

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  
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 16, 2016 minutes.

**D. Reports/Updates.**

**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 8<sup>th</sup> 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.

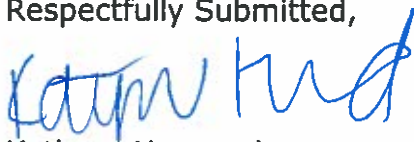
**F. Other Business.**

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
<b>Total Student Enrollment</b>			<b>1,346</b>	<b>77.40</b>

Note 1

REIMBURSEABLE SQUARE FOOTAGE	Students	SF/student	Total	SF/Student
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

Reimbursable SF

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
<b>Subtotal - Net Square Feet</b>	<b>183,276</b>	<b>0</b>	<b>183,276</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Building Services	61,400	0	61,400		0	0	0	0
<b>Subtotal - Net SF including Building Ser</b>	<b>244,675</b>	<b>0</b>	<b>244,675</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Construction Factor	0.11	0.11	0.11		0.11	0.11	0.11	
<b>Total Gross SF Programmed</b>	<b>271,590</b>	<b>0</b>	<b>271,590</b>		<b>0</b>	<b>0</b>	<b>0</b>	

Note 4

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
<b>Media Center Total</b>			<b>8,539</b>		<b>9,821</b>		<b>0</b>		<b>0</b>		<b>9,821</b>		

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			
<b>5,851</b>			<b>8,513</b>			<b>8,313</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Instructional Areas</b>													
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
<b>Total Instructional Areas</b>		<b>6</b>			<b>5</b>			<b>0</b>			<b>5</b>		
<b>Support Areas</b>													
	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
<b>Visual Arts Total</b>			<b>7,130</b>		<b>6,100</b>		<b>0</b>		<b>0</b>		<b>6,100</b>		

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
<b>5</b>			<b>3</b>			<b>3</b>		
1	100	100	included below			included below		
5	150	750	3	150	450	3	150	450
<b>8,350</b>			<b>4,050</b>			<b>4,050</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Instructional Areas</b>													
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
<b>Total Instructional Areas</b>		<b>2</b>			<b>2</b>			<b>0</b>			<b>2</b>		
<b>Support Areas</b>													
	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									
<b>Music Total</b>			<b>6,730</b>			<b>5,910</b>		<b>0</b>				<b>5,910</b>	

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			
<b>3</b>			<b>2</b>			<b>1</b>		
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
<b>6,570</b>			<b>4,150</b>			<b>2,425</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		
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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Instructional Areas</b>													
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
<b>Total Instructional Areas</b>		<b>1</b>			<b>1</b>			<b>0</b>			<b>1</b>		
<b>Support Areas</b>													
	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
<b>Performing Arts Total</b>			<b>10,500</b>			<b>15,950</b>		<b>0</b>				<b>15,950</b>	

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
<b>1</b>			<b>1</b>			<b>1</b>		
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						
<b>10,530</b>			<b>10,400</b>			<b>10,300</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		
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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Instructional Areas</b>													
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
<b>Total Instructional Areas</b>		<b>3</b>			<b>3</b>			<b>0</b>			<b>3</b>		
<b>Support Areas</b>													
	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 <b>Shop/Classroom/Demonstration</b>	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
<b>Career Technical Total</b>			<b>4,606</b>			<b>7,730</b>		<b>0</b>				<b>7,730</b>	

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		
<b>5,640</b>			<b>8,000</b>			<b>12,000</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Instructional Areas</b>													
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
<b>Total Instructional Areas</b>		<b>7</b>			<b>5</b>			<b>0</b>			<b>5</b>		
<b>Support Areas</b>													
	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
<b>Physical Education Total</b>			<b>29,432</b>			<b>34,645</b>		<b>0</b>				<b>34,645</b>	

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						
<b>9</b>			<b>2</b>			<b>2</b>		
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
<b>30,060</b>			<b>23,488</b>			<b>23,600</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		
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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Student Dining Total</b>			<b>7,801</b>			<b>8,932</b>		<b>0</b>				<b>8,932</b>	

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						
<b>8,732</b>			<b>7,804</b>			<b>7,317</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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												
<b>Food Service Total</b>			<b>4,234</b>		<b>5,343</b>		<b>0</b>		<b>5,343</b>				

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						
<b>5,216</b>			<b>3,246</b>			<b>2,646</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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
<b>Custodial Total</b>			<b>493</b>		<b>500</b>		<b>0</b>		<b>500</b>				

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
<b>300</b>			<b>400</b>			<b>400</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

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									
<b>Building Services Total</b>			<b>46,155</b>		<b>61,400</b>		<b>0</b>		<b>61,400</b>				

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
<b>41,355</b>			<b>2,035</b>			<b>1,262</b>		

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
<b>0</b>			<b>0</b>			<b>0</b>		

**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**

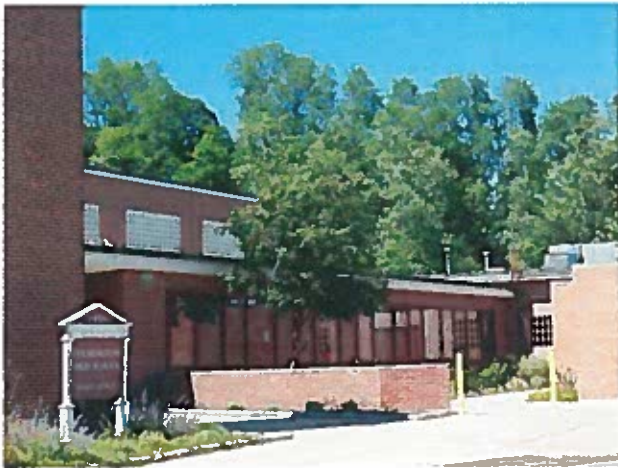
**IV. Questions?**

# Farmington High School Building Committee

<b>Cost Category</b>	<b>Original Contract Amount</b>	<b>Approved Change Orders</b>	<b>Revised Contract Amount</b>	<b>Total Expenses</b>
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
<b>Total Project Costs</b>	<b>\$195,250.00</b>		<b>\$195,250.00</b>	<b>\$30,523.12</b>
<b>Authorization</b>	<b>\$500,000.00</b>			
<b>Balance</b>	<b>\$304,750.00</b>			
<b>Expenses to Date</b>	<b>\$30,523.12</b>			

11/30/2016

# Farmington High School Building Project



**Farmington High School ~ 3 CONCEPTUAL OPTIONS**

December 1, 2016 - **PROGRESS**

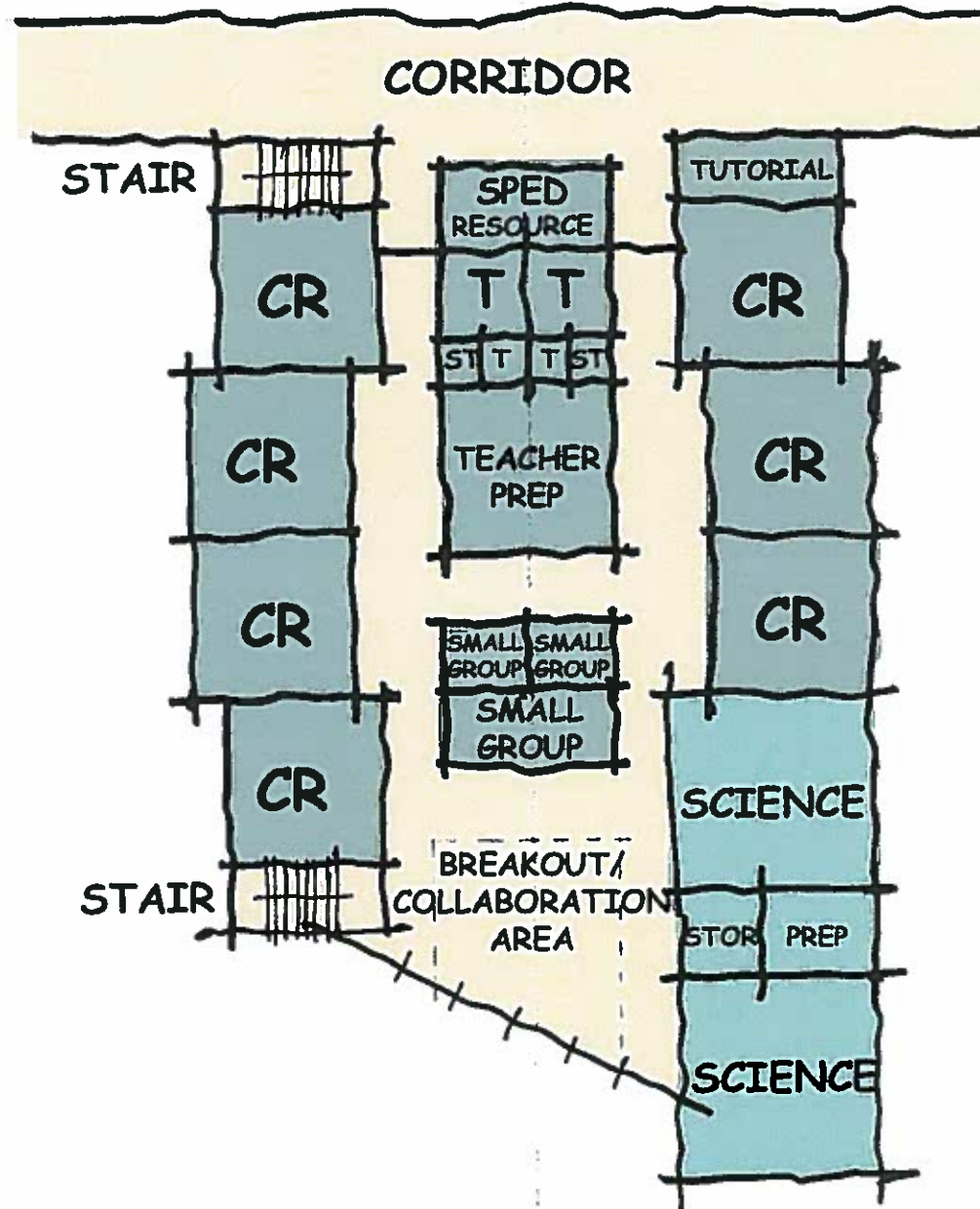


# IDEAL LEARNING ENVIRONMENTS

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

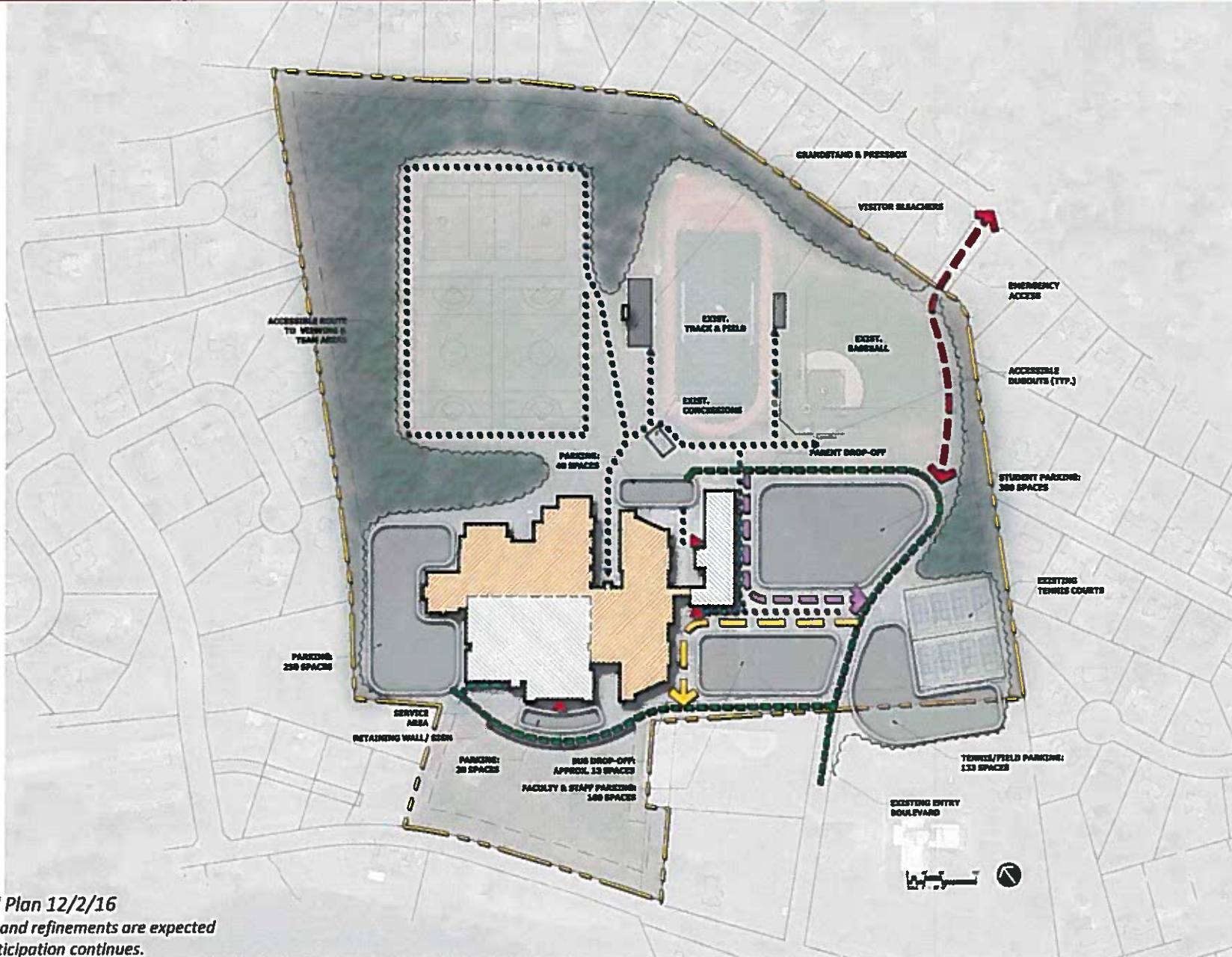
1. **Light** – open spaces, visibility, connection to the outdoors, and natural light;
  2. **Flexibility** – furniture and spaces that are multi-purpose, adaptable, moveable;
  3. **Independence** – space that fosters persistence, self-direction, choice and curiosity;
  4. **Collaboration** – places 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



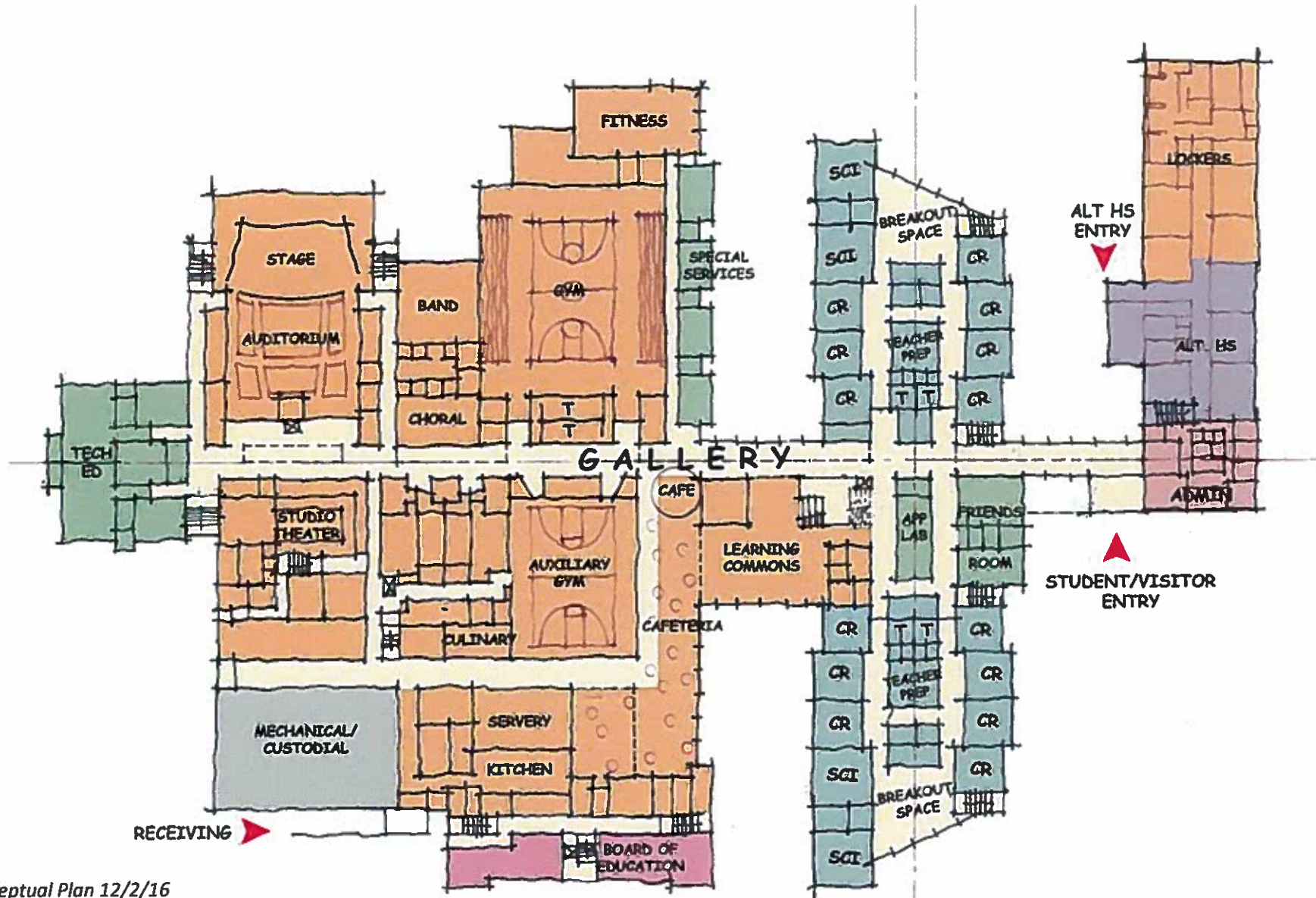


# OPTION A (ADD/RENO 1) – SITE



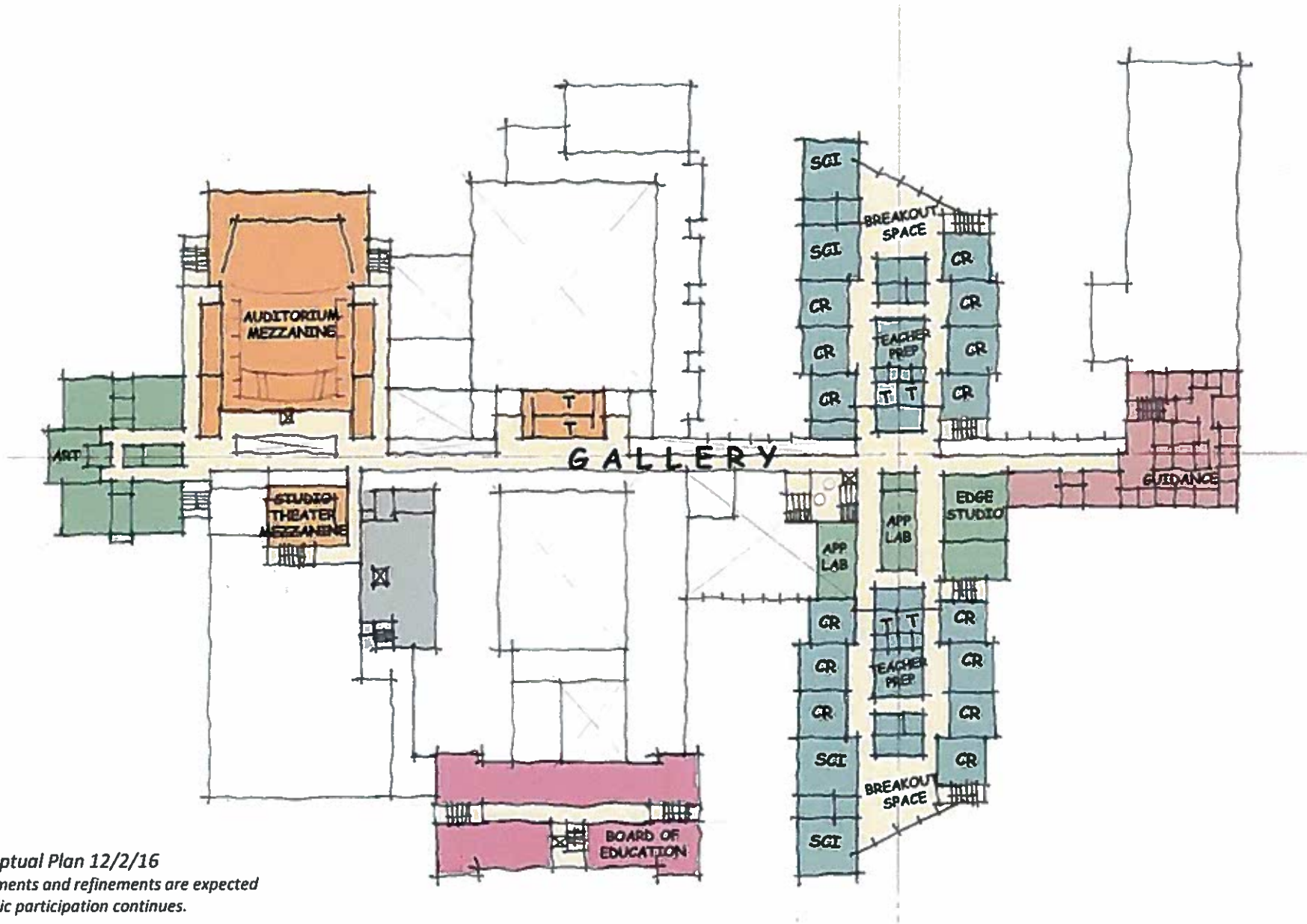
*Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.*

# OPTION A (ADD/RENO 1) – MAIN LEVEL



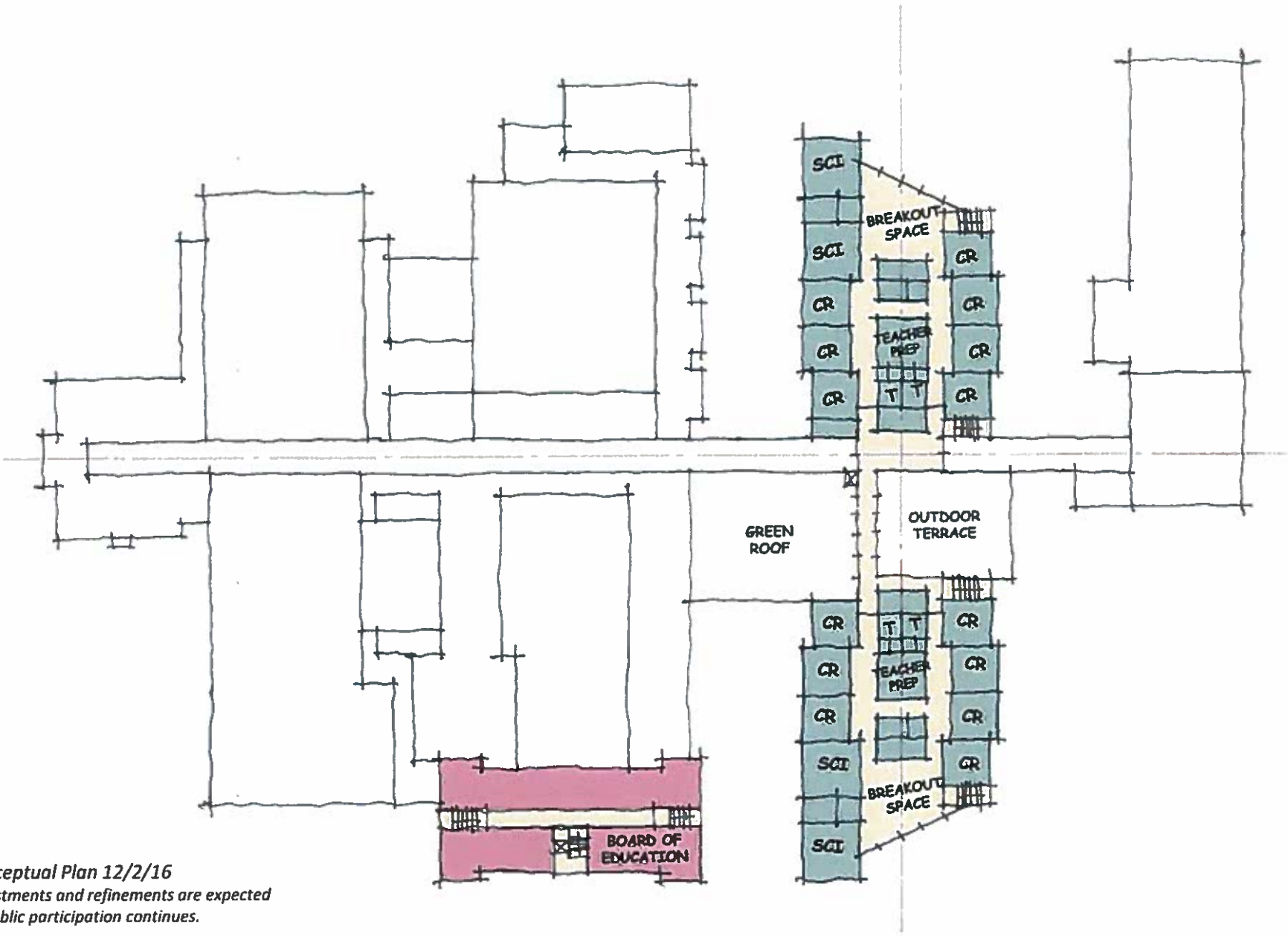
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION A (ADD/RENO 1) – SECOND LEVEL



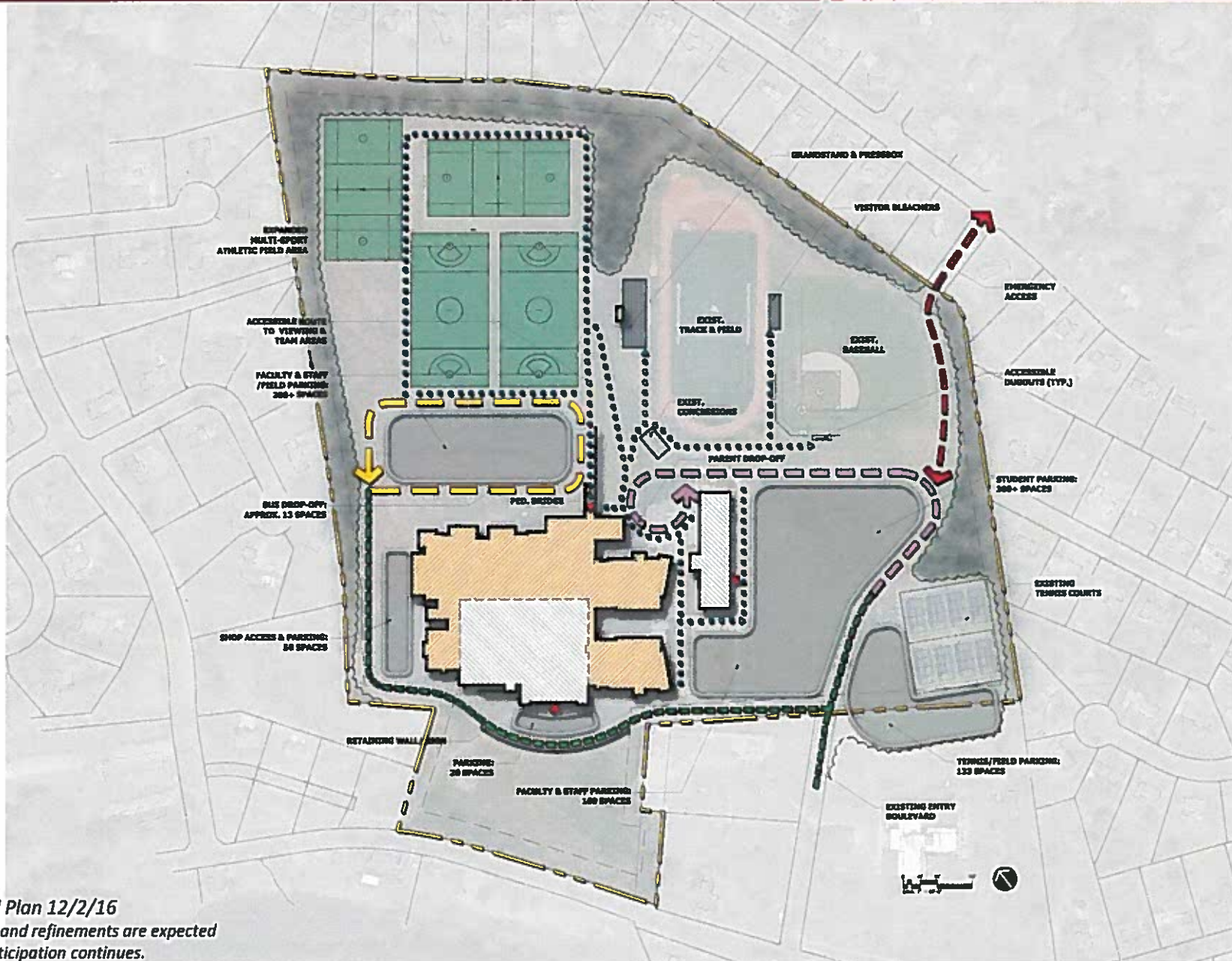
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION A (ADD/RENO 1) – THIRD LEVEL



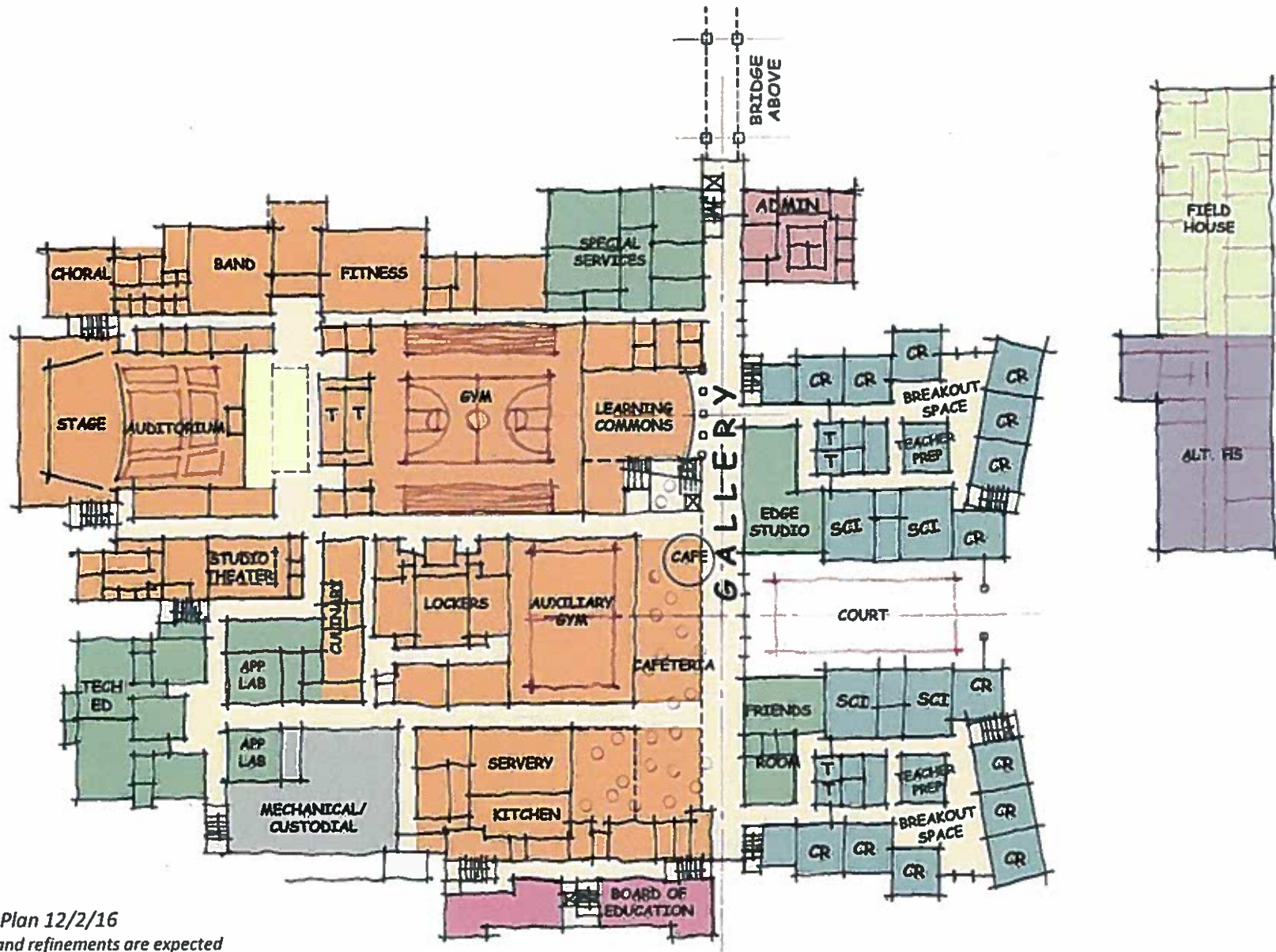
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION B (ADD/RENO 2) – SITE



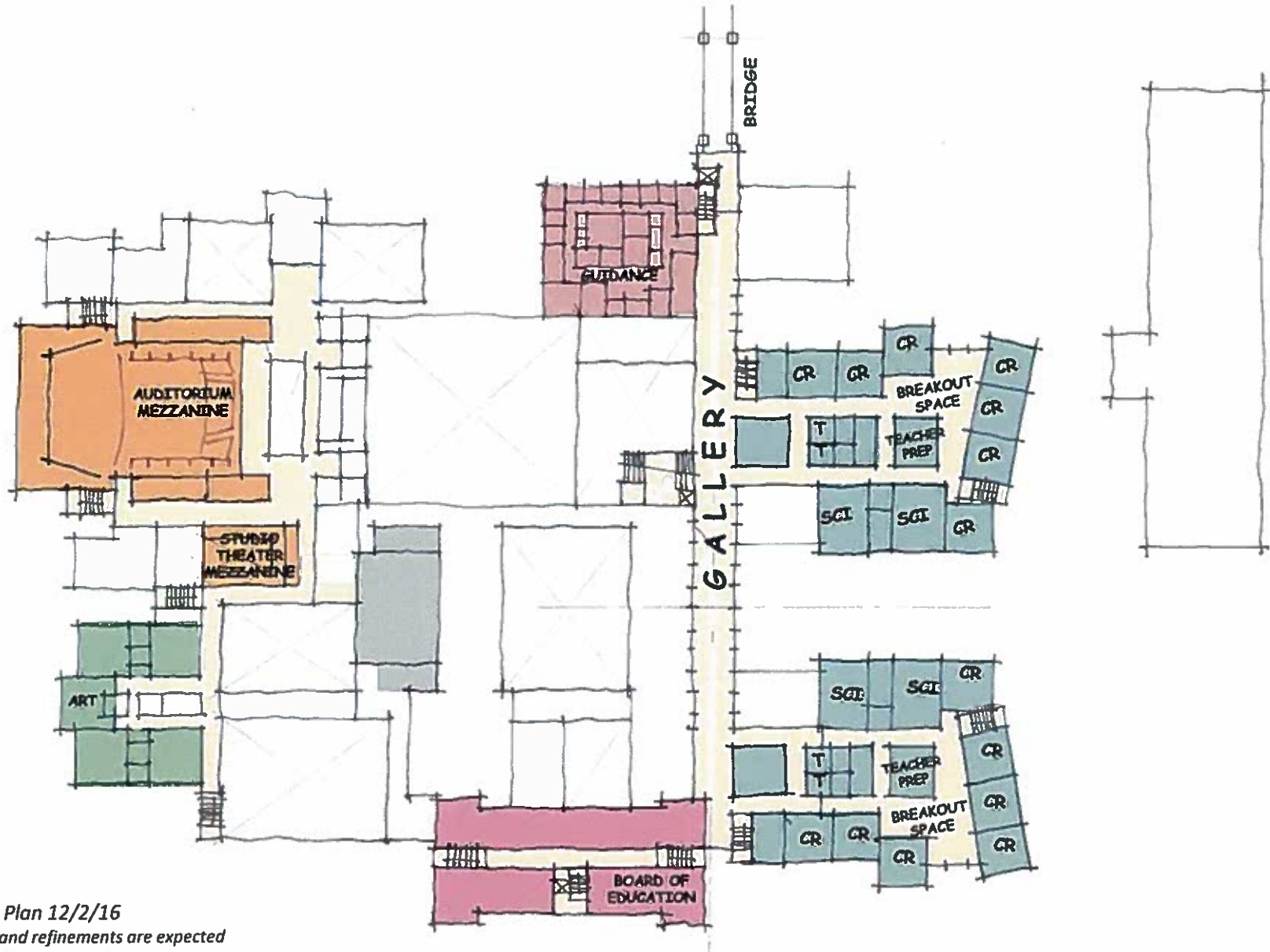
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION B (ADD/RENO 1) – MAIN LEVEL



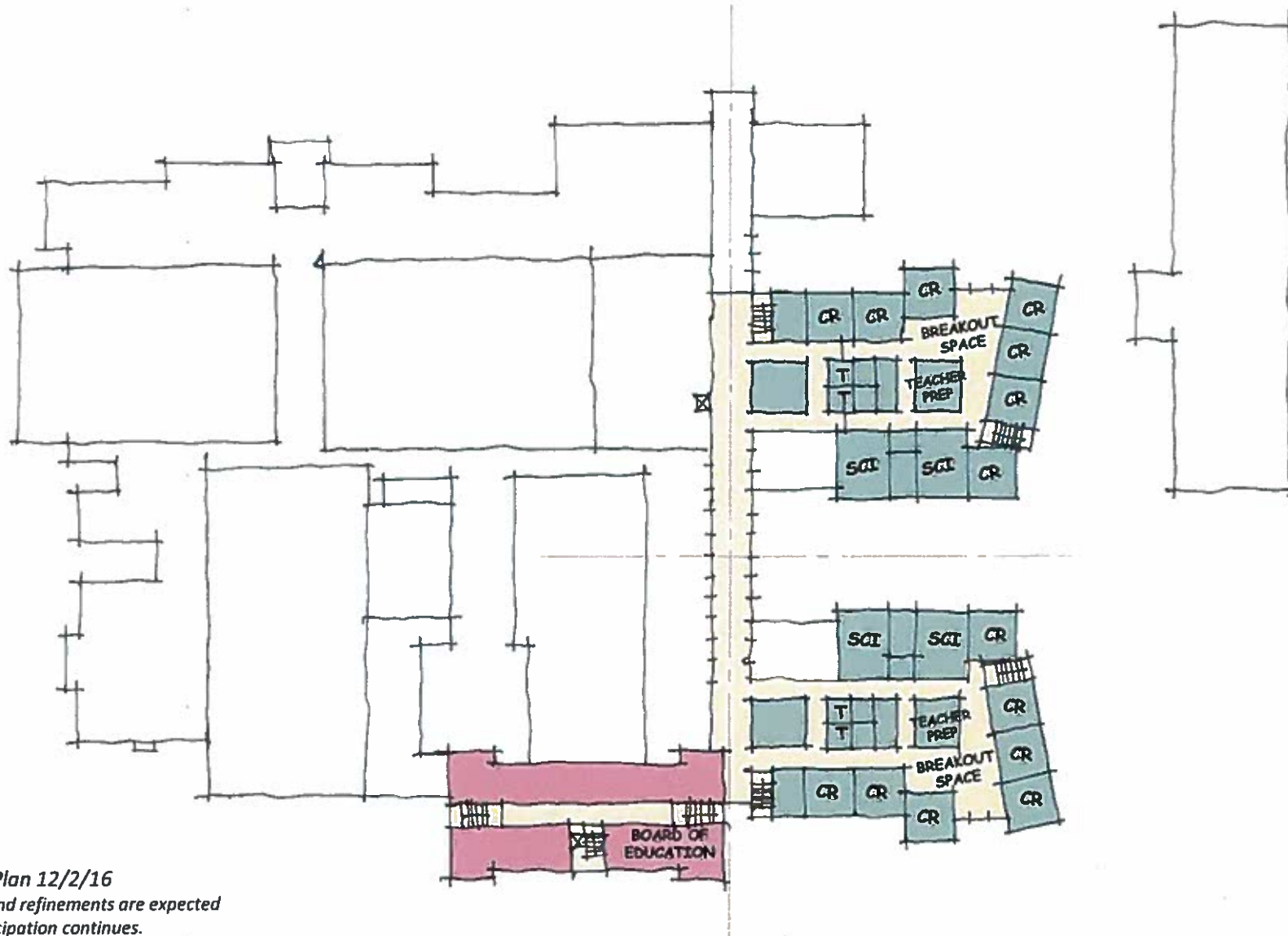
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION B (ADD/RENO 1) – SECOND LEVEL



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

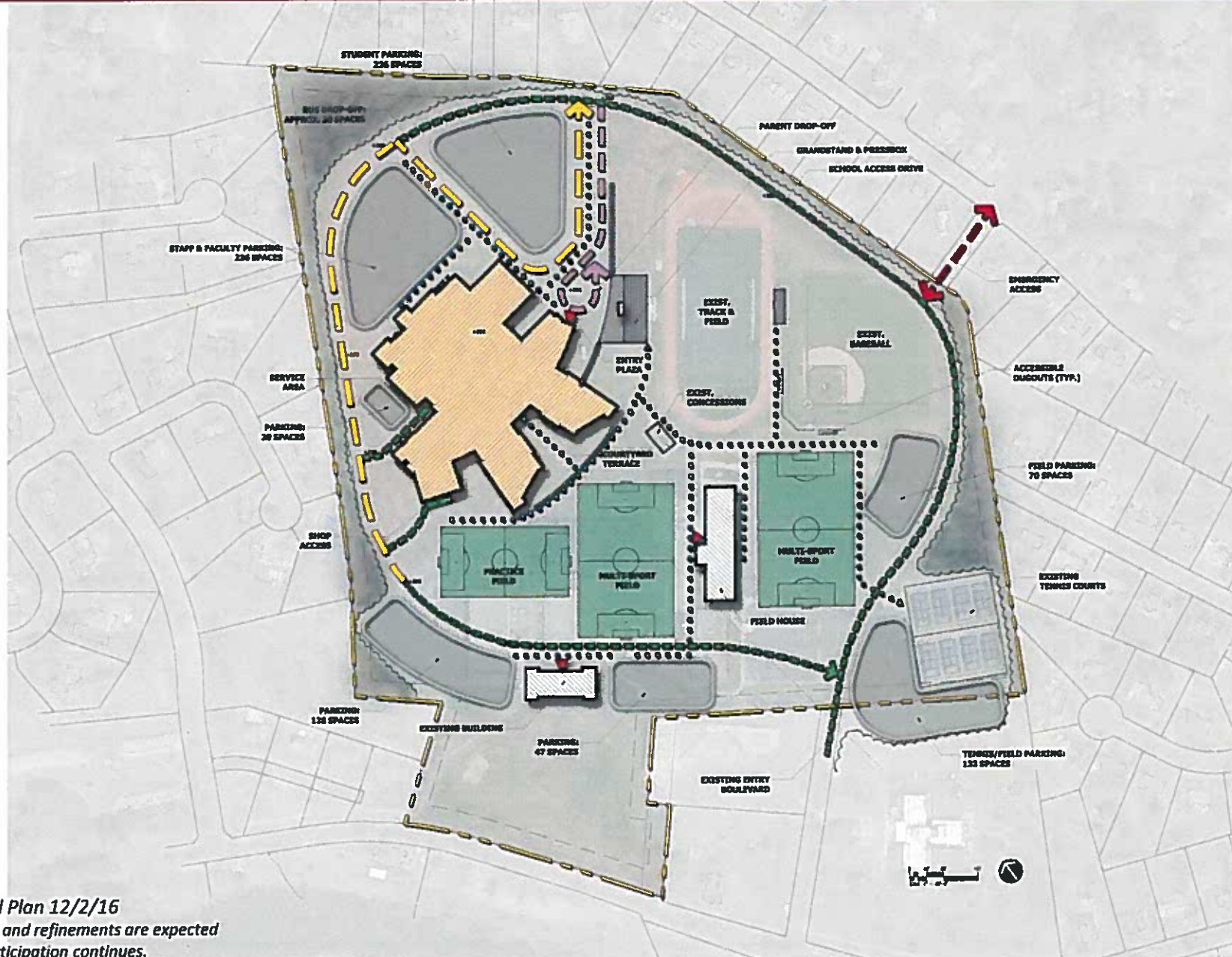
# OPTION B (ADD/RENO 1) – THIRD LEVEL



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

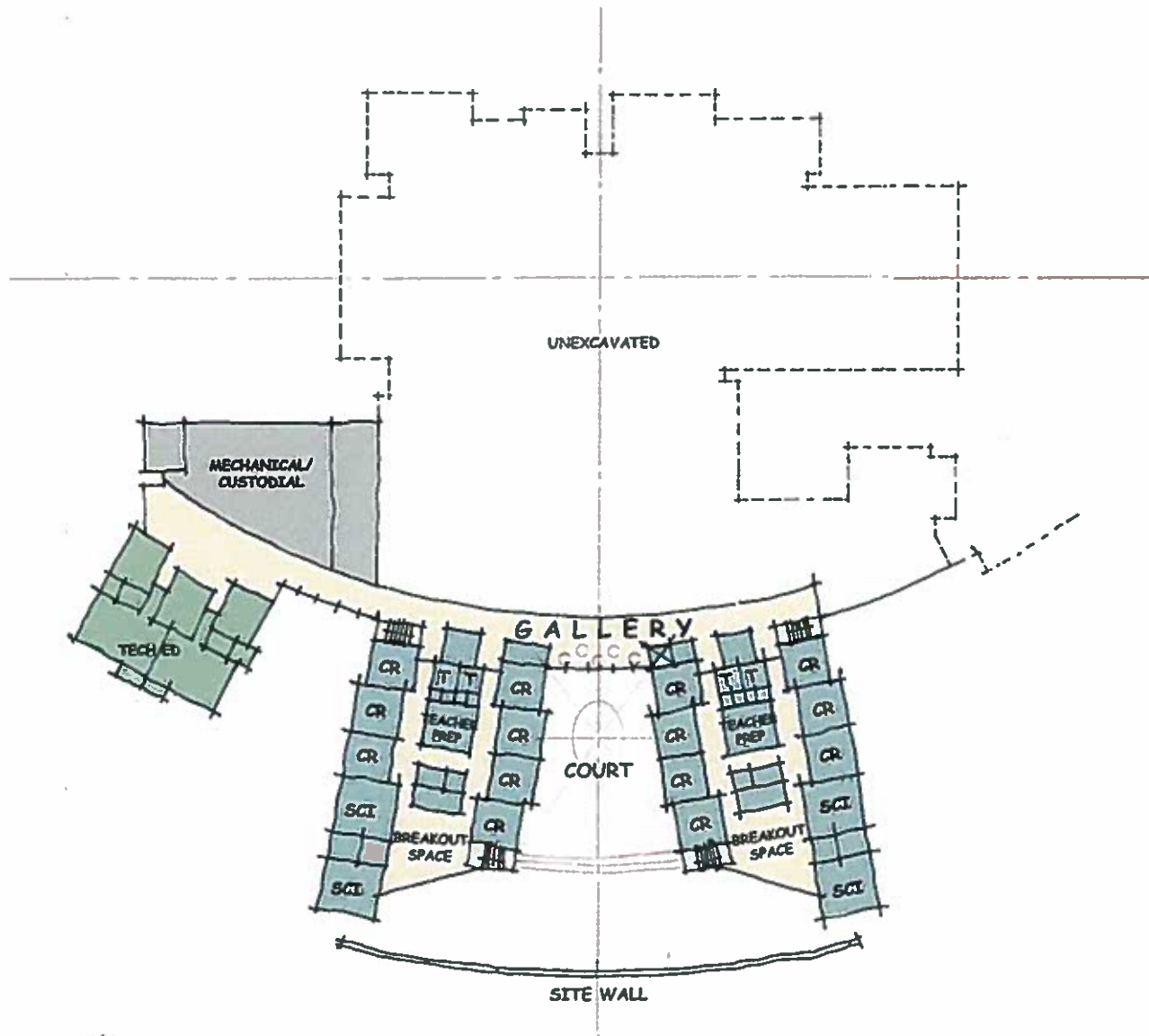


# OPTION C (NEW) – SITE



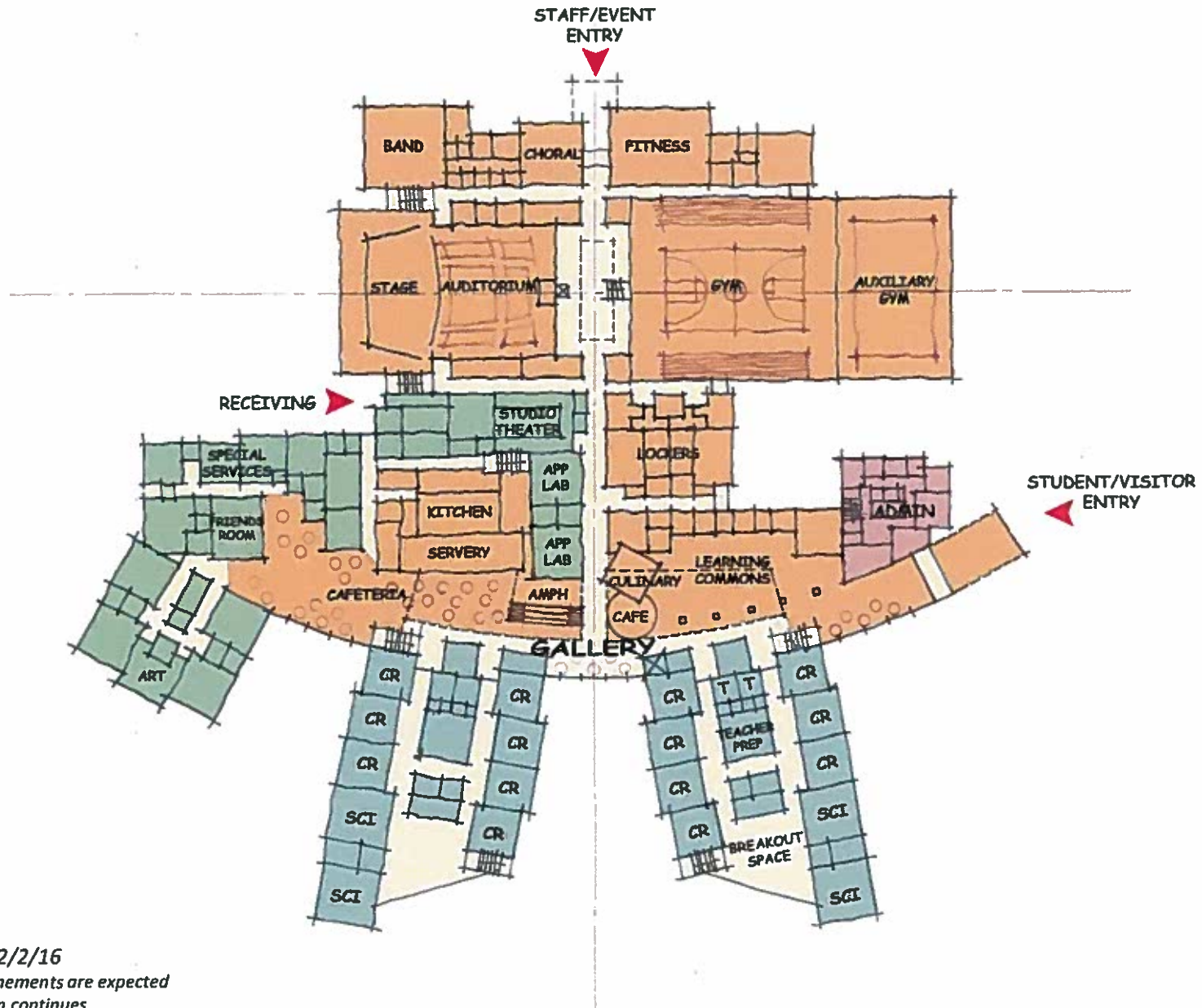
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# OPTION C (NEW) – LOWER LEVEL



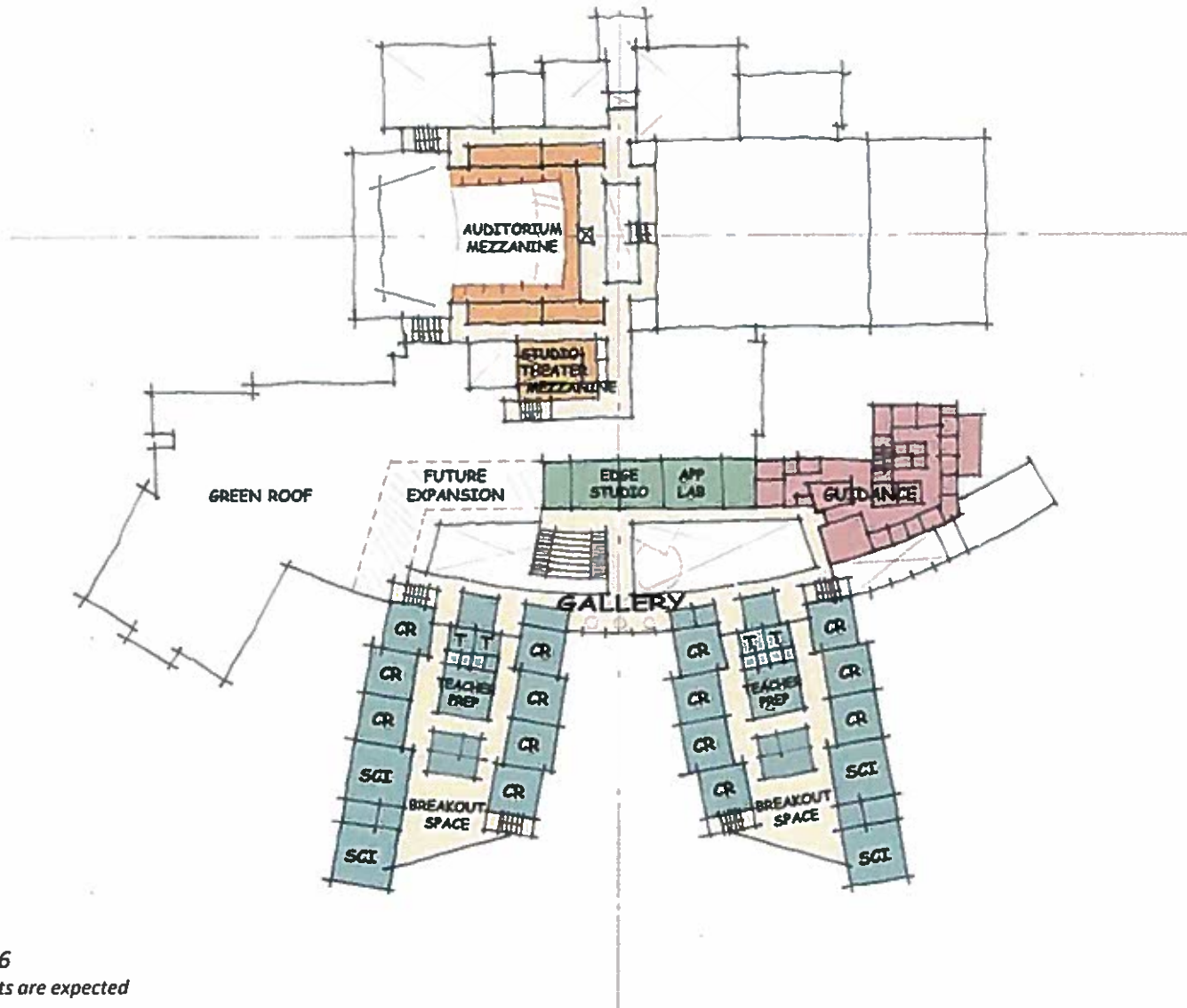
Conceptual Plan 12/2/16  
Adjustments and refinements are expected  
as public participation continues.

# 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

