

Minutes  
Farmington High School Building Committee  
Wednesday, December 14, 2016

**Present:**

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

Kathy Eagen, Town Manager  
Kathy Greider, Superintendent  
Tim Harris, Dir. Of School Facilities  
Meredith Trimble, Town Council Liaison  
Bill Silva, High School Principal  
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  
Scott Pellman, Colliers International  
Ken Biega, O&G Industries, Inc.

**Absent:**

Russ Arnold, Director of Public Works

**A. Call to Order.**

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

**B. Public Comment.**

Sharon Mazzochi, 10 Candlewood Drive, is an abutting property owner and she would like additional information regarding distance to the property line from the school and the bus route on the new site concepts.

Tim Kelly, 62 Westview Terrace, Unionville, explained that a main objective of the project is to alleviate the ADA concerns. He is requesting information on how many students are currently in wheelchairs at Farmington High School.

Pam Fisher, 5 Jules Court, Unionville, expressed some concerns with the educational specifications in regards to the band room and the storage of the 32 school owned string instruments. She said that in the proposed plans, instruments are stored in a locker outside of the classroom. String instruments are temperamental with weather and she is concerned if they are placed near public entrances they will be exposed to the varying temperatures.

**C. Minutes.**

- 1) To approve the attached December 7, 2016 minutes.**

Upon a motion made and seconded (Baron/Kleinman) it was unanimously VOTED: to approve the December 7, 2016 minutes.

**2) To approve the attached December 8, 2016 minutes-Community Meeting.**

Upon a motion made and seconded (Baron/Kleinman) it was unanimously VOTED: to approve the December 8, 2016 minutes

**D. Reading of Communications and Written Appeals**

**1) Nora Benanti- Correspondence.**

A copy of the correspondence is recorded with these minutes as Agenda Item D-1.

**E. Reports/Updates.**

**1) Architect Report (Dominov)**

Paul Dominov, Kaestle Boos Associates, reported that after a series of meetings with the State of Connecticut, it was determined that "Option A" would not meet the status requirements from the State to become a "renovate-as-new" project. The existing high school facility does not have 75% that is 30 years or older, a requirement to meet "renovate-as-new" status.

**2) Owner's Representative Report (Sklenka)**

Marc Sklenka, Colliers International, 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 as Agenda Item E-2.

**3) Construction Manager Report (Biega)**

Ken Biega, O&G Industries, Inc. reported that O&G met with Colliers and Kaestle Boos to begin a phasing plan for each of the options. He informed the committee that during the school's holiday break he will walk to building to prepare for the cost estimates that will begin in January.

**4) Financial Report (Eagen)**

No Report.

**5) Educational Specifications (Greider)**

Bill Silva, High School Principal, reported that the educational specifications were presented to the Board of Education on December 12, 2016. The educational specifications will receive their second reading at the Special Board of Education meeting on December 19, 2016 at 7:00 p.m.

**F. To authorize the Town Manager to sign an agreement with \_\_\_\_\_ for Geotechnical Engineering Services in the amount of \$\_\_\_\_\_.**

Scott Pellman, Colliers International, summarized his review of the proposals that included: a confirmation of the scope of work, past performance evaluation and background/reference due diligence check of the firms that submitted a proposal for Geotechnical Engineering Services. He recommended GNCB Consulting Engineers, P.C. to be the selected firm. A copy of the bid tabulation is recorded with these minutes as Agenda Item F.

Upon a motion made and seconded (Carrier/Baron) it was unanimously VOTED: to authorize the Town Manager to sign an agreement with GNCB Consulting Engineers, P.C. for Geotechnical Engineering Services in the amount of \$11,700 (maximum price).

- G. To authorize the Town Manager to sign an agreement with \_\_\_\_\_ for Hazardous Materials Building Inspection in the amount of \$\_\_\_\_\_.**

Scott Pellman, Colliers International, summarized his review of the proposals that included: a confirmation of the scope of work, past performance evaluation and background/reference due diligence check of the firms that submitted a proposal for Hazardous Materials Building Inspection, Phase I ESA, Testing, Estimating & Reports. He recommended ATC Group Services LLC to be the selected firm. A copy of the bid tabulation is recorded with these minutes as Agenda Item G.

Upon a motion made and seconded (Bernier/Carrier) it was unanimously VOTED: to authorize the Town Manager to sign an agreement with ATC Group Services LLC for Hazardous Materials Building Inspection in the amount of \$23,250.

- H. To approve the attached invoice from Kaestle Boos Associates in the amount of \$8,920.**

Upon a motion made and seconded (Baron/Carrier) it was unanimously VOTED: to approve the invoice from Kaestle Boos Associates in the amount of \$8,920.

- I. To approve the attached invoice from Colliers International in the amount of \$7,882.**

Upon a motion made and seconded (Kleinman/Carrier) it was unanimously VOTED: to approve the invoice from Colliers International in the amount of \$7,882.

- J. To discuss and review the three (3) draft conceptual options.**  
The committee had general discussion regarding the three conceptual options. The main concerns include:

- Impact of no longer having the renovate-as-new option

- Eligible expenses vs. ineligible expenses-repurposing of areas for different program needs
- Areas of the school that are still under municipal bond (2003 addition)
- Explore options to maximize space (and reimbursement) in 2003 addition.
- Further clarification for rooms such as the "Edge Studio" and "Friends Room." These terms aren't commonly known by the public.
- Explore options for more parking
- Explore options for community space or community conference rooms (if there is additional space).
- Buffering for the abutting neighborhood, especially in the new building option
- Additional traffic into the surrounding neighborhoods. Additional exit can be used in emergency situations, as well as natural disasters (flooding, severe snow storms) when the high school is used as an emergency shelter
- Exploring another location for a new building on the site
- Explore additional options for the cafeteria in Option B
- Sprawl of the proposed building, explore other ways to condense and make the building more efficient

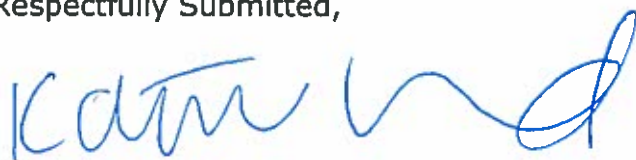
**K. Other Business.**

Chairman Wadsworth announced that the meeting scheduled for Wednesday, December 28, 2016 has been cancelled. The next meeting will be Wednesday, January 4, 2017 at 4:30 PM in the FHS Library. A public tour is also scheduled for 6:00 PM on January 4, 2017.

**L. Adjournment.**

Upon a motion made and seconded (Carrier/Kleinman) the meeting adjourned at 5:44 p.m.

Respectfully Submitted,



Kathryn Howroyd, Clerk of the Committee

**Kathryn Howroyd**

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**From:** Kathy Eagen  
**Sent:** Monday, December 12, 2016 8:46 AM  
**To:** Nora Benanti; greiderk@fpsct.org  
**Cc:** Kathryn Howroyd  
**Subject:** RE: Letter for the High school Building Committee

Thank you for your email.  
I will forward to the Building Committee.  
Kathy Eagen

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

-----Original Message-----

**From:** Nora Benanti [mailto:nora.benanti@gmail.com]  
**Sent:** Saturday, December 10, 2016 12:01 PM  
**To:** greiderk@fpsct.org; Kathy Eagen  
**Subject:** Letter for the High school Building Committee

Superintendent Greider and Kathy Eagan.  
Would you please forward this on to the high school building committee? I was having trouble finding the right email list on the website. Thank you.

To the Building Committee,

Thank you for providing the opportunity for the community to tour the current high school facility and listen to the concepts proposed by the architect.

It has been said that a measure of a society is how it treats its most vulnerable. If this is true, I worry we in Farmington currently wouldn't measure up. We have neglected to look far down the road and see beyond the next referendum or election. As a result we now have a patchwork high school facility that doesn't meet any students needs (college prep students, technical high school students, special needs students, the list goes on). Additionally the building does not meet the needs of residents that may need to seek shelter in an emergency circumstance.

Fortunately, we have a great opportunity to turn things around. We can stop asking our students and teachers to make due and out perform in sub par circumstances.

I'm writing to voice my strong opinion to select a new build plan. Any other plan that forces the architect to keep parts of the building that are 'newer' (2003 section) doesn't do enough to solve the 'sprawl' issue and feels a lot like the patchwork, short term solutions Farmington has chosen in years past. The renovation options will also take longer and be more disruptive to students in high school during construction.

I'm excited to be a part of the Farmington community as we move towards a better solution for our students.

Thank you,  
Nora Benanti

Sent from my iPad



FARMINGTON PUBLIC SCHOOLS  
Farmington High School Building Project  
Building Committee Meeting  
Owner's Project Manager Report  
*December 14, 2016*

**I. Activities since November 30, 2016 (Last FHSBCM)**

- a. Community Outreach Plan
  - i. Held First Community Presentation and Tour (08DEC16)
- b. Issued RFP's, and received proposals, for Early Enabling Services:
  - i. Hazardous Material Investigation
  - ii. Phase I ESA
  - iii. Geotechnical Investigation
- c. Presented DRAFT Options to the BOE (12DEC16)
- d. First Reading of the Educational Specifications to the BOE (12DEC16)
- e. Presented DRAFT Options to the Town Council (13DEC16)
- f. Started conversation regarding construction phasing of Options (13DEC16)

**II. Upcoming Activities – Prior to the next FHBCM December 28, 2016**

- a. 2<sup>nd</sup> reading and approval of Educational Specifications (19EC16)
- b. Finalize Construction Phasing
- c. Commence Early Enabling Services (Haz Mat; Geotech; Phase IESA)

**III. Key Upcoming Dates**

- a. 12/14/16: FHSBCM to discuss outcome of community meeting (12/8), Board of Education (12/12) & Town Council (12/13)
- b. 12/19/16: Board of Ed approval of Ed Spec's
- c. 12/28/16: FHS BCM (Required?)
- d. 12/30/16: KBA Completes Development of Options; Options issued for estimating
- e. 1/4/17: FHS BCM; Review of Final Options

**IV. Questions?**



Agenda Item F

**Farmington High School  
Geotechnical Services Bid Summary** 12/13/2016

	Hourly Rate	Phase 1 Base Bid Geotechnical Services	Phase 2 Additional 1 Day	Phase 2 Unit Cost Per Boring	Added service	Remarks
<b>CONSULTANT</b>						
<b>GEI Consultants</b>		<b>\$9,450.00</b>	<b>\$4,000.00</b>	<b>\$1,350.00</b>		Private utility mark out if required would be extra
Principal	\$180.00					
Senior Project Manager	\$156.00					
Project Manager	\$138.00					
Geotech Engineer (PE)	\$112.00					
Geotech Engineer	\$96.00					
Senior Tech	\$88.00					
Staff Professional-2	\$88.00					
Staff Professional-1	\$82.00					
Tech	\$74.00					
<b>GNCB Consulting Eng.</b>		<b>\$9,800.00</b>	<b>\$1,200.00</b>	<b>\$700.00</b>		Possible \$2k reduction if drilling completed in 2 days
Principal	\$200.00					
Geotechnical PM	\$170.00					
Geotechnical Engineer	\$100.00					
Geotechnical Geologist	\$85.00					
Field Tech	\$75.00					
<b>Langan</b>		<b>\$11,400.00</b>	<b>\$1,250.00</b>	<b>\$750.00</b>		Private utility mark out if required would be extra
Principal	\$190.00					
Senior Project Personnel	\$165.00					
Project Personnel	\$155.00					
Senior Staff Engineer	\$130.00					
Staff Personnel	\$95.00					
Eng Tech	\$60.00					
Admin	\$45.00					
<b>PSI</b>		<b>\$13,900.00</b>	<b>\$4,500.00</b>	<b>\$875.00</b>	<b>\$1,200.00</b>	min. dig safe
Principal	\$145.00					
Senior Geotechnical Eng	\$145.00					
Engineering Tech	\$75.00					
<b>Terricon</b>		<b>\$14,500.00</b>	<b>\$4,225.00</b>	<b>\$479.00</b>		
Principal	\$190-\$220					
Senior Geotechnical Eng	\$140-\$190					
Engineer	\$100-\$130					
Engineering Tech	\$60-100					
<b>ATC</b>		<b>\$15,900.00</b>	<b>\$3,650.00</b>	<b>\$200.00</b>		
Principal	\$120.00					
Geotechnical Eng	\$80.00					
Engineering Tech	\$53.00					
<b>Tectonic</b>		<b>\$16,900.00</b>	<b>\$3,100.00</b>	<b>\$900.00</b>		
Sr. Vice President	\$205.00					
Senior Geotechnical Eng	\$165.00					
Staff Engineer	\$105.00					
Geologist	\$80.00					



**FARMINGTON HIGH SCHOOL ENVIRONMENTAL BID SUMMARY** **12/13/2016**

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>ATC</b>			
PLM Samples (950 Total)	\$ 6.50	950.00	6,175.00
PLM Point Counts (50 Counts)	\$ 12.00	50.00	600.00
TEM (20 Total)	\$ 42.00	20.00	840.00
<b>Subtotal</b>			<b>7,615.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			13,885.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>21,500.00</b>
<b>PHASE I ESA</b>			<b>1,750.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>23,250.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>Tigh &amp; Bond</b>			
PLM Samples (950 Total)	\$ 8.80	950.00	8,360.00
PLM Point Counts (50 Counts)	\$ 48.25	50.00	2,412.50
TEM (20 Total)	\$ 106.00	20.00	2,120.00
<b>Subtotal</b>			<b>12,892.50</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			34,107.50
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>47,000.00</b>
<b>PHASE I ESA</b>			<b>3,000.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>50,000.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>Eagle Environmental</b>			
PLM Samples (950 Total)	\$ 11.00	950.00	10,450.00
PLM Point Counts (50 Counts)	\$ 40.00	50.00	2,000.00
TEM (20 Total)	\$ 50.00	20.00	1,000.00
<b>Subtotal</b>			<b>13,450.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			20,275.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>33,725.00</b>
<b>PHASE I ESA</b>			<b>2,500.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>36,225.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>Terracon</b>			
PLM Samples (950 Total)	\$ 7.00	950.00	6,650.00
PLM Point Counts (50 Counts)	\$ 22.00	50.00	1,100.00
TEM (20 Total)	\$ 29.00	20.00	580.00
<b>Subtotal</b>			<b>8,330.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			44,620.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>52,950.00</b>
<b>PHASE I ESA</b>			<b>3,300.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>56,250.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>Fuss and O'Neill</b>			
PLM Samples (950 Total)	\$ 9.00	950.00	8,550.00
PLM Point Counts (50 Counts)	\$ 16.00	50.00	800.00
TEM (20 Total)	\$ 45.00	20.00	900.00
<b>Subtotal</b>			<b>10,250.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			22,100.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>32,350.00</b>
<b>PHASE I ESA</b>			<b>4,000.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>36,350.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>TBD</b>			
PLM Samples (950 Total)	\$ -	950.00	0.00
PLM Point Counts (50 Counts)	\$ -	50.00	0.00
TEM (20 Total)	\$ -	20.00	0.00
<b>Subtotal</b>			<b>0.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			0.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>0.00</b>
<b>PHASE I ESA</b>			<b>0.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>0.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>Langan</b>			
PLM Samples (950 Total)	\$ 10.00	950.00	9,500.00
PLM Point Counts (50 Counts)	\$ 20.00	50.00	1,000.00
TEM (20 Total)	\$ 45.00	20.00	900.00
<b>Subtotal</b>			<b>11,400.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			23,025.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>34,425.00</b>
<b>PHASE I ESA</b>			<b>4,000.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>38,425.00</b>

COMPANY NAME	UNIT COST	QUANTITY	SUBTOTAL
<b>TBD</b>			
PLM Samples (950 Total)	\$ -	950.00	0.00
PLM Point Counts (50 Counts)	\$ -	50.00	0.00
TEM (20 Total)	\$ -	20.00	0.00
<b>Subtotal</b>			<b>0.00</b>
Field Work, Project Management, Preparation of Report, 20 hours of meetings			0.00
<b>Inspection, Testing and Coordination BID TOTAL</b>			<b>0.00</b>
<b>PHASE I ESA</b>			<b>0.00</b>
acknowledged addenda			
<b>TOTAL BID</b>			<b>0.00</b>