

Agenda
Farmington High School Building Committee
Wednesday, October 19, 2016
Farmington High School Library
4:30 PM

- A. Call to Order.
- B. Public Comment.
- C. Minutes.
 - 1) To approve the attached October 5, 2016 minutes.
- D. To authorize the Town Manager to sign an agreement with Colliers International for pre-referendum owner's representative services.
- E. Executive Session: Review and Discussion of RFP Responses for Construction Management Services and proposals for Educational Specifications in accordance with Conn. Gen. Stat. §§ 1-200(6) and 1-210(b) (24).
- F. To take any action on the selection of a finalist to provide Construction Management Services.
- G. To establish a subcommittee to negotiate a contract with the selected Construction Manager.
- H. To take any action on the selection of an Educational Specifications Consultant.
- I. Other Business.
- J. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION:

Agenda Item E

Executive Session: To review and discuss RFP Responses for Construction Management Services and proposals for Educational Specifications in accordance with Conn. Gen. Stat. §§ 1-200(6) and 1-210(b) (24).

To adjourn the meeting to executive session as permitted by Connecticut General Statutes Section 1-200(6) and 1-210(b)(24).

Responses to any request for proposals or bid solicitation issued by a public agency or any record or file made by a public agency in connection with the contract award process, until such contract is executed or negotiations for the award of such contract have ended, whichever occurs earlier, provided the chief executive officer of such public agency certifies that the public interest in the disclosure of such responses, record or file is outweighed by the public interest in the confidentiality of such responses, record or file;

That attendance in the Executive Session shall be limited to:

Voting and Non-Voting Members of the Farmington High School Building Committee
Representatives from Kaestle Boos Associates

NOTE: Approval of this motion shall be by 2/3 vote.

Minutes are considered "DRAFT" until approved at next meeting

Minutes
Farmington High School Building Committee
Wednesday, October 5, 2016

Present:

William Wadsworth
Justin Bernier
Hilary Donald
Johnny Carrier
Jean Baron
Mecheal Hamilton

Kathy Greider, Superintendent
Russ Arnold, Director of Public Works
Bill Silva, High School Principal
Tim Harris, Dir. Of School Facilities
Meredith Trimble, Town Council Liaison
Kathryn Howroyd, Clerk of the Committee
Vincent La Fontan, School Business Manager

Absent:

Dan Kleinman
Kathy Eagen, Town Manager

A. Call to Order.

The chair called the meeting to order at 4:32 p.m.

B. Public Comment.

None.

C. Minutes.

1) To approve the attached September 19, 2016 minutes.

Upon a motion made and seconded (Carrier/Donald) it was unanimously VOTED: to approve the September 19, 2016 minutes.

2) To approve the attached September 21, 2016 minutes.

Upon a motion made and seconded (Carrier/Baron) it was unanimously VOTED: to approve the September 21, 2016 minutes.

D. Interview firms for Construction Management Services.

The following firms made presentations regarding Construction Management Services:

4:35 p.m. – 5:05 p.m. Fusco Corporation

5:10 p.m. – 5:40 p.m. O&G Industries, Inc.

5:45 p.m. - 6:15 p.m. FIP Construction

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E. Other Business.

Superintendent Kathy Greider summarized a presentation from Dr. Frank Lockers, which was prepared as a result of the Educational Visioning Workshops on September 9th and 16th and the Community Meeting on September 17th. Bill Silva explained that the educational workshops required participants to envision the future of learning and the facility that would be required to match. The presentations from Frank Locker and Kathy Grider are recorded with these minutes.

In response to a question from Justin Bernier regarding 21st Century Learning and the school's physical capacity, Paul Dominov explained that Kaestle Boos is in the process of interviewing staff, administration and students to determine the facility's needs and physical capacity and then go to the State to determine the best option for moving forward with reimbursement, as they recently changed their model for reimbursement.

Meredith Trimble, Town Council Liaison informed the committee that the committee's name was changed at the September 27, 2016 Town Council Meeting from the FHS Renovation Committee to the FHS Building Committee. This name change more accurately describes the charge of the committee.

Noah Wallace School has invited the committee to their Fall Family Festival on Saturday, October 15 from 2-4 PM. Any committee members interested in attending should contact Kat.

F. Adjournment.

Upon a motion made and seconded (Carrier/Hamilton) the meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Kathryn Howroyd
Clerk of the Committee

FARMINGTON HIGH SCHOOL VISIONING

FHS Renovation Committee Meeting
10/5/16

Visioning : Big Ideas (Days 1 and 2)

Dr. Locker's Slides 2-6

Farmington High School Facility:

- Flexibility for Change
- 21st Century Learning Spaces
- Collaboration/Breakout/Commons
- New Technology Close By
- Flexible/Varied Furniture
- Teacher Teaming/Collaboration
- Reimagine Spaces (ex. Library/Classroom)

Visioning (Days 1 and 2)

Today vs. Tomorrow

Dr. Locker's Slide 7

- **Now**
Education 2.77 vs. Facility 2.0
- **Future**
Education 4.74 vs. Facility 4.59

Summary: Our current approach to teaching, learning and programming does not match our facility. We hope that the future building would not only match teaching, learning and programming today, but promote educational innovation in the future.

Visioning (Days 1 and 2) Imagining the Facility (Drawings and Samples)

Dr. Locker's Slides 8-16

- ◎ One Main Entrance
- ◎ Learning Commons Areas
- ◎ Public vs. Private (Safety and Security)
- ◎ “Main Street”
- ◎ Integrated (Subject Areas, Special Services, Collaborative Space, Teacher Planning)
- ◎ Indoor/Outdoor Learning
- ◎ Technology
- ◎ Flexible Spaces for Today and Tomorrow

Visioning (Day 3): Community's Hopes

Identified Priorities

Dr. Locker's Slides 17-20

- A place to prepare kids to create the future
- Nurtures creative aspects of education
- Serves all students' needs
- Phase in new concepts early in the process (don't wait for the project's completion)
- Consolidate learning areas (STEM, Maker Spaces, Robotics, Woodshop, etc.)
- Multipurpose*
- Better space for Tech classes
- Tear Up and Rebuild
- Hope for design of broader community use
- Keep historic 1928 building
- Modern energy efficiency
- Town Hall at FHS
- Flexibility

○ Customization

Visioning (Day 3): Community's Concerns

Identified Priorities

Dr. Locker's Slides 21-22

- Design honors the town's architecture
- Don't cut corners
- Consider needs of students (avoid isolation)
- Future proof
- Accommodates changing educational approaches (20-30 years)
- Bigger spaces should not impact teacher/student ratio
- Not another band aide
- Do it right
- Future growth and long term cost
- Timeframe
- Market change the right way to community
- Cost (within reason)
- Cost (value)

Visioning Concepts
9th + 16th September 2016

Community Meeting
17th September 2016

21st Century Schools

INDIVIDUAL MOST IMPORTANT

ISSUE	VERY IMPORTANT	IMPORTANT	DON'T KNOW	MAYBE NOT IMPORTANT	NOT IMPORTANT	SCARY TO ME
13 Making Things to Learn	19	15	1			3
14 21 st Century Schools: Small Learning Communities	16	4	4			
15 Flexible, Varied, Brain Based Furniture	16	17	1		1	
16 New Technology Close by	15	19	1			
17 21 st Century Learning Spaces	20	8	1			2
18 Teacher Planning Centers	17	14	3	1		
19 The End of the Library as We Know it Today	17	10	6			
20 The End of the Cafeteria as We Know it Today	11	16	8			
21 Flexibility for Change	25	8	1			1
22 Collaboration/Breakout/Commons	20	12	1	1		1
23 Teacher Teaming/Collaboration	16	16	3			
24 End of the Classroom as we know it Today	19	12	2		1	1

ISSUE	VERY IMPORTANT	IMPORTANT	DONT KNOW	MAYBE NOT	NOT IMPORTANT	SCARY TO ME
13 Making Things	11	22	1			3
14 21 st Century Schools: Small Learning Communities	16	4	4			
15 Flexible, Varied, Brain Based Furniture	16	17	1		1	
16 New Technology Close by	15	19	1			
17 21 st Century Learning Spaces	26	8	1			2
18 Teacher Planning Centers	17	14	3	1		
19 The End of the Library as We Know it Today	17	10	6			
20 The End of the Cafeteria as We Know it Today	11	16	8			
21 Flexibility for Change	25	8	1			1
22 Collaboration/Breakout/Commons	20	12	1	1		1
23 Teacher Teaming/Collaboration	16	16	3			
24 End of the Classroom as we know it Today	19	12	2		1	1



21st Century Schools

TABLE TEAM MOST IMPORTANT

Flexibility for Change

Cited by 5 Table Teams

Collaboration/Breakout/Commons

Cited by 5 Table Teams

Teacher Teaming/Collaboration

Cited by 4 Table Teams

21st Century Learning Spaces

Cited by 4 Table Teams

The End of the Library
as We Know it Today

Cited by 4 Table Teams

End of the Classroom
as we Know it Today

Cited by 4 Table Teams

PREDICTIONS FOR TEACHING + LEARNING IN 20 YEARS

- Why come to school?
 - Learn to work together
 - Collaboration
 - Problem solve
 - Measure success + failure
 - Apply knowledge to real situations
 - Teamwork
 - Community networking
 - Socialization
 - Empathy
 - Timely intervention for students
 - Access to technology
 - Spaces kids don't have at home
 - Wet Labs
 - 3D Printing
 - Stage
 - Music
 - Gym
 - Access to other cultures
 - Well-roundedness
 - Extracurricular activities
 - Regular healthy meals
- Structure (time tables, responsibility)
 - Supervision
 - In loco parentis
 - Curricular standards
 - Teacher growth, collaboration
 - Isolation limits creativity
 - Personal challenge + high expectations
 - Teacher mentors
 - Facility access for community
 - What would school look like?
 - Personalized pathways
 - Student choice
 - Take college courses after two years of high school
 - Multiple class size configurations
 - 1:1
 - Small - large
 - Simulated work environments
 - Virtual learning
 - Big screen
 - Comfort for other people coming in Coffee Shop
 - Symbol of relationship of school + community

2036

PREDICTIONS FOR TEACHING + LEARNING IN 20 YEARS

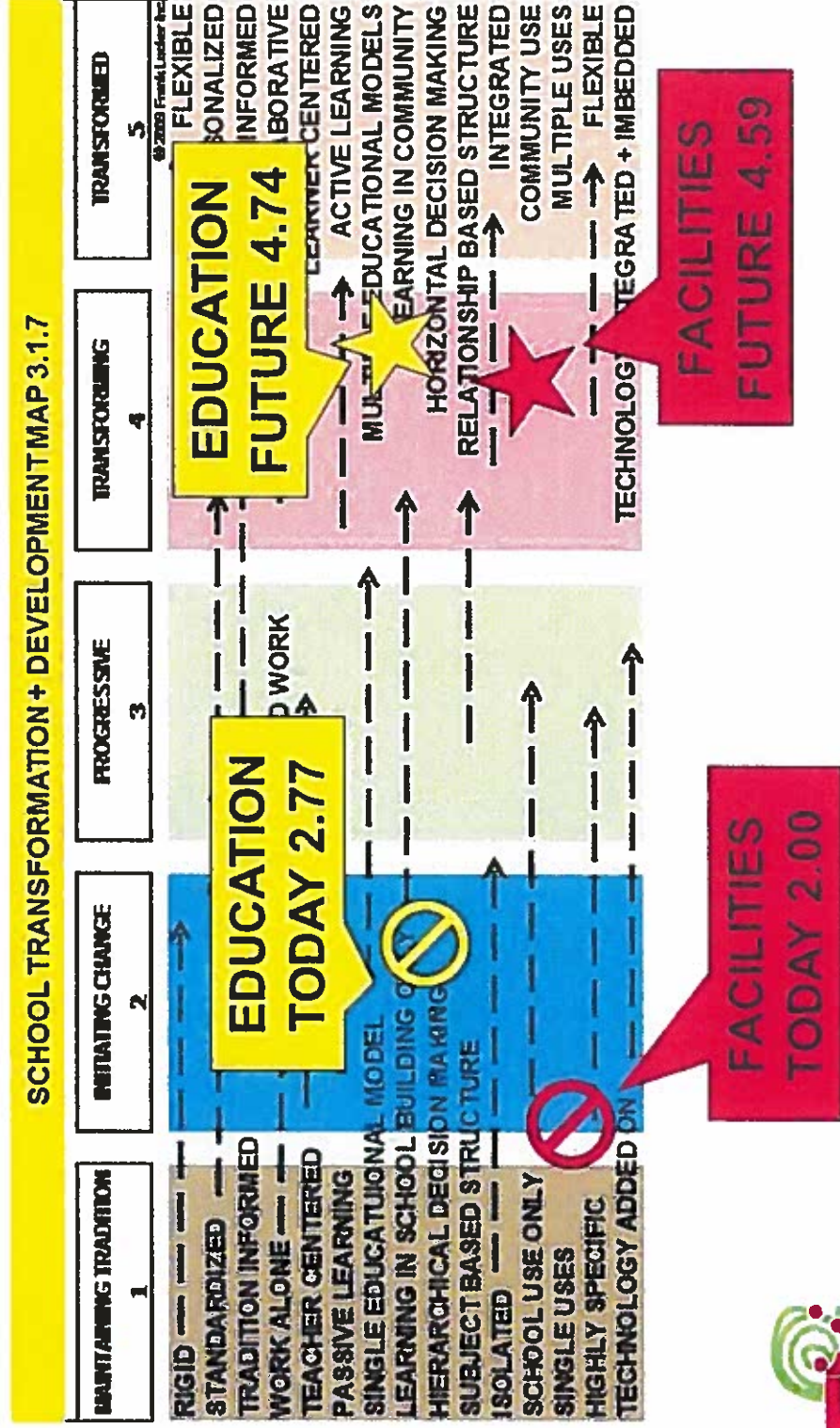
- Classrooms → workshops + studios
 - Collaborative
- Lots of movement in and out of school
- Kids will have choice
 - Collaborative
 - Flexible
 - Places to work on their own
- Labs not associated with class
 - Individual work
- Beyond building + grounds
 - From 3:00, lots of community use
- What is environment for drop-out wannabe's?
 - Places for different types of learning
 - Schedule has to change
 - Different length course
 - Full year – fewer
 - ½ year
 - ¼ year
 - Course could lead to independent work
- Security + safety
- Security on campus as well as building
- Audience
 - Authentic audience for students
 - Invite community in
 - Like High Tech High – building as showcase
- Everything is opportunity for audience
 - Need active-learning opportunities
 - Avoid isolations
 - We have this now
 - Need inspiration
 - See work
 - See others learning
 - See teachers inspire
 - Variety of leaning places
 - Multiple noise levels in Library
 - Silent
 - Collaborative

School Transformation + Development Map

MICRO TEAM AVERAGE SCORES

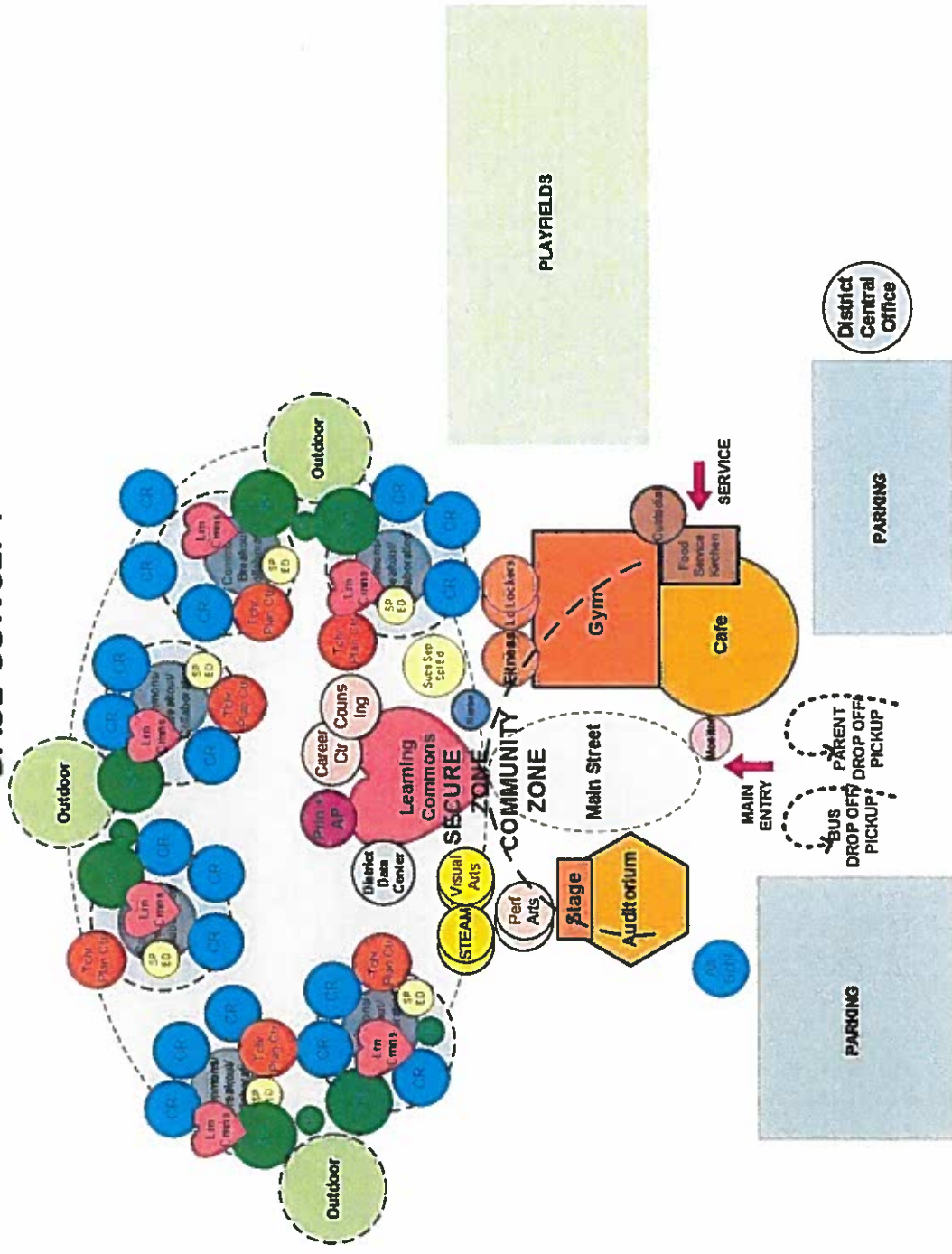
SCHOOL TRANSFORMATION + DEVELOPMENT MAP 3.1.7

SCHOOL TRANSFORMATION + DEVELOPMENT MAP



Overall Building Relationship Diagram

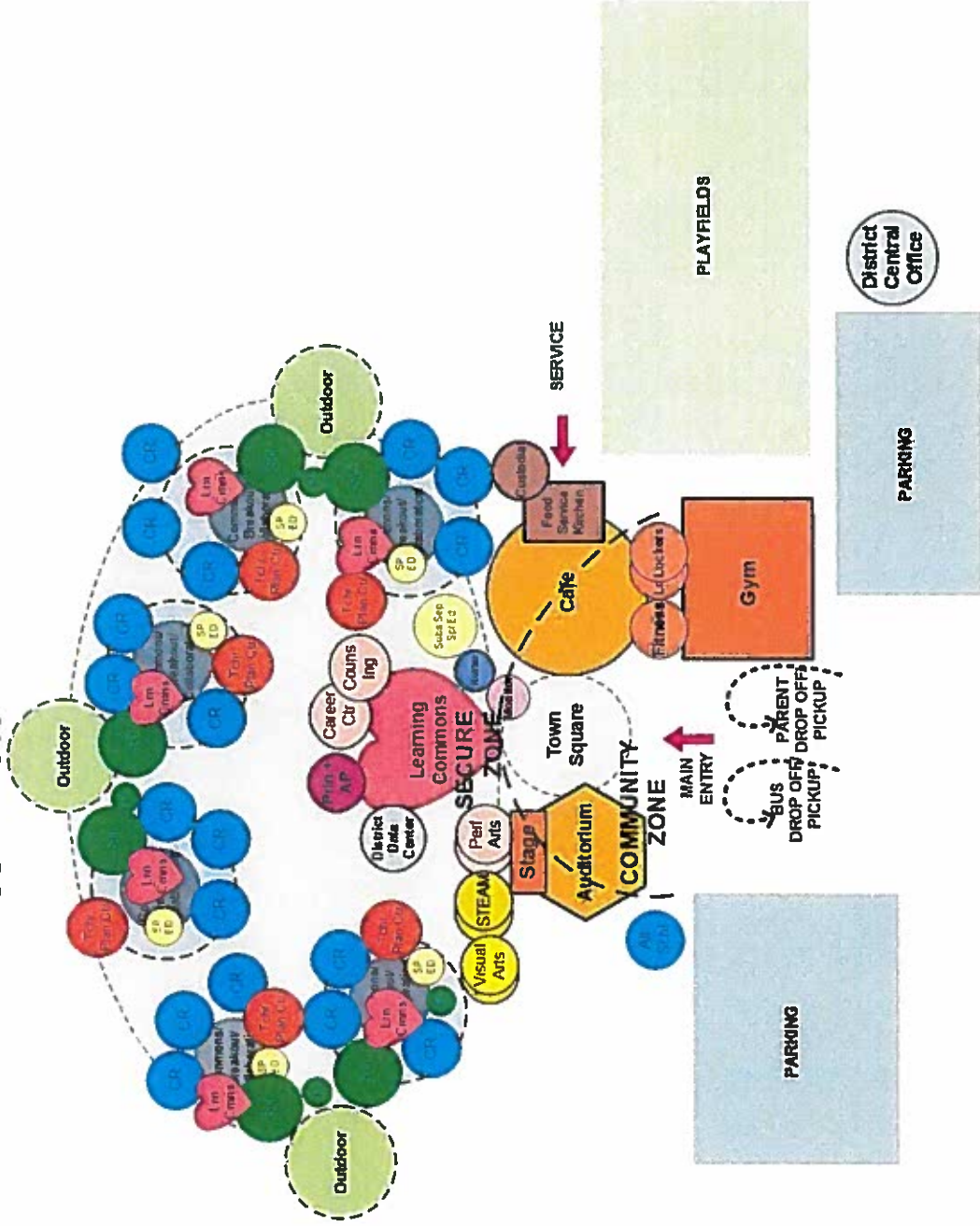
BASE CONCEPT



FARMINGTON HIGH SCHOOL
OVERALL BUILDING RELATIONSHIP DIAGRAM

Not all spaces shown
Number of Classrooms not determined

Overall Building Relationship Diagram COMMUNITY ZONE ALTERNATE 1

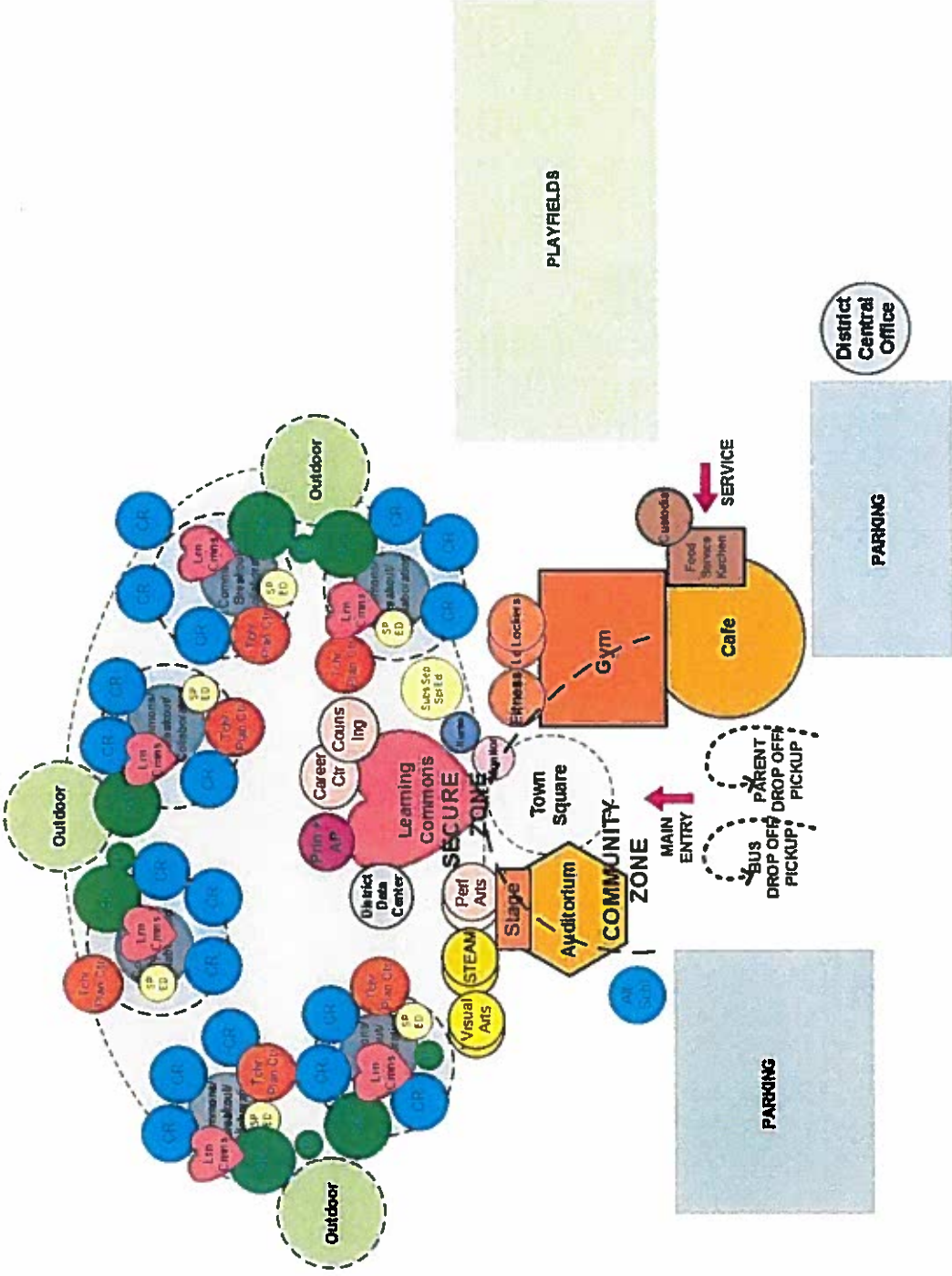


FARMINGTON HIGH SCHOOL
OVERALL BUILDING RELATIONSHIP DIAGRAM
Alternate Entry 1

Not all spaces shown
Number of Classrooms not determined

Overall Building Relationship Diagram

COMMUNITY ZONE ALTERNATE 2



FARMINGTON HIGH SCHOOL
OVERALL BUILDING RELATIONSHIP DIAGRAM
Alternate Entry 2

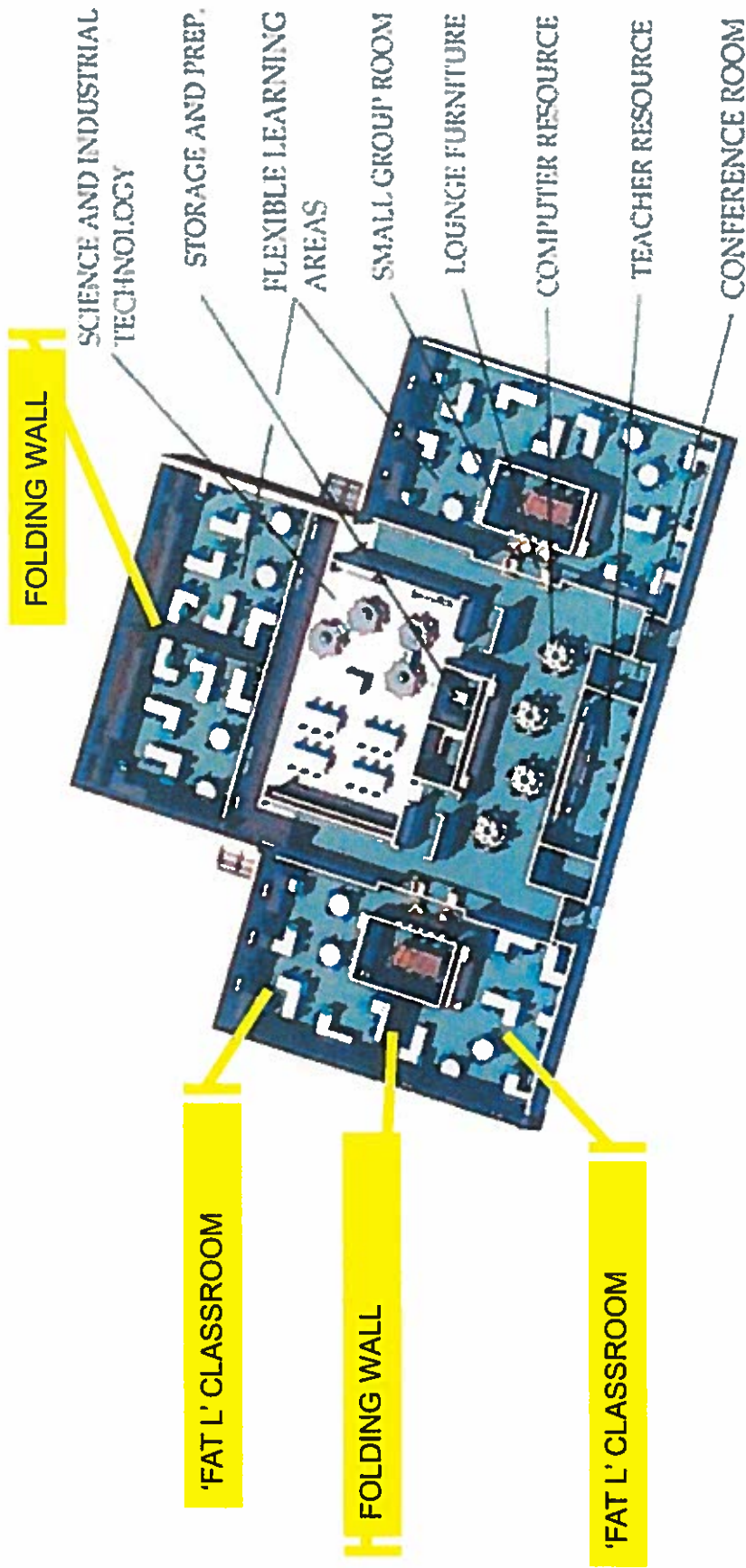
Not all spaces shown
Number of Classrooms not determined

Places for Learning

MOST APPROPRIATE CONCEPTS FOR THE CORE CURRICULUM

WAVERLY HIGH SCHOOL

Cited by 4 of 7 Table Teams

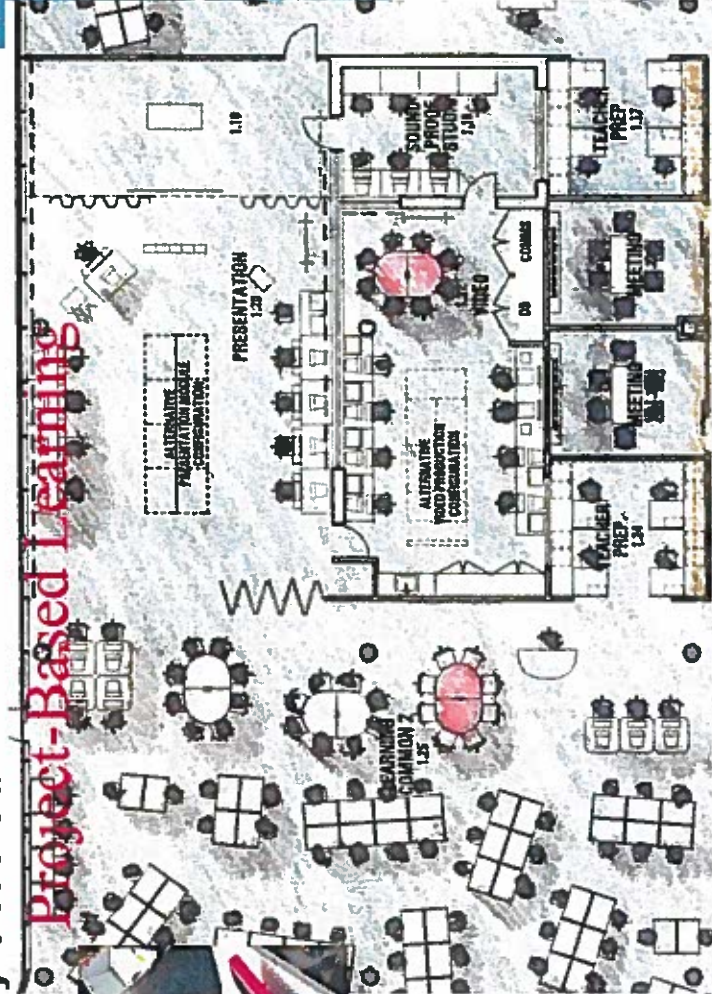


Places for Learning

MOST APPROPRIATE CONCEPTS FOR THE CORE CURRICULUM
AUSTRALIAN MATHEMATICS + SCIENCE HIGH SCHOOL

Cited by 4 of 7 Table Teams

Project-Based Learning

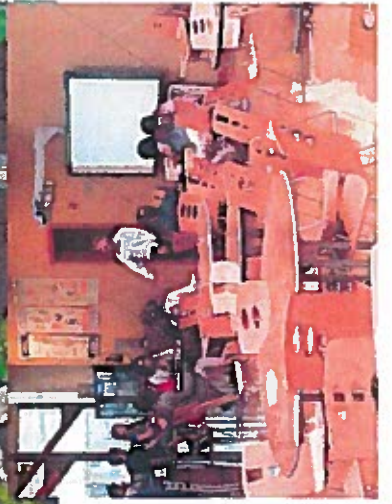
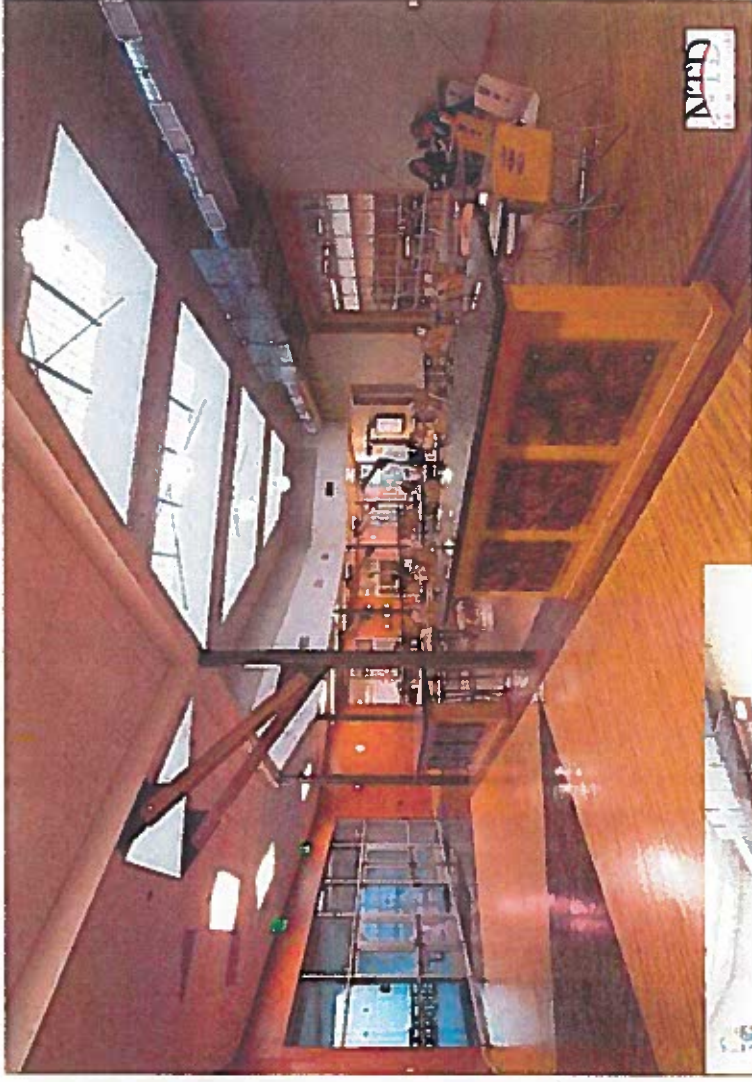
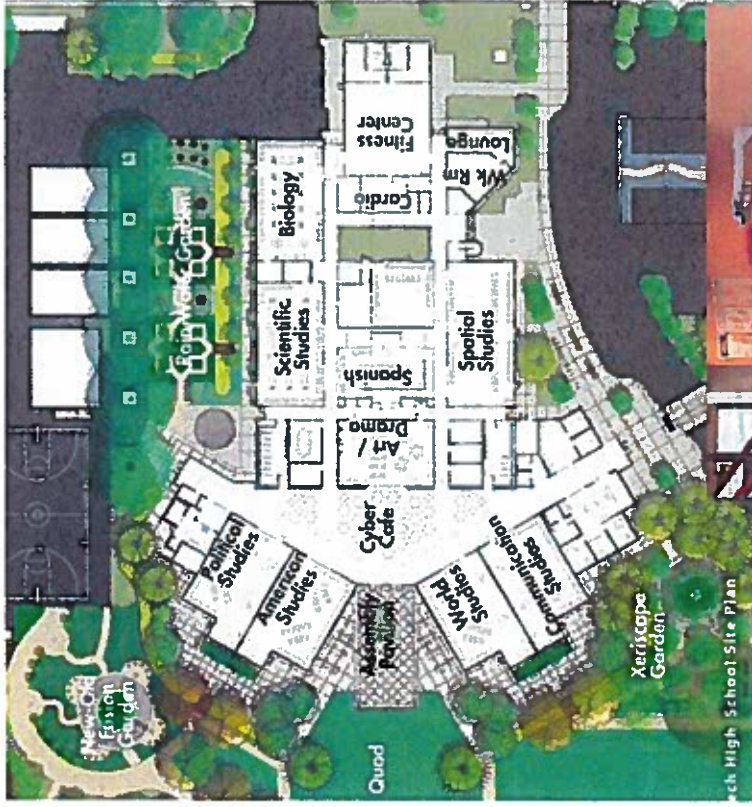


Places for Learning

MOST APPROPRIATE CONCEPTS FOR THE CORE CURRICULUM

NEW TECH HIGH SCHOOL

Cited by 3 of 7 Table Teams

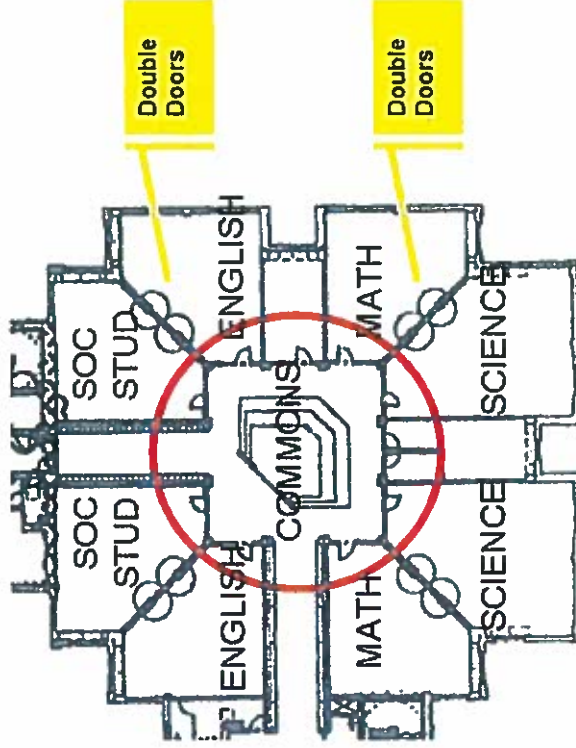


Places for Learning

MOST APPROPRIATE CONCEPTS FOR THE CORE CURRICULUM

IPSWICH MIDDLE SCHOOL

Cited by 3 of 7 Table Teams

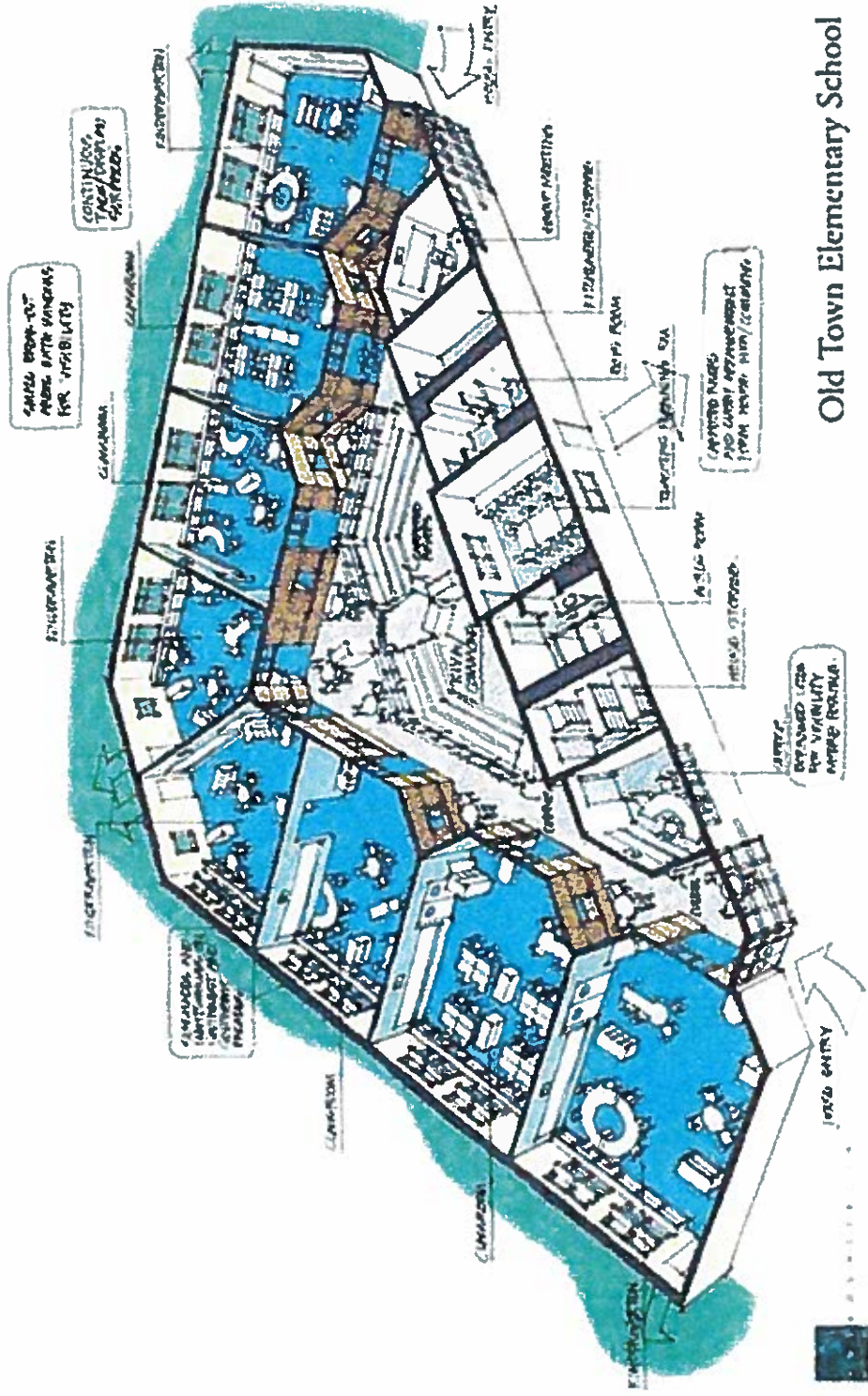


Places for Learning

MOST APPROPRIATE CONCEPTS FOR THE CORE CURRICULUM

OLD TOWN ELEMENTARY SCHOOL

Cited by 3 of 7 Table Teams



Old Town Elementary School

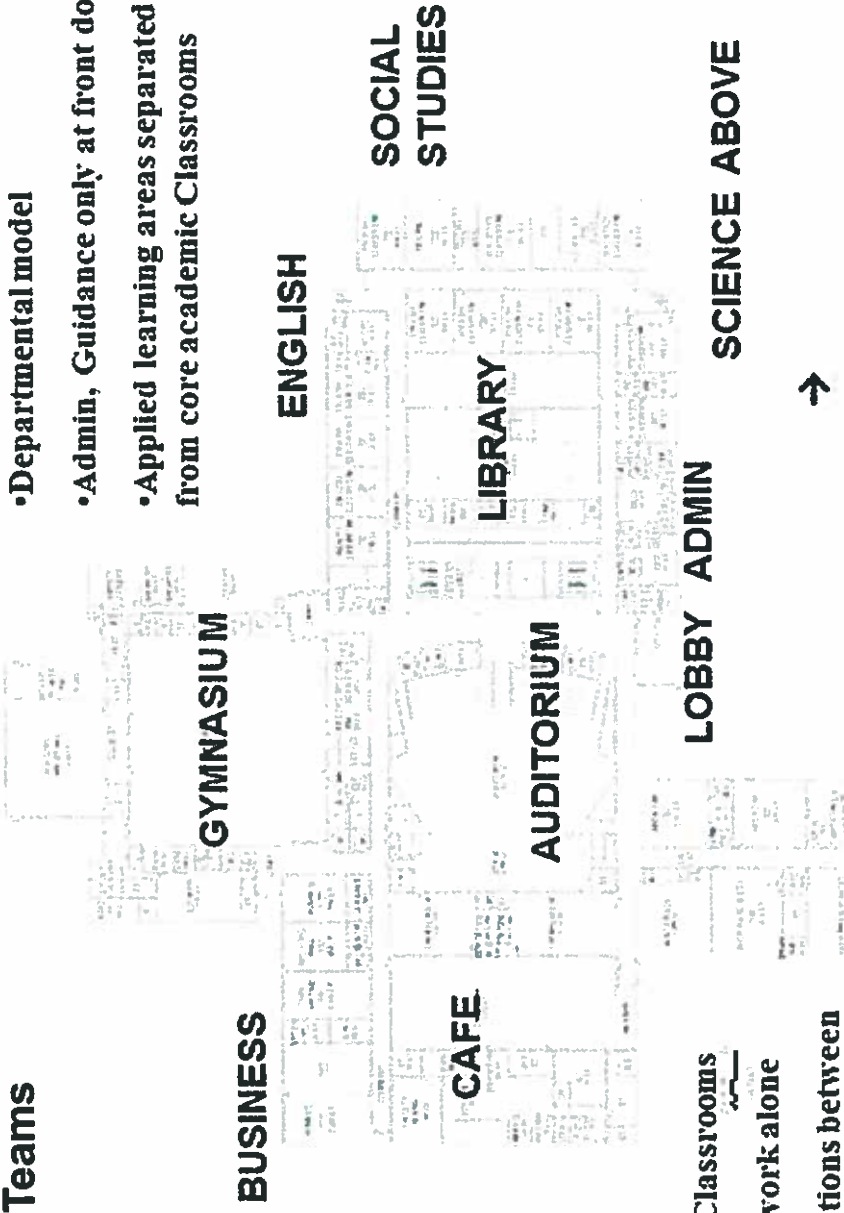
Places for Learning

LEAST APPROPRIATE CONCEPT FOR THE CORE CURRICULUM

SOUTHAMPTON HIGH SCHOOL

Cited by 6 of 7 Table Teams

- Departmental model
- Admin, Guidance only at front door
- Applied learning areas separated from core academic Classrooms



- Separate Classrooms
- Teachers work alone
- No connections between Classrooms
- No visual connections
- Classrooms to Corridors
- Few adjacent support spaces

ART,
AUTO,
WOOD

2 FLOORS OF CLASSROOMS

Community Meeting

HOPES

HOPES Education:

- School for the 21st century
- *A place to prepare kids to create the future
- *Nurtures creative aspects of education
- Continue to create future leaders
- Collaboration space is a positive
- Bringing in outside programs for a variety of ages
- *Serve all student needs
- *Phase in new concepts early in process. Don't wait for project completion (if renovation)
- *Consolidate learning areas (ie STEM) to include Maker Spaces + Robotics + Woodshop + Trans Tech
- Culinary Program
- Online supported Language Program 😊
- Town amenities
-

HOPES Technology:

- State-of-the-art technology
- Tech consultation
 - (Wifi, CAT-6, etc)
- Tech + Innovation

HOPES Building:

- Flexibility & adaptability
- *Multi-purpose space – eg, better use of Hallways with benches or furniture for collaborative learning
- Better Gym facility
- Air conditioning
- Conference rooms
- Cafeteria – large enough so lunch does not start at 9:30AM
- Auditorium needs overhaul
 - Speakers, space (We want graduation there)
- Better Baseball Field
- Handicapped accessible entrances, Auditorium, etc

Community Meeting

HOPES

HOPES Building (continued):

- *Better space for tech classes.
- Workshop too cramped today and going to another school Junior Year for kids not following traditional curriculum is not sole solution
 - Vocational Training building
- Tear building down/keep historic main building for administration
- *Tear up and rebuild (with exception of historic building)
- School that can accommodate all activities – flexibility
- Cafeteria flexibility: use/size
- Community space
 - Public Gym
- Efficient use of space
 - ??? into classroom
 - Café into learning space in a new building
 - Large Café
- Flexibility in rooms
 - Classroom size
 - Shared resources
 - Classroom Pods

HOPES Building (continued):

- Multiple size classrooms learning spaces
 - Hope
- Alternative High School on site
 - Compact layout but open in space
- Hands-on project space
- New building
- Year-round space
- Outdoor space for classrooms
- ADA fitness areas
 - (Old Gym)
- Swimming Pool
 - Lifelong fitness
- (Multipurpose Room)
 - Weights
 - Health & wellness learning areas + labs
- *Hope for design for broader community use
- Preservation of original school (Konic)
- *Community use
- Inspirational environment
- Keep 1928 building
- Better parking/traffic flow

Community Meeting

HOPES

HOPES Building (continued):

- Modern HVAC!
- Shell space ability in plans
- Air conditioning (efficient HVAC)
- Multi-use facilities → Café
 - (Arts, ,performance)
- Our facilities match our desired education quality
- Better acoustics in Auditorium
 - Bigger size
- *Keep history 1928 building
- Stacked building
- Go up and down – not out/stacked parking
- Houses
- Room for expansion
- *Modern energy efficiency
- Open access to infrastructure for students + teachers
- Awesome Auditorium – big enough for all needs
- Cavernous Cafeteria
- Clubs and student organization spaces

HOPES Building (continued):

- Take best advantage of Farmington local
- Emergency Shelter
- Functioning student-operated restaurant
 - (Kim wants food!)
- More comfortable bleachers (Gymnasium)
- A/C everywhere
 - Climate control for instruments
- Performance arts/visual arts – better spaces
- *Multipurpose space (include community)

HOPES Process + Transition:

- Long term vs short term plans
- Visit some sites
- Make sure we look at needs 15 years out, not just 5
-

HOPES Community:

- Clear communication with the community
 - “Town Hall” in FHS



Community Meeting

HOPES

HOPES Building (continued):

- Functioning student-operated restaurant
 - (Kim wants food!)
- More comfortable bleachers (Gymnasium)
- A/C everywhere
 - Climate control for instruments
- Performance arts/visual arts – better spaces
- *Multipurpose space (include community)

HOPES Other:

- Keep property values high
- Continuing Ed
- Asset to attract new residents
- Pride of place
- Sustainability
- Lunch at lunch time!
- Student flow modeling
- Support Music Department CAR WASH
- *Flexibility
- *Foster Ac Ex for all
- *Customization

HOPES Process + Transition:

- Long term vs short term plans
- Visit some sites
- Make sure we look at needs 15 years out, not just 5

Community Meeting

CONCERNS

CONCERNS Design:

- *Design that honors historical architecture and accommodates for emergencies
- Wifi access
- Accommodate + improve Town Emergency Shelter
- Environmental comfort
- Min entries, but what about egress?
- How to design for an unpredictable population?
- Site circulation + access
- How much of current structure would need to be demolished?
- Balance between open learning vs security
- Weather changes, too
- Noise + distraction around exterior
- *DONT CUT CORNERS (\$)
 - On equipment, furniture, finishes, etc
- *For ADHD/LD + kids who need structure, need to consider their needs without isolating them
- Longevity
- Flexibility
- "Future-proof?"
- Student flow through Corridors

CONCERNS Education:

- *Accommodate changing educational approaches over 20-30 years
- Too much Study Hall today; Gym in lieu of
- *What happens when style of teaching dies in in future?
 - (Ie, move from open space to small space = hidden Corridor doors?)
- *With bigger space should NOT come ↑ teacher/student ratio
- Culinary Program eliminated

CONCERNS Process + Transition:

- I am a taxpayer. Cost?
- *Not another band aid. Do it right
- Cost of renovation vs cost of brand new building
- Keep property values high
- *Future growth + long term cost
- *Time Frame??
- Transitioning between old and new during construction
- Timing/student displacement
- Impact on staff and how do we retain them?



Community Meeting

CONCERNS

CONCERNS Process + Transition:

- Cost and impact on property value
- Minimize disruption to student during building stage
- Budget?
- *Market change the right way to community
- Disruption during project
- *\$\$\$ - within reason
- Project delays
- Preserving architecture of community
- Community support
- Time line
- Thinking for school-age population growth!
- Disruption of education
- *Cost (value)
- Topography of site
- Finances vs comprehensive vision

CONCERNS Accreditation:

- Possibly losing NEASC accreditation
- Can we depend on state aid?"
- Lose accreditation – NEASC
- Loss of funding due to law suits on state

CONCERNS Other:

- School as is was good enough for us
- Two roads in
- *Sprawl
- We are referring to this as a “Renovation Committee” rather than re-invention
- There is a pre-determined plan
- Traffic flow
- Lunch times