

Minutes of the Town of Farmington
Regular Town Council Meeting October 25, 2022
Held in Person and by Zoom Webinar Meeting

Attending:

C. J. Thomas, Chair
Rafeena Bacchus-Lee
Joe Capodiferro
Johnny Carrier
Brian F. X. Connolly
Edward Giannaros
Keith Vibert

Kathy Blonski, Town Manager
Kat Krajewski, Asst. Town Manager
Maureen Frink, Clerk

A. Call to Order

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

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance.

The Chair called for a moment of silence in honor of the two fallen Bristol Officers, Dustin DeMonte and Alex Hamzy.

C. Public Comment

Tim Kelly, 62 Westview Terrace, stated he understood that the High School Building Committee is ten million dollars over budget. He said 18 months ago he attended a number of town-run promotional information sessions where he was assured that quality contractors would be bidding aggressively, inflationary costs were all factored into the estimates, and contingencies were covered. Mr. Kelly stated there is no way the facility will be completed by August, 2024. He stated that as this project progresses, we could expect in 18 to 20 months when the new building is 70% complete, to receive another ten-million-dollar emergency funding request. He stated this is an out-of-control infrastructure project. Mr. Kelly stated it might be wise for the Council to engage an independent body to do a full top-to-bottom program review and then consider an array of options going forward to complete the building.

Emily Kaliney, 30 High Street, stated she wants to encourage the Town Council to strongly consider the recommendations from the Building Committee. She stated that through the value engineering process they have already cut 9.4 million from the project. She encourages the Council to be very clear that the money was given for this purpose and the wording for this question at the last referendum prevents us from going over the budget without asking the voters again, and that it's not taxpayer money. She states it is really important for people to understand that this is a good

way for our town to get money back and to giving the project that voters already voted for once and to approve the type of project that they told us they wanted, if we can go ahead and get the full amount, they request tonight approved by the town council and the messaging on the way to the voters, so everyone is clear and keep this project moving forward.

D. Consideration of Special Topics

1. Presentation and recommendations from the Farmington High School Building Committee.

Meghan Guerrero, Chair, presented and stated the recommendations from the Farmington High School Building Committee. Kat Krajewski, Assistant Town Manager, Lorel Purcell from O&G Industries, Inc., Construction Solutions Group (CSG), Mr. Ryszard Szczypek from TSKP Studio, Kathy Greider, Superintendent of Schools, and Scott Hurwitz, Asst. Superintendent of Finance and Operations were also part of the presentation and participated in Q&A with the Council.

The presentation is attached to these minutes as Agenda Item D-1.

Meghan Guerrero, Chair of the Farmington High School Building Committee recommended to the Council the following: The Farmington High School Building Committee recommends that the Town Council recharge the Farmington High School Committee to prepare for a second referendum vote to appropriate \$9.7M in order to utilize the additional \$14.7M in reimbursement from the State of Connecticut to address the overages in the trade packages and alternates as a result of cost escalation and restore the project to what was voted on at referendum by including alternate numbers 1, 2, 3b, 4, 5, 6, 9, 10 and the tennis courts.

2. Financial Forecast Update – Joe Swetcky, Director of Finance and Administration.

Joe Swetcky, Director of Finance and Administration presented a Financial Forecast, which is attached as Agenda Item D-2.

Mr. Swetcky answered questions from the Council.

3. To recharge the Farmington High School Building Committee to prepare for a referendum vote to appropriate \$9.7 million for the Farmington High School Project.

Motion was made and seconded (Capodiferro/Vibert) to recharge the Farmington High School Building Committee to prepare for a referendum vote to appropriate \$9.7 million for the Farmington High School Project.

The Council discussed the recharge of the Committee to prepare for referendum.

Adopted unanimously

E. New Business

There was no New Business conducted

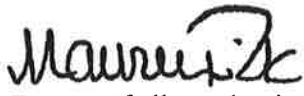
F. Executive Session

There was no Executive Session held

G. Adjournment

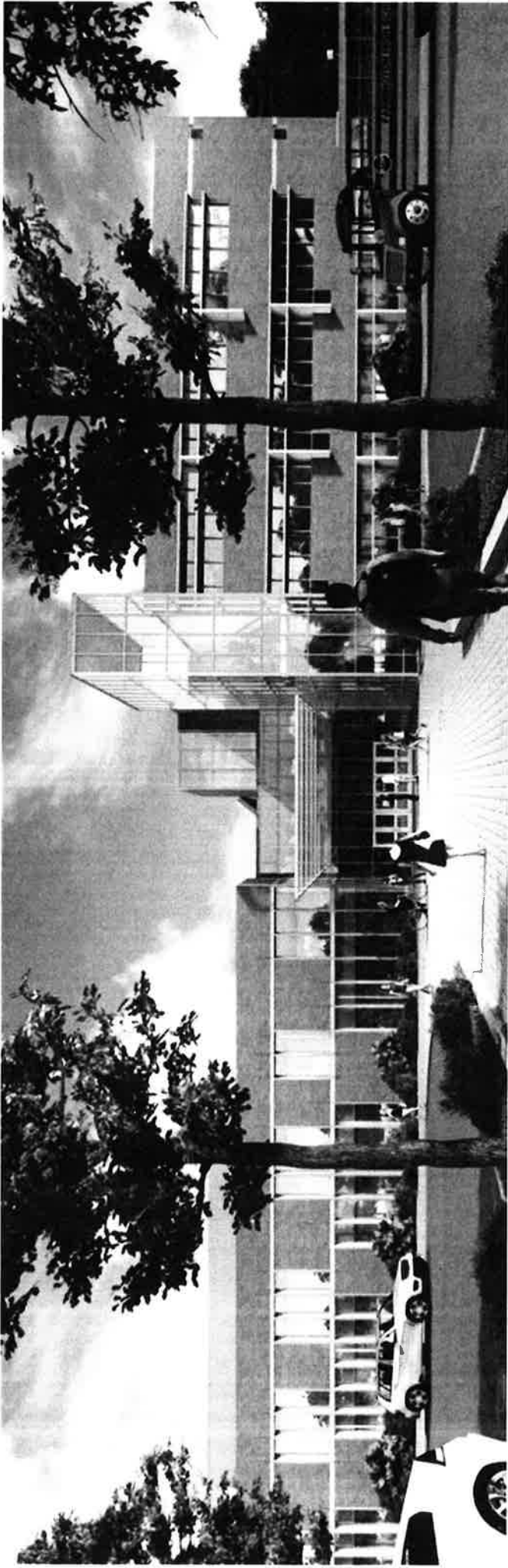
Motion was made and seconded (Capodiffero/Vibert) to adjourn the meeting at 10:04 p.m.

Adopted unanimously

A handwritten signature in black ink, appearing to read "Maureen Frink". The signature is written in a cursive style with a large, looped initial "M".

Respectfully submitted,

Maureen Frink, Clerk



**Farmington High School
Building Committee**

**PRESENTATION TO TOWN COUNCIL
OCTOBER 25, 2022**





- Value Engineering (VE)
 - Throughout each phase of the FHS Building Project (schematic design, enhanced schematic design, design development, and construction documents), the professional partnership team conducts cost estimates based on current market conditions. The professional partners complete their own cost estimates, then reconcile the differences in order to come up with an accurate estimate.
- Value Management Grand List
 - FHSBC created a master list of items that have been approved or rejected from the value engineering process to accurately track what is included or excluded from the base bid. This also helped in the preparation of our alternate list.
- Through the VE process to address the increase of cost estimates, **\$9,400,000** was cut from the project before the invitation to bid was released. These reductions do not include alternates determined by the FHSBC.

Current Alternates: Not in Priority Order



| | |
|----------------------|---|
| Alternate #1 | Add one exterior horizontal sunshade per window |
| Alternate #2 | Install porcelain tile in lieu of linoleum tile |
| Alternate #3 | Install wood ceiling in lieu of ACT |
| Alternate #4 | Add GWB Soffit in stairwells under stairs and landings |
| Alternate #5 | Install ground face CMU in lieu of GYP BD partition type M43 with wall covering |
| Alternate #6 | Add operable windows to exterior curtainwall and storefront assemblies |
| Alternate #7 | Construct a ballfield in lieu of a new grassy field |
| Alternate #8 | Delete the abatement and demolition of Area G in the existing high school per the demolition drawings |
| Alternate #9 | Add operable wall partition between gymnasiums |
| Alternate #10 | Add elevator No. 3 in Area E |
| Separate Bid Package | Tennis Courts |

Bidding Process



- ✓ Invitation to bid published on August 31, 2022.
- ✓ Non-mandatory pre-bid meeting was held onsite on Tuesday, September 13, 2022 at 3:30 p.m.
- ✓ Seven (7) addenda issued during the bidding process
- ✓ The due date for certain packages was modified, often as a result of requests for information and/or updated drawings or specifications that had to be provided by the architect.
- ✓ Scope Review Meetings Conducted with low bidder(s)

Bid Opening # 1



The following bids were opened at 2:00 p.m. on October 6, 2022. These trade packages were referred to as the “critical contracts.”

1. 2.03- Concrete
2. 2.05a- Structural Steel
3. 2.21- Fire Protection
4. 2.22a Plumbing (New High School)
5. 2.23a- HVAC (New High School)
6. 2.26- Electrical (New High School)
7. 2.31- Sitework

Bid Opening #2



The following bids were opened at 2:00 p.m. on October 12, 2022:

1. 2.02- Abatement and Demolition
2. 2.04a- Masonry (New High School)
3. 2.04b- Masonry (Renovation)
4. 2.05b- Miscellaneous Metals
5. 2.07a- Waterproofing, Air Barrier & Sealants
6. 2.07f- Firestopping
7. 2.07n- Roofing (New High School)
8. 2.07r- Roofing (Renovation)
9. 2.07s- Spray-Applied Fireproofing
10. 2.08- Aluminum Entrances, Storefronts and Curtainwall
11. 2.09f- Flooring
12. 2.09p- Painting
13. 2.09t- Tiling
14. 2.10a- General Trades (New High School)*
15. 2.10b- General Trades (Renovation)
16. 2.11- Food Service Equipment
17. 2.12- Window Treatments
18. 2.13- Final Cleaning
19. 2.22b- Plumbing (Renovation)
20. 2.23b- HVAC (Renovation)
21. 2.27- Low Voltage (New High School)
22. 2.28- Electrical and Low Voltage (Renovation)
23. 2.32- Tennis Courts

* Identified as a critical contract

Bid Opening # 3



The following bids were opened at 10:00 a.m. on October 19, 2022:

1. 2.06- Millwork & Lab Casework
2. 2.09a- Acoustical (New High School)
3. 2.09b- Acoustical (Renovation)
4. 2.09c-Drywall

Bid Results Summary



Farmington High School & Farmington Public Schools Central Office

| Budgeted Amount- Construction Cost | Base Bid Amount (Low Bidders) |
|------------------------------------|-------------------------------|
| \$115,600,030.00 | \$121,531,997.00 |
| | (\$5,931,967.00) |

Important Information to Remember



- Total Project Authorization
 - \$135,600,000 per June 3, 2021, referendum
- Reimbursement Rate Increase
 - State of Connecticut increased Farmington’s reimbursement rate from 18.93% (new construction) and 28.93% (renovation) to 30% for the entire project.
 - Increase equates to an additional \$14.7M of the project cost offset by the State of Connecticut

Potential Next Steps



As a result of bids coming in \$5,931,967.00 over, the FHS Building committee evaluated three potential next steps:

OPTION # 1

*Utilize Contingency and/or
FFE to cover costs*

OPTION # 2

Reduction of Project Scope

OPTION # 3

Referendum

Option 1 Analysis



Utilize Contingency and/or FFE to cover costs

PROS:

- Cover \$5,931,967.00 overage in base bid through FFE & Contingency

CONS:

- Not a responsible action to compromise the contingency budget this early in the project as issues may arise at anytime during the construction phase
- The costs for FFE would need to be covered in the Town's Capital budget in the coming years with no reimbursement
- Base bid only (no alternates, no tennis courts)

HIGH RISK LEVEL - HIGH FINANCIAL

Option 2 Analysis



Reduction of Project Scope

NONE

PROS:

CONS:

- Impact on educational programming
- Approved reduction totaling \$9.4M
- Cuts have been beyond committee's comfort level, additional cuts would be detrimental
- Additional items cut from the project will need to be included in Capital Budget in the coming years without reimbursement
- Base bid only (no alternates, no tennis courts)

RISK LEVEL= HIGH
IMPACT TO EDUCATION & POTENTIAL SOME REPAIR COSTS!

Option 3 Analysis



Referendum

PROS:

- Referendum would allow this project to utilize additional State reimbursement
- Alternates could be accepted to return the project to what was approved at the first referendum

NONE

CONS:

NOTE:

If referendum fails additional cuts would have to be made

**RISK LEVEL = LOW
(THE PROJECTS BENEFIT FROM ADDITIONAL STATE FUNDS)**

Timeline to Referendum



Considerations:

- Bids are held for 90 days (approximately January 10, 2023)
- Charter- Town Meeting 10 days before Referendum
- Upcoming Holiday Season

October 25, 2022 Present Recommendation to Town Council

November 9, 2022 Convert Scheduled FHSBC Meeting to Community Meeting

November 15, 2022 Town Council to send to Town Meeting/Referendum

November 28, 2022 Proposed Town Meeting

December 8, 2022 Proposed Referendum

Communications:

- Newsletter out to residents after Town Council meeting on October 25, 2022
- Community Meeting-November 9, 2022
- Explanatory Text Newsletter after Town Council meeting on November 15, 2022

**Recommended Alternates To Be Included
(Totals Reflect Actual Bids)**



| DESCRIPTION | TOTAL COST (incl. mark-up) |
|--|----------------------------|
| Wood Ceiling In Lieu of ACT (Alternate #3b) | \$435,566.00 |
| Operable Wall Partition Between Gymsiums (Alternate #9) | \$659,846.00 |
| Ground Face CMU In Lieu of GYP BD Partition Type (Alternate #5) | \$619,625.00 |
| Porcelain Tile in Lieu of Linoleum Tile (Alternate #2) | \$269,364.00 |
| Operable Windows to Exterior Curtain wall and Storefront Assemblies (Alternate #6) | \$145,894.00 |
| GWB Soffit in Stairwells Under Stairs and Landings (Alternate #4) | \$47,045.00 |
| Elevator #3 in Area E (Alternate #10) | \$174,982.00 |
| One Exterior Horizontal Sunshade Per Window (Alternate #1) | \$236,284.00 |
| TOTAL-ALTERNATES INCLUDED | \$2,588,607.00 |
| TOTAL- TENNIS COURT | \$1,163,449.00 |
| GRAND TOTAL | \$3,752,056.00 |

NOTE: Alternates listed in priority order, as determined by working group

**Recommended Alternates To Be Excluded
(Totals Reflect Actual Bids)**



| DESCRIPTION | TOTAL COST |
|---|-----------------------|
| Construct a ballfield in lieu of a new grassy field | \$1,025,484.00 |
| Delete the abatement and demolition of Area G in the existing high school per the demolition drawings | DEDUCT <\$629,034.00> |
| TOTAL- EXCLUDED | \$396,450.00 |

**Recommendation to Town Council
(Totals Reflect Actual Bids)**



| | |
|-----------------------------|-----------------------|
| Base Bid Amount Over Budget | \$5,931,967.00 |
| Tennis Courts | \$1,163,449.00 |
| Alternates | \$2,588,607.00 |
| TOTAL | \$9,684,023.00 |

Reimbursement Rate & Referendum



- Additional \$14.7M in State grant funds
- Only way for the project to utilize the additional \$14.7M is to hold another referendum
- With an additional appropriation of \$9.7M, the net municipal cost to the Farmington taxpayers will be less than what was anticipated at the June 2021 referendum:
 - June 2021- \$109.3M
 - October 2022- \$104.3M

Recommendation to Town Council



The Farmington High School Building Committee recommends that the Town Council recharge the Farmington High School Committee to prepare for a second referendum vote to appropriate \$9.7M in order to utilize the additional \$14.7M in reimbursement from the State of Connecticut to address the overages in the trade packages and alternates as a result of cost escalation and restore the project to what was voted on at referendum by including alternate numbers 1, 2, 3b, 4, 5, 6, 9, 10 and the tennis courts.

**TAX AND BUDGET WORKSHEET
FINANCIAL FORECAST WITH \$105 MILLION BOND ISSUE (20 YEARS)**

| | | FY22/23 | FY23/24 | FY24/25 | FY25/26 |
|-------------------------------------|----|----------------------|----------------------|----------------------|----------------------|
| | | Adopted | Projected | Projected | Projected |
| | | Budget | Budget | Budget | Budget |
| EXPENDITURES | | | | | |
| Education | | 74,448,257 | 76,815,712 | 79,258,451 | 81,778,870 |
| Town | | 33,380,320 | 34,391,744 | 35,433,814 | 36,507,458 |
| BOE Pensions | | 250,000 | 325,000 | 402,500 | 482,060 |
| Debt Service (non high school) | | 6,928,772 | 7,204,709 | 7,387,913 | 7,976,989 |
| H.S. Issue of 2022 (\$40.0) | | 2,377,884 | 2,318,046 | 2,225,076 | 2,905,777 |
| Additional HS Issues (\$65.0) | | | 1,885,000 | 3,945,750 | 5,259,125 |
| Capital Improvements | | 3,881,000 | 3,631,656 | 3,741,233 | 3,889,535 |
| Total | | 121,266,233 | 126,571,866 | 132,394,736 | 138,799,814 |
| GRAND LIST | | | | | |
| Real Estate | | 3,248,094,596 | 3,302,012,966 | 3,322,155,245 | 3,342,420,392 |
| Personal Property | | 233,594,145 | 239,504,077 | 245,563,530 | 251,776,287 |
| Motor Vehicles | | 315,511,580 | 319,139,963 | 322,810,073 | 326,522,389 |
| Total | | 3,797,200,321 | 3,860,657,006 | 3,890,528,848 | 3,920,719,068 |
| REVENUES | | | | | |
| Other Property Taxes | | 1,405,000 | 1,433,100 | 1,461,762 | 1,490,997 |
| Licenses and Permits | | 781,500 | 808,853 | 833,118 | 859,778 |
| Fines and Penalties | | 15,000 | 16,000 | 16,000 | 16,000 |
| Interest | | 150,000 | 300,000 | 275,000 | 225,000 |
| Grants | | 6,459,586 | 6,581,672 | 6,706,066 | 6,832,810 |
| Service Charges | | 1,514,308 | 1,550,651 | 1,567,984 | 1,605,616 |
| Other | | 772,126 | 768,964 | 765,800 | 762,637 |
| Westwoods Contribution | | 320,000 | 320,000 | 320,000 | 320,000 |
| Fund Balance | | - | - | - | - |
| Total | | 11,417,520 | 11,779,240 | 11,945,730 | 12,112,838 |
| TAX & MILL RATE | | | | | |
| Tax Levy | \$ | 110,984,713 | \$ 115,542,626 | \$ 121,199,006 | \$ 127,436,976 |
| Mill Rate | | 29.32 | 30.04 | 31.27 | 32.62 |
| Mill Rate Change | | 0.52 | 0.72 | 1.23 | 1.36 |
| % Change | | 1.80% | 2.45% | 4.09% | 4.34% |
| Avg Residential Assessment | \$ | 226,777 | \$ 232,632 | \$ 232,632 | \$ 232,632 |
| Real Estate Taxes | \$ | 6,649.10 | \$ 6,988.12 | \$ 7,273.94 | \$ 7,589.43 |
| Dollar Increase | | 117.29 | 339.02 | 285.82 | 315.49 |
| Percent Increase | | 1.80% | 5.10% | 4.09% | 4.34% |
| Increase Due to High School Project | | | 258.41 | 115.95 | 117.09 |
| Debt to Budget | | 7.7% | 9.0% | 10.2% | 11.6% |

**TAX AND BUDGET WORKSHEET
FINANCIAL FORECAST WITH \$105 MILLION BOND ISSUE (20 YEARS)**

| | | FY26/27 | FY27/28 | FY28/29 | FY29/20 |
|--------------------------------|----|------------------|------------------|------------------|------------------|
| | | Projected | Projected | Projected | Projected |
| | | Budget | Budget | Budget | Budget |
| EXPENDITURES | | | | | |
| Education | | 84,379,438 | 87,062,704 | 89,831,298 | 92,687,933 |
| Town | | 37,613,634 | 38,753,327 | 39,927,553 | 41,137,358 |
| BOE Pensions | | 563,060 | 634,060 | 705,060 | 776,060 |
| Debt Service (non high school) | | 7,730,153 | 8,273,417 | 8,027,327 | 7,964,359 |
| H.S. Issue of 2022 (\$40.0) | | 2,812,807 | 2,719,837 | 2,626,867 | 2,533,897 |
| Additional HS Issues (\$65.0) | | 5,407,625 | 5,581,125 | 5,662,625 | 5,511,125 |
| Capital Improvements | | 3,992,973 | 4,123,300 | 4,233,543 | 4,352,988 |
| Total | | 142,499,690 | 147,147,771 | 151,014,274 | 154,963,721 |
| GRAND LIST | | | | | |
| Real Estate | | 3,362,809,157 | 3,419,976,912 | 3,440,838,772 | 3,461,827,888 |
| Personal Property | | 258,146,227 | 264,677,327 | 271,373,663 | 278,239,417 |
| Motor Vehicles | | 330,277,396 | 334,075,586 | 337,917,455 | 341,803,506 |
| Total | | 3,951,232,780 | 4,018,729,825 | 4,050,129,890 | 4,081,870,811 |
| REVENUES | | | | | |
| Other Property Taxes | | 1,520,817 | 1,551,234 | 1,582,258 | 1,613,903 |
| Licenses and Permits | | 889,870 | 921,016 | 953,251 | 986,615 |
| Fines and Penalties | | 17,500 | 18,500 | 18,500 | 18,500 |
| Interest | | 200,000 | 175,000 | 175,000 | 150,000 |
| Grants | | 6,961,951 | 7,093,531 | 7,227,599 | 7,364,201 |
| Service Charges | | 1,644,150 | 1,683,610 | 1,724,017 | 1,765,393 |
| Other | | 759,473 | 756,310 | 753,146 | 749,983 |
| Westwoods Contribution | | 320,000 | 320,000 | 320,000 | 320,000 |
| Fund Balance | | - | - | - | - |
| Total | | 12,313,761 | 12,519,200 | 12,753,771 | 12,968,595 |
| TAX & MILL RATE | | | | | |
| Tax Levy | \$ | 130,935,929 | \$ 135,378,571 | \$ 139,010,503 | \$ 142,745,126 |
| Mill Rate | | 33.26 | 33.81 | 34.45 | 35.10 |
| Mill Rate Change | | 0.64 | 0.55 | 0.64 | 0.65 |
| % Change | | 1.95% | 1.66% | 1.89% | 1.89% |
| Avg Residential Assessment | \$ | 232,632 | \$ 238,587 | \$ 238,587 | \$ 238,587 |
| Real Estate Taxes | \$ | 7,737.59 | \$ 8,067.11 | \$ 8,219.31 | \$ 8,374.50 |
| Dollar Increase | | 148.16 | 329.52 | 152.20 | 155.19 |
| Percent Increase | | 1.95% | 4.26% | 1.89% | 1.89% |
| Increase Due to High School | | -0.68 | 8.74 | -4.72 | -18.35 |
| Debt to Budget | | 11.2% | 11.3% | 10.8% | 10.3% |

**TAX AND BUDGET WORKSHEET
FINANCIAL FORECAST WITH \$105 MILLION BOND ISSUE (20 YEARS)**

| | FY30/31 Projected Budget | FY31/32 Projected Budget | FY32/33 Projected Budget |
|--------------------------------------|--------------------------------|--------------------------------|--------------------------------|
| EXPENDITURES | | | |
| Education | 95,635,410 | 98,676,616 | 101,814,532 |
| Town | 42,383,820 | 43,668,050 | 44,991,191 |
| BOE Pensions | 847,060 | 918,060 | 989,060 |
| Debt Service (non high school) | 7,749,177 | 7,494,230 | 7,028,445 |
| H.S. Issue of 2022 (\$40.0) | 2,459,521 | 2,403,739 | 2,347,957 |
| Additional HS Issues (\$65.0) | 5,359,625 | 5,208,125 | 5,056,625 |
| Capital Improvements | 4,472,250 | 4,594,821 | 4,715,136 |
| Total | 158,906,862 | 162,963,640 | 166,942,946 |
| GRAND LIST | | | |
| Real Estate | 3,482,945,038 | 3,539,020,453 | 3,560,608,478 |
| Personal Property | 285,278,874 | 292,496,430 | 299,896,589 |
| Motor Vehicles | 345,734,246 | 349,710,190 | 353,731,857 |
| Total | 4,113,958,159 | 4,181,227,073 | 4,214,236,925 |
| REVENUES | | | |
| Other Property Taxes | 1,646,181 | 1,679,105 | 1,712,687 |
| Licenses and Permits | 1,021,146 | 1,056,887 | 1,093,878 |
| Fines and Penalties | 18,500 | 18,500 | 18,500 |
| Interest | 150,000 | 135,000 | 125,000 |
| Grants | 7,503,384 | 7,645,198 | 7,789,692 |
| Service Charges | 1,807,762 | 1,851,149 | 1,895,576 |
| Other | 746,819 | 743,656 | 740,492 |
| Westwoods Contribution | 320,000 | 320,000 | 320,000 |
| Fund Balance | - | - | - |
| Total | 13,213,793 | 13,449,494 | 13,695,825 |
| TAX & MILL RATE | | | |
| Tax Levy | \$ 146,443,069 | \$ 150,264,146 | \$ 153,997,121 |
| Mill Rate | 35.73 | 36.07 | 36.68 |
| Mill Rate Change | 0.63 | 0.34 | 0.61 |
| % Change | 1.79% | 0.96% | 1.68% |
| Avg Residential Assessment | \$ 238,587 | \$ 242,428 | \$ 242,428 |
| Real Estate Taxes | \$ 8,524.43 | \$ 8,744.69 | \$ 8,891.73 |
| Dollar Increase | 149.94 | 220.25 | 147.04 |
| Percent Increase | 1.79% | 2.58% | 1.68% |
| Increase Due to High School | -16.99 | -12.28 | -15.57 |
| Debt to Budget | 9.8% | 9.3% | 8.6% |