

Agenda
Farmington High School Building Committee
Wednesday, December 7, 2016
Farmington High School Library
4:30 PM

- A. Call to Order.
 - B. Public Comment.
 - C. Minutes.
 - 1) To approve the attached November 30, 2016 minutes. (**Attachment 1**)
 - D. Reports/Updates.
 - 1) Architect Report (Dominov)
 - 2) Owner's Representative Report (Sklenka)
 - 3) Construction Manager Report (Biega)
 - 4) Financial Report (Eagen)
 - 5) Educational Specifications (Greider)
 - E. To review the "FHS Building Committee Messaging." (**Attachment 2**)
 - F. To review the program/presentation for the December 8th Tour & Community Meeting. (**The draft program will be provided at the meeting**).
 - G. Other Business.
 - H. Adjournment.
- cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

Minutes
Farmington High School Building Committee
Wednesday, November 30, 2016

Present:

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

Kathy Eagen, Town Manager
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
Curt Pandiscio, FHS Assistant Principal
Chuck Boos, Kaestle Boos Associates
Paul Dominov, Kaestle Boos Associates
Enrico Chiarillo, Kaestle Boos Associates
Luke McCoy, Kaestle Boos Associates
Marc Sklenka, Colliers International
Kurt Lavaway Colliers International
Scott Pellman, Colliers International
Ken Biega, O&G Industries, Inc.

Absent:

Bill Silva, High School Principal

A. Call to Order.

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

B. Public Comment.

Sarah Huelin, 21 Bidwell Square, Unionville, wanted to provide feedback to the committee from parents who have been in contact with her. They would like to see as much thoughtful but new construction as possible, and a renovate as new concept is strongly favored idea.

John Vibert, 126 Main Street, Unionville, requested that the architects provide information to things that are not in the conceptual drawings, including heating and electrical systems. As the concepts and ideas develop, please share this information to the public.

C. Minutes.

1) To approve the attached November 16, 2016 minutes.

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the November 2, 2016 minutes.

D. Reports/Updates.

Minutes are considered DRAFT until approved at next meeting

1) Architect Report (Dominov)

Paul Dominov reported that Kaestle Boos will present three options at tonight's meeting (one new school and two additions/renovations). Paul provided updated space requirements, using both the new and old guidelines from the State for the committee to review. These space standards were incorporated into the three designs that are presented. A copy of the space standards is recorded with these minutes.

2) Owner's Representative Report (Sklenka)

Marc Sklenka provided the committee with an Owner's Project Manager Report and reviewed the contents of the report. A copy of this report is recorded with these minutes.

3) Construction Manager Report (Biega)

No Report.

4) Financial Report (Eagen)

Town Manager Kathy Eagen provided a financial report to the committee. The only change since the last committee meeting are the costs associated with the town letter mailing for the December 8th meeting. A copy of the report is recorded with these minutes.

5) Educational Specifications (Greider)

Superintendent Kathy Greider reported that she has been working with Dan Hansen, Educational Consultant, and Kaestle Boos on the educational specifications and they have completed a draft for internal review. The educational specifications will be presented to the Board of Education on December 12, 2016 and receive a second reading on December 19, 2016.

E. To review three (3) draft concept designs from Kaestle Boos Associates.

Paul Dominov and Luke McCoy presented three draft design concepts to the committee. A copy of the presentation is recorded with these minutes.

After the presentation the committee had various discussion and questions in response to the draft questions. The main concerns include:

- The concepts are over in the amount of reimbursable square footage. The committee has requested a list of where the excess square footage is coming from
- More field space should be taken into consideration
- Phasing plan. The Construction Manager will provide input on the feasibility and cost associated with various phasing plans for the concepts once the designs are completed at the end of December
- The 2003 building. A cost analysis has been requested to determine the overall cost for keeping the building in the current plans vs. removing the building

- The abutting neighborhood needs to be properly buffered

Kathy Eagen reminded the committee that the meeting on December 14, 2016 will be the committee's opportunity to provide additional feedback and review comments made by the community on the draft concept options. The architect will have until the end of December to finalize the plans. Lastly, the Committee will review the three final concepts with a cost estimate and make a selection in January.

Chairman Wadsworth informed the committee that these designs will be posted on the project website. He encourages the committee and the public to review the three options. The meeting on December 14, 2016 will be the committee's opportunity to provide feedback on the draft concept options.

Meredith Trimble requested that each slide contains a disclaimer that adjustments and refinements are expected based on public input and that these concepts designs are the starting points for discussion.

F. Other Business.

Jean Baron requested clarification on the schedule for the next couple of weeks, specifically the Board of Education meeting (12/12) and the Town Council meeting (12/13). Chairman Wadsworth informed the committee that he encourages attendance at all upcoming meetings.

G. Adjournment.

Upon a motion made and seconded (Kleinman/Carrier) the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Kathryn Howroyd, Clerk of the Committee

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS

LEA CODE: 0

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.

State Standard Space Specifications
Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
				Allowable Square Footage per Pupil									
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls
- Using the figures on that line, complete the grid below for only those grades housed within the school

Pre-K	<u>0</u>	6	<u>0</u>
K	<u>0</u>	7	<u>0</u>
1	<u>0</u>	8	<u>0</u>
2	<u>0</u>	9	<u>170</u>
3	<u>0</u>	10	<u>184</u>
4	<u>0</u>	11	<u>184</u>
5	<u>0</u>	12	<u>184</u>

(a) Total (grades Pre-K through 12)	<u>722</u>
(b) Number of grades housed	<u>4</u>
(c) Average [(a)/(b)]	<u>180.5</u>
(d) Highest Projected 8-year enrollment	<u>1346</u>
(e) Maximum Square footage [(c) x (d)]	<u>242953</u>

3. Total square footage at completion of project:	
a. Existing area constructed pre-1950	<u>0</u>
b. Multiply "a." by 80%	<u>0</u>
c. Area (at completion of project) constructed 1950 or later	<u>271,590</u>
d. Square footage for space standards computation (b+c)	<u>271590</u>

28,637 sf over maximum reimbursable square footage

If line 2 (e) is greater than line 3(d) there is no grant reduction
If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d)

Grant reduction below
89.46% *

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

DRAFT 11/30/16

**NEXT: Go to the Excel Worksheet Tab Labeled
"Calc Type 2 Page 2 of 3"**

State Project Number:
 Local Educational Agency:
 School Name: Farmington High School
 Date: 11/30/16

Grade Configuration: 9-12

PROJECTED STUDENT ENROLLMENT		Students	# Inst. Areas	Students	# Inst. Areas
8-Year Highest Projected Enrollment		8-Year	20	8-Year	20
Pre-Kindergarten			0.00	Grade 6	0.00
Kindergarten			0.00	Grade 7	0.00
Grade 1			0.00	Grade 8	0.00
Grade 2			0.00	Grade 9	341
Grade 3			0.00	Grade 10	320
Grade 4			0.00	Grade 11	349
Grade 5			0.00	Grade 12	336
Total Student Enrollment				1,346	77.40

Note 1

REIMBURSEABLE SQUARE FOOTAGE	Students	SF/student	Total	SF/Student Range
SF/Student - Elementary School	0			104-125
SF/Student - Middle School	0			119-151
SF/Student - High School	1346	170.13	228,998	163-187

Note 2

Maximum Reimbursable Gross Square Feet

228,998

Note 3

PROGRAM AREAS	New	Exist SF	Total SF	# Instr Area	Plan Review			
					New	Exist SF	Total SF	# Instr Area
Academic Core	72,730	0	72,730	57	0	0	0	0
Special Education	8,385	0	8,385		0	0	0	0
Administration	7,230	0	7,230		0	0	0	0
Media Center	9,821	0	9,821		0	0	0	0
Visual Arts	6,100	0	6,100	5	0	0	0	0
Music	5,910	0	5,910	2	0	0	0	0
Performing Arts / Auditorium	15,950	0	15,950	1	0	0	0	0
Life Skills/Tech/Bus Education	7,730	0	7,730	3	0	0	0	0
Physical Education	34,645	0	34,645	5	0	0	0	0
Student Dining	8,932	0	8,932		0	0	0	0
Food Service	5,343	0	5,343		0	0	0	0
Custodial	500	0	500		0	0	0	0
Subtotal - Net Square Feet	183,276	0	183,276	73	0	0	0	0
Building Services	61,400	0	61,400		0	0	0	0
Subtotal - Net SF including Building Ser	244,675	0	244,675		0	0	0	0
Construction Factor	0.11	0.11	0.11		0.11	0.11	0.11	
Total Gross SF Programmed	271,590	0	271,590		0	0	0	

Note 4

Reimbursable SF

Total Facility SF

Difference Between Maximum Gross SF and Gross SF Program

42,592

Note 5

Non-Reimbursable SF

NOTES

Note 1: Cell F17 indicates the minimum number of total instructional areas to be provided. Value shall be rounded up.

Note 2: Values shown in cells F20-22 indicated the range of square foot per student based on the number of total students. Schools with larger enrollments will have fewer square feet per student.

Note 3: Cell D23 indicates the total gross square footage of the new or renovated building.

Note 4: The minimum number of instructional areas within the Academic Core area for Elementary Schools will be 100% of total. The minimum number of instructional areas Middle & High school Academic Core areas should be >= 67% of total.

Note 5: Cell D46 indicates the difference between the Maximum Reimbursable Gross Square Footage and the Total Gross Square Feet Programmed. A negative number indicates additional SF can be added to the program. A positive number is SF that is not state funded.

Media Center Spaces (MC) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
E/M/H-MC-1	Reading Room/Circulation - Note 1	1	6,085	6,085	1	4,711	4,711	0	0	0	1	varies	4,711
	Multimedia Production Room-Studio	1	810	810	1	1,500	1,500	0	0	0	1	varies	1,500
	Multimedia Production Room- A/V	1	663	663									
	Conference Room (Break Out)	1	289	289	2	200	400	0	0	0	2	varies	400
	Media Specialist Office		included above		2	120	240	0	0	0	2	varies	240
	Workroom/Storage		included above		1	150	150	0	0	0	1	varies	150
	Main Server Room [MS]	1	377	377	1	120	120	0	0	0	1	varies	120
	Multimedia Control Room	1	95	95									
	Multimedia Equipment Storage	1	220	220	1	300	300	0	0	0	1	varies	300
	Café/ Periodical/Student Work Area				1	800	800	0	0	0	1	varies	800
	Classroom Area				1	800	800	0	0	0	1	varies	800
	Amphitheater Area				1	800	800	0	0	0	1	varies	800
Media Center Total			8,539		9,821		0		0		9,821		

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	4,711	4,711	1	8,313	8,313	1	8,313	8,313
1	200	200						
2	200	400						
2	120	240						
1	150	150						
1	150	150	1	200	200			
5,851			8,513			8,313		

Media Center Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	4,711	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	150	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	300	0	0	0	0	0	varies	0
0	800	0	0	0	0	0	varies	0
0	800	0	0	0	0	0	varies	0
0	800	0	0	0	0	0	varies	0
0			0			0		

Edge Media Studio/Technology lab
(1) for library; (1) for technology
included in multimedia production room

Visual Arts Spaces (VA) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
Instructional Areas													
H-VA-1	HS Art Room- Ceramics	1	715	715	1	1,000	1,000	0	0	0	1	varies	1,000
H-VA-1	HS Art Room- Digital Lab	1	610	610	1	1,000	1,000	0	0	0	1	varies	1,000
H-VA-1	HS Art Room- Crafts	1	1,040	1,040	1	1,000	1,000	0	0	0	1	varies	1,000
H-VA-1	HS Art Room- Photo Lab	1	960	960	1	1,000	1,000	0	0	0	1	varies	1,000
H-VA-1	HS Art Room- 2D Studio	2	1,060	2,120	1	1,000	1,000	0	0	0	1	varies	1,000
Total Instructional Areas		6			5			0			5		
Support Areas													
	Kiln/Ceramic Storage	1	140	140	1	200	200	0	0	0	1	varies	200
	Art Material Storage	1	150	150	4	150	600	0	0	0	4	varies	600
	Art Material Storage	1	350	350									
	Maker Space	1	260	260	0	1,000	0	0	0	0	0	varies	0
	Darkroom & Film Room	1	490	490	0	500	0	0	0	0	0	varies	0
	Teacher Prep Workroom	1	295	295	1	300	300	0	0	0	1	varies	300
Visual Arts Total			7,130		6,100		0		0		6,100		

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
5	1,500	7,500	3	1,200	3,600	3	1,200	3,600
5			3			3		
1	100	100	included below			included below		
5	150	750	3	150	450	3	150	450
8,350			4,050			4,050		

Visual Arts Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	1,000	0	0	0	0	0	varies	0
0	1,000	0	0	0	0	0	varies	0
0	1,000	0	0	0	0	0	varies	0
0	1,000	0	0	0	0	0	varies	0
0	1,000	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	150	0	0	0	0	0	varies	0
0	1,000	0	0	0	0	0	varies	0
0	500	0	0	0	0	0	varies	0
0	300	0	0	0	0	0	varies	0
0			0			0		

close to Edge Lab & multi-media lab
shared between Ceramics & Crafts
Deleted includes shared equipment & printers, 3D printer, laser cutter
Deleted located off Photo Lab
for (6) teachers

Note 1:
SF based on 10% of student enrollment x 35 SF/Student

State Project No: 0
 LEA: 0
 School Name: Farmington High School
 Date: 11/30/16

State Project No.: 0
 LEA: 0
 School Name: 0
 Date: #####

Music Spaces (MU) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
Instructional Areas													
H-MU-1	H5 Instrumental/Band Room	1	2,912	2,912	1	2,475	2,475	0	0	0	1	varies	2,475
M/H-MU-2	Vocal Room	1	1,762	1,762	1	1,500	1,500	0	0	0	1	varies	1,500
Total Instructional Areas		2			2			0			2		
Support Areas													
	Music Library/Storage	1	205	205	1	200	200	0	0	0	1	varies	200
	Music Office- Band	1	286	286	1	250	250	0	0	0	1	varies	250
	Music Office- Vocal/ Orchestra	2	170	340									
	Instrument Storage	included in Band Room			1	305	305	0	0	0	1	varies	305
	Uniform Storage	2	90	180	1	200	200	0	0	0	1	varies	200
	Ensemble Room A	2	265	530	1	240	240	0	0	0	1	varies	240
	Ensemble Room B				1	180	180	0	0	0	1	varies	180
	Practice Room	4	50	200	7	80	560	0	0	0	7	varies	560
	Practice Room	3	105	315									
Music Total			6,730			5,910		0				5,910	

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
2	1,500	3,000	1	1,500	1,500	1	1,500	1,500
1	1,500	1,500	1	1,500	1,500			
3			2			1		
1	200	200	1	500	500			
3	120	360						
1	350	350	included above					
1	200	200	included above					
2	200	400	1	200	200	2	200	400
7	80	560	6	75	450	7	75	525
6,570			4,150			2,425		

Music Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	2,475	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0			0			0		
0	200	0	0	0	0	0	varies	0
0	250	0	0	0	0	0	varies	0
0	305	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	240	0	0	0	0	0	varies	0
0	180	0	0	0	0	0	varies	0
0	80	0	0	0	0	0	varies	0
0			0			0		

for (5) teachers

Performing Arts Spaces (PA)/ Auditorium - Net Square Feet													
Diag. No.	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
Instructional Areas													
H-PA-1	Auditorium - Note 1	1	5,378	5,378	1	6,975	6,975	0	0	0	1	varies	6,975
H-PA-2	Orchestra Pit				0	600	0	0	0	0	0	varies	0
H-PA-3	Stage Area (includes Wings)	1	2,721	2,721	1	3,620	3,620	0	0	0	1	varies	3,620
	Studio Theater/ Drama Classroom				1	2,400	2,400	0	0	0	1	varies	2,400
Total Instructional Areas		1			1			0			1		
Support Areas													
	Scene Shop/Art Maker Space (prop stor.)	1	478	478	1	800	800	0	0	0	1	varies	800
	Make-up/Dressing Room				1	240	240	0	0	0	1	varies	240
	Make-up/Dressing Room				1	360	360	0	0	0	1	varies	360
	Green Room	1	656	656	1	400	400	0	0	0	1	varies	400
	Costume Storage	1	365	365	1	75	75	0	0	0	1	varies	75
	Control Room (Auditorium)	1	118	118	1	160	160	0	0	0	1	varies	160
	Control Room (Studio Theater)	1	118	118	1	100	100	0	0	0	1	varies	100
	Lobby/Concessions/Gallery				0	100	0	0	0	0	0	varies	0
	Ticket Booth				0	80	0	0	0	0	0	varies	0
	Storage	1	526	526	1	640	640	0	0	0	1	varies	640
	Theater/Drama Office				0	120	0	0	0	0	0	varies	0
	Dressing Room Restroom	2	70	140	3	60	180	0	0	0	3	varies	180
Performing Arts Total			10,500			15,950		0				15,950	

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	6,730	6,730	1	7,500	7,500	1	7,500	7,500
1	600	600						
1	600	600	1	1,600	1,600	1	1,600	1,600
1			1			1		
1	1,200	1,200						
2	200	400	2	300	600	2	300	600
1	200	200						
1	200	200						
1	100	100	1	200	200	1	100	100
1	100	100						
1	80	80						
1	200	200	1	500	500	1	500	500
1	120	120						
10,530			10,400			10,300		

Performing Arts Spaces - Auditorium - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	6,730	0	0	0	0	0	varies	0
0	600	0	0	0	0	0	varies	0
0	3,620	0	0	0	0	0	varies	0
0	2,400	0	0	0	0	0	varies	0
0			0			0		
0	800	0	0	0	0	0	varies	0
0	240	0	0	0	0	0	varies	0
0	360	0	0	0	0	0	varies	0
0	400	0	0	0	0	0	varies	0
0	75	0	0	0	0	0	varies	0
0	160	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0	80	0	0	0	0	0	varies	0
0	640	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	60	0	0	0	0	0	varies	0
0			0			0		

1/2 auditorium reimbursable = 3488 SF

includes backstage circulation & storage

located next to studio theater stage

use Choral Room

includes Studio theatre storage combined with Music Office

Note 1:
 Auditorium SF is based on 50% of the student enrollment.

Career Technical Education Spaces (AC) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
Instructional Areas													
E/M/H-AC-3	Applications Lab- Wood	1	1,002	1,002	1	1,500	1,500	0	0	0	1	varies	1,500
E/M/H-AC-3	Applications Lab- Auto	1	1,146	1,146	1	1,500	1,500	0	0	0	1	varies	1,500
E/M/H-AC-3	Applications Lab- Culinary	1	813	813	1	750	750	0	0	0	1	varies	750
Total Instructional Areas		3			3			0			3		
Support Areas													
	Storage	2	190	380	2	200	400	0	0	0	2	varies	400
	Storage	1			1	250	250	0	0	0	1	varies	250
	Storage (Student Project)	1			1	200	200	0	0	0	1	varies	200
E/M/H-AC-1	Wood Related Classroom	1	615	615	1	600	600	0	0	0	1	varies	600
	Auto Related Classroom	1	550	550	1	600	600	0	0	0	1	varies	600
	Culinary Related Classroom	1			1	575	575	0	0	0	1	varies	575
	Robotics Shop/Classroom/Demonstration	1			1	810	810	0	0	0	1	varies	810
	Compressor Room			Included in storage	1	75	75	0	0	0	1	varies	75
	Finishing Room	1	100	100	1	150	150	0	0	0	1	varies	150
	Restaurant				0	810	0	0	0	0	0	varies	0
	Culinary Cooler/Freezer	1			1	120	120	0	0	0	1	varies	120
	Culinary Ware Washing	1			1	200	200	0	0	0	1	varies	200
Career Technical Total			4,606			7,730		0				7,730	

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
4	1,200	4,800	4	2,000	8,000	6	2,000	12,000
4			4			6		
7	120	840	included above			included above		
5,640			8,000			12,000		

Career Technical Education Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	1,500	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0	750	0	0	0	0	0	varies	0
0			0			0		
0	200	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	600	0	0	0	0	0	varies	0
0	600	0	0	0	0	0	varies	0
0	575	0	0	0	0	0	varies	0
0	810	0	0	0	0	0	varies	0
0	75	0	0	0	0	0	varies	0
0	150	0	0	0	0	0	varies	0
0	810	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0			0			0		

close to Art

includes laundry & det storage for culinary
located off shops with vision into corridor

connected & vision into shops

connected & vision into shops

connected & vision into shops; includes office space

connected & vision into shops; includes kitchenette

State Project No: 0
 LEA: 0
 School Name: Farmington High School
 Date: 11/30/16

State Project No.: 0
 LEA: 0
 School Name: 0
 Date: #####

Physical Education Spaces (PE) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
Instructional Areas													
H-PE-1	HS Gymnasium	1	8,744	8,744	1	14,400	14,400	0	0	0	1	varies	14,400
H-PE-2	Auxiliary Gymnasium	1	7,177	7,177	1	8,000	8,000	0	0	0	1	varies	8,000
	Training Room	1	165	165	1	300	300	0	0	0	1	varies	300
	Physical Health Classroom	2	606	1,211	0	900	0	0	0	0	0	varies	0
		1	735	735									
	Multi-use P.E. Room- Weight Room	1	2,890	2,890	2	1,500	3,000	0	0	0	2	varies	3,000
	Multi-use P.E. Room- Studio				0	1,500	0	0	0	0	0	varies	0
Total Instructional Areas		7			5			0			5		
Support Areas													
	Student Locker Room PE	2	775	1,550	2	1,000	2,000	0	0	0	2	varies	2,000
	Student Locker Room (Team Rooms)	4	205	820	4	200	800	0	0	0	4	varies	800
		1	545	545	1	1,500	1,500	0	0	0	1	varies	1,500
		1	1,095	1,095									
	Student Restroom/Shower	2	140	280	3	200	600	0	0	0	3	varies	600
		1	555	555									
	Physical Education Storage	2	30	60	4	350	1,400	0	0	0	4	varies	1,400
		2	80	160									
		3	215	645									
		1	440	440									
	P.E./Athletic Office (Teachers)	2	180	360	2	100	200	0	0	0	2	varies	200
	P.E./Athletic Office (Coach's)	3	150	450	3	200	600	0	0	0	3	varies	600
	P.E./Athletic Office (Trainer)	1	70	70	1	120	120	0	0	0	1	varies	120
	P.E./Athletic Office (Dept. Head Conf.)	1	235	235	1	120	120	0	0	0	1	varies	120
	P.E./Athletic Office (Stud. Activ. Dir)	1	140	140	1	120	120	0	0	0	1	varies	120
	Staff Shower	3	45	135	5	80	400	0	0	0	5	varies	400
		2	85	170									
	Athletic Director's Office	1	235	235	1	235	235	0	0	0	1	varies	235
	Lobby Services				0	200	0	0	0	0	0	varies	0
	Athletic Storage	1	315	315	2	320	640	0	0	0	2	varies	640
		1	40	40									
	Laundry - small	1	60	60	1	60	60	0	0	0	1	varies	60
	Laundry - large	1	150	150	1	150	150	0	0	0	1	varies	150
	Athletic Trainer's Exam Room				0	100	0	0	0	0	0	varies	0
Physical Education Total			29,432			34,645		0				34,645	

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	10,000	10,000	1	12,000	12,000	1	10,000	10,000
1	7,000	7,000						
1	300	300						
3	900	2,700						
2	1,500	3,000	1	3,000	3,000	1	3,000	3,000
1	1,500	1,500						
9			2			2		
7	400	2,800	2	3,769	7,538	2	3,700	7,400
3	200	600						
2	200	400	1	500	500	1	500	500
8	120	960	1	250	250			
6	80	480						
1	120	120						
1	200	200						
			1	200	200	1	200	200
						1	2,500	2,500
30,060			23,488			23,600		

Physical Education Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	14,400	0	0	0	0	0	varies	0
0	8,000	0	0	0	0	0	varies	0
0	300	0	0	0	0	0	varies	0
0	900	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0			0			0		
0	1,000	0	0	0	0	0	varies	0
0	1,500	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	350	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	80	0	0	0	0	0	varies	0
0	235	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	320	0	0	0	0	0	varies	0
0	60	0	0	0	0	0	varies	0
0	150	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0			0			0		

included in core academic clusters
 combine into one room
 placed in a neutral area so can be used for visitors large shared team room by fields
 (1) in locker room by fields
 for (3) staff each; use for officials (15) lockers & (1) shared desk
 located by student union
 (2) teachers; (3) coaches
 for (2) staff; located by student union
 Football: verify existing size Deleted

Student Dining Spaces (SD) - Net Square Feet													
Diagram Number	Space Description	Current Spaces			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
E/M/H-SD-1	Student Dining - Note 2	1	6,648	6,648	1	7,852	7,852	0	0	0	1	varies	7,852
	Staff Dining	1	1,153	1,153	1	600	600	0	0	0	1	varies	600
	Table Storage				1	400	400	0	0	0	1	varies	400
	Family Restroom				1	80	80	0	0	0	1	varies	80
Student Dining Total			7,801			8,932		0				8,932	

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	7,852	7,852	1	6,730	6,730	1	6,730	6,730
1	600	600	1	587	587	1	587	587
1	200	200	1	487	487			
1	80	80						
8,732			7,804			7,317		

Student Dining Spaces --AA319-AJ319 Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	7,852	0	0	0	0	0	varies	0
0	600	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	80	0	0	0	0	0	varies	0
0			0			0		

Kitchenettes in Teacher Work rooms

Note 2:
 SF based on 3 lunch periods and 17.5 SF/Seat

State Project No: 0
 LEA: 0
 School Name: Farmington High School
 Date: 11/30/16

State Project No.: 0
 LEA: 0
 School Name: 0
 Date: #####

Food Service Spaces (FS) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
E/M/H-FS-1	Kitchen	1	777	777	1	1,200	1,200	0	0	0	1	varies	1,200
E/M/H-FS-1	Preparation Area	1	2,342	2,342	1	2,200	2,200	0	0	0	1	varies	2,200
E/M/H-FS-1	Serving Area	1	320	320	1	518	518	0	0	0	1	varies	518
E/M/H-FS-1	Dry Food Storage	2	170	340	1	471	471	0	0	0	1	varies	471
E/M/H-FS-1	Cooler/Freezer	1	178	178	1	424	424	0	0	0	1	varies	424
E/M/H-FS-1	Ware Washing	1	130	130	1	250	250	0	0	0	1	varies	250
	Dietician Office- Director	1	102	102	0	75	0	0	0	0	0	varies	0
	Dietician Office- Assist. Director	1	45	45	0	75	0	0	0	0	0	varies	0
	Dietician Office- Administrator	1			2	140	280	0	0	0	2	varies	280
	Restroom/Locker Rm												
Food Service Total			4,234		5,343		0		5,343				

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	1,696	1,696	1	2,646	2,646	1	2,646	2,646
1	1,602	1,602	1	600	600			
1	518	518						
1	471	471						
1	424	424						
1	75	75						
1	75	75						
1	75	75						
2	140	280						
5,216			3,246			2,646		

Food Service Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	1,696	0	0	0	0	0	varies	0
0	1,602	0	0	0	0	0	varies	0
0	518	0	0	0	0	0	varies	0
0	471	0	0	0	0	0	varies	0
0	424	0	0	0	0	0	varies	0
0	75	0	0	0	0	0	varies	0
0	75	0	0	0	0	0	varies	0
0	75	0	0	0	0	0	varies	0
0	140	0	0	0	0	0	varies	0
0			0			0		

includes receiving, Can Wash, Det. Storage, Recycle Holding
 includes non-food & paper storage
 for (2) staff plus Assist. Director and Administrator
 Deleted-within Director's Office
 Deleted-within Director's Office

Custodial Spaces (CU) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
	Workroom	1	493	493	1	300	300	0	0	0	1	varies	300
	Custodial Office		Included above		1	200	200	0	0	0	1	varies	200
Custodial Total			493		500		0		500				

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	200	200	1	250	250	1	250	250
1	100	100	1	150	150	1	150	150
300			400			400		

Custodial Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	200	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0			0			0		

Building Services Spaces (BS) - Net Square Feet													
Diagram Number	Space Description	Current Size			New SF			Existing SF			TOTAL SF		
		Qty	SF	Area	Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
E/M/H-B5-1	Large Group Restrooms	1	2,906	2,906	1	6,415	6,415	0	0	0	1	varies	6,415
	Custodial Closet	7	50	350	10	50	500	0	0	0	10	varies	500
	Electrical Closet				6	50	300	0	0	0	6	varies	300
	Telecommunications Room (TR)	1	33	33	6	64	384	0	0	0	6	varies	384
		1	55	55									
		1	122	122									
E/M/H-B5-2	Corridors	1	37,162	37,162	1	36,655	36,655	0	0	0	1	varies	36,655
	Vertical Circulation	2	210	420	4	350	1,400	0	0	0	4	varies	1,400
		2	170	340									
	Mechanical/Electrical Space/Decks	1	2,717	2,717	1	12,646	12,646	0	0	0	1	varies	12,646
	Storage Area	1	800	800	1	1,700	1,700	0	0	0	1	varies	1,700
	Central Storage Area	1	705	705	1	580	580	0	0	0	1	varies	580
	Loading/Receiving Area		Included above		1	120	120	0	0	0	1	varies	120
	Restroom	1	107	107	1	60	60	0	0	0	1	varies	60
	Recycling Room				1	100	100	0	0	0	1	varies	100
	Outside Equipment Storage	1	328	328	1	540	540	0	0	0	1	varies	540
	Outside toilets	2	55	110									
Building Services Total			46,155		61,400		0		61,400				

Other State Standards								
Connecticut			Massachusetts			Rhode Island		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
1	4,460	4,460						
4	50	200						
4	50	200						
4	64	256						
1	25,486	25,486						
3	350	1,050						
1	8,793	8,793						
1	200	200	1	375	375	1	375	375
1	250	250	1	773	773			
1	120	120	1	487	487	1	487	487
4	60	240						
1	100	100	1	400	400	1	400	400
41,355			2,035			1,262		

Building Services Spaces - Net SF								
New SF			Existing SF			TOTAL SF		
Qty	SF	Area	Qty	SF	Area	Qty	SF	Area
0	6,415	0	0	0	0	0	varies	0
0	50	0	0	0	0	0	varies	0
0	50	0	0	0	0	0	varies	0
0	64	0	0	0	0	0	varies	0
0	36,655	0	0	0	0	0	varies	0
0	350	0	0	0	0	0	varies	0
0	12,646	0	0	0	0	0	varies	0
0	200	0	0	0	0	0	varies	0
0	250	0	0	0	0	0	varies	0
0	120	0	0	0	0	0	varies	0
0	60	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0	100	0	0	0	0	0	varies	0
0			0			0		

FARMINGTON PUBLIC SCHOOLS
Farmington High School Building Project
Building Committee Meeting
Owner's Project Manager Report
November 30, 2016

I. Activities since November 16, 2016 (Last FHSBCM)

a. Further refined the Community Outreach Plan

- i. Developing "Message" (11/22)
- ii. Launched FHS Project Website (11/28)
- iii. Launched FHS Project Facebook page (11/28)
- iv. Developed route for FHS tours (11/29)
- v. Issued Letter to the Town (11/ 29, 30) regarding the 12/8 Tour and Community Meeting to see DRAFT options

b. Finalized DRAFT RFP's for Early Enabling Services:

- i. Hazardous Material Investigation
- ii. Phase I ESA
- iii. Geotechnical Investigation

II. Upcoming Activities – Prior to the next FHBCM December 7, 2016

- a. Issue RFP for early enabling services (December 1, 2016)

III. Key Upcoming Dates

a. 12/7/16: FHSBCM Review of DRAFT Presentation and Tour of Building

b. 12/8/16: Community tour of Existing High School

c. 12/8/16: Community Meeting to see DRAFT Options

d. 12/12/16: Board of Ed review of DRAFT Options & Ed Spec's

e. 12/13/16: Town Council review of DRAFT Options

f. 12/14/16: FHSBCM to discuss outcome of community meeting (12/8), Board of Education (12/12) & Town Council (12/13)

g. 12/19/16: Board of Ed approval of Ed Spec's

IV. Questions?

Farmington High School Building Committee

Cost Category	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Total Expenses
KBA Architects	\$89,250.00	-	\$89,250.00	\$22,300.00
Colliers	\$48,000.00	-	\$48,000.00	\$0.00
O & G	\$18,000.00	-	\$18,000.00	\$0.00
Office Supplies	\$25,000.00	-	\$25,000.00	\$7,523.49
Current Expense	\$5,000.00	-	\$5,000.00	\$699.63
Ed Spec Consultant	\$10,000.00	-	\$10,000.00	\$0.00
Total Project Costs	\$195,250.00		\$195,250.00	\$30,523.12
Authorization	\$500,000.00			
Balance	\$304,750.00			
Expenses to Date	\$30,523.12			

11/30/2016

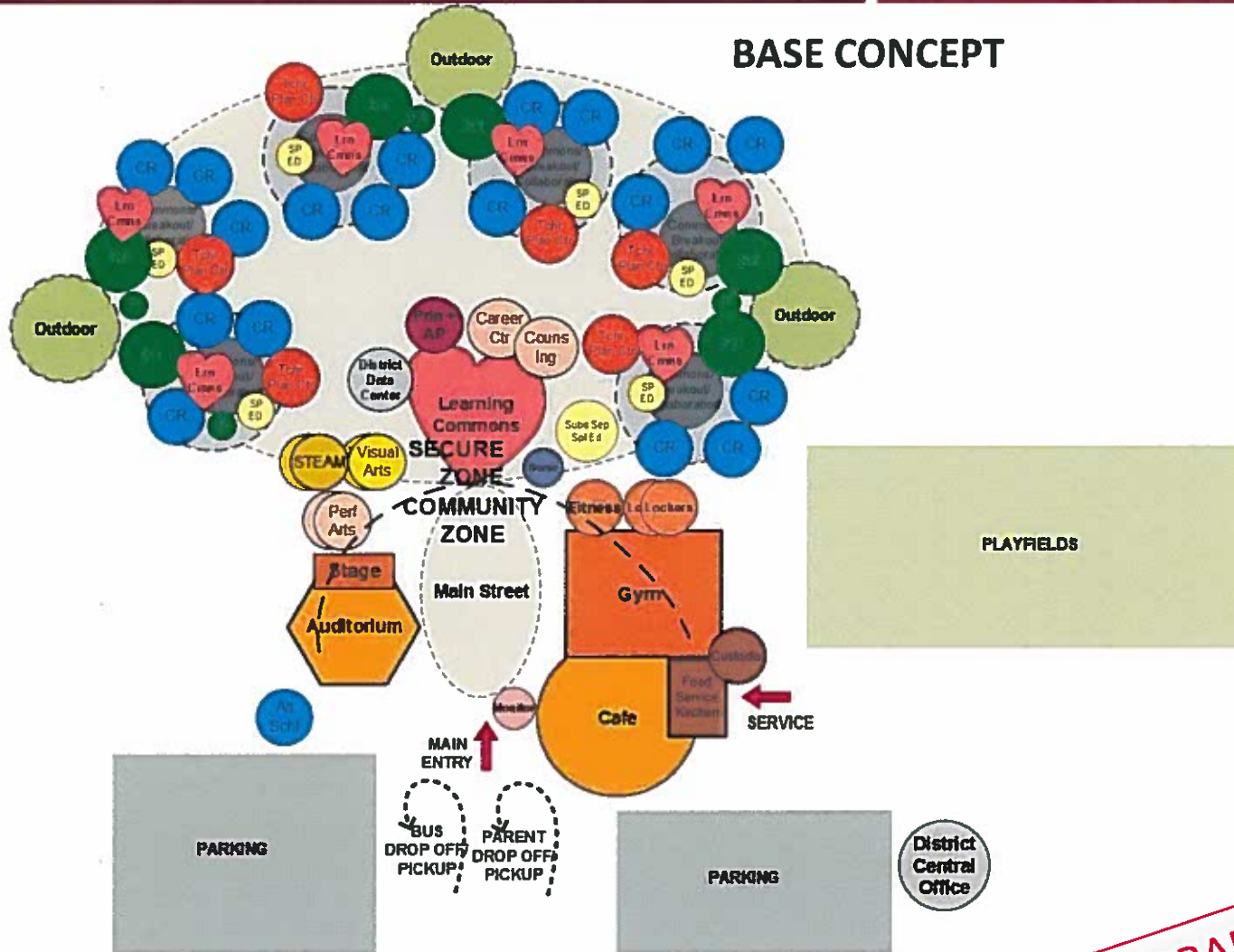
Farmington High School Building Project



Farmington High School ~ 3 CONCEPTUAL OPTIONS

December 1, 2016 - **PROGRESS**

RELATIONSHIP DIAGRAM



DRAFT

**FARMINGTON HIGH SCHOOL
OVERALL BUILDING RELATIONSHIP DIAGRAM**

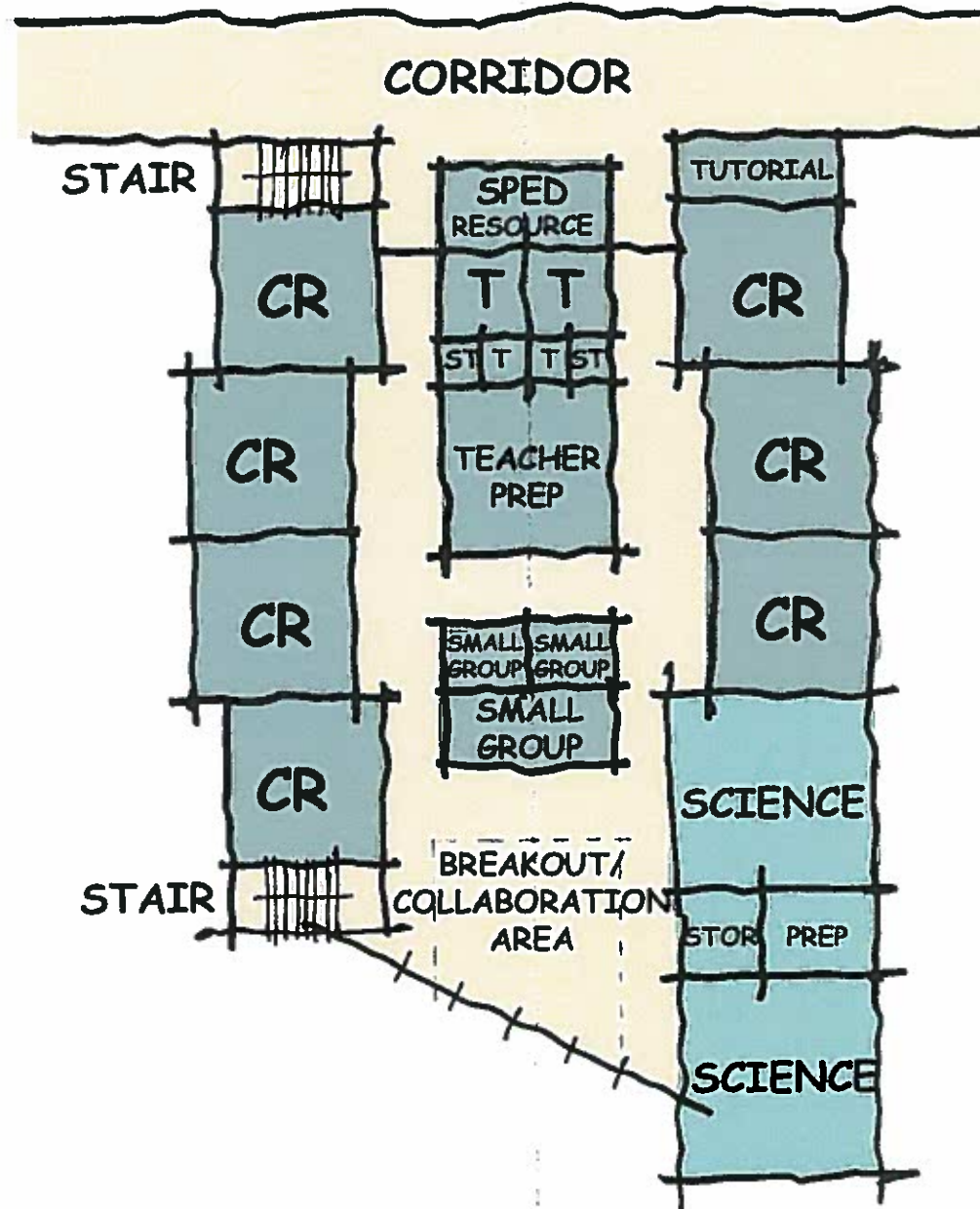
Not all spaces shown
Number of Classrooms not determined

IDEAL LEARNING ENVIRONMENTS

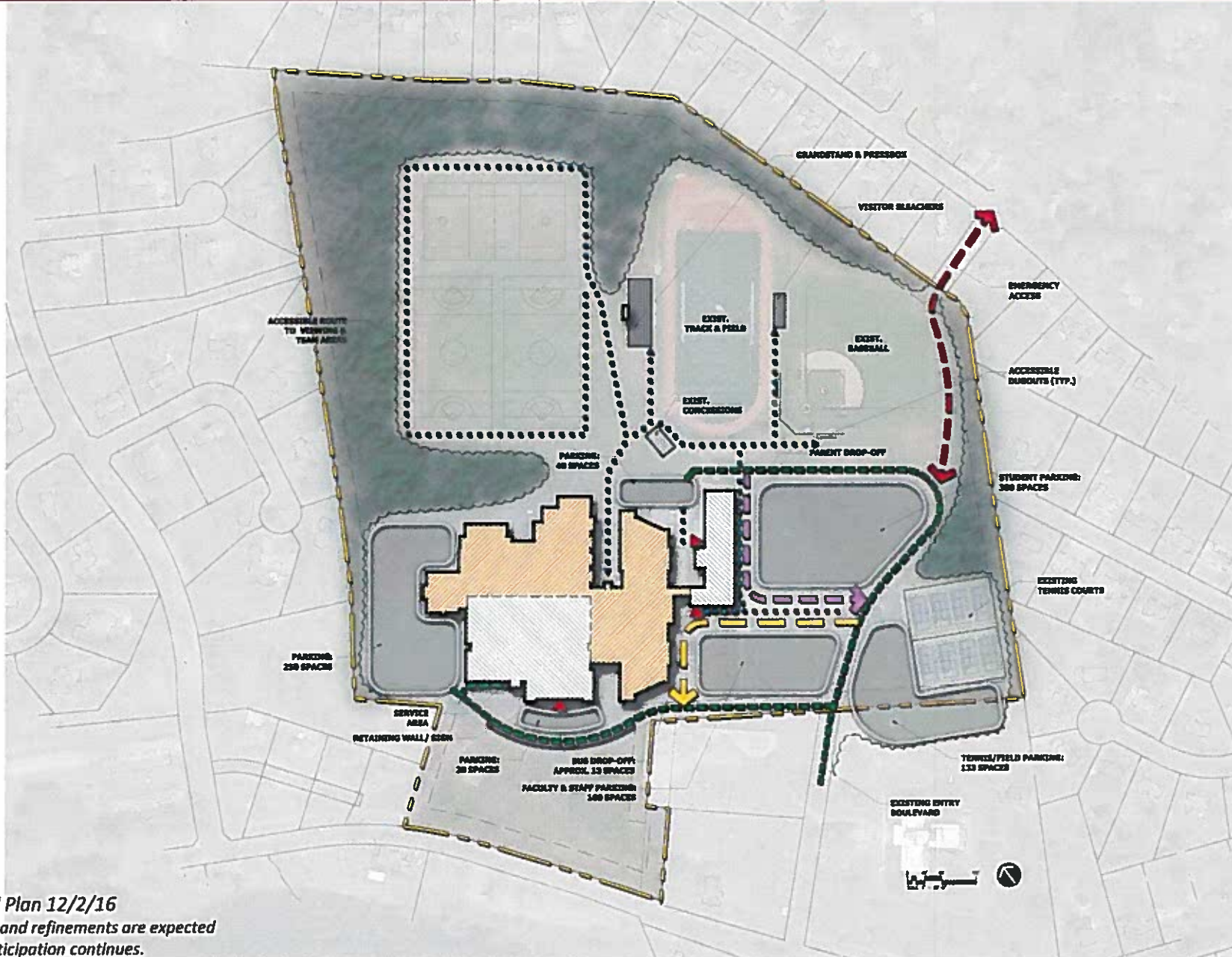
The following design qualities emerged as essential elements of the ideal learning environment:

1. **Light** – open spaces, visibility, connection to the outdoors, and natural light;
 2. **Flexibility** – furniture and spaces that are multi-purpose, adaptable, moveable;
 3. **Independence** – space that fosters persistence, self-direction, choice and curiosity;
 4. **Collaboration** – places where students can interact and spontaneously work together, share ideas and work products
 5. **Reflection** – furniture and spaces that offer quiet places for contemplation and introspection;
 6. **Creativity** – a technology rich, imagination rich environment to foster a maker mindset;
 8. **Exhibition** – public places for work in progress and final products to be displayed and presented for feedback and critique; and
 9. **Joyous** – a school that is safe, warm, welcoming and nurturing of all learners
- These design qualities may be used to guide our thinking as we look forward into the future of our school facilities here in Farmington.

TYPICAL CLASSROOM CLUSTER

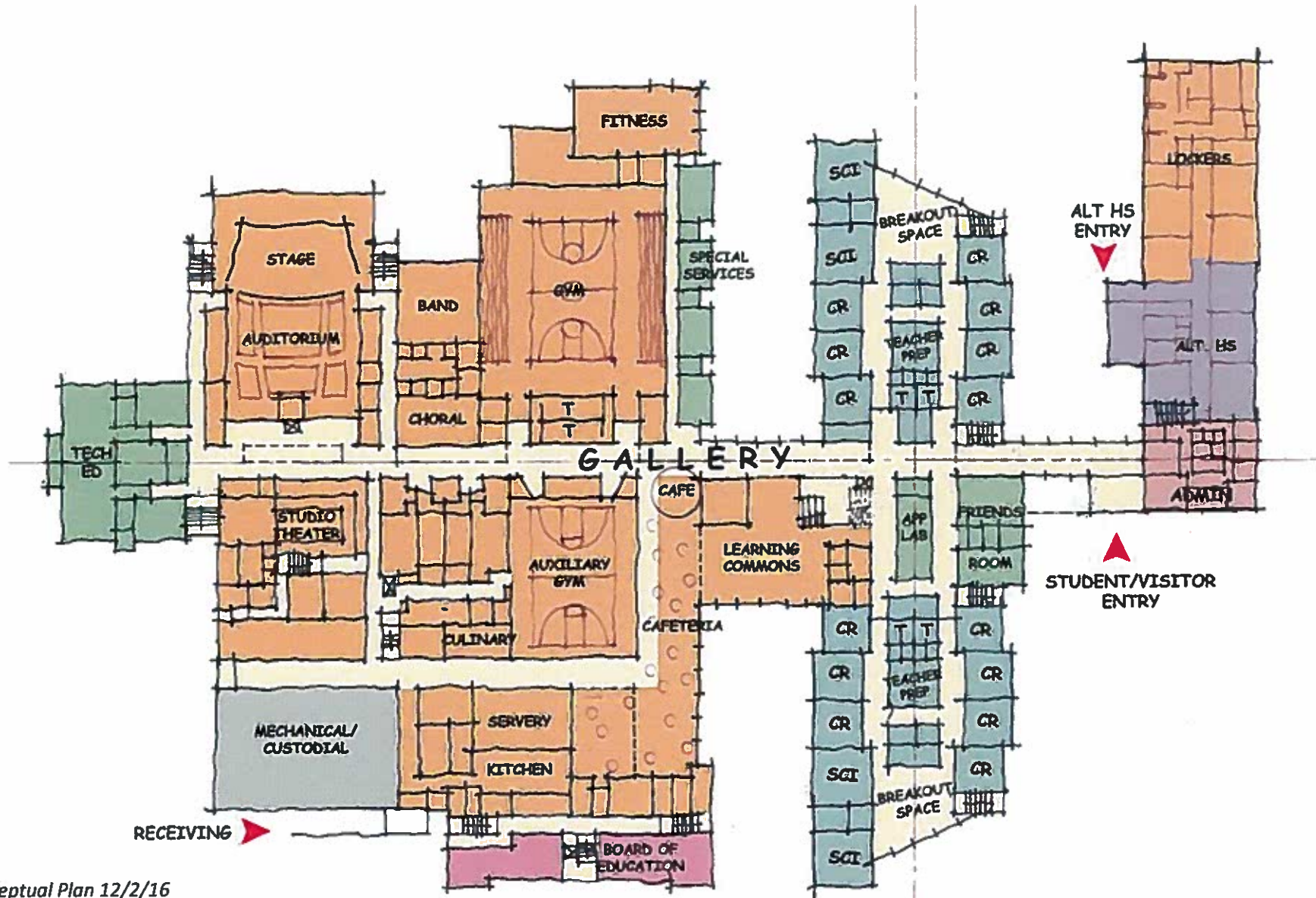


OPTION A (ADD/RENO 1) – SITE



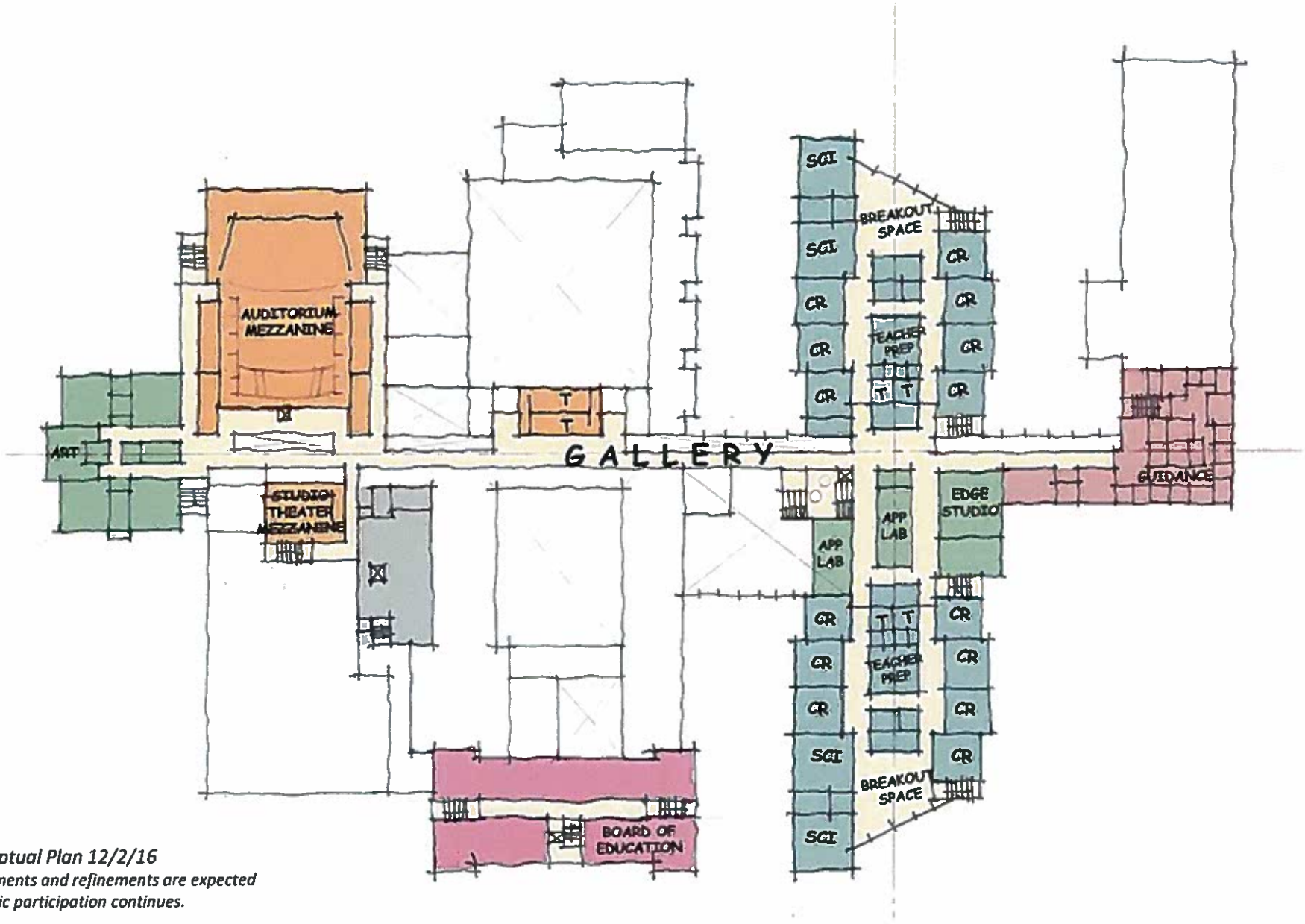
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION A (ADD/RENO 1) – MAIN LEVEL



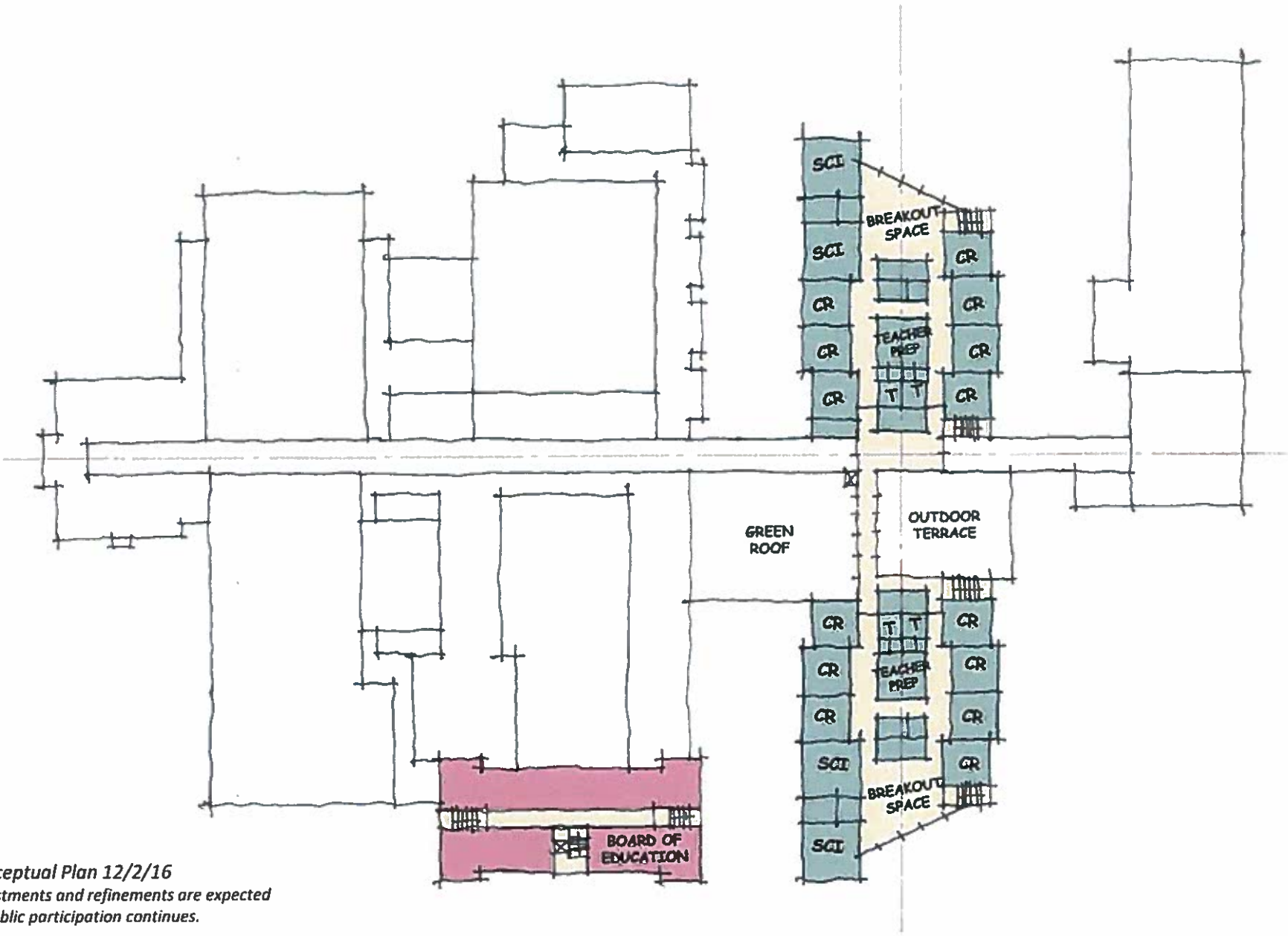
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION A (ADD/RENO 1) – SECOND LEVEL



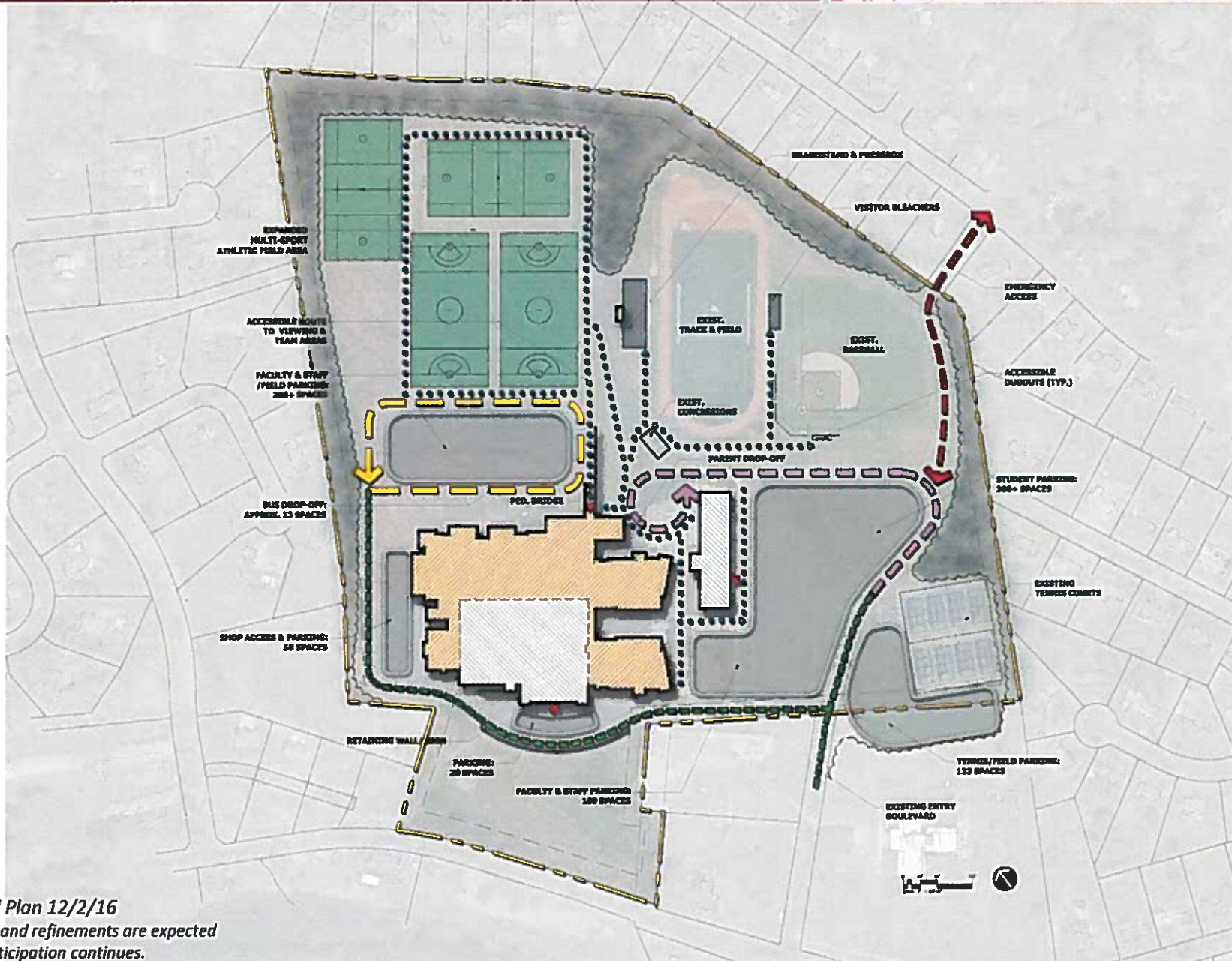
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION A (ADD/RENO 1) – THIRD LEVEL



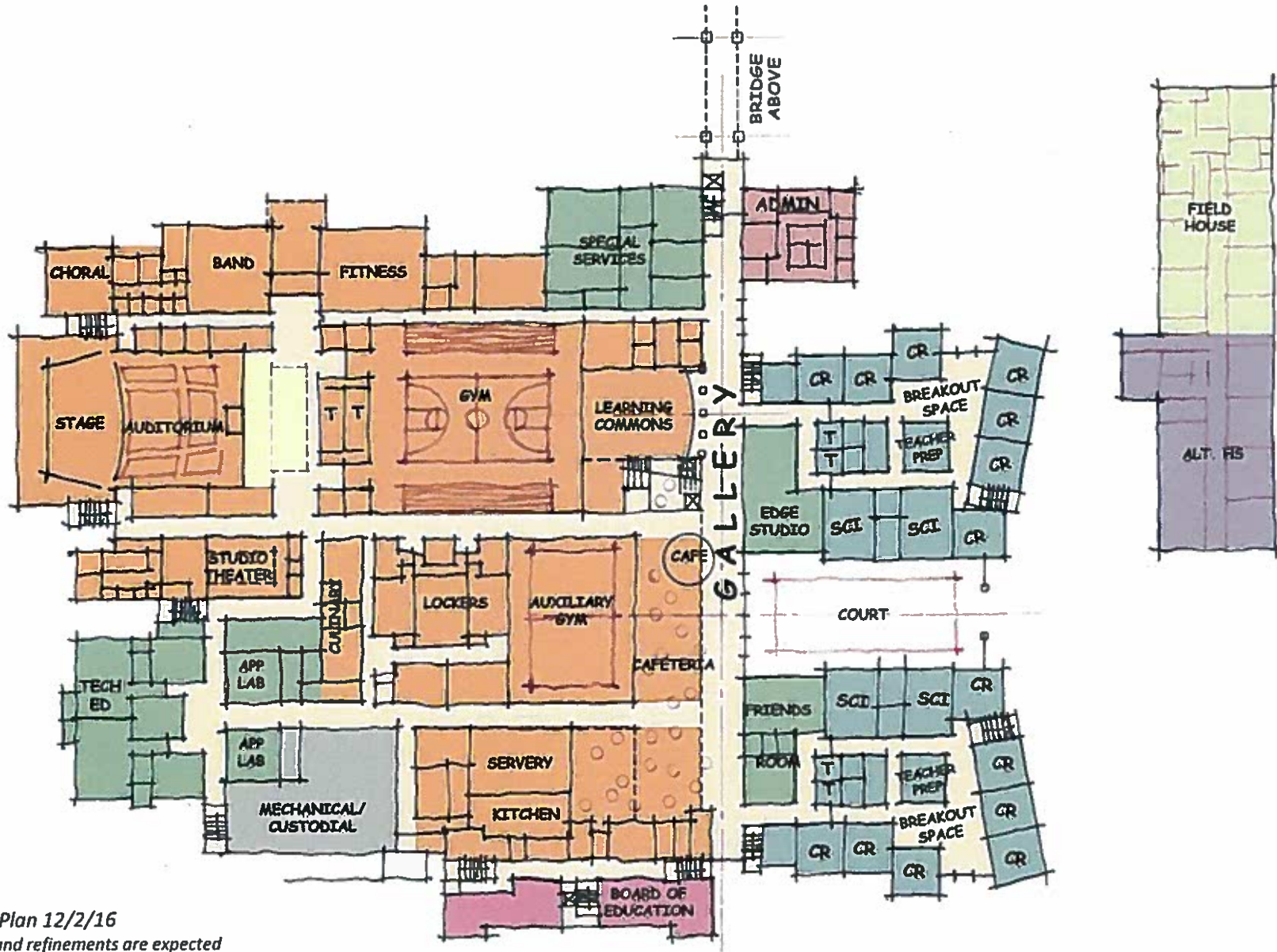
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION B (ADD/RENO 2) – SITE



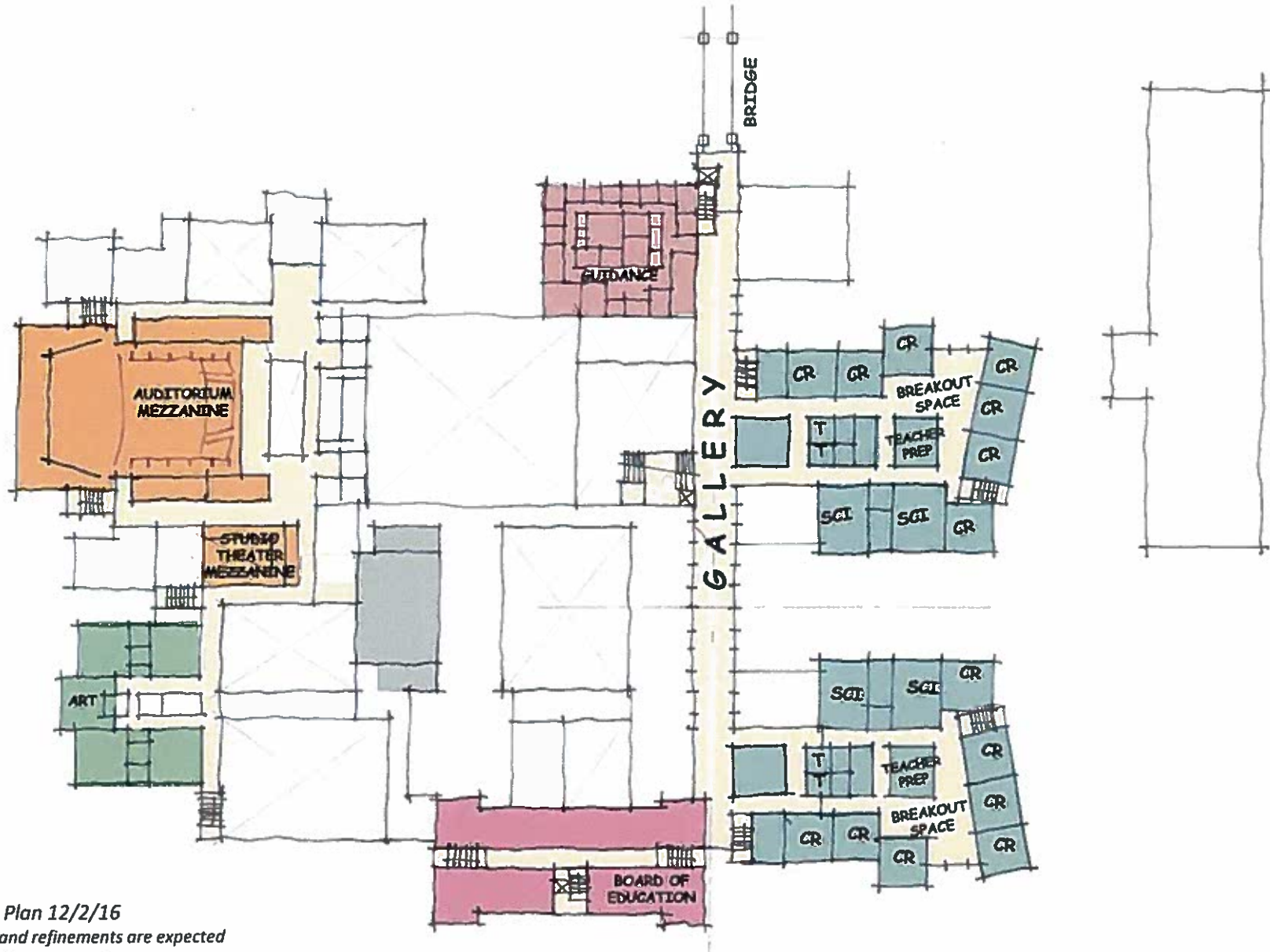
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION B (ADD/RENO 1) – MAIN LEVEL



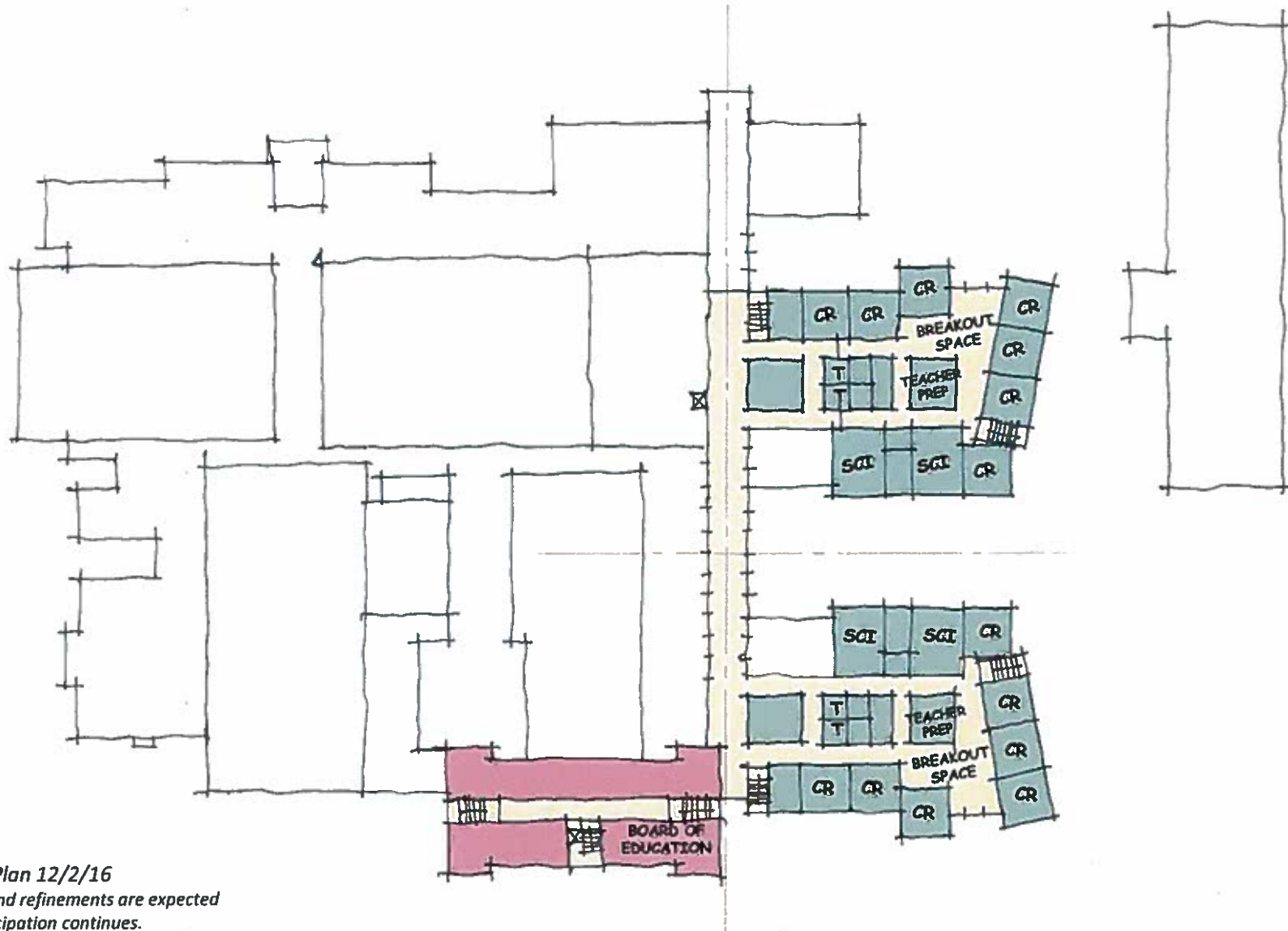
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION B (ADD/RENO 1) – SECOND LEVEL



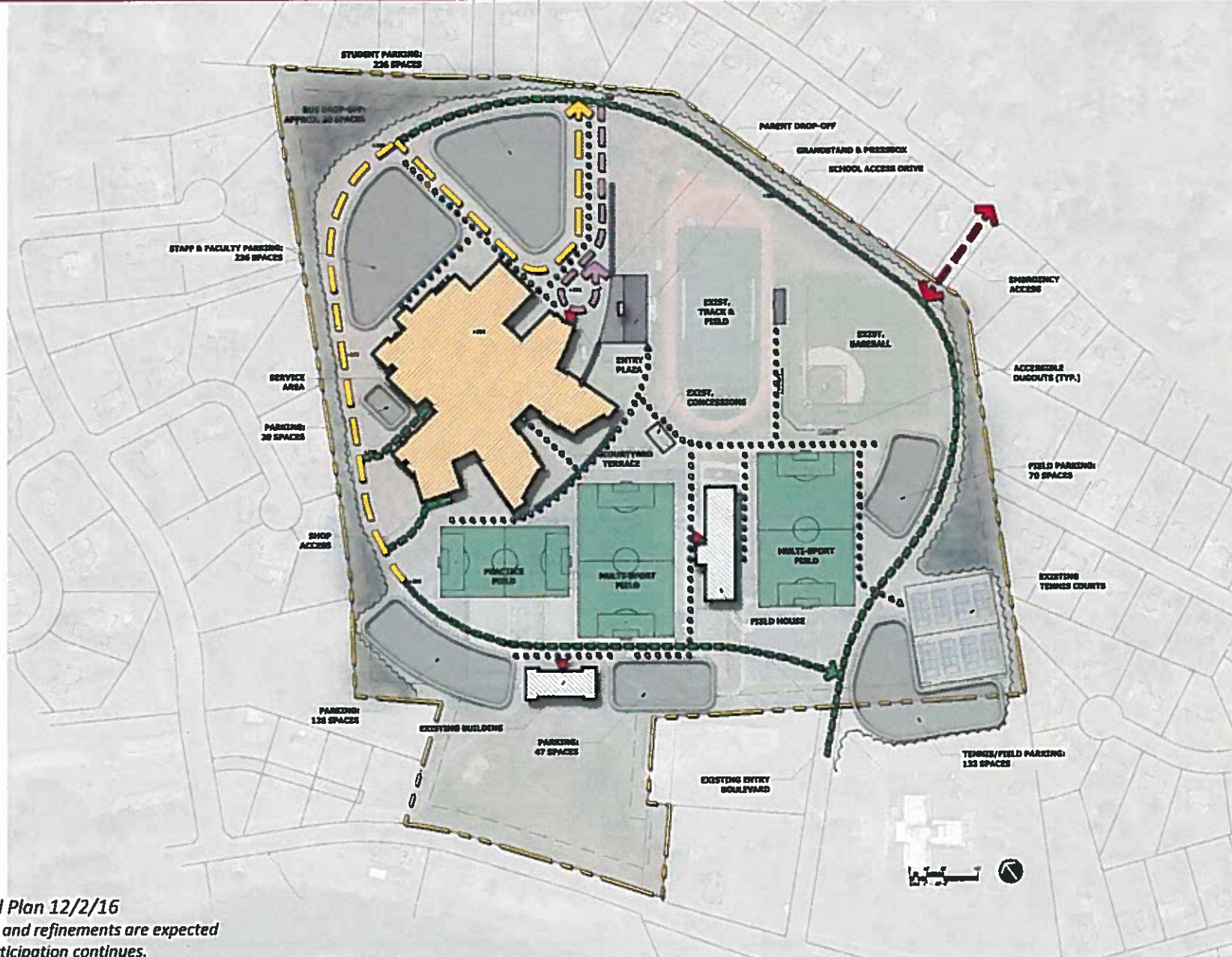
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION B (ADD/RENO 1) – THIRD LEVEL



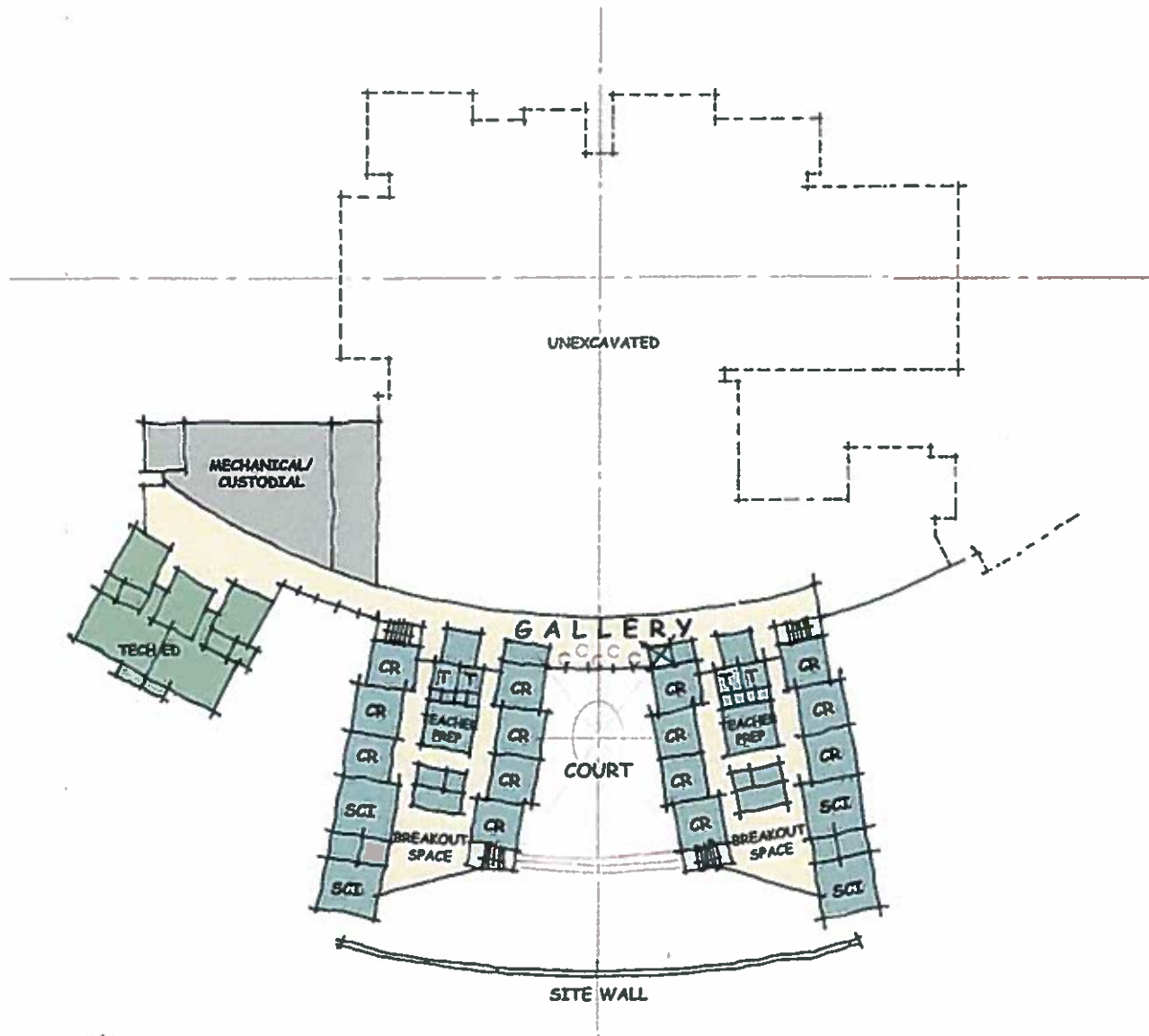
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION C (NEW) – SITE



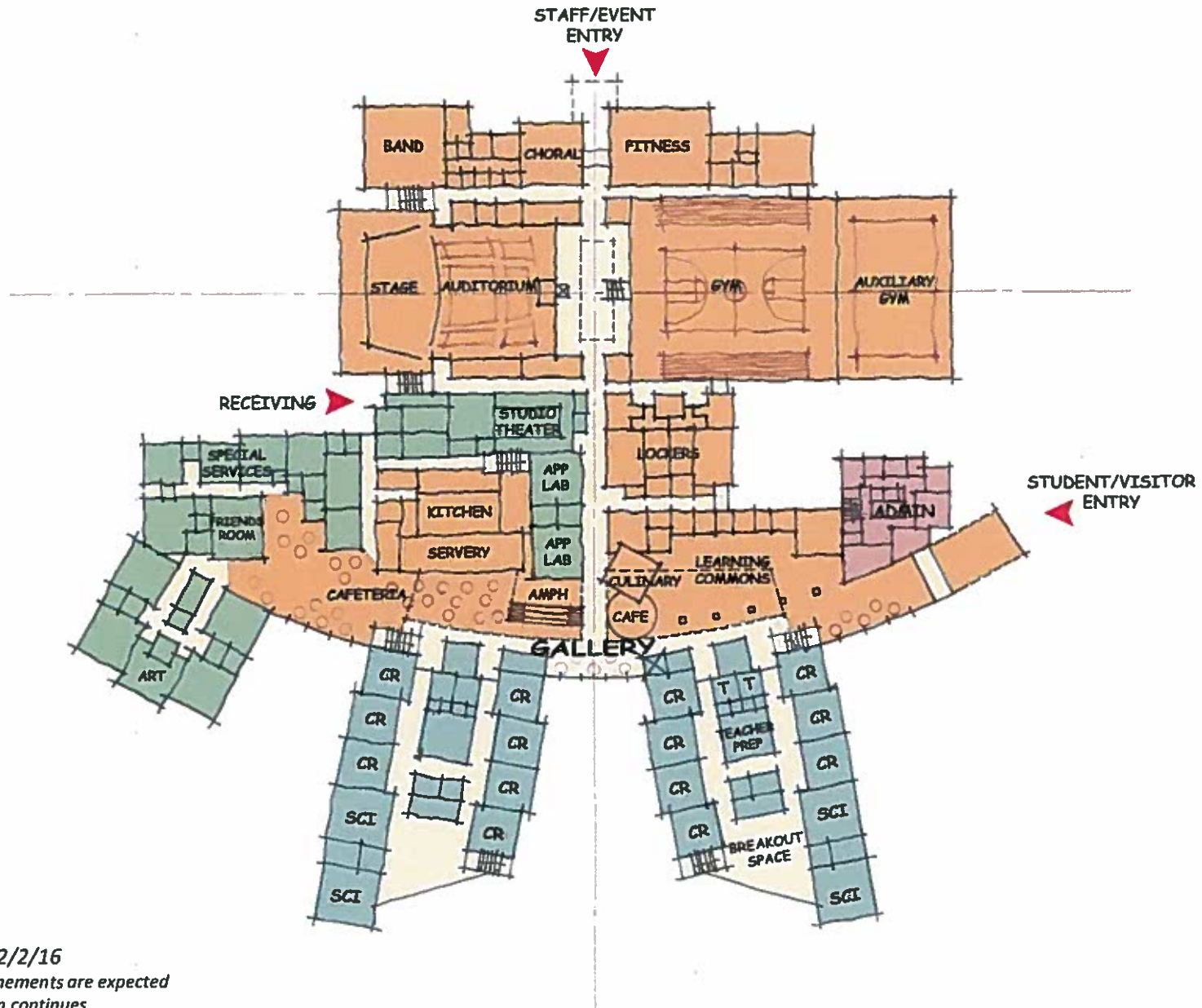
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION C (NEW) – LOWER LEVEL



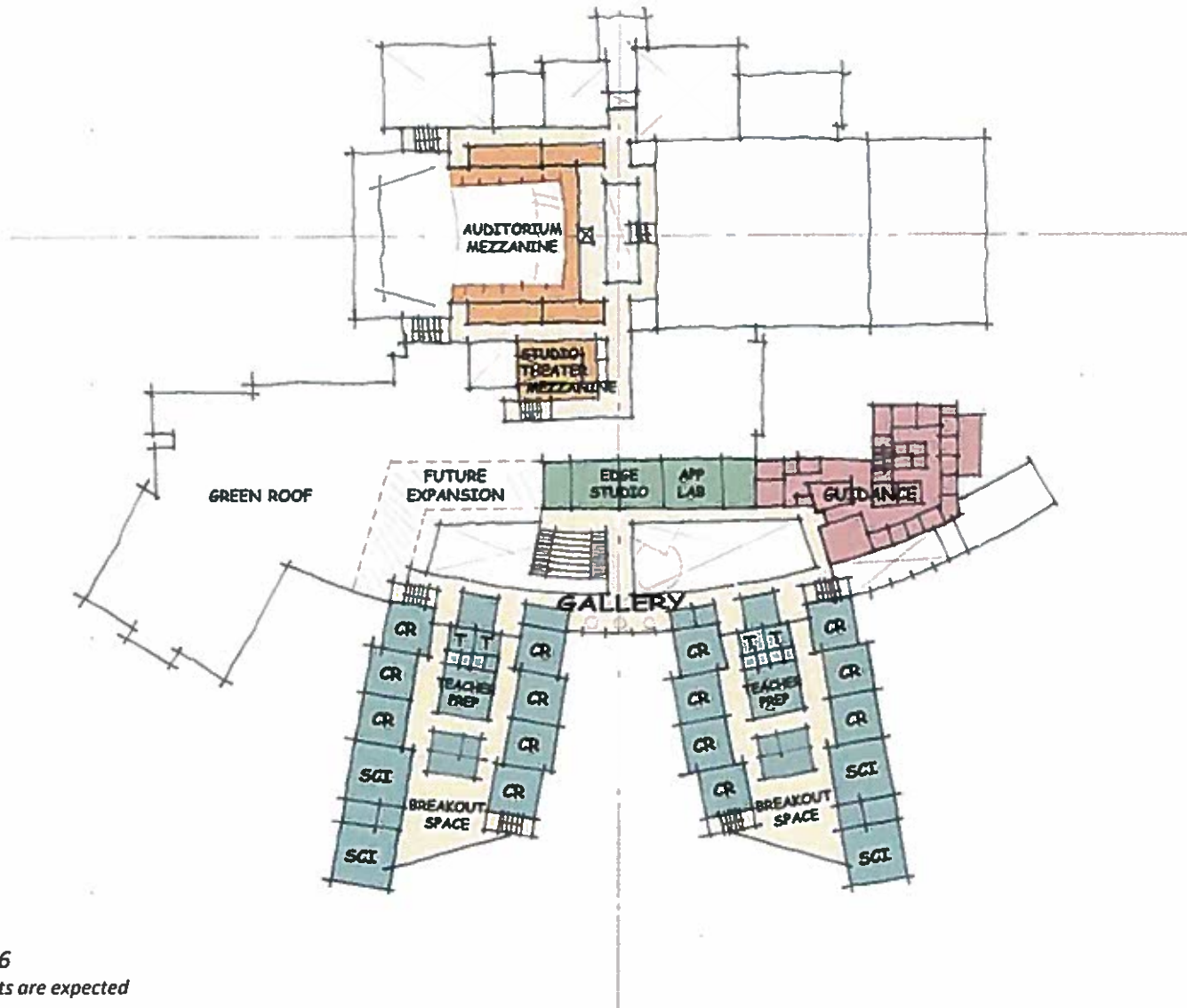
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION C (NEW) – MAIN LEVEL



Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

OPTION C (NEW) – UPPER LEVEL



Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

AMPHITHEATER / COLLABORATION SPACE

KAESTLE BOOS
associates, inc



Farmington High School Building Project

Q & A



Messaging for Farmington High School Building Project Approved 11/30/16

Infrastructure deficiencies at Farmington High School are significant, including, but not limited to:

STATE AND FEDERAL REQUIREMENTS:

- The building and athletic fields do not meet numerous state and federal codes including the Americans with Disabilities Act (ADA Accessibility)

SECURITY:

- Security issues include more than 23 points of entry into the school and no easily identifiable main entry

FACILITY INFRASTRUCTURE:

- Non-efficient and aging HVAC, mechanical, electrical and plumbing systems which are at the end of their useful life
- Building envelope and insulation are insufficient causing indoor temperatures to fluctuate with a lack of reliable heat as well as excessively warm learning spaces throughout the school year
- Inefficient building layout and old systems creating high annual energy costs
- Recurring maintenance issues requiring frequent planned as well as unanticipated major repairs
- Deteriorating masonry in the 1928 building

The existing Farmington High School (FHS) facility does not fully support a collaborative, rigorous, innovative education for which the Farmington Public Schools (FPS) are known. Issues include:

ACCREDITATION:

- The New England Association of Schools and Colleges (NEASC) placed FHS on *warning* for one of the accreditation standards, *Community Resources for Learning*.
- According to NEASC, facility and space issues are constraining the implementation of curriculum and instruction and there is a lack of full compliance with state and federal laws related to the facility at FHS

INADEQUATE FACILITY LAYOUT AND SPACE IMPACTING TEACHING, LEARNING AND PROGRAMMING:

- Undersized spaces including the auditorium, cafeteria, media center, and some science classrooms
- High daily classroom usage strains the facility and limits current and future programs
- Lack of collaborative work spaces to support curriculum, instruction and programming
- One story layout creates inefficient student traffic flow during the school day
- Sprawling facility due to multiple additions since 1928 does not align to or fully support existing and future curriculum, instruction and programming