&G

Contract Amount- New FHS

Invoice Date	Invoice Date	
		Professional Services- October & November
	12/1/2021	\$35,000.00 2021
	2/1/2022	\$17,500.00 Professional Services- December 2021
	2/1/2022	\$17,500.00 Professional Services- January 2022
	3/7/2022	\$17,500.00 Professional Services- February 2022
	4/14/2022	\$17,500.00 Professional Services- March 2022
	5/5/2022	\$17,500.00 Professional Services- April 2022
	6/6/2022	\$17,500.00 Professional Services- May 2022
	7/12/2022	\$17,500.00 Professional Services- June 2022
Invoice Total:		\$157,500.00
Remaining Balance		

Farmington High School Building Committee- Invoice Tracking
Central Office/Locker Room Renovation

Construction Solutions Group

Contract Amount- New FHS		\$49,446
Invoice Date	Invoice Amount	
	8/9/2021	\$1,030.00 Professional Services- July 2021
	9/1/2021	\$1,030.00 Professional Services- August 2021
	10/1/2021	\$1,030.00 Professional Services- Sept 2021
	11/1/2021	\$1,030.00 Professional Services- October 2021
	12/1/2021	\$1,030.00 Professional Services- November 2021
	1/19/2022	\$1,030.00 Professional Services- December 2021
	2/1/2022	\$1,030.00 Professional Services- January 2022
	3/1/2022	\$1,030.00 Professional Services- February 2022
	4/1/2022	\$1,030.00 Professional Services- March 2022
	5/5/2022	\$1,030.00 Professional Services- April 2022
	6/3/2022	\$1,030.00 Professional Services- May 2022
	7/6/2022	\$1,030.00 Professional Services- June 2022
Invoice Total:		\$12,360.00
Remaining Balance:		\$37,086.00

Farmington High School Building Committee- Invoice Tracking
Central Office/Locker Room Renovation

TSKP Studio

Contract Amount- Central Office/Locker Room		\$215,000.00
Invoice Date	Invoice Amount	
8/9/2021	\$12,500.00 Professional Services-July 2021	
9/1/2021	\$12,500.00 Professional Services- August 2021	
10/1/2021	\$12,200.00 Professional Services- September 2021	
11/1/2021	\$12,200.00 Professional Services- October 2021	
12/15/2021	\$12,200.00 Professional Services- November 2021	
1/3/2021	\$12,200.00 Professional Services- December 2021	
2/1/2022	\$6,100.00 Professional Services- January 2022	
2/28/2022	\$3,050.00 Professional Services- February 2022	
4/1/2022	\$12,200.00 Professional Services- March 2022	
5/3/2022	\$15,250.00 Professional Services- April 2022	
6/2/2022	\$12,200.00 Professional Services- May 2022	
7/6/2022	\$12,200.00 Professional Services- June 2022	
Invoice Total:		\$134,800.00
Remaining Balance:		\$80,200.00

July 20, 2022

Farmington High School Building Committee- Invoice Tracking
Central Office/Locker Room Renovation

O&G

Contract Amount- Central Office/Locker Room

Invoice Date	Invoice Amount	
12/1/2021	\$3,384.62	Professional Services- October & November 2021
2/1/2022	\$1,692.31	Professional Services- December 2021
2/1/2022	\$1,692.31	Professional Services- January 2022
3/7/2022	\$1,692.31	Professional Services- February 2022
4/14/2022	\$1,692.31	Professional Services- March 2022
5/5/2022	\$1,692.31	Professional Services- April 2022
6/6/2022	\$1,692.31	Professional Services- May 2022
7/12/2022	\$1,692.31	Professional Services- June 2022
Invoice Total:	\$15,230.79	
Remaining Balance:		

CD Set Summary

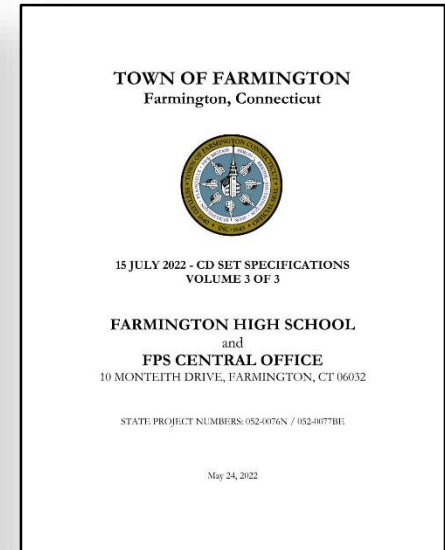
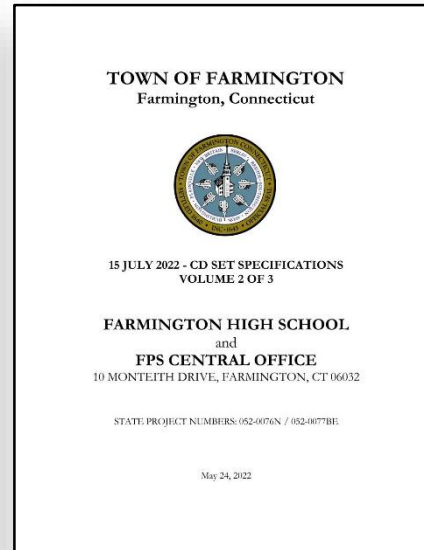
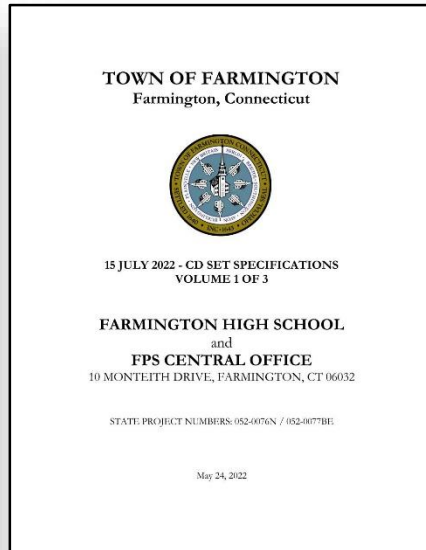
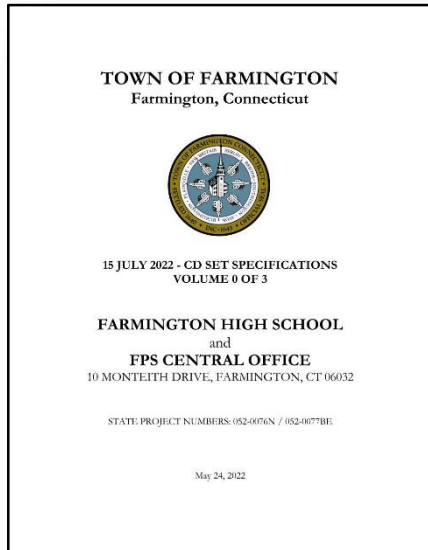
Farmington High School



Project Documents

- Four volumes of drawings – over 630 sheets
- Four volumes of specifications – Over 3,000 pages
- Project Budget

Project Specifications | Overview



Project Specifications | Alternates

FARMINGTON HIGH SCHOOL / CENTRAL OFFICE

- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.
- E. All alternate pricing is valid for the entire project schedule unless written notice is submitted to the Owner 60 days prior to a required decision that will not affect the contract schedule.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

Refer to the drawings for the location and extent of work.

Alternate No. 1: Add one exterior horizontal sun shade per window.

Alternate No. 2: Install porcelain tile in lieu of linoleum tile.

Alternate No. 3: Install Wood Ceiling in lieu of ACT.

Alternate No. 4: Add GWB soffits in stairwells under stairs and landings.

Alternate No. 5: Install ground face CMU in lieu of gyp bd partition type M43 with wall covering.

Alternate No. 6: Add operable windows to exterior curtainwall and storefront assemblies.

Alternate No. 7: Add a ballfield in lieu of a new grassy field.

Alternate No. 8: Delete the abatement and demolition of Area G in the existing high school per the demolition drawings.

Alternate No. 9: Install an operable wall between the Large Gym and the Small Gym in lieu of a fixed wall in the same location.

Alternate No. 10: Install Elevator #3 in lieu of two Storage Rooms.

END OF SECTION

ALTERNATES
State Project No. 052-00706N / 052-0077BE

Alternate No. 1: Add one exterior horizontal sun shade per window.

Alternate No. 2: Install porcelain tile in lieu of linoleum tile.

Alternate No. 3: Install Wood Ceiling in lieu of ACT.

Alternate No. 4: Add GWB soffits in stairwells under stairs and landings.

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Alternate No. 9: Install an operable wall between the Large Gym and the Small Gym in lieu of a fixed wall in the same location.

Alternate No. 10: Install Elevator #3 in lieu of two Storage Rooms.

MOTION:

Agenda Item G-1

To approve the following invoice package:

Name	Amount	Description
Construction Solutions Group	\$22,597.00	Professional Services FHS (July 2022)
Construction Solutions Group	\$1,030.00	Professional Services Central Office (July 2022)
Innovative Engineering Services	\$1,540.90	Commissioning Services

/Attachments



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: July 28, 2022
Invoice No: 21

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 July 2022

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	100%	\$105,690.00	\$105,690.00	\$0.00	\$0.00
Part 2 - Pre-Referendum CREDIT	(\$31,707.00)	-100%	\$31,707.00	\$31,707.00	\$0.00	\$0.00
Part 3 - Construction Administration	\$1,084,647.00	27%	\$293,761.00	\$271,164.00	\$22,597.00	\$790,886.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$1,247,739.00		\$520,267.00	\$497,670.00	\$22,597.00	\$790,886.00
Total contract	<u>\$1,247,739.00</u>		<u>\$520,267.00</u>	<u>\$497,670.00</u>	<u>\$22,597.00</u>	<u>\$790,886.00</u>

Approved for invoicing:



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: July 28, 2022
Invoice No: 13

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: Central Office
10 Monteith Drive
Farmington, CT 06032

For Professional Services Rendered for July 2022

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Part 1 - Conceptual Option	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 2 - Pre-Referendum	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 2 - Pre-Referendum CREDIT	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 3 - Construction Administration	\$49,446.00	27%	\$13,390.00	\$12,360.00	\$1,030.00	\$36,056.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$49,446.00		\$13,390.00	\$12,360.00	\$1,030.00	\$36,056.00
Total contract	\$49,446.00		\$13,390.00	\$12,360.00	\$1,030.00	\$36,056.00

Approved for invoicing:



INNOVATIVE ENGINEERING
SERVICES, LLC
T 203.467.4370 - F 203.793.7729
www.iesllc.biz
33 North Plains Industrial Road
Wallingford, CT 06492

Town of Farmington
One Monteith Drive
Farmington, CT 06032

July 15, 2022
Invoice No.: 16946

Professional Services For Period Ending 6/26/2022

Project: 22054-01 Commissioning Services-Farmington High School 052-0076N
e-mail invoices to markg@csgroup-llc.com

Professional Services

	Phase Fee	% Complete	Fee Earned	Prior Billing	Current Fee
Commissioning Plan	\$9,500.00	74.22	\$7,050.90	\$5,510.00	\$1,540.90
Mechanical & Electrical Submittal Review	\$5,200.00	0.00	\$0.00	\$0.00	\$0.00
Controls Software Review	\$3,200.00	0.00	\$0.00	\$0.00	\$0.00
Pre-functional Test Sheets, Development & Commissioning Logbooks	\$6,800.00	0.00	\$0.00	\$0.00	\$0.00
On-site Construction Observation/Meetings	\$32,000.00	0.00	\$0.00	\$0.00	\$0.00
Develop Function Test Procedures	\$7,500.00	0.00	\$0.00	\$0.00	\$0.00
Develop Commissioning Schedule	\$1,400.00	0.00	\$0.00	\$0.00	\$0.00
Preparation for Testing, Adjusting, and Balancing Work	\$2,750.00	0.00	\$0.00	\$0.00	\$0.00
Perform Functional Test Procedures & Document Results	\$22,000.00	0.00	\$0.00	\$0.00	\$0.00
Review Contractor's Operation & Maintenance	\$3,100.00	0.00	\$0.00	\$0.00	\$0.00
Provide Operation Staff Systems Training	\$2,300.00	0.00	\$0.00	\$0.00	\$0.00
Final Commissioning Report	\$4,800.00	0.00	\$0.00	\$0.00	\$0.00
Warranty Period Review	\$6,400.00	0.00	\$0.00	\$0.00	\$0.00
Subcontracted Balancing (TAB) Costs	\$118,800.00	0.00	\$0.00	\$0.00	\$0.00
Total Professional Services	\$225,750.00		\$7,050.90	\$5,510.00	\$1,540.90

Invoice Amount

\$1,540.90

Samantha D'Agostino CSG 8/1/2022
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