

Minutes  
Farmington High School Building Committee  
Special Meeting  
Wednesday, January 4, 2017

**Present:**

William Wadsworth  
Hilary Donald  
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  
Vincent La Fontan, School Business Manager  
Kathryn Howroyd, Clerk of the Committee  
Marc Sklenka, Colliers International  
Chuck Boos, Kaestle Boos Associates  
Paul Dominov, Kaestle Boos Associates  
Firdos Khericha, Kaestle Boos Associates  
Enrico Chiarillo, Kaestle Boos Associates  
Luke McCoy, Kaestle Boos Associates  
Brian Holmes, O&G Industries, Inc.

**Absent (Excused):**

Dan Kleinman  
Justin Bernier  
Meredith Trimble, Town Council Liaison

**A. Call to Order.**

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

**B. Public Comment.**

Anita Krzykoski, 1 Ledgewood Drive, thanked the committee for their work and requested clarity regarding options that are currently on the website. She questions if these are the options that are going to receive cost estimates and further consideration from the committee. She also inquired if the committee considered another "new building" option at a differently location on the site and urged the importance of a buffer for abutting neighbors. Chairman Wadsworth explained that the architect will present the updated concepts at tonight's meeting.

Barbara Lewis, 21 Sturbridge Lane, thanked the committee for taking all options into consideration. She inquired about the security measures that will be in place for students during construction. Marc Sklenka, Colliers International, explained that student safety is a priority and that construction zones versus non construction zones will be clearly defined. She believes the new school option is a better choice for Farmington.

Sharon Mazzochi, 10 Candlewood Lane, requested more information regarding the proposed evacuation road on Crestwood and emergency access options on Highwood road that are in the site plans for Option C. She also requested an answer to her question at the December 14<sup>th</sup> meeting regarding distance from the property line. Chairman Wadsworth mentioned that this information will be presented at tonight's meeting.

Scott Lister, 8 Candlewood Lane, explained that he has concerns with the buffer in Option C. He is wondering what times construction would begin and end, as his property abuts the school, and has other questions regarding cost and timing. He is interested in continued discussion and input regarding the options.

Catherine McCay and Noor Taweh, senior students at Farmington High School, addressed the committee regarding the importance of the black box theater. Both students are involved in the theater program and believe this will help future students and the department. They believe this open space is flexible, versatile, and will eliminate the production limitations they currently experience. They believe the theater program will grow, given the proper facilities.

David Johnson, 1 Ledgewood Drive, commented that the access road in "Option C" directly aligns with his house. He is requesting a design opportunity to address the proximity to the neighbors. He also commented on the existing buffer and described it as a community resource. He explained that it is commonly used for recreation, dog walking, hiking, as well as student use. He believes that it is more than a barrier and he would like to see it preserved.

Sarah Huelin, 21 Bidwell Square, expressed that the general consensus of people she has discussed this project with believe that we must provide the best possible school for the children. She said there are questions about the timeline and she expressed that they are in favor of a project sooner rather than later.

Beth Kintner, 24 Farmstead Lane, believes there is a focus on getting the highest state reimbursement and finding the least expensive option, and encourages everyone to be courageous to put forth the best option for students. She hopes the committee does what is right for the community and puts forward a long term solution for the students and the Town.

Emily Kaliney, 30 High Street, expressed that she believes a new building is the best option. She believes it is the least disruptive and is a comprehensive approach instead of another band aid that will need to be addressed 10 to 15 years down the road.

Pam Fisher, 5 Jules Court, Unionville summarized the facility issues in the bathrooms, library, media center, band room, auditorium, classrooms,

outside field access, as well as the sprawl of the building. She believes it is time to address the issues throughout the facility for the current and future students. These issues are more than ADA and she expressed the need for a building that promotes the curriculum and the vision of the graduate.

**C. Minutes.**

**1) To approve the attached December 14, 2016 minutes.**

Upon a motion made and seconded (Baron/Carrier) it was unanimously VOTED: to approve the December 14, 2016 minutes.

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

- 1) Beth Kintner- Ideas/Suggestions for Tours & Videos for FHS Project**
- 2) Stella Deluca- Correspondence to FHS Building Committee**
- 3) Stella Deluca- Comments from Tour/Community Meeting**

A copy of the correspondence is recorded with these minutes as Agenda Items D-1- D-3.

Kathy Eagen informed the committee that we have been receiving an influx of emails from members of the public and requests that we need to create a tracking system to ensure the questions are answered in a timely manner.

A majority of the correspondence contains general comments from the public that will be sent to the committee for review prior to the next meeting.

**E. Reports/Updates.**

**1) Architect Report (Dominov)**

Paul Dominov and Luke McCoy from Kaestle Boos Associates presented the updated conceptual options. A copy of the presentation is recorded with these minute as Agenda Item E-1.

After the presentation, the committee had general discussion regarding the options. Kaestle Boos confirmed that all options are long term solutions to the issues and meet the statement of need. Each of the conceptual plans increases the number of parking spaces and improves accessibility to all fields.

Johnny Carrier inquired about the square footage of each option and, although still in development, the architects are working to be as efficient as possible regarding the target of 271,662 square feet per the educational specifications.

Chairman Wadsworth inquired about the status of "Option D" and although we are waiting on confirmation from the state, Marc believes that this will be considered "new construction."

**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)**

Brian Holmes, O&G Industries, Inc. reported that the tentative phasing on all four options is in progress. O&G is working on preparing the cost estimating and phasing options for the January 25<sup>th</sup> committee meeting.

**4) Financial Report (Eagen)**

Town Manager Kathy Eagen provided the committee with an update and reported the expenses to date are \$47,777.76. A copy of the financial report is recorded with these minutes as Agenda Item E-4.

**5) Educational Specifications (Greider)**

- a. **Educational Specifications for Farmington High School**
- b. **Educational Specifications for Farmington Public Schools Central Office Administration**

Superintendent Kathy Greider reported that the educational specifications for Farmington High School and the educational specifications for Farmington Public Schools Central Office Administration were approved at the December 19, 2016 Special Board of Education meeting.

**F. To approve the attached invoice from Daniel Hansen, Educational Consultant in the amount of \$7,425.**

Upon a motion made and seconded (Carrier/Donald) it was unanimously VOTED: to approve the invoice from Daniel Hansen, Educational Consultant in the amount of \$7,425.

**G. To review the final concept designs from Kaestle Boos Associates.**

Upon a motion made and seconded (Baron/Donald) it was unanimously VOTED: to direct O&G Industries, Inc. and Colliers International to provide cost estimates for Options "A," "B," and "D" and remove Option "C" from consideration.

**H. Other Business.**

Town Manager Kathy Eagen reviewed the schedule, informing the committee that the next meeting is Wednesday, January 25, 2017 at 4:30 PM in the FHS Library. The committee is also scheduled to meet on Thursday, January 26<sup>th</sup> and Friday, January 27<sup>th</sup> at 4:30 PM, if needed. The committee will be presented with cost estimates for each option and the goal of the meeting is to select the preferred option. The selected option will be presented to the Board of Education and Town Council the week of January 30<sup>th</sup> at the following times:

Board of Education

Monday, January 30, 2017 at 6:00 PM- FHS Library

Tuesday, January 31, 2017 at 6:00 PM- FHS Library **(IF NEEDED)**

Wednesday, February 1, 2017 at 6:00 PM- FHS Library **(IF NEEDED)**

Town Council

Wednesday, February 1, 2017 at 7:00 PM- Town Hall Council Chambers

Thursday, February 2, 2017 at 7:00 PM- Town Hall Council Chambers **(IF NEEDED)**

Friday, February 3, 2017 at 7:00 PM- Town Hall Council Chambers **(IF NEEDED)**

Once the project receives approval from Town Council, Kaestle Boos will begin the schematic design process.

**I. Adjournment.**

Upon a motion made and seconded (Baron/Carrier) the meeting adjourned at 6:02 p.m.

Respectfully Submitted,



Kathryn Howroyd, Clerk of the Committee

## Kathryn Howroyd

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**From:** BILL WADSWORTH <wawadsworth@comcast.net>  
**Sent:** Thursday, December 15, 2016 7:18 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: Ideas/suggestions for tours & videos for FHS project

Kat

Please include correspondence

Thanks

Bill

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

**From:** Beth Kintner <bethkintner12@gmail.com>  
**To:** Bill Wadsworth <WAWadsworth@comcast.net>, "Jean B. Baron" <ctbarons@comcast.net>, Kathleen Greider <greiderk@fpsct.org>  
**Cc:** Kathryn Howroyd <howroydk@farmington-ct.org>, Bill Silva <silvab@fpsct.org>, Joanne Fishman <joannef.wwpto@gmail.com>  
**Date:** December 13, 2016 at 11:06 AM  
**Subject:** Ideas/suggestions for tours & videos for FHS project

Bill, Jean, & Kathy-

Good morning!

I wanted to pass along some ideas and suggestions that I have heard in my conversations with other parents and residents about increasing public awareness for the need for major improvements at the high school:

- create a video tour, made available on the website for residents who can not make the tours being offered at the high school
- create a realistic video that gives the viewer a student's perspective of navigating through their movement from class to class on a typical day (maybe with a "Go-Pro" on the student?) and post it to the website

- alternative days/times for in-person tours. I know the Building Committee has scheduled more tours to take place over the next several weeks for those who couldn't make it to the high school last Thursday, but I believe they are all offered in the evening. Some residents have asked if there might be early morning times so they could attend before work; or for some, around 9 after their kids get off to school would be best. Perhaps a lunchtime offering would be a good time for many also, and/or possibly weekends?

I realize time and resources could be an issue with any and all of these, but I think we could all agree that there would be a real benefit to offering these options to the community.

Thank you to all of you for your hard work on this project over these past few months!

Beth

--

Beth Kintner  
860-559-8176

**Kathryn Howroyd**

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**From:** BILL WADSWORTH <wawadsworth@comcast.net>  
**Sent:** Thursday, December 15, 2016 7:16 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: FHS committee

Kat

Please include in correspondence

Thanks

Bill

> ----- Original Message -----

> From: Stella DeLuca <purplestar1974@yahoo.com>

> To: wawadsworth@comcast.net

> Cc: "greiderk@fpsct.org" <greiderk@fpsct.org>

> Date: November 30, 2016 at 11:25 AM

> Subject: FHS committee

>

> Good Morning,

>

> My name is Stella DeLuca. I am a resident of Farmington, I have two children in this school district and I am a graduate of FHS.

> I would have wanted to come to your Building committee meetings but not able to at that hour of the day. So I am emailing my comments in hopes they will be read....

> I had a chance to look over the architects website and portfolio. I can see educational buildings that were renovated and ones built from scratch.

> In an ideal world a new high school would be incredible but too cumbersome to finance.

> As we look at the high school today, we see how renovations and additions were handled in the past. We can remark with some criticism and thatd. Unfortunately, we have one large sprawling area with both good and bad parts.

> I do not want this process completed as another patch job.

> I would like this committee to be thoughtful in their process; bring this sprawling school together into a cohesive educational campus that will flourish in the 21st century and also grow with its populace.

>

> I am a supporter of a renovation and expansion done responsibly.

>

> (Side note)

> \*As a former student of FHS we had access to the outside as we made our way to classes. I do not know if current students have this ability?

> \*I see a former bus loop open and not being utilized as a possible expansion for a hallway connecting other parts and there is no place that can be called the, "front" of the building.

>

> I appreciate everyone's time and expertise in this project. I look forward to your insights.

>

> Thank you,

>

> Stella DeLuca



**Kathryn Howroyd**

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**From:** BILL WADSWORTH <wawadsworth@comcast.net>  
**Sent:** Thursday, December 15, 2016 7:14 AM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: Very informative meeting and tour

Kat

Please include in correspondence

Thanks

Bill

> ----- Original Message -----

> From: Stella DeLuca <purplestar1974@yahoo.com>

> To: Wadsworth <WAWadsworth@comcast.net>

> Date: December 9, 2016 at 12:58 PM

> Subject: Very informative meeting and tour

>

> Hello Sir,

>

> Thank you for the community meeting, very informative!

> First let me say, the tour guides did a great job. I took away many points from their tour.

>

> Comments:

>

> I am a supporter of a new building. But if that is not picked, option B flows better. I like that the 900 building houses admin/guidance/Alt HS/lockers. I like that the 1928 building will not hold classrooms. I am excited to see clusters introduced at the high school level and that special Ed will have space for their resource and OT, which is important to me.

>

> I would like to see a 2 level garage added which will grow with the population.

>

> Having buses and parents exit through the same funnel will be a problem. If you are able to add a second driveway out of the front.

> The Location I am thinking is, when you look at the 1928 bldg standing at rte. 4, all the way to the left, next to the stairs leading down to rte. 4, there can be a one way road leading out to route 4. You can also have a, "right turn only" sign there so no need to add a traffic light. This may help elevate congestion. If you make the driveway wide enough you MAY want to eventually make it a two way with a traffic light.

>

> Questions:

>

> If we use the 1928 bldg for BOE, would the renovations still be on the "bill" for school renovations or will it have its own referendum?

>

> When the FHS students are giving tours can you provide them with an informational half sheet that they will hand out, which will include meeting dates, contact emails, and additional information that may be helpful to take home with them.

>

> Thank you for your hard work on this!

>

> Happy Holidays and Happy New Year,

>

> ~Stella DeLuca~

>

>

# Farmington High School Building Project



**Farmington High School ~ 4 CONCEPTUAL OPTIONS**

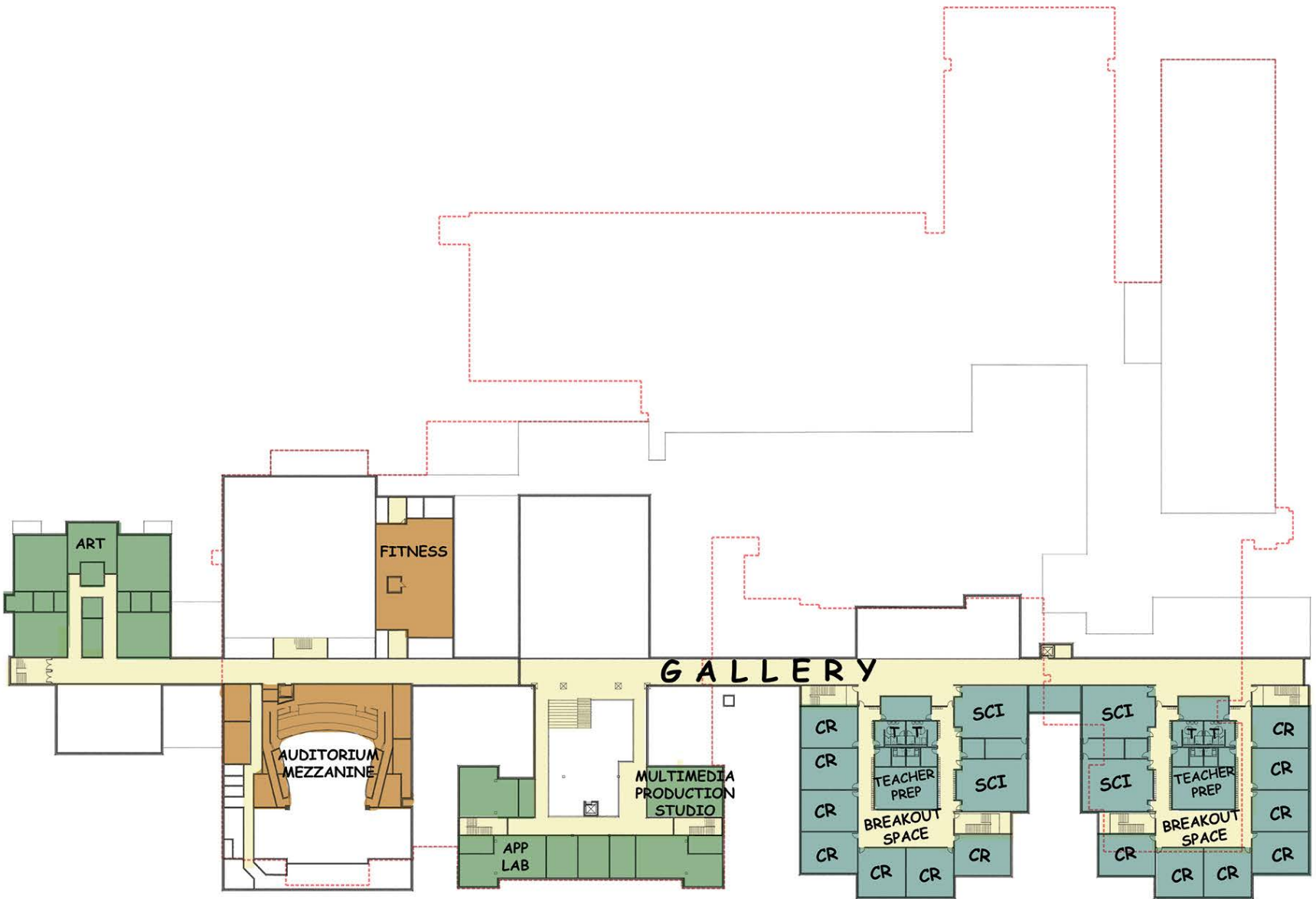
January 04, 2017- **PROGRESS**

# OPTION A – MAIN LEVEL



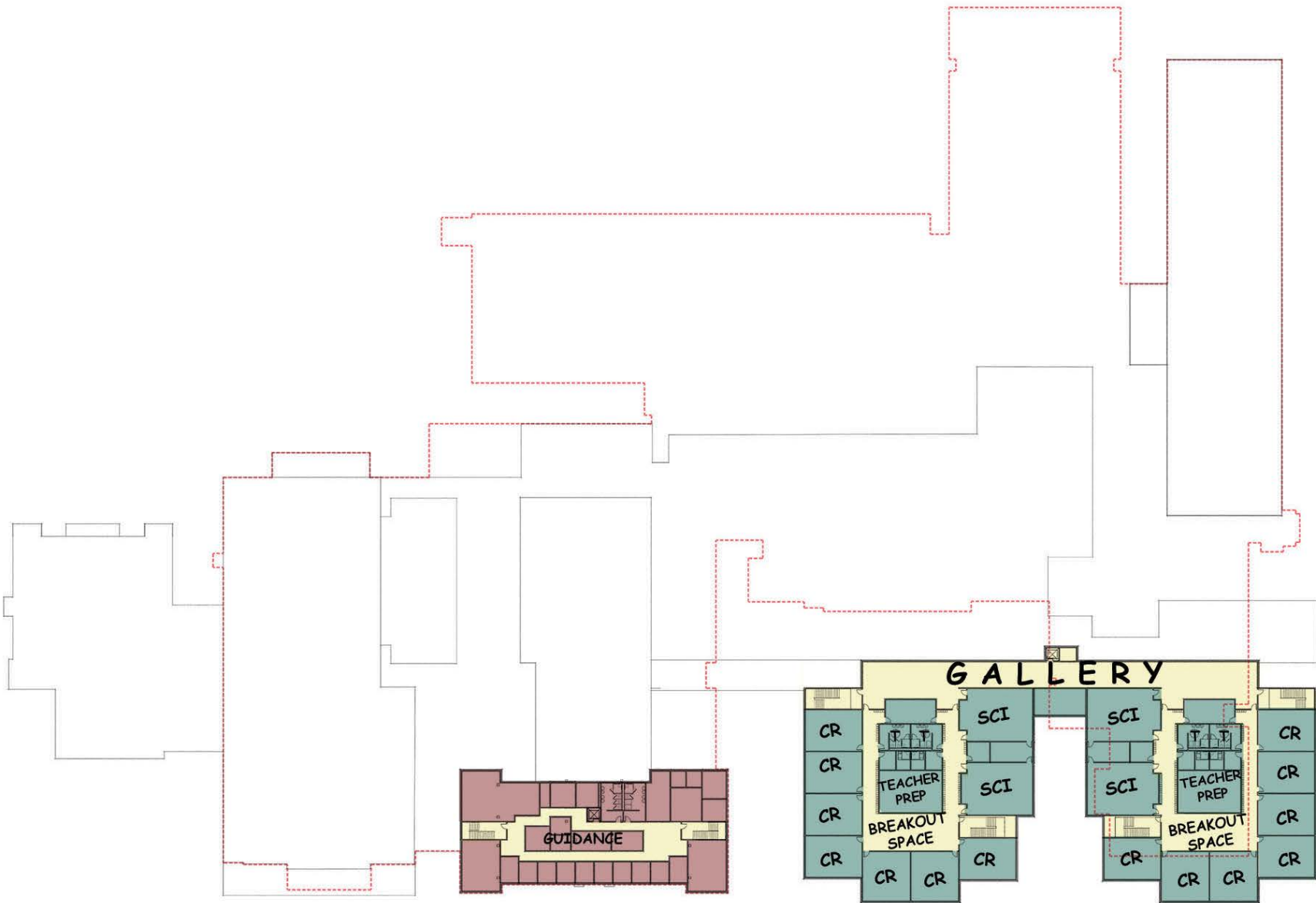
Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.

# OPTION A – SECOND LEVEL



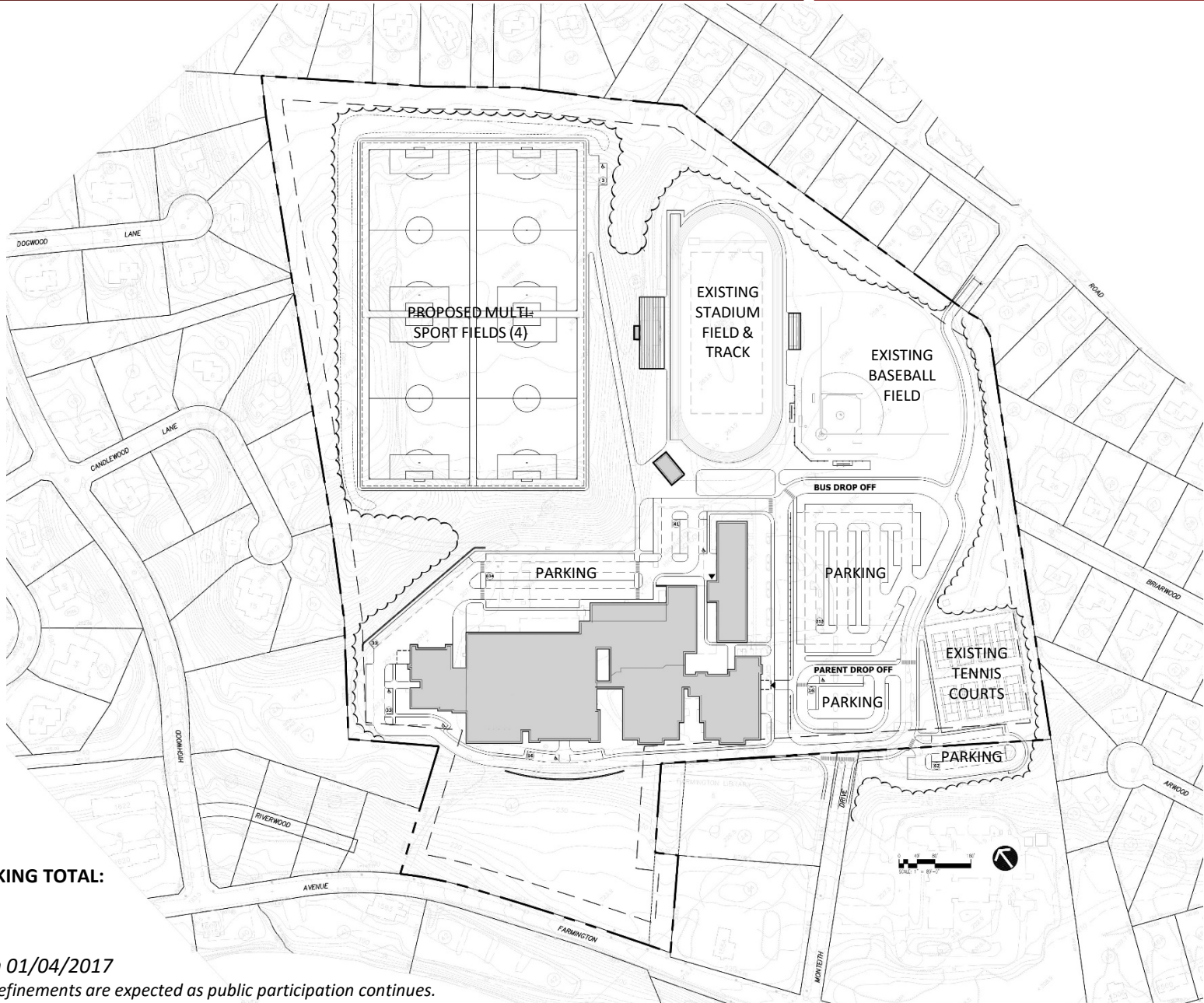
Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.

# OPTION A – THIRD LEVEL





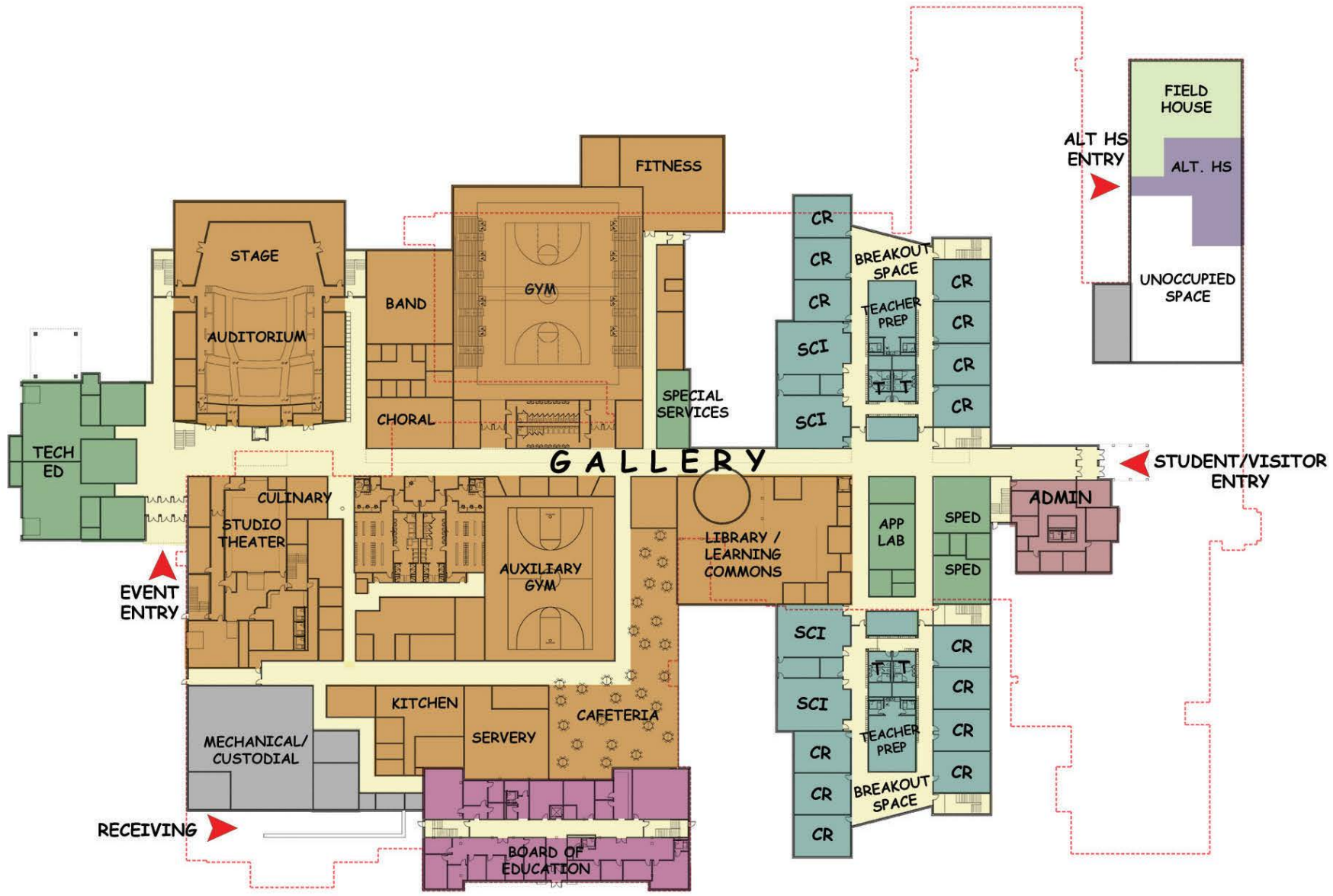
# OPTION A – SITE



**PROPOSED PARKING TOTAL:  
550 SPACES**

*Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.*

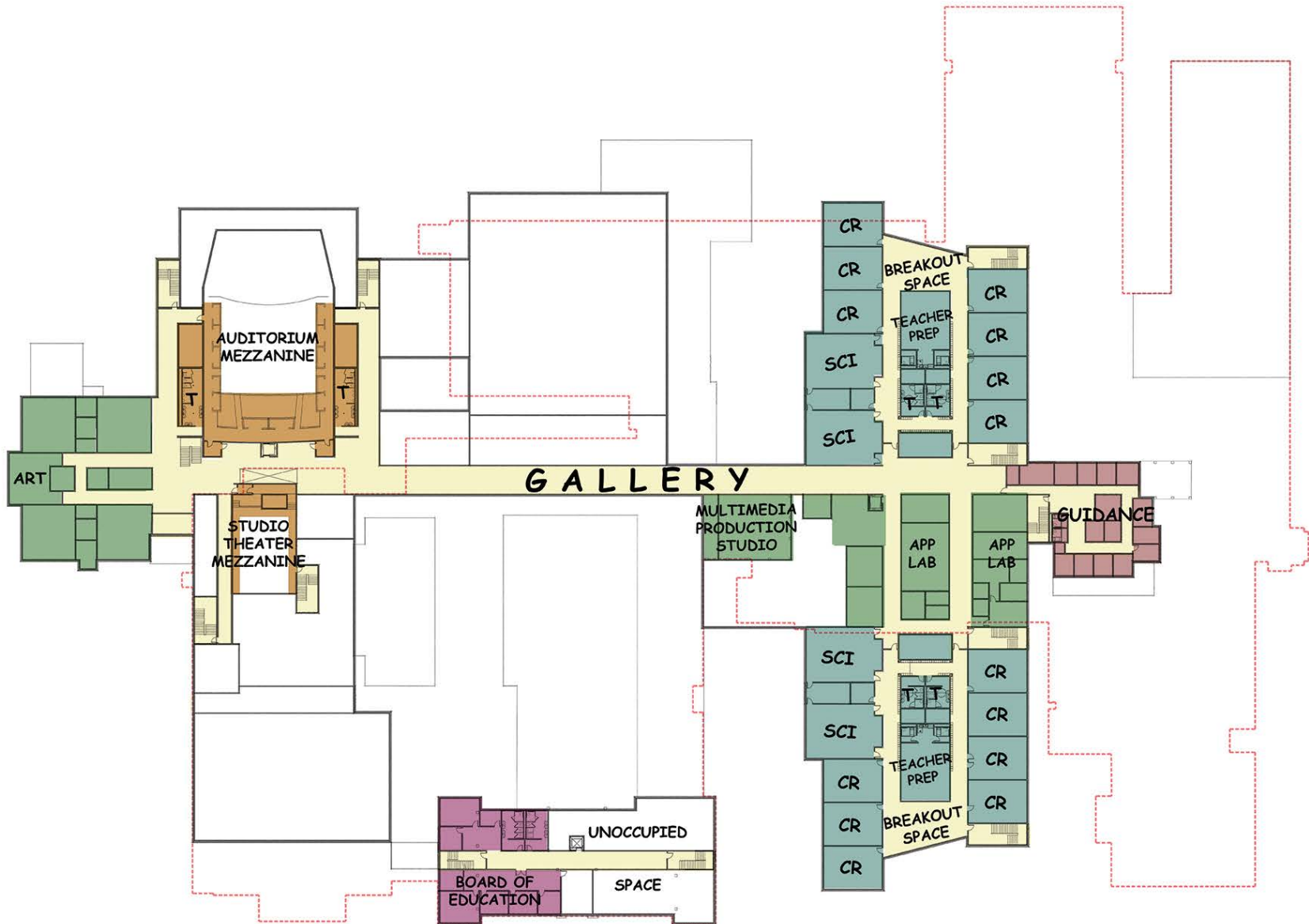
# OPTION B – MAIN LEVEL



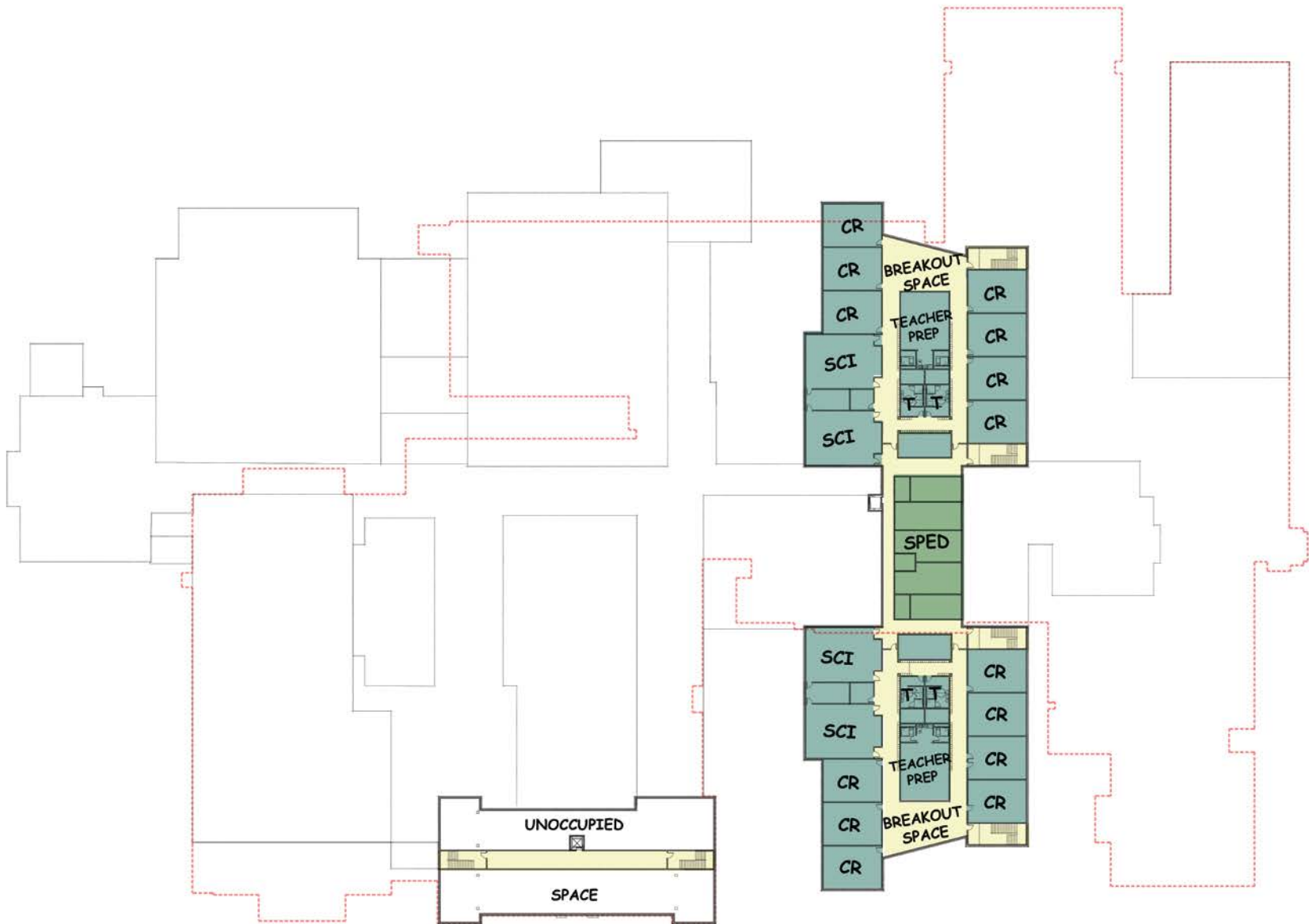
Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.



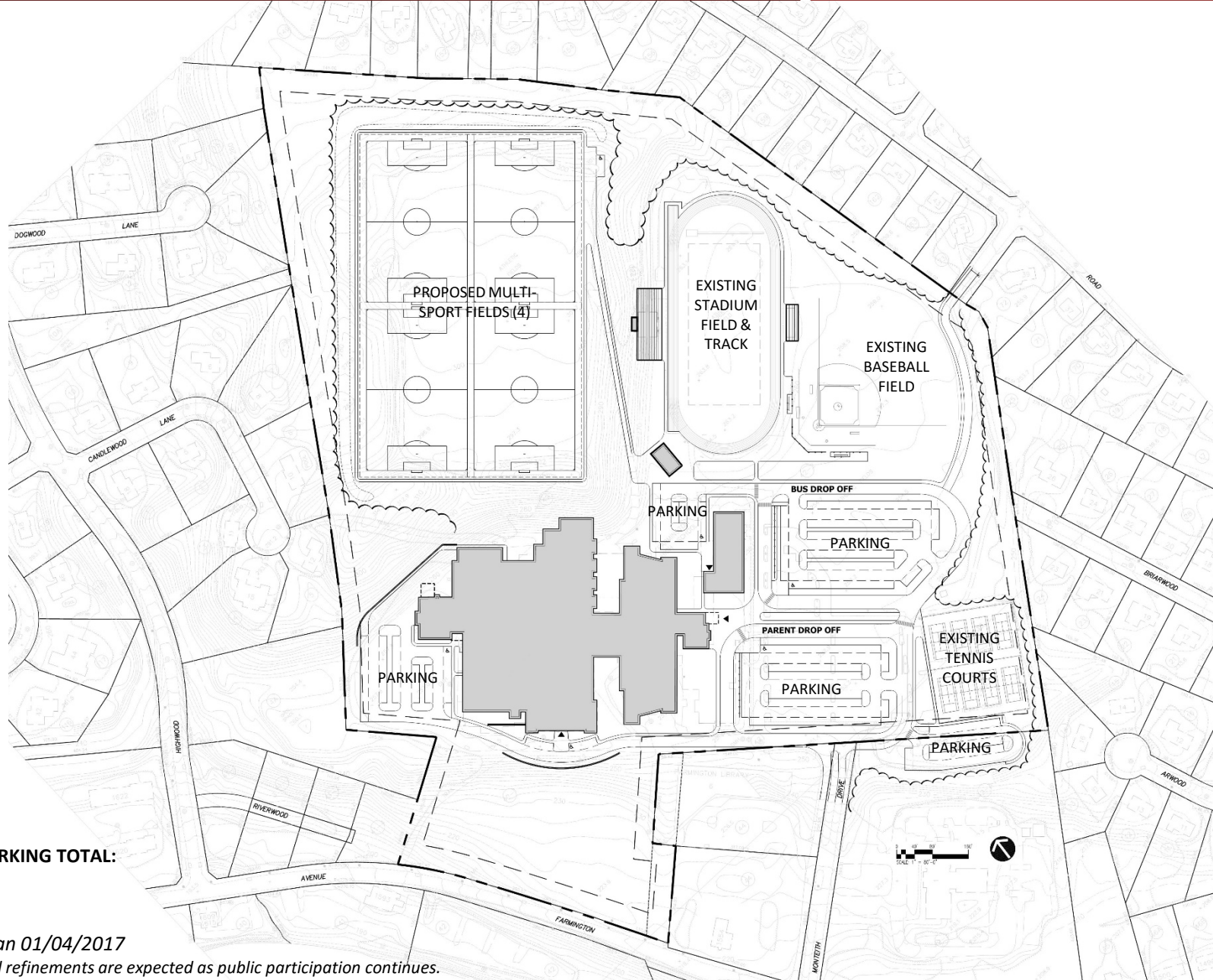
# OPTION B – SECOND LEVEL



# OPTION B – THIRD LEVEL



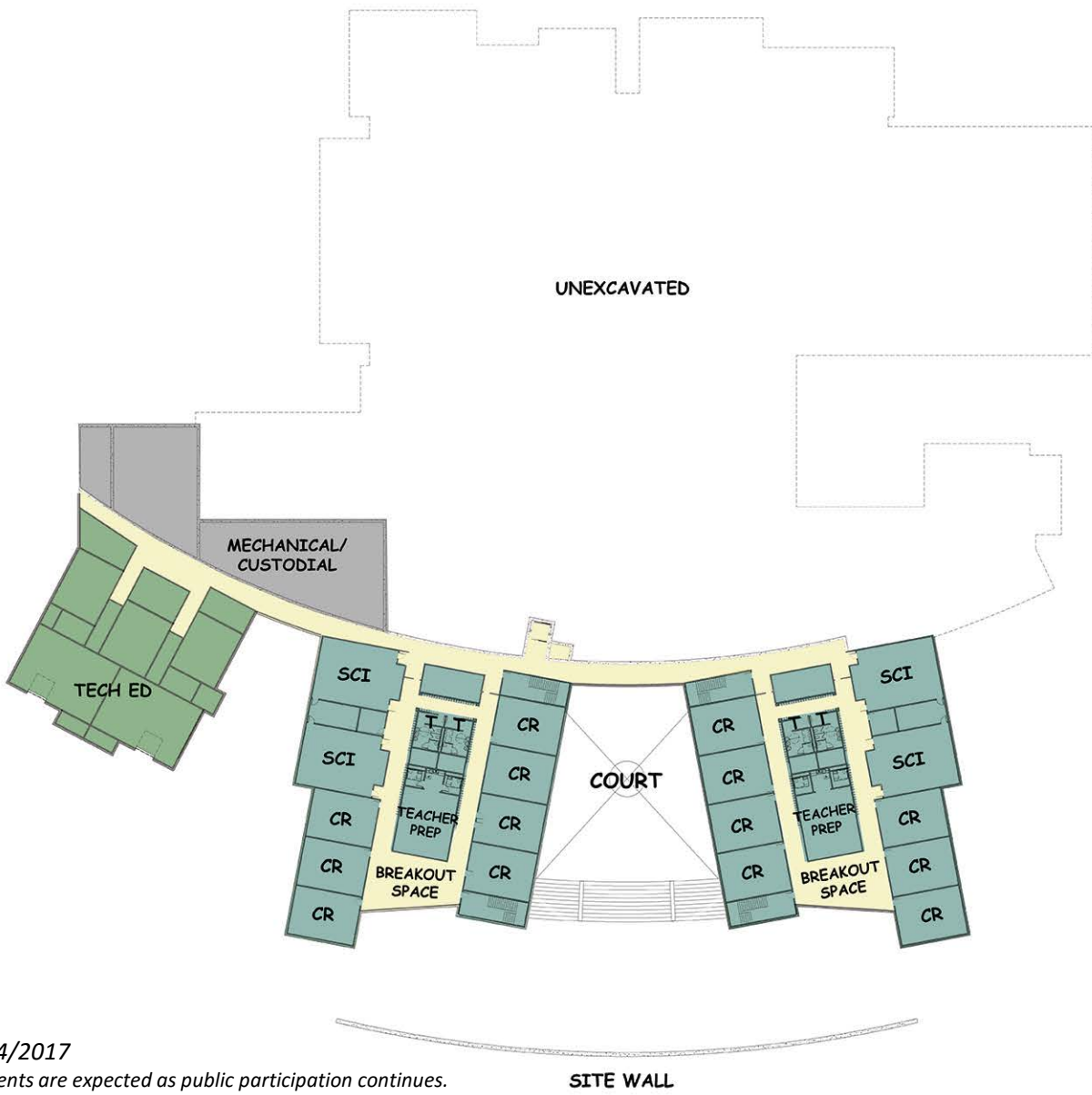
# OPTION B – SITE



**PROPOSED PARKING TOTAL:  
553 SPACES**

*Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.*

# OPTION C – LOWER LEVEL



Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.

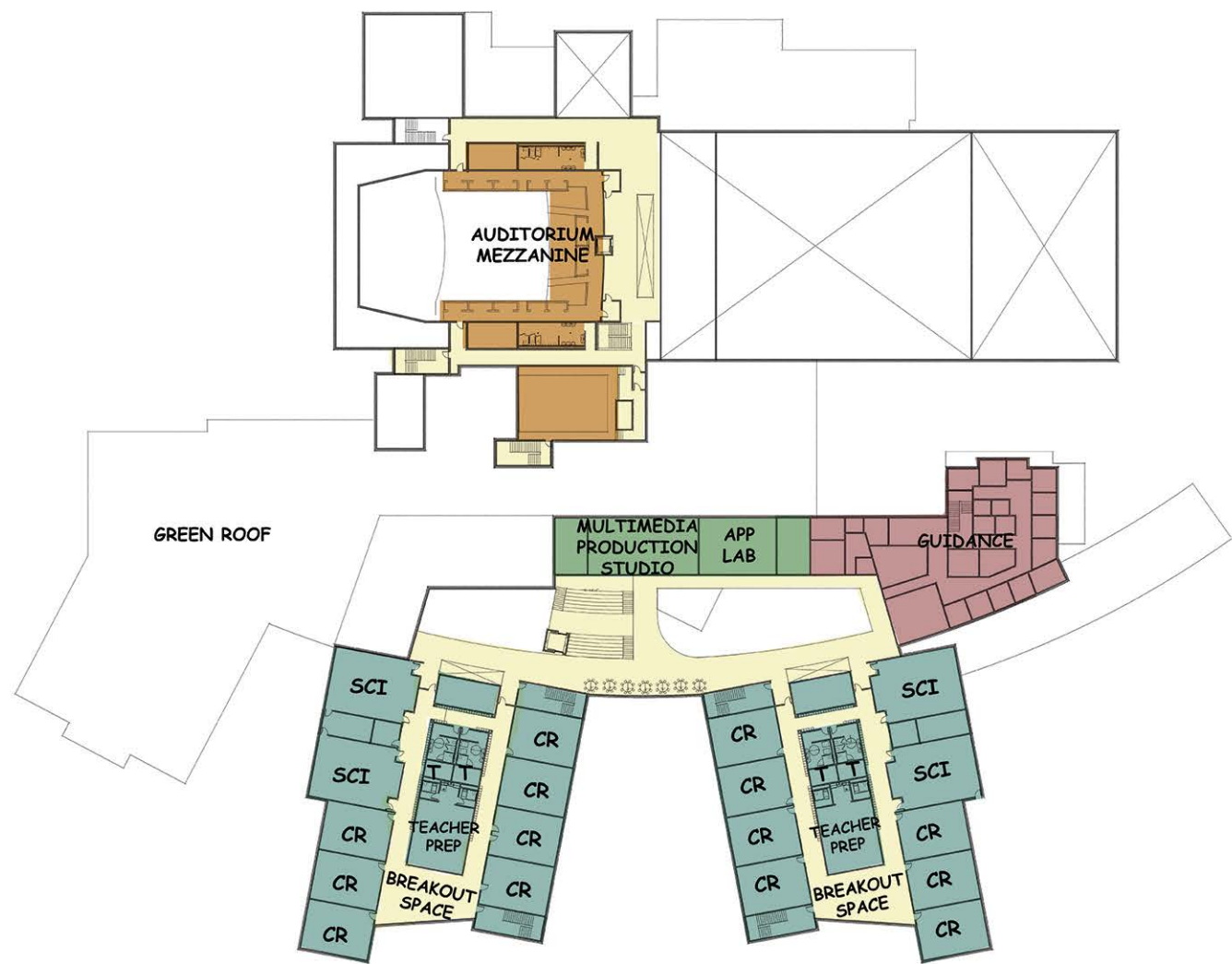
SITE WALL



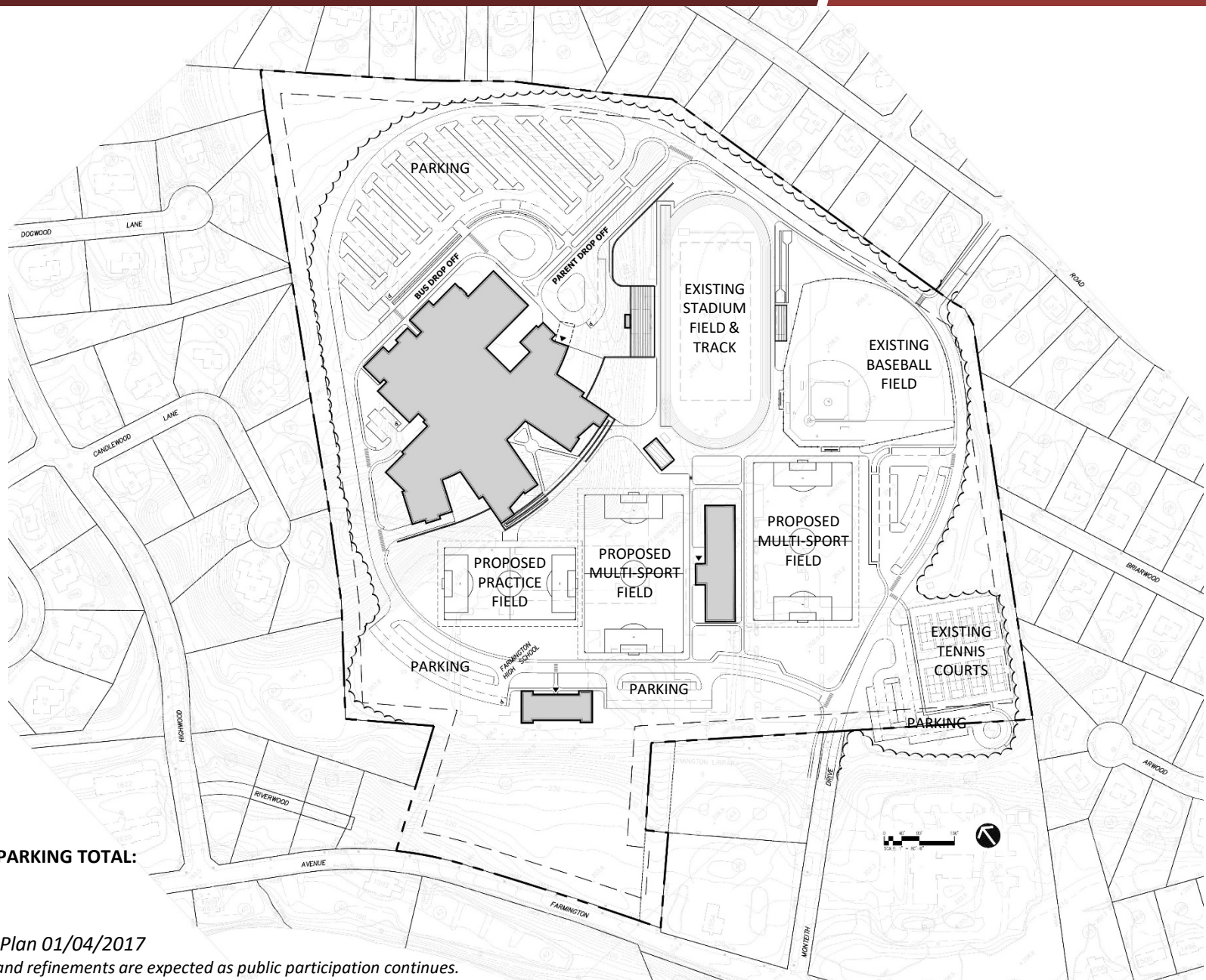
# OPTION C – MAIN LEVEL



# OPTION C – UPPER LEVEL



# OPTION C – SITE

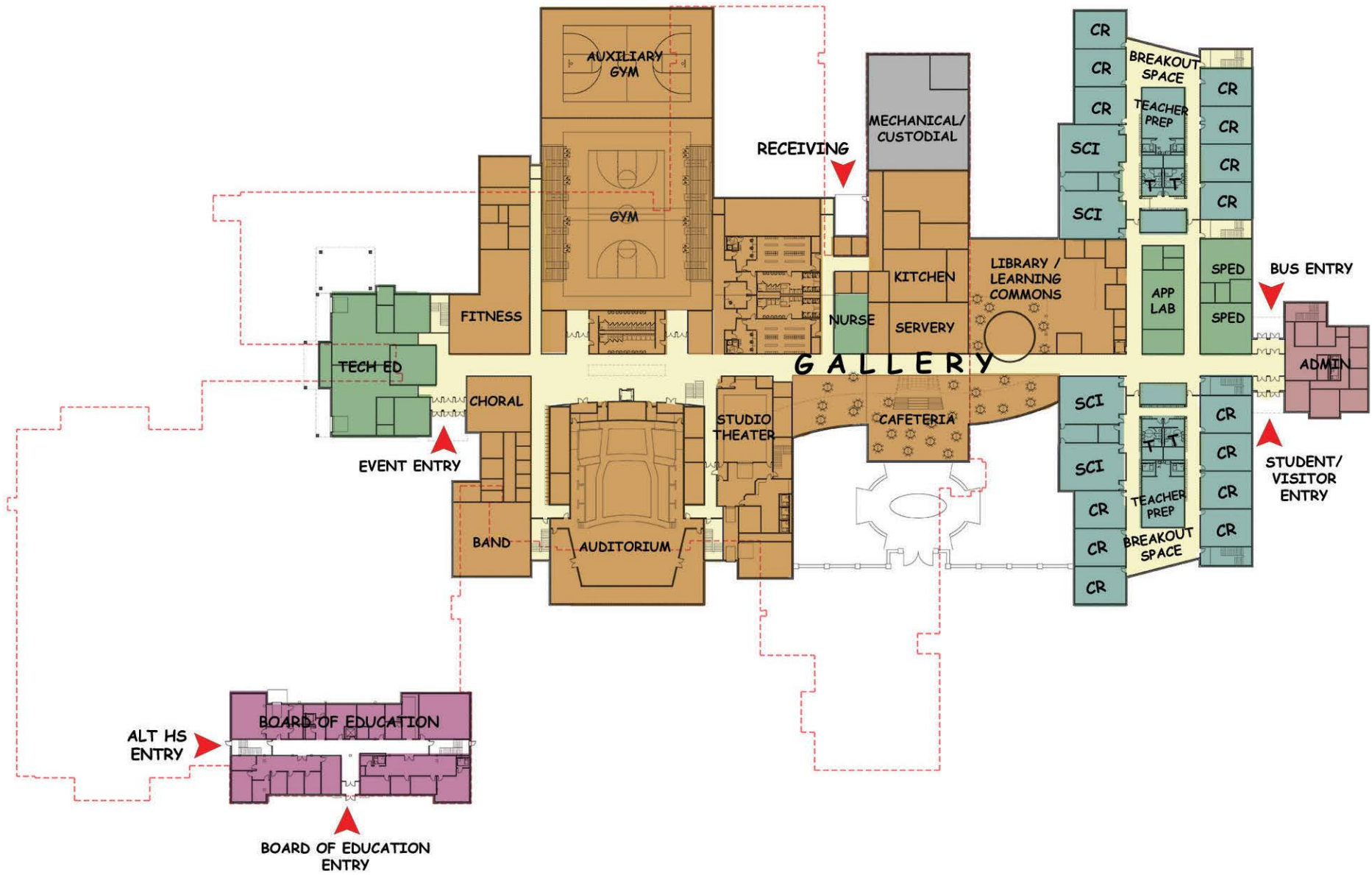


**PROPOSED PARKING TOTAL:  
708 SPACES**

*Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.*

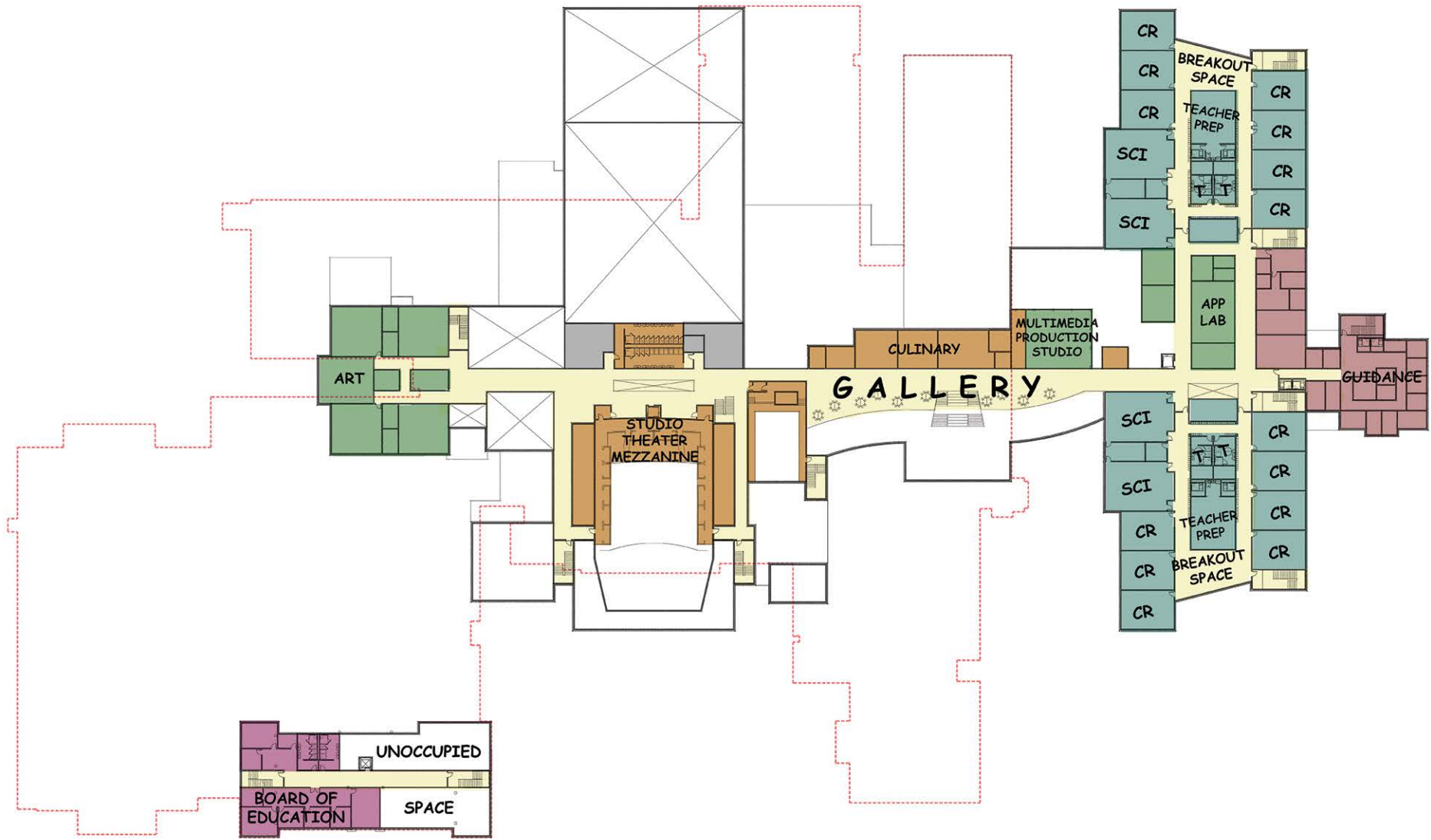


# OPTION D – MAIN LEVEL

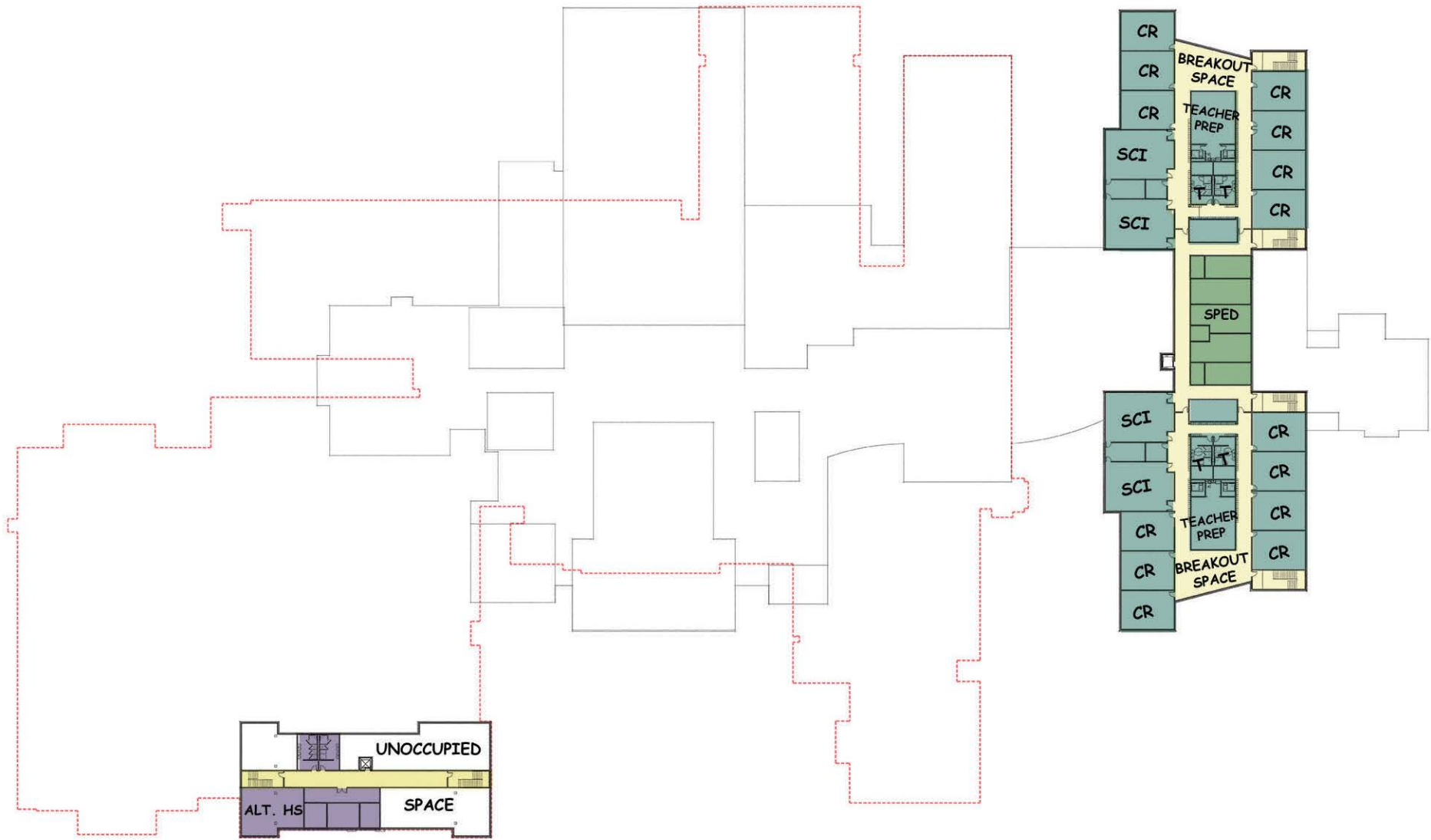




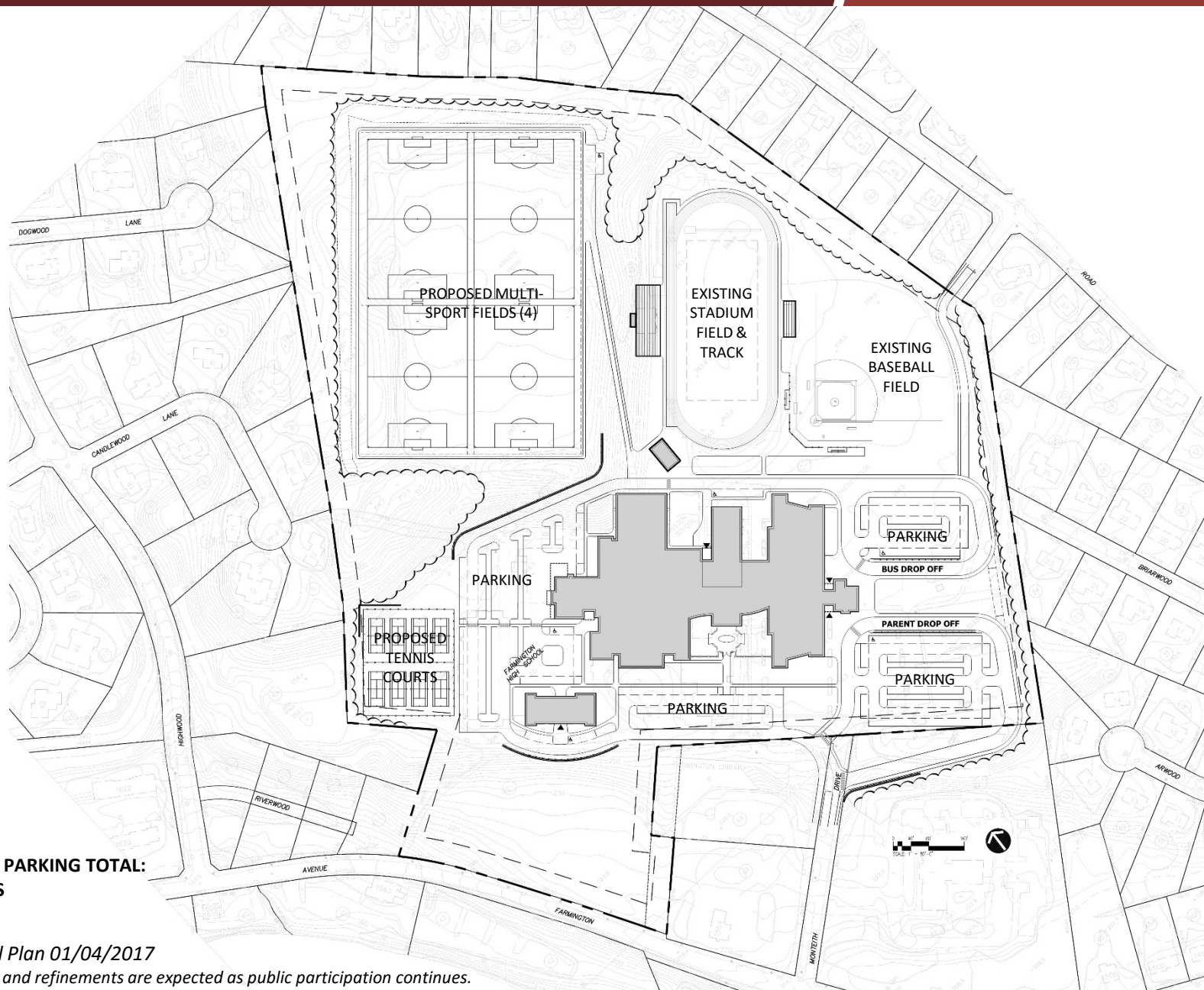
# OPTION D – SECOND LEVEL



# OPTION D – THIRD LEVEL



# OPTION D – SITE



**PROPOSED PARKING TOTAL:  
527 SPACES**

*Conceptual Plan 01/04/2017  
Adjustments and refinements are expected as public participation continues.*



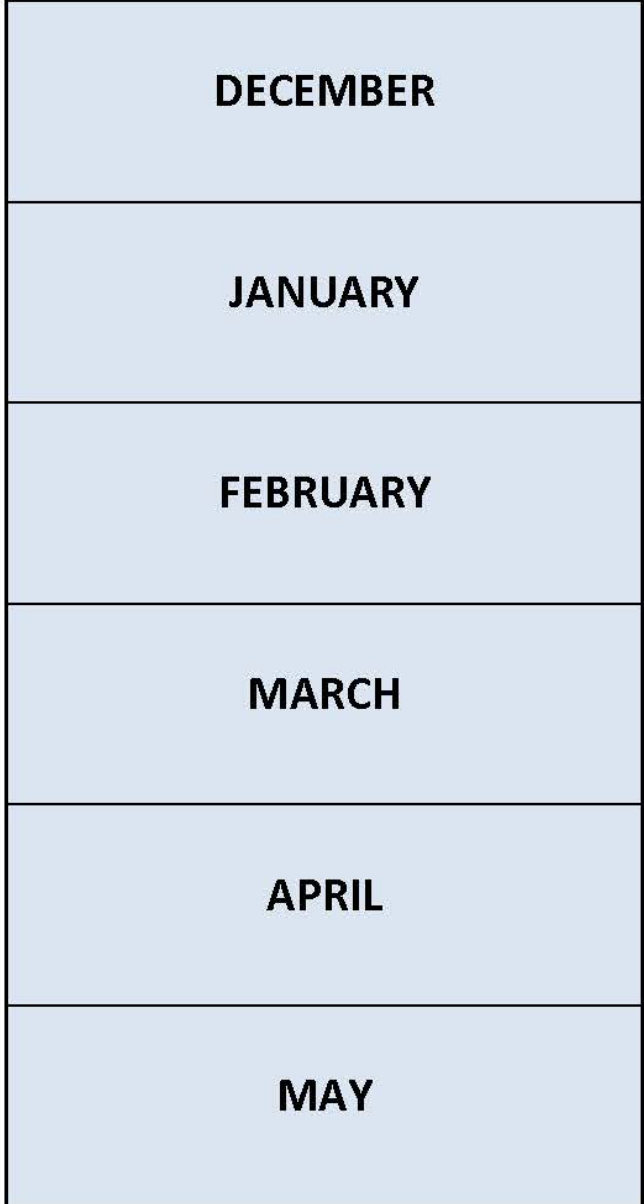
# Farmington High School Building Project

## Q & A

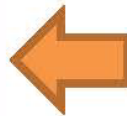


# FHS BUILDING PROJECT - PRE-REFERENDUM SCHEDULE

**December, 2016**  
Development of Options  
Completed



**February, 2017**  
Select Option  
Develop Schematic Design  
Package for Selected Option



**January, 2017**  
Development of Estimates  
and Budget Ranges for  
Options



**March, 2017**  
Development of Project  
Budget for selected Option

**April 27, 2017**  
Town Referendum





**FARMINGTON PUBLIC SCHOOLS**  
**Farmington High School Building Project**  
**Building Committee Meeting**  
**Owner's Project Manager Report**  
*January 4, 2017*

**I. Activities since December 14, 2016 (Last FHSBCM)**

- a. KBA completed the development of the Options for estimating (30DEC16)
  - i. Estimating underway
- b. Ed Spec's formally approved by the BOE (19DEC16)
- c. Geotechnical Site Work commenced and concluded (Report being generated)
- d. Hazardous Material Investigation inspections on-going
- e. Phase I ESA investigations on-going
- f. Continued conversation regarding construction phasing of Options (23DEC16; 04JAN17)

**II. Upcoming Activities – Prior to the next FHBCM (25JAN17)**

- a. FHS Tour (04JAN17)
- b. Complete Hazmat, Phase I ESA, and Geotechnical Efforts (13JAN17)
- c. Receive & Reconcile Estimates (17JAN17)
- d. Develop Total Project Budget-Ranges- for each Option

**III. Key Upcoming Dates**

- a. 1/13/17: Estimates due for options**
- b. 1/17/17: Reconciliation of estimates**
- c. 1/17-24/17: Development of Total Project Budgets**

**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	\$31,220.00
Colliers	\$48,000.00	-	\$48,000.00	\$7,882.00
O & G	\$18,000.00	-	\$18,000.00	\$0.00
Office Supplies	\$25,000.00	-	\$25,000.00	\$7,518.38
Current Expense	\$5,000.00	-	\$5,000.00	\$1,157.38
Ed Spec Consultant	\$10,000.00	-	\$10,000.00	\$0.00
Hazardous Materials	\$23,250.00	-	\$23,250.00	\$0.00
Geotechnical Engineering	\$11,500.00	-	\$11,500.00	\$0.00
<b>Total Project Costs</b>	<b>\$230,000.00</b>		<b>\$230,000.00</b>	<b>\$47,777.76</b>
<b>Authorization</b>	<b>\$500,000.00</b>			
<b>Balance</b>	<b>\$270,000.00</b>			
<b>Expenses to Date</b>	<b>\$47,777.76</b>			