

Minutes
Farmington High School Building Committee
Wednesday, December 7, 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
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.

A. Call to Order.

The chair called the meeting to order at 4:30 p.m.

B. Public Comment.

Tim Kelly, 62 Westview Terrace, Unionville, requested that the committee evaluate other designs including a renovate- as-new approach to optimize state reimbursement.

Pam Fisher, 5 Jules Court, Unionville said that there are some concerns regarding square footage but reminded the committee that currently there is an auditorium and cafeteria that are too small, multiple locations (including bathrooms, gym and auditorium) that are not ADA compliant. She believes that the square footage may need to be increased to address these issues. She also emphasized the importance of private rooms for special education and believes there is more success in a private setting. She does not think that keeping 75% of the existing building will correct the sprawl issue.

C. Minutes.

1) To approve the attached November 30, 2016 minutes.

Upon a motion made and seconded (Baron/Kleinman) it was unanimously VOTED: to approve the November 30, 2016 minutes.

D. Reports/Updates.

1) Architect Report (Dominov)

After receiving feedback over the last week, Kaestle Boos presented another option to the committee. The final concept designs will be complete and ready for cost estimates on December 30th.

Paul Dominov presented a concept that keeps 75% of the building that is at least 30 years old. Luke McCoy presented the site plan for the renovation option as well as additional site options as a result of feedback he received requesting more fields. A copy of the presentation is recorded with these minutes.

Upon a motion made and seconded (Baron/Kleinman) it was unanimously VOTED: to remove "Option B" (presented at the 11/30 meeting) and add "Option D" (presented today, 12/7) to the presentation of the three conceptual drawings.

2) Owner's Representative Report (Sklenka)

Scott Pellman, Colliers International, informed the committee that the RFPs for geotechnical engineering services and hazardous materials were issued on December 1st. The RFPs were posted on both the Farmington Public Schools website and the State of CT Department of Administrative Services website. There was a site visit/building walk-through on December 7th and seven (7) firms attended. The RFPs are due on December 13th and Colliers will work diligently to present the a recommendation to the FHS Building Committee at their December 14th meeting.

Marc Sklenca announced that he will update the committee regarding the FHS tours during Agenda Item F.

3) Construction Manager Report (Biega)

Ken Biega, O&G Industries, Inc. informed the committee that he will work with Kaestle Boos Associates and Colliers International to begin a preliminary phasing analysis and site logistics.

4) Financial Report (Eagen)

No Report.

5) Educational Specifications (Greider)

Superintendent Kathy Greider reported that the Board of Education is meeting on December 12th for the first reading of the educational specifications and on December 19th for the second reading of the educational specifications. There will be two (2) educational specification documents, one for the FHS building and a second one for central office.

E. To review the "FHS Building Committee Messaging."

Town Manager Kathy Eagen reviewed the FHS Building Committee Messaging. The communications subcommittee created this document to outline the project's talking points. The document highlights the infrastructure deficiencies including state and federal requirements (ADA), security, and facility infrastructure. It also highlights that the existing high school facility does not support the collaborative, rigorous, innovative education for which the Farmington Public Schools are known. Issues include a warning from NEASC for one accreditation standard and inadequate facility layout and space that impacts teaching, learning and programming.

This messaging document is intended to create a concise and clear message of the project and is currently posted on the website, and will be referenced in the presentation to the community tomorrow.

F. To review the program/presentation for the December 8th Tour & Community Meeting.

A draft program for tomorrow's community meeting was reviewed by the committee. The presentation will take up the majority of the meeting and then the public will have an opportunity to ask questions and comment on the three options.

It was suggested that a handout be distributed to the public at the community meeting providing information on state reimbursement. Kathy Eagen and Marc Sklenka explained that at this time we want to provide simple language regarding the reimbursement rates because the total number is unknown and will be presented to the committee as the project progresses. General information will be provided to the public under the FAQ page of the website. The FAQ page is currently under construction but will be updated and available in the near future.

Marc Sklenka provided a map and talking points for the facility tour. The committee had general discussion regarding the tour route and expressed concerns regarding the tour length. Marc explained that students will be leading the tours and the groups will go in waves beginning from the auditorium. A video of Bill Wadsworth was created as an introduction to the tour and will be played in the auditorium before the tours begin.

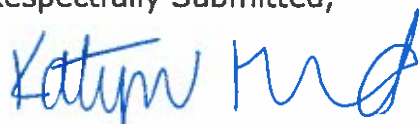
G. Other Business.

Kathy Eagen requested that Committee members sit in the front of the auditorium at tomorrow's community meeting.

H. Adjournment.

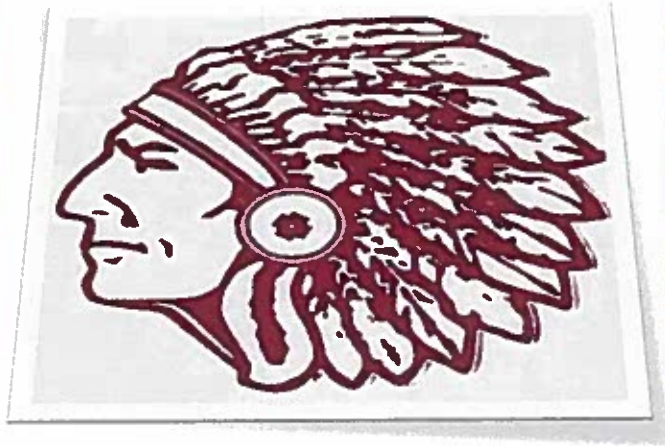
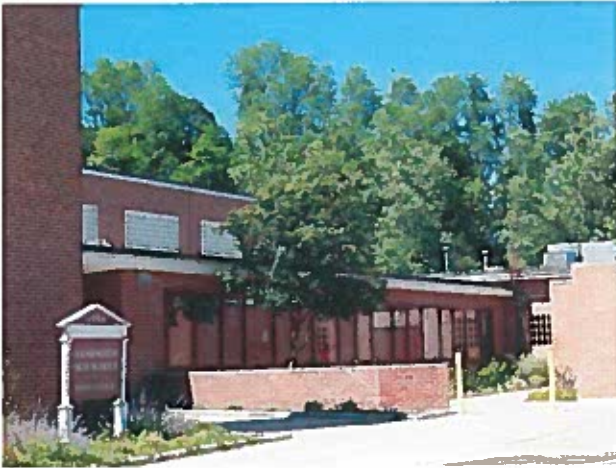
Upon a motion made and seconded (Kleinman/Carrier) the meeting adjourned at 5:52 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kathryn Howroyd". The signature is fluid and cursive, with the first name "Kathryn" being more prominent than the last name "Howroyd".

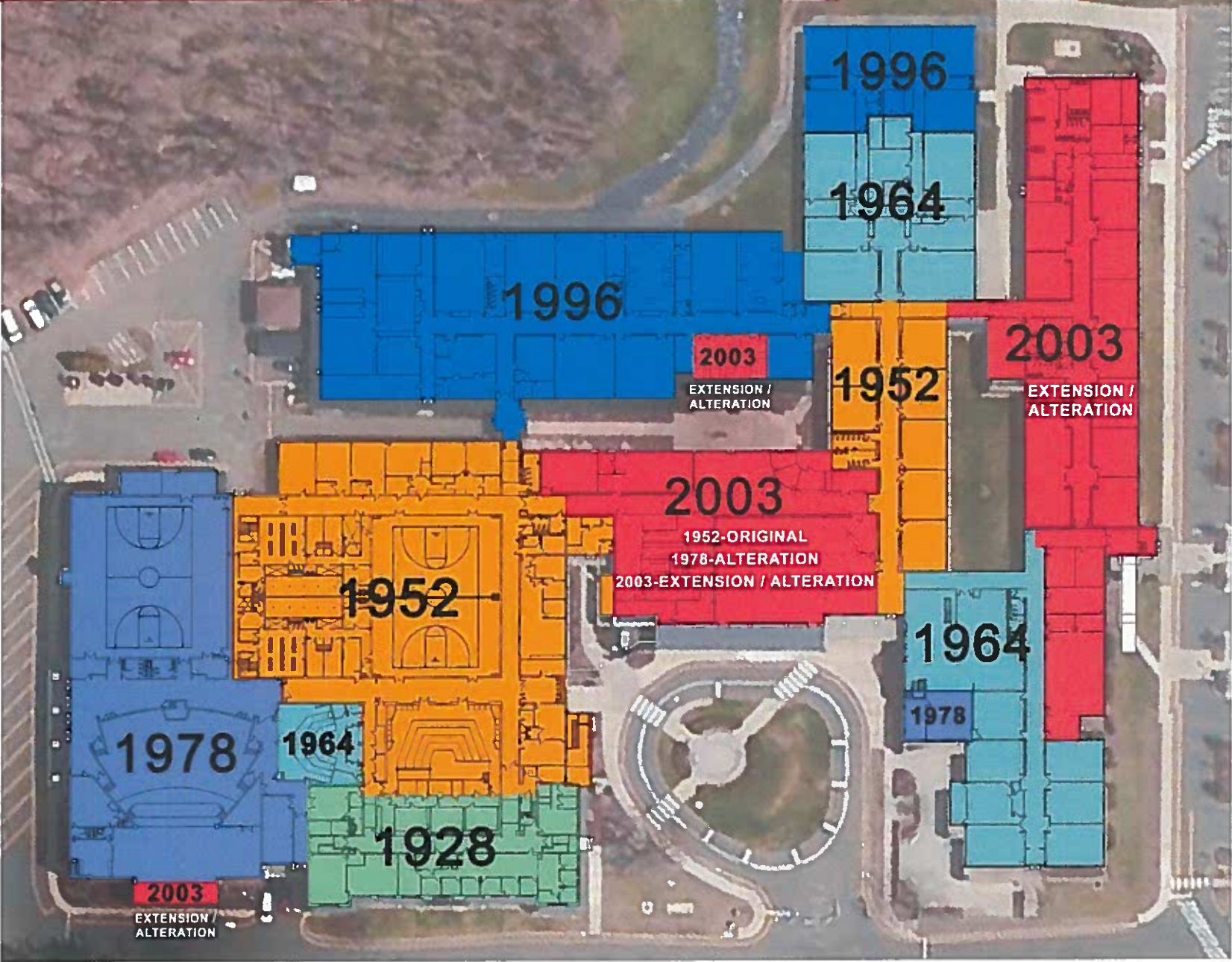
Kathryn Howroyd
Clerk of the Committee

Farmington High School Building Project

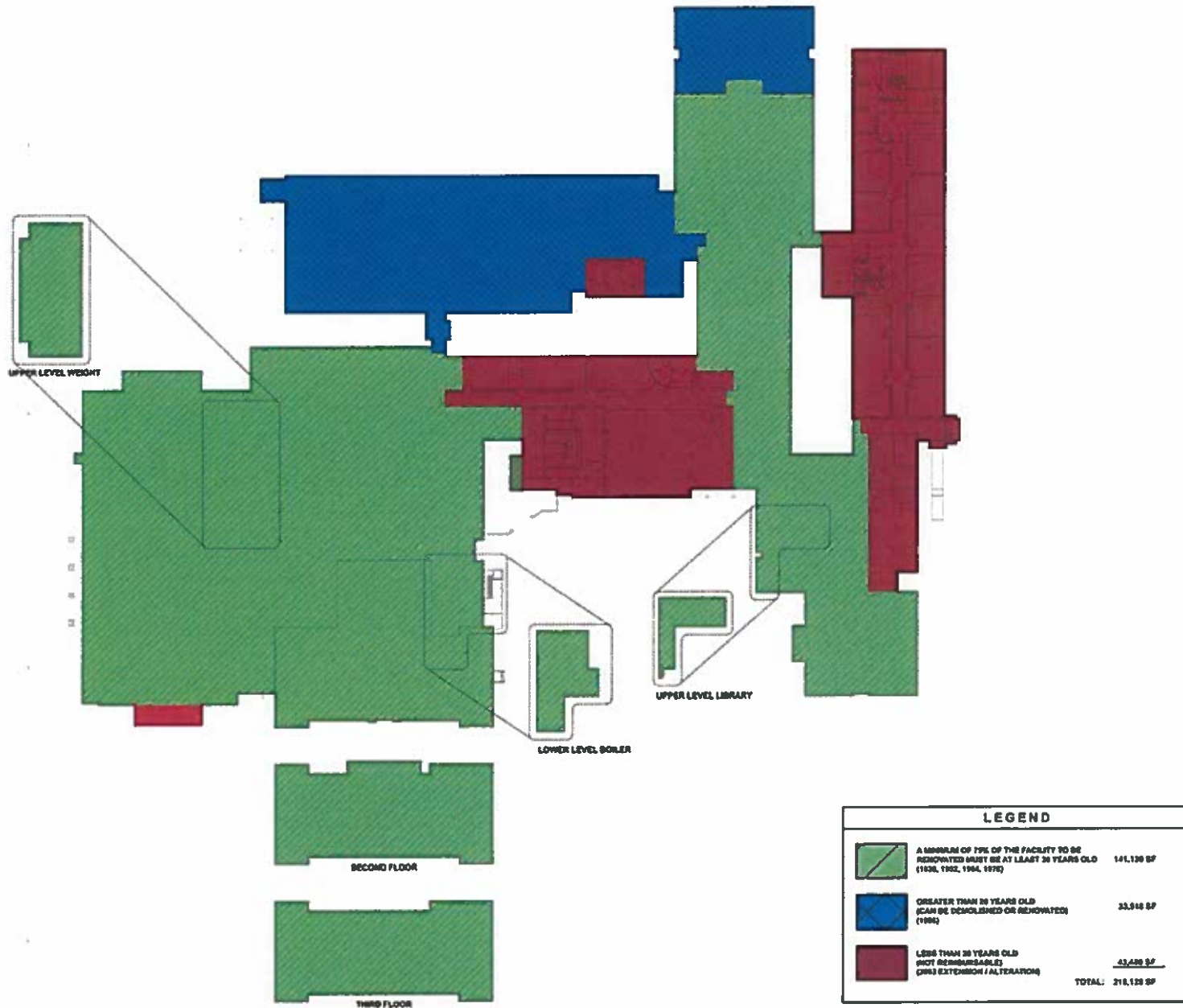


Farmington High School
December 7, 2016 - **PROGRESS**

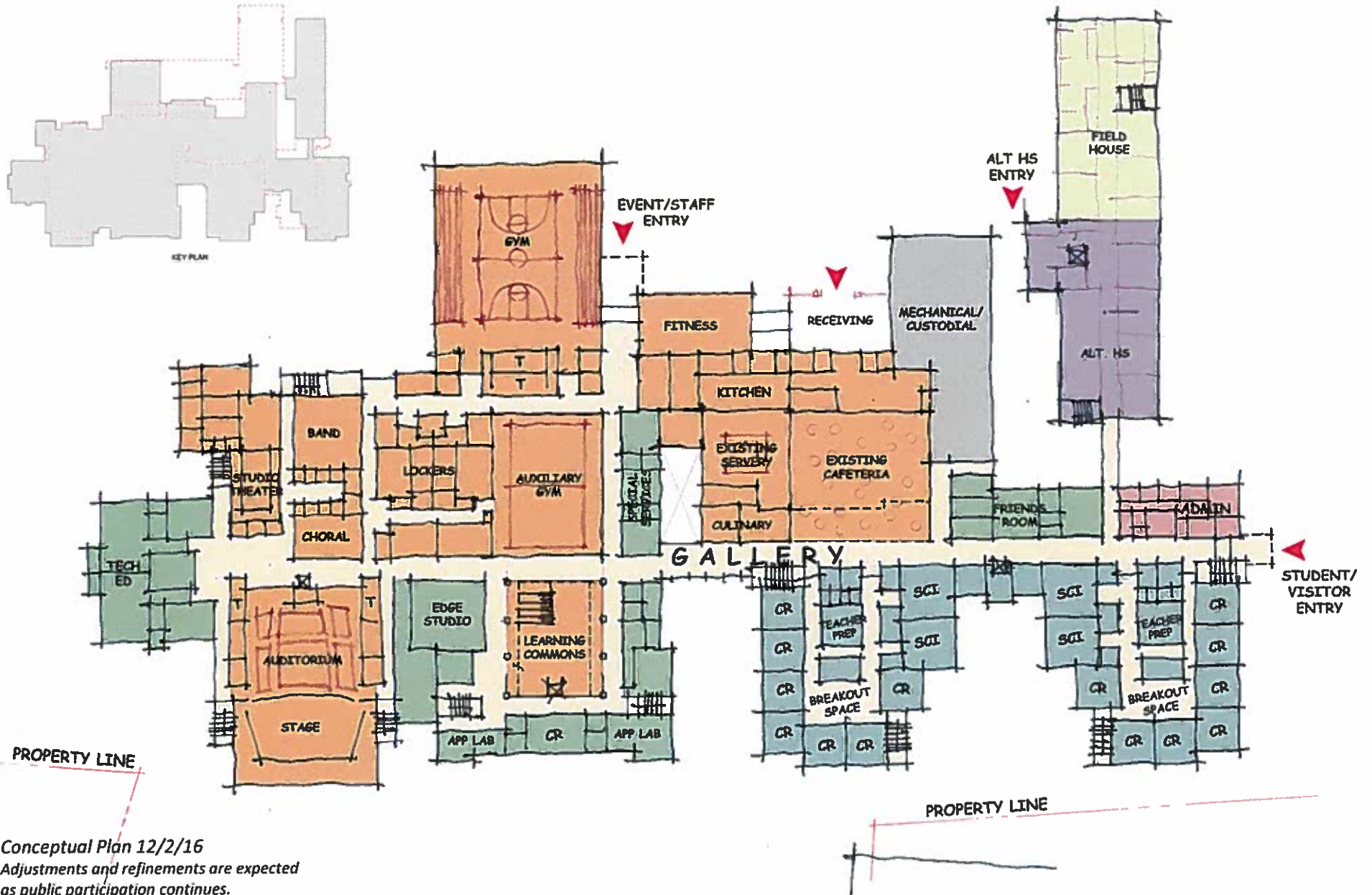
FHS ADDITIONS



RENOVATE-AS-NEW ANALYSIS

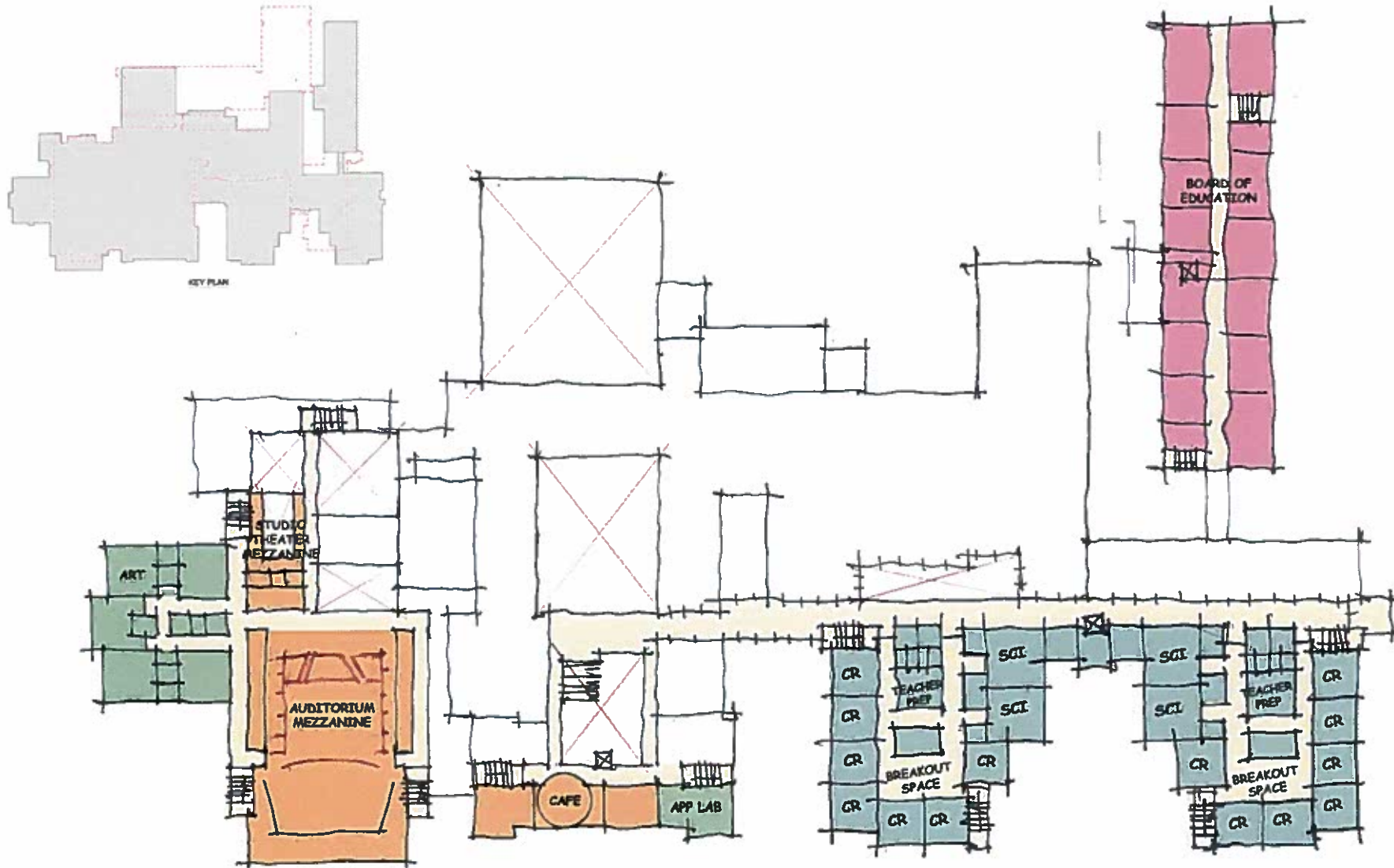


RENOVATE-AS-NEW – MAIN LEVEL



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

RENOVATE-AS-NEW – SECOND LEVEL



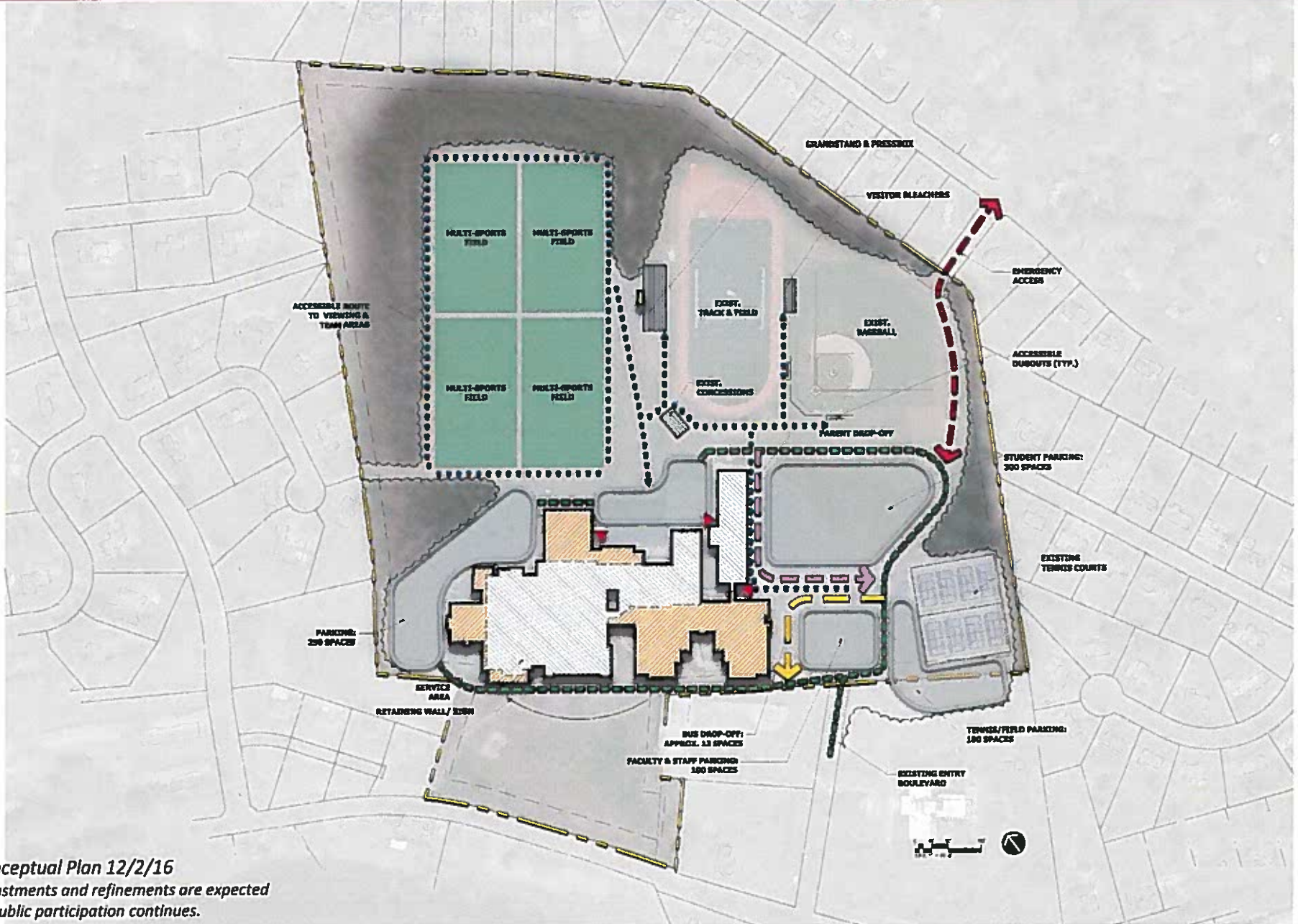
Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.

RENOVATE-AS-NEW – THIRD LEVEL



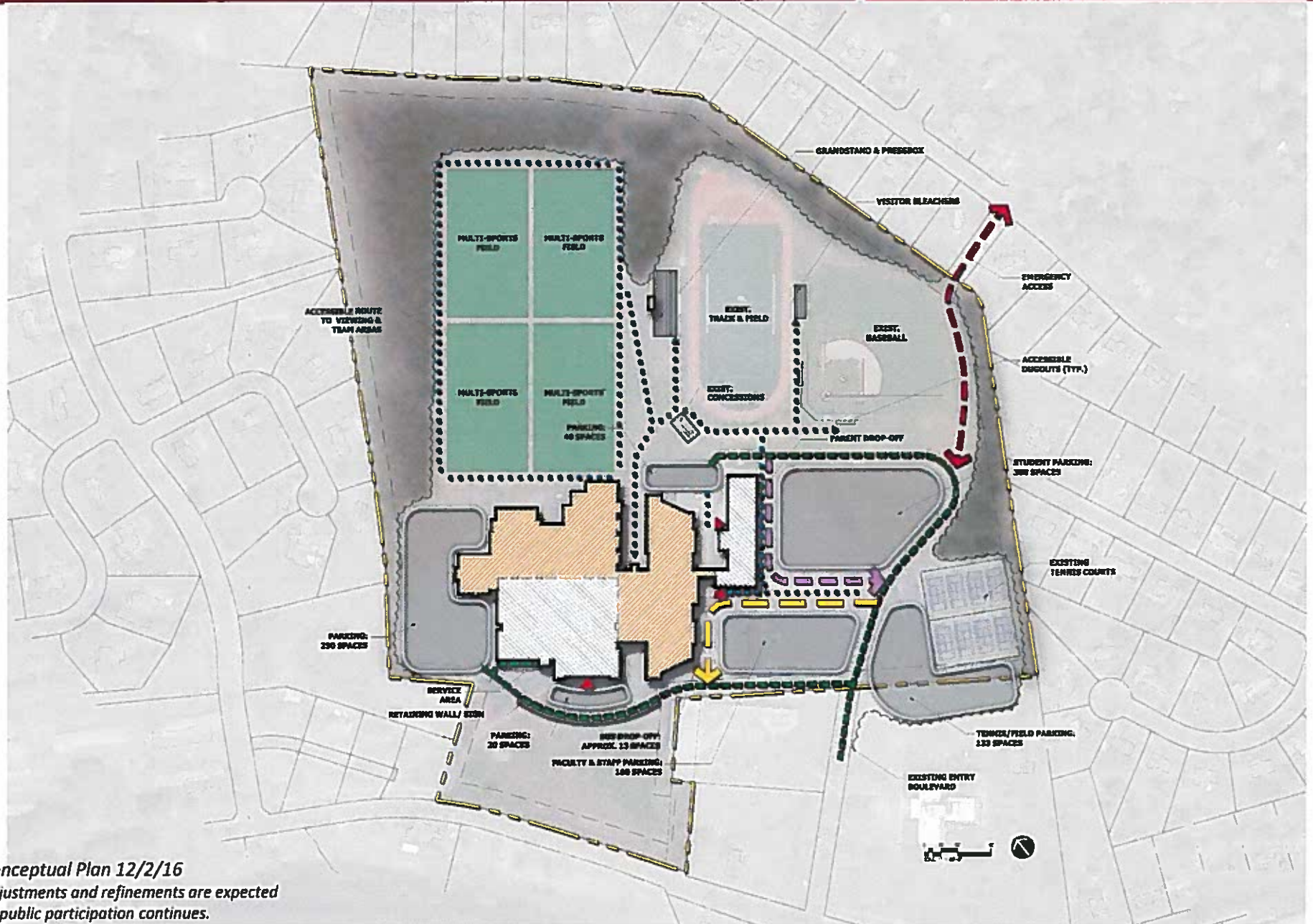
*Conceptual Plan 12/2/16
Adjustments and refinements are expected
as public participation continues.*

RENOVATE-AS-NEW – SITE



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

EXTENSION / ALTERATION – SITE CONCEPT B



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

NEW – SITE CONCEPT C-1



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

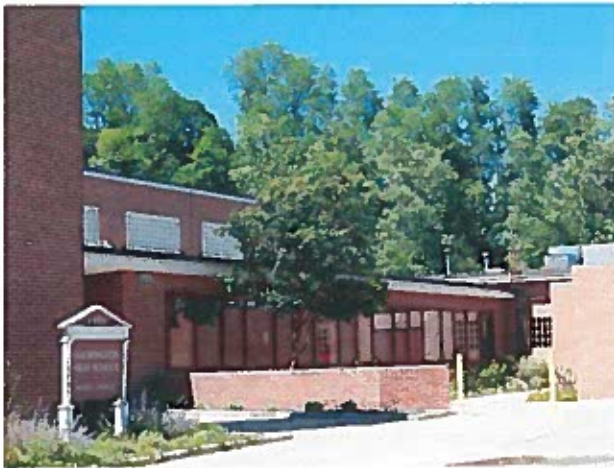
NEW – SITE CONCEPT C-2



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

Farmington High School Building Project

Q & A



Building Tour – Stops and Talking Points

Meet in auditorium lobby.

Stop #1 – Auditorium

- ◆ Size – Should seat at least half the student body. This auditorium seats approximately one-third of the student body
- ◆ Broken seats – replacements are unavailable
- ◆ Poor acoustics
- ◆ Handicap accessibility and ADA compliance – No middle aisle, no handicap seating, pitch of floor on the ramps too steep, stage not handicap accessible, orchestra pit not handicap accessible.

Stop #2 – Large Gym

- ◆ Poor location, creates unacceptable level of noise when an athletic event is held at the same time as a music or drama event
- ◆ Common lobby with the auditorium gets too crowded
- ◆ Size – this gym is undersized and there is no space around the perimeter of the court for people to walk when the stands are pulled out
- ◆ Handicap accessibility/ADA compliance – Bleachers are not handicap accessible and to convert bleachers would eliminate a significant amount of seating
- ◆ No air conditioning. This is important because the gym is our graduation site in case of rain and is also used for districtwide concerts in the spring. There is no other facility in town that can accommodate these events.
- ◆ Built in 1980 when student enrollment was 800

Stop #3 – Chorus Room

- ◆ Built for a student population of 800 students; we are now at 1,200 students
- ◆ Size – the room is too small for large group instruction. The same is true for the band room across the hall
- ◆ Handicap accessibility and ADA compliance – These classrooms have tiered flooring, which is not accessible for handicap students and not in compliance with the ADA
- ◆ Not air-conditioned
- ◆ Insufficient storage

Stop #4 – Counseling Conference Room

- ◆ This is the only conference room that counseling has at their disposal
- ◆ Size – too small for the meetings that take place: 504 meetings, teacher/parent meetings, and over 120 college rep visits each year.

Stop #5 – Counseling Office

- ◆ Building issues and the location of being partially underground results in mold and moisture issues here. There have also been radon issues in this area.
- ◆ Counseling offices for individual counselors are too small. Counselors meet regularly with students, parents, and teachers in these offices and are frequently jammed in.

Stop #6 – Room 205

- ◆ This is the world language area. World language are core academic classes, and this location puts students far from all the other academic areas. As a result, students are frequently late to and from classes in this area.
- ◆ Classrooms on this floor are small; class sizes need to be limited.

- ◆ No air conditioning on this floor. Climate control on this floor and in this entire building is very poor. Rooms are often too hot or too cold.

Stop #7 – Room 304

- ◆ This is an art room and is the largest art room
- ◆ You see tiles missing from the floor and ceiling panels missing. This is a result of a recent water leak from an aging water line above the ceiling. This water leak went from this room, through the second floor, and down into the music rooms. These gaining water lines exist throughout the building.
- ◆ Lack of air-conditioning and other necessary ventilation
- ◆ Mechanical systems are antiquated to the point where we cannot even run window unit air-conditioners up here because the overload the electrical circuits
- ◆ None of the art rooms have sufficient storage, as you can see by all the stuff stored in the hallway

Stop #8 – Elevator

- ◆ Elevator does not meet code and is not ADA compliant
- ◆ Elevator is old and frequently broken and parts are no longer available. Last year, we had disabled students who missed classes on the second and third floors for a week while we tried to get parts and make repairs for this elevator. It is the only elevator access to the second and third floors.

Stop #9 – PPT Conference Room

- ◆ Size – PPTs frequently have 10-14 participants. This room simply cannot accommodate that. There is no other conference room available to be used. We hold over 250 PPTs a year in this room.

Stop #10 – Girls' Lavatory just past the main office

- ◆ This is what the student bathrooms look like. They are too small and we have too few of them.

Stop #11 – Room 601

- ◆ This is a specialized classroom for students with multiple disabilities. They spend most of their day in here and many non-disabled peers join them during the day. This space is significantly undersized for their needs.
- ◆ Because we have no dedicated space for occupational therapy or physical therapy, those interventions take place in this space. They should be done in their own private space.
- ◆ This student population has significant personal hygiene needs, and there is no private area to address them in this room.

Stop #12 – Cafeteria

- ◆ Size – undersized for our population. As a result, we need to eat lunch in four separate waves. This means we serve lunch from 10:00 a.m. to 1:00 p.m. This extended lunch period requires significant resources for supervision.
- ◆ The main hallway of the school runs right through this cafeteria and takes up a great deal of space.
- ◆ The large pillars throughout the cafeteria area make it a difficult area to supervise.

Stop #13 – Library

- ◆ Size – it is too small
- ◆ No quiet spaces for individual students to work
- ◆ No adequate spaces for students to work collaboratively without disturbing other students

Stop #14 – Room 805 (look into room from the library)

- ◆ This was designed to be part of the library and used as collaborative workspace for students, however, the lack of classrooms require that it be used as a regular classroom by social studies and English teachers all day. This is an example of one of the big issues with our current building, not enough classrooms.

Stop #15 – Room 808

- ◆ This is a conventional classroom
- ◆ It is not air conditioned

Stop #16 – Writing Tutorial Room (look in from the hallway)

- ◆ We have full-time math, science, social studies, and literacy tutors. They work with students and teachers all day, but we have limited space for them. In fact, the social studies tutor has no space, not even a closet, to work out of, so she floats throughout the building during the day looking for spaces to meet with students.
- ◆ These tutors are not here just for our lower performing students, they support all students, including many AP students who are looking for support as they undertake very challenging work.

Stop #17 – Room 608

- ◆ This is our only business room

Stop #18 – Intersection by Room 701

- ◆ This is known as “malfunction junction.” During passing time, approximately 650 students pass through here. You can imagine the congestion.

Stop #19 – Room 701

- ◆ This is our amphitheater
- ◆ This space was originally intended for special events and presentations but now, because of the lack of classrooms, we utilize it as a regular classroom every period of every day.

Stop #20 – Room 707

- ◆ This is a math room and should be considered a generic classroom
- ◆ This entire wing has a significant moisture issue. As a result, each of these classrooms has its own dedicated dehumidifier system. Unfortunately, when these systems are running, they are loud and it can be hard for students and teachers to hear each other.

Stop #21 – Data Center/Data Lab (IT space)

- ◆ This at one time was classroom space that we had to give up for technology support. It should be noted that some of this technology support is for the district and not just the high school.

Stop #22 – Room 505

- ◆ This is a typical science classroom. These classrooms are all a combination of lecture and lab space – they are all undersized for this purpose
- ◆ There is insufficient safe chemical storage connected to these rooms

Stop #23 – Boys’ Lavatory in 500 wing

- ◆ The bathrooms in this hallway are connected to very old sewer lines and we have had multiple sewage backups in this part of the building. The most recent one resulted in the boy’s bathroom being closed for over six months. Repairs have been made, but the bathrooms in this wing are still connected to the very old sewer lines.

Stop #24 – Room 528 and Wood Shop area

- ◆ This is a classroom for our applied arts program, which includes construction and transportation. The transportation room is next door.
- ◆ We have a large and popular construction program. This space was renovated in 1996 and was made smaller at that time.
- ◆ The equipment we need barely fits in the shop and makes the space very difficult to work in. Because of the small size of this room, we have to limit class sizes, and some students who want to take these courses are shut out.

Stop #25 – Transportation Shop *(For the tour leaders: These rooms are connected from shop to shop. You do not need to go back out through the classroom portion)*

- ◆ Again, this is a popular program and due to the small space, we have to limit the number of students who can take these classes.

Stop #26 – Room 518/Old Culinary Arts Kitchen (just look in the window from the hallway)

- ◆ This kitchen is too small for a culinary teaching space.
- ◆ The kitchen is not ADA or handicap compliant

Stop #27 – Room 516

- ◆ This used to be the classroom and dining area for the culinary program. Again, due to our lack of classroom space, it is now used for one of our special education programs.

Stop #28 – Room 401 (Special Education suite)

- ◆ This is our special education suite. It includes classrooms and office space. Everything here is undersized.
- ◆ This space is not air-conditioned

Stop #29 – Old Gym

- ◆ This is a practice gym and is not suitable for interscholastic athletic contests
- ◆ As you can see by the wrestling mats stored on the floor, we lack adequate gymnasium storage space.
- ◆ This gym is used throughout the day as instructional space
- ◆ Like the rest of the spaces in this area, it is not air-conditioned.

Stop #30 – Boys' Locker Room *(check that nobody is in the boys' locker room and, if possible, bring the group through the boys' locker room)*

- ◆ This part of the building was constructed in 1954 and is still mostly original to that period.
- ◆ There are only two functioning showers in each locker room because the gang shower area has been converted to locker room space for in-season teams. *(Tour leaders can point to this created locker room space behind the cage doors.)*

Stop #31 – Weight Room

- ◆ This is instructional space and used throughout the day.
- ◆ This is the only fitness facility we have for all our athletic teams.
- ◆ This space is not air-conditioned and sits directly below an asphalt roof. From May to October, the temperature in this room frequently exceeds 90°.
- ◆ The lift in the middle of the room is not code compliant and is not large enough for some of our wheelchair-bound students. As a result, this space is inaccessible to some students and is not ADA compliant.

Return to auditorium lobby.

Farmington High School Directory

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