

Agenda
Farmington High School Building Committee
Wednesday, March 22, 2017
Farmington High School Library
4:30 PM

- A. Call to Order.
- B. Public Comment.
- C. Minutes.
 - 1) To approve the attached February 8, 2017 minutes. **(Attachment 1)**
- D. Various Communications and Written Appeals- None.
- E. Reports/Updates.
 - 1) Architect Report (Dominov)
 - 2) Owner's Representative Report (Sklenka)
 - 3) Construction Manager Report (Biega)
 - 4) Financial Report (Eagen) **(Attachment 2)**
- F. To approve the attached invoice from Colliers International in the amount of \$7,824.00. **(Attachment 3)**
- G. To approve the attached invoice from Kaestle Boos Associates, Inc. in the amount of \$7,430.36. **(Attachment 4)**
- H. To review the program/presentation for the March 30, 2017 Tour & Community Meeting.
- I. Other Business.
- J. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

Minutes are considered "DRAFT" until approved at next meeting.

Special Meeting Minutes
Farmington High School Building Committee
Wednesday, March 1, 2017

Present:

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

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
Meredith Trimble, Town Council Liaison
Kathryn Howroyd, Clerk of the Committee
Marc Sklenka, Colliers International
Paul Dominov, Kaestle Boos Associates
Enrico Chiarillo, Kaestle Boos Associates
Luke McCoy, Kaestle Boos Associates
Brian Holmes, O&G Industries, Inc.
Ken Biega, O&G Industries, Inc.
Bruce Gelbar, O&G Industries, Inc.

Absent:

Hilary Donald

A. Call to Order.

The Chair called the meeting to order at 4:31 p.m.

B. Public Comment.

Joanne Fishman, 145 Oakridge Drive, Unionville, stated that she wanted to follow up on her request for a comparison list of the option to compare and contrast the choices. She said that she is very disappointed to see that the collaboration space in the clusters would be compromised. She expressed the need for quiet space for students to complete their work and/or collaborate with one another. She also expressed disappointment in the removal of the culinary program and black box theater. She believes that taxpayers aren't afraid to pay more for this project in order to preserve the reputation and quality of life in Farmington.

Tom Lyons, 30 Dorset Lane, thanked the committee for their work on this project. He expressed concern regarding the expense associated with this, citing the project's anticipated tax increase and Governor's proposed budget. He questioned how this project morphed into over a \$100 million project for a new school. He expressed that building a new school does not make sense and he believes there are other solutions to consider. He asked the committee to consider the financial impact of this project on all residents.

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Ned Statchen, 6 Bella Lane, Unionville, asked the committee to reconsider cutting 30,000 square feet from the building. He doesn't want the cost to dictate what should be provided in order to provide the best school for the children.

Sarah Huelin, 21 Bidwell Square, commented on what the draw of a new school will do for the Town of Farmington. She informed the committee that she is a teacher, but would not take a job here due to the facility. She firmly believes that if this school does not undergo massive physical changes to allow for educational and community use, we will lose the quality of education, the educators that choose to work at the high school, and that property values will decrease.

Pam Fisher, 5 Julles Court, Unionville, expressed concern that the building limits the educational programming that is provided. She commented on the NEASC warning and believes we it is critical to invest in the future. She also is concerned that people in the community do not know about the project and the project's history.

Jillian Ciriello, 4 Glenmore Drive, informed the committee that she moved to Farmington approximately 6 months ago and the educational system was what drew her to Farmington. She had the opportunity to tour the facility and was surprised at the condition of the school, the limited resources the teachers have to work with and the size of the auditorium. She urges the committee to avoid another band aid approach.

C. Minutes.

1) To approve the attached February 8, 2017 minutes.

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the February 8, 2017 minutes.

D. Various Communications and Written Appeals.

The committee received comments and opinions via email and through the project website. This correspondence and correspondence received after agenda packets were distributed are recorded with these minutes as Agenda Item D.

E. Reports/Updates.

1) Architect Report (Dominov)

No Report.

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.

Minutes are considered "DRAFT" until approved at next meeting.

3) Construction Manager Report (Biega)

No Report.

4) Financial Report (Eagen)

Town Manager Kathy Eagen provided the committee with a financial update and reported that the expenses to date are 77,900.94. A copy of the financial report is recorded with these minutes as Agenda Item E-4.

F. To approve the attached invoice from Colliers International in the amount of \$8,136.

Upon a motion made and seconded (Carrier/Bernier) it was unanimously VOTED: to approve the invoice from Colliers International in the amount of \$8,136.

G. To approve the attached invoice from GNCB Consulting Engineers, P.C. in the amount of \$4,900.00.

Upon a motion made and seconded (Carrier/Baron) it was unanimously VOTED: to approve the invoice from GNCB Consulting Engineers in the amount of \$4,900.

H. To review and consider conceptual options for the FHS Building Project.

Marc Sklenka, Colliers International presented conceptual designs, project schedule, phasing options and project budget ranges for Options "A1" and "D1." A copy of the presentation is recorded with these minutes as Agenda Item H-1.

Kathy Eagen, Town Manager, presented the Farmington Tax Impact for the average residential assessment of \$232,074 for Options "A1" and "D1". A copy of this presentation is recorded with these minutes as Agenda Item H-2.

The committee had general discussion regarding Option A1. Justin Bernier presented his ideas for opportunities to use more of the existing building that include not adding a second floor on the 2003 building, reduce the number of floors and renovate more of the existing building, and leave/repurpose the 500 wing. Tim Harris explained that plumbing issues exist in the 500 wing, and previous work has been done in certain areas to fix the immediate problems, but believes similar problems may arise in the future.

When asked what a \$75- \$80 million dollar renovation would look like, Marc Sklenka, Colliers International, explained that the consultants reviewed a \$75 million option and because of the size of the building, construction cost is approximately \$200 per square foot. Bruce Gelbar, O&G Industries, Inc. informed the committee that this size renovation will not allow for additions, and would only include HVAC, new ceilings, new floors, painting, fire

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protection, ADA and some plumbing. This project is square foot driven due to the size of the existing building.

The committee had general discussion regarding Option D1. Justin Bernier questioned if "quiet space" was added to D1. Superintendent Kathy Greider explained that there will be quiet space in the clusters as well as the learning commons. She also commented that the learning commons will be a combination of collaborative space, quiet space, flexible space, and will have all options for all learners. D1 is a flexible, 21st century school building that is designed for student centered teaching and learning. Bill Silva, FHS Principal, commented that the learning commons has not yet been designed, but collaborative, quiet, and flexible space will be included in the design.

I. To instruct Kaestle Boos Associates and O&G Industries, Inc. to begin schematic design drawings and cost estimating for Option_____.

Johnny Carrier supports option D1 and doesn't see the advantage of spending \$10 million less for a renovation option over a new school. He trusts the consultants when they say a \$75 million dollar option does not exist to meet the committee's charge. He is confident making the motion to begin schematic design and believes D1 is the best option for Farmington.

Jean Baron seconded the motion and reminded the committee that they are charged with a 50 year option. This committee's job is to keep the project cost down and she believes it is attainable with this Option D1. She noted that there have been significant changes in the educational opportunities and the building itself in the past thirty plus years. She is, however, concerned with the lack of collaborative space. Superintendent Greider stated that her number one priority is to capture back collaborative space as they go through the schematic design process, as it is an important feature to the design. Paul Dominov believes that the building is flexible enough to recover some of the collaborate space that was removed.

Dan Kleinman has a long history with Farmington Public Schools and the delivery of education has changed dramatically. He believes a comprehensive approach is necessary instead of another band aid solution. He believes a new high school is the best long term approach for Farmington and that the current facilities are not commensurate with the quality of education provided in Farmington.

Justin Bernier requested that the committee meet again on March 8th to closely evaluate a renovation option and cost over the next week. He believes we are destroying facilities that do not need to be destroyed and that there is another solution to keep more of the existing building.

After continued discussion, Dan Kleinman requested that the Chairman call the question on the table. It was VOTED: to call the question.

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Adopted.

Voting yes were Wadsworth, Carrier, Baron, Kleinman, and Hamilton.

Voting no was Bernier.

Upon motion made and seconded (Carrier/Baron) to instruct Kaestle Boos Associates and O&G Industries, Inc. to begin schematic design drawings and cost estimating Option D1.

Adopted.

Voting yes were Wadsworth, Carrier, Baron, Kleinman, and Hamilton.

Voting no was Bernier.

J. Other Business.

Chairman Wadsworth reviewed the upcoming schedule with the Committee and indicated that the March 8, 2017 meeting will be cancelled. The committee will meet again on March 22, 2017 to review the schematic design process. A Schematic Design subcommittee will be established to review progress and report to the committee.

Kathy Greider commented that the proposed referendum date currently falls on the same day as graduation. Kathy Greider and Kathy Eagen will work together to determine any necessary schedule changes.

Chairman Wadsworth indicated that updates should be provided to the Board of Education and Town Council through the liaisons and the committee is happy to meet with either the Board of Education or Town Council if requested.

K. Adjournment.

Upon a motion made and seconded (Carrier/Hamilton) the meeting adjourned at 6:48 p.m.

Respectfully Submitted,

Kathryn Howroyd, Clerk of the Committee

Kathryn Howroyd

From: Joanne Fishman <joannefishman@comcast.net>
Sent: Wednesday, March 01, 2017 4:05 PM
To: Kathryn Howroyd
Subject: Re: TIME SENSITIVE: emails & public comment needed

Please accept this long public comment, in writing. I will attend today's meeting and make a short statement at 4:30.

Collaboration Space for all classrooms - not just in one place in the building to be grabbed by 1200 students and faculty - is essential to prepare our students for the sophisticated environments that will enter either in colleges or workplaces. As a former HR Manager/Employment Recruiter - these skills differentiate candidates 15 years ago and as a small business owner I see an absence of it many times now.

Also, during 8th Grade Parents Night I saw the space the teachers have to meet with students - they deserve better. You are recruiting and retaining some of the best talent in educators.

Culinary Program my oldest son Class of '10 was the last. It brought the best out in an inconsistent student, "jock" who could be self-centered at times - the hands-on small group approach gave him confidence and pleasure. He was also grateful for the teacher's insight and support of him.

Every where I see demand for culinary arts training for entry level employment and career opportunities which many which do require advanced technical education but a high school culinary program can help prepare students for a variety of careers in wellness, nutrition, business management and event sales not just cooking or chefs. Found a quote from another CT school "It's much easier and much less costly if they learn this [true interest or not] in high school rather than after studying it in college."

As a parent of 4 with 2 already over 22, we can't assume all FHS students will be successful/thrive or enjoy college - and many need to earn an income for their education. Our own students are challenged to find employment in their own town. If not just for the "Joy of Cooking" and a hands-on occupation that delivers satisfaction.

Black Box as a proud parent of 3 theater performers I see the benefits to self development, collaboration, imagination. The public enjoys this and it should be an asset for the tax payer! I believe many would volunteer to coordinate MORE access for seniors AND families to pay for a variety of programs presented by visiting performing, cultural enrichment artists.

Plus, we can parlay this facility and skills into a self-sustaining entity, if we choose to provide a public option for catering. This is an ideal "alt ed" experience as well - these models already exist. Exhibit the character traits we attempt to build in students: creative problem solving and tenacity. "Effort = Success"

I understand that there are Board of Ed members who are also disappointed so I ask my elected officials to maintain your position not to decrease this space because once it's not built our town can't add it. This impacts the decades ahead of us that we set out to improve - remember this isn't a Band-Aid, this is foundation for the next 30-50 years.

The Gymnasium is a "no brainer" - we need the space! Add up what we pay to rent elsewhere - are costs passed onto parents for programs managed by Parks & Recs in the same town?

Don't be afraid to let the voters choose what they want! You set out to be inclusive, gain support as well as input - it's required in a democratic society. Our mill rate is very low but to maintain the quality of life Farmington wants we can't get it for nothing. Do not eliminate Option D, please calculate the true cost/benefit analysis and implications for all options for the public to learn; remember they told you what they wanted beginning in September.

Joanne M. Fishman
145 Oakridge
Unionville, CT 06085

860-378-7583

**From: "Farmington Future" <farmingtonfuture@gmail.com>
To: joannefishman@comcast.net
Sent: Wednesday, February 8, 2017 5:03:07 AM
Subject: TIME SENSITIVE: emails & public comment needed**

Your awareness, involvement, and participation are crucial right now!

Here's where we stand with the high school renovation project:

The subcommittee has been working on scaling back both Option A (a minimal renovation that leaves much of the existing building) and Option D (an extensive renovation that is about 90% new construction) since January 27th. At their last meeting last Friday, the subcommittee discussed what progress had been made in the re-design for Options A & D.

Now, keep in mind that most of the feedback we have heard from parents and other residents over the past several months on numerous occasions (the community visioning session in September, at the community meeting in December, during public comment at Building Committee meetings, in correspondence to the Building Committee, and in personal discussions) is that they absolutely want the high school facility improvements to include as much new construction as possible, to be a resource for the entire community; that it should be a long-term solution, and the changes should be comprehensive, not a short-term fix. People have expressed the importance of the building being well-suited for 21st century learning, whatever that may look like years from now; that it be constructed in such a way that it will remain flexible enough to be adapted to the inevitable changes in expectations and needs over the coming years. And yet, unfortunately, the Building Committee seems to be moving away from a comprehensive design. There is concern on their part that the most expensive option (Option D) would raise taxes too high and put the town's debt ratio at or near 16% when the recommended ratio is 10% or lower.

At TODAY'S Building Committee meeting (2/8), the subcommittee will present their revised, scaled-back designs that came from Options A & D. Our last update listed what was eliminated or changed in the revisions both options, although we do not consider either version of Option A a suitable design. I want to emphasize that it is unlikely that any of those features would get added back in once they've been eliminated. Our goal at this point should be to express our concerns with moving forward with only scaled-back designs. Here's what you can do to give your feedback in response to the elimination of space & features in Option D:

1. **Plan to attend the Building Committee meeting TODAY, Wednesday, 2/8 at 4:30pm (Farmington High School library).**
2. **Write a short email to the Building Committee (<http://www.fhsbuildingproject.org/contact>):**
 - o express your concern regarding the elimination of key elements in the design. Choose one or two that are most important to you: overall space reduction of 5%, space for the culinary program, collaboration spaces in the classroom wing, black box theater, & reduction in size of the gymnasium. Also good to note: many of these features were priorities for members of the community at-large.
 - o ask that the committee does NOT take the original Option D off the table. It should be considered alongside the scaled-back options. When the price ranges are determined for the new scaled-back options, tax implications should be presented for ALL THREE options for a fair comparison and a true cost/benefit analysis.
 - o emails can be from an individual or from more than one individual. Be sure to include everyone's full name & address.
3. **Make public comment at the Building Committee meeting - you may read your email if you'd like, summarize your main points, or bring up different points. *Public comment is one of the very first agenda items, so be sure to be on time!***

Your participation can have a big effect on what finally gets built as our "new" high school in town, and it will have implications for many decades of learning at Farmington High School!

Please take a few minutes to at least send an email to the Building Committee. Your voice should be heard. Being in the audience for these public meetings is impactful, but speaking directly to the committee members at public comment is even more so (and it's not as bad as you might think). I hope to see a good number of you at the meeting!

Beth Kintner
President, Farmington Future

Paid for by Farmington Future, Sarah Burns, Treasurer



Farmington Future, PO Box 1361, Farmington, CT 06034

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Kathryn Howroyd

From: Kathy Eagen
Sent: Tuesday, February 28, 2017 9:45 AM
To: Kathryn Howroyd
Subject: FW: New message via your website, from jillian.ciriello@gmail.com

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

From: no-reply@parastorage.com [mailto:no-reply@parastorage.com]
Sent: Tuesday, February 28, 2017 9:26 AM
To: greiderk@fpsct.org
Subject: New message via your website, from jillian.ciriello@gmail.com

- **You have a new message:**
- **Via:** <http://www.fhsbuildingproject.org/>
- **Message Details:**
 -
 - **Name** Jillian Ciriello
 - **Subject** Concerns Regarding Revised Plan A
 - **Message** Dear Building Committee Members, Thank you for all your hard work to develop the best new building plan to meet the needs of both our student population and all town residents. I'm writing express my support for building plan option D. I understand there are many stakeholders in this project and greatly appreciate your work to create the best High School for our children while also taking budgetary restrictions into consideration and planning for the future needs of all Farmington residents. I have extreme reservations regarding the revised option A plan primarily because is does not include the cluster classroom design. By maintaining the long hallway classroom structure I am concerned that issues of student transit time, inefficient use of energy, lack of interdisciplinary collaboration opportunities, and ultimately the NEASC accreditation issues will not be resolved. For these reasons I would not be able to support the revised plan A. As a parent who recently purchased a home in Farmington primarily based on the high educational standards I could not in good conscience support revised plan A which does not address these concerns. If a scaled back version of option A is chosen that option should still include the cluster classroom configuration or I do not think it would be a long term solution or wise use of taxpayer money. But ultimately as a parent of child who will attend the future high school I put all my support behind option D (revised or original) with the hope that this will be best for students, community, and desirability for prospective home buyers. I do request that information regarding mil rate increase be provided for each of the 4 plans still under consideration (original A, D and revised A, D). I think this will provide the best reference for comparison of the cost to the taxpayer rather than comparing the sticker price of each project as a whole. I sincerely thank you for all of the information being provided to the public via internet, in person at meetings, and with school tours. I greatly appreciate these efforts to inform the community of this process as it develops and am excited to support this project as it moves forward. Sincerely, Jillian Ciriello 4 Glenmore Drive
 - **Email** jillian.ciriello@gmail.com
- **Sent on:** 28 February, 2017

- Thank you!

Kathryn Howroyd

From: Kathy Eagen
Sent: Wednesday, February 08, 2017 3:17 PM
To: Kathryn Howroyd
Subject: FW: New message via your website, from Zappone@comcast.net

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

From: no-reply@parastorage.com [mailto:no-reply@parastorage.com]
Sent: Wednesday, February 08, 2017 3:07 PM
To: greiderk@fpsct.org
Subject: New message via your website, from Zappone@comcast.net

- **You have a new message:**
- **Via:** <http://www.fhsbuildingproject.org/>
- **Message Details:**
 -
 - **Name** Kellie Zappone
 - **Subject** Farmington High Renovation Plan Alterations Concerns
 - **Message** Good Afternoon, I am writing to express my strong concern regarding removing key services and support for my son, Winston. Of key concern to us include the overall space reduction of 5%, reduction/removal of collaboration spaces in the classroom/wing and reduction in size of the gymnasium. I am also asking that you keep the original design of Option D in the final options on the table for consideration. My family and I specifically chose Farmington as a place to live for its' strong belief that education of our youth is a top priority for all residents to support. It's a key differentiator for Farmington and the town's reputation as well. My son and all of our sons and daughters deserve the best for their future. Thank You, Kellie and Mark Zappone
 - **Email** Zappone@comcast.net
- **Sent on:** 8 February, 2017
- **Thank you!**

Kathryn Howroyd

From: Kathy Eagen
Sent: Wednesday, February 08, 2017 4:44 PM
To: Kathryn Howroyd
Subject: FW: New message via your website, from Girmann@gmail.com

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

From: no-reply@parastorage.com [mailto:no-reply@parastorage.com]
Sent: Wednesday, February 08, 2017 4:39 PM
To: greiderk@fpsct.org
Subject: New message via your website, from Girmann@gmail.com

- **You have a new message:**
- **Via:** <http://www.fhsbuildingproject.org/>
- **Message Details:**
 -
 - **Name** Mark Hofmann
 - **Subject** Option D
 - **Message** I'm contacting you because I'm concerned about the elimination of Option D from consideration. The reduction of space because of the current dip in enrollment is a short sighted strategy that will backfire on the community. I'm not privy to all of the details that the committee is, but I think that this option should go forward as one of the choices and not be eliminated. My kids will never benefit from the new high school. However as a paying Farmington taxpayer, I am behind paying taxes for a facility that will be used by the entire community. Mark and Amy Hofmann
 - **Email** Girmann@gmail.com
- **Sent on:** 8 February, 2017
- **Thank you!**

Kathryn Howroyd

From: Kathy Eagen
Sent: Wednesday, February 08, 2017 10:06 PM
To: Kathryn Howroyd
Subject: Fwd: New message via your website, from tomandemily@comcast.net

Sent from my iPhone

Begin forwarded message:

From: <no-reply@parastorage.com>
Date: February 8, 2017 at 12:59:30 PM EST
To: <greiderk@fpsct.org>
Subject: New message via your website, from tomandemily@comcast.net
Reply-To: Emily Pettit <tomandemily@comcast.net>

- **You have a new message:**
- Via: <http://www.fhsbuildingproject.org/>
- **Message Details:**
 -
 - Name Emily Pettit
 - Subject Option D
 - Message I am writing to express my concern about the direction the building committee seems to be moving in regard to the FHS building project. First, I am having trouble understanding why Option A is still on the table. It seems to address very few of the needs of the students, faculty, and community at an incredibly high cost. If the design is reduced further, it would be an even further colossal waste of taxpayer money. As for option D, in its original form, it is the best option to meet the needs of our community. I understand that it comes with a high price tag, however if we do not invest in education and our future the cost will be far greater. If we do not provide the space needed to offer the highest quality education, our property values will begin to deteriorate and Farmington will not be the desirable community it has always been. There is wide support for this project across the community. We should make the right choice and give the community the choice they are asking for. If we put another band aid on this problem, we will be wasting taxpayer money and failing our kids.
 - Email tomandemily@comcast.net
- Sent on: 8 February, 2017
- Thank you!

Kathryn Howroyd

From: Kathy Eagen
Sent: Wednesday, March 01, 2017 2:26 PM
To: Kathryn Howroyd
Subject: FW: New message via your website, from zimster00@yahoo.com

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

From: no-reply@parastorage.com [mailto:no-reply@parastorage.com]
Sent: Wednesday, March 01, 2017 1:57 PM
To: greiderk@fpct.org
Subject: New message via your website, from zimster00@yahoo.com

- **You have a new message:**
- **Via:** <http://www.fhsbuildingproject.org/>
- **Message Details:**
 -
 - **Name** David Zimmerman
 - **Subject** High School building project
 - **Message** Please think about the future and prosperity of our community. This is where money should be spent- for our school. There is no attraction to potential homebuyers or prosperity for a town that doesn't maximize financial resources towards its schools. The original option D plan is what Farmington needs to move forward.
 - **Email** zimster00@yahoo.com
- **Sent on:** 1 March, 2017
- **Thank you!**

Kathryn Howroyd

From: Kathy Eagen
Sent: Tuesday, February 21, 2017 8:40 AM
To: Kathryn Howroyd
Subject: FW: FHS Building project presentation suggestion

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

From: Dawne Ware [mailto:dware67@comcast.net]
Sent: Monday, February 20, 2017 12:59 PM
To: Kathy Eagen
Subject: FHS Building project presentation suggestion

Dear Kathy:

Thanks for the presentation you put together showing the tax impact of the initial \$162 million price tag. It was a bit sobering!

I have one suggestion for the next round, which you have probably already thought of, but just in case thought I'd send along. This is going to be painful no matter what, so I was thinking about the decision makers, as well as the average tax payer, and their thought processes.

Would you be able to do a side by side comparison of the key items for each of the revised A and revised D plans high range of the estimates, and then the difference between the two? As well as show the cost to average home value of each of the options we asked them to quote? I think it would be helpful in the decision making to see the difference to each household of the two options, one that may be more of a band-aid addressing the immediate needs, and the other which will hopefully serve us longer term. Then it might be easier to do a cost benefit analysis between the two. Something like the following:

Year 1	A	D	
	Revised A	Revised D	Difference
Mill increase	x.xx	x.xx	D - A
Tax increase	x.xx%	x.xx%	D - A
Cost to average home value	\$xxx.xx	\$xxx.xx	D - A
Debt service to budget ratio	xx.x%	xx.x%	Comment

Cost to average home value of options:

Extra field	\$x.xx
Culinary center	\$x.xx
Moth-balling of 1928 building	\$x.xx

Others, etc.

Year 2, etc.

**Thank you!
Dawne Ware
15 Quail Ridge**



FARMINGTON PUBLIC SCHOOLS
Farmington High School Building Project
Special Building Committee Meeting
Owner's Project Manager Report
March 1, 2017

- I. Activities since February 8, 2017 (Last FHSBCM)**
 - a. Estimates developed and reviewed for the new options
 - b. Total Project Budget (Ranges) developed for each of the new options
- II. Upcoming Activities – Prior to the next FHSBCM (08MAR17)**
 - a. Backup date for selection of preferred option
 - b. KBA Commences SD
- III. Key Upcoming Dates**
 - a. **3/22/17: FHSBCM**
 - b. **3/30/17: FHS Tour @5:30 PM**
 - c. **3/30/17: FHS Public Information Session @7:00 PM**
- IV. Questions?**



Farmington High School Building Committee

Cost Category	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Total Expenses
KBA Architects	\$89,250.00	-	\$89,250.00	\$44,817.38
Colliers	\$48,000.00	-	\$48,000.00	\$16,002.00
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	\$2,138.18
Ed Spec Consultant	\$10,000.00	-	\$10,000.00	\$7,425.00
Hazardous Materials	\$23,250.00	-	\$23,250.00	\$0.00
Geotechnical Engineering	\$11,500.00	-	\$11,500.00	\$0.00
Total Project Costs	\$230,000.00		\$230,000.00	\$77,900.94

Authorization \$500,000.00

Balance \$270,000.00
 Expenses to Date \$77,900.94

TOWN OF FARMINGTON, CT FARMINGTON HIGH SCHOOL PROJECT PRESENTATION OF REVISED CONCEPT OPTIONS-MARCH 1, 2017



PROJECT UPDATE-POST JANUARY 25, 2017

- » Established a new Referendum
Date: June 15, 2017
- » Reduced scope of work
 - > Approx. 50,000 GSF
- » 2 Concept Options (A & D)
Revised (A1 & D1)
 - > Plans/Elevations
 - > Schedules (Project/Construction)
 - > Phasing (Construction)
 - > Budgets (Total Project Budget-Range)
- » 1 New Option (E) Explored

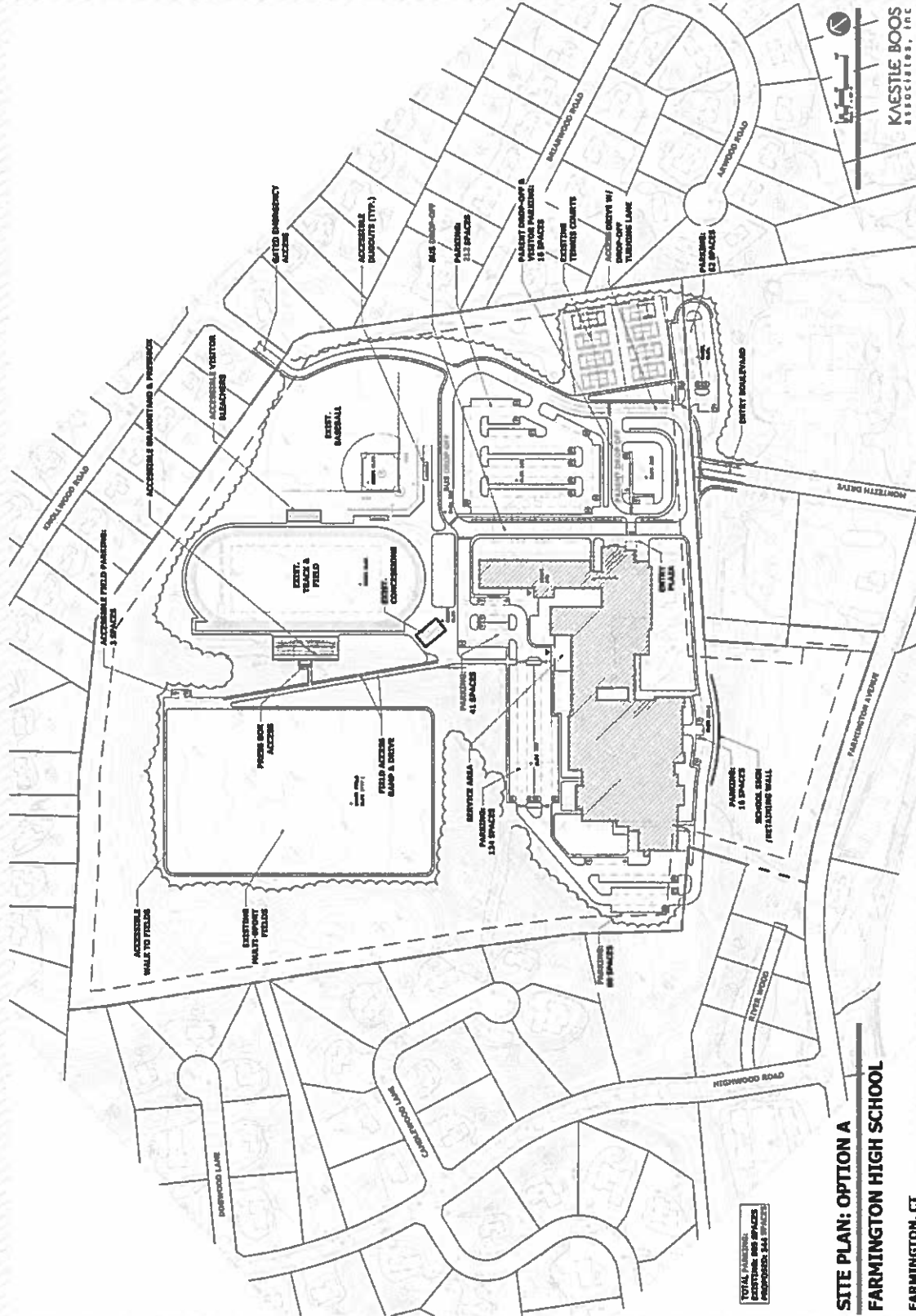


OPTION A1-KEEP MORE OF EXISTING

- » Notes
- » 250,470 GSF (53,865 GSF Reduction from Original Option A)
 - > School: 236,339 GSF (within state guidelines)
 - > BOE: 14,131 GSF
- » Program Modifications
 - No Black Box Theater. Auditorium designed for Multi-Purpose Drama and Music Programs
 - Existing Gyms are not expanded
 - Existing Fitness Room is not expanded
 - No breakout/collaborative spaces
 - No Alt High School
 - Plus additional cuts
- » More Ineligible Costs (not repurposing existing spaces)

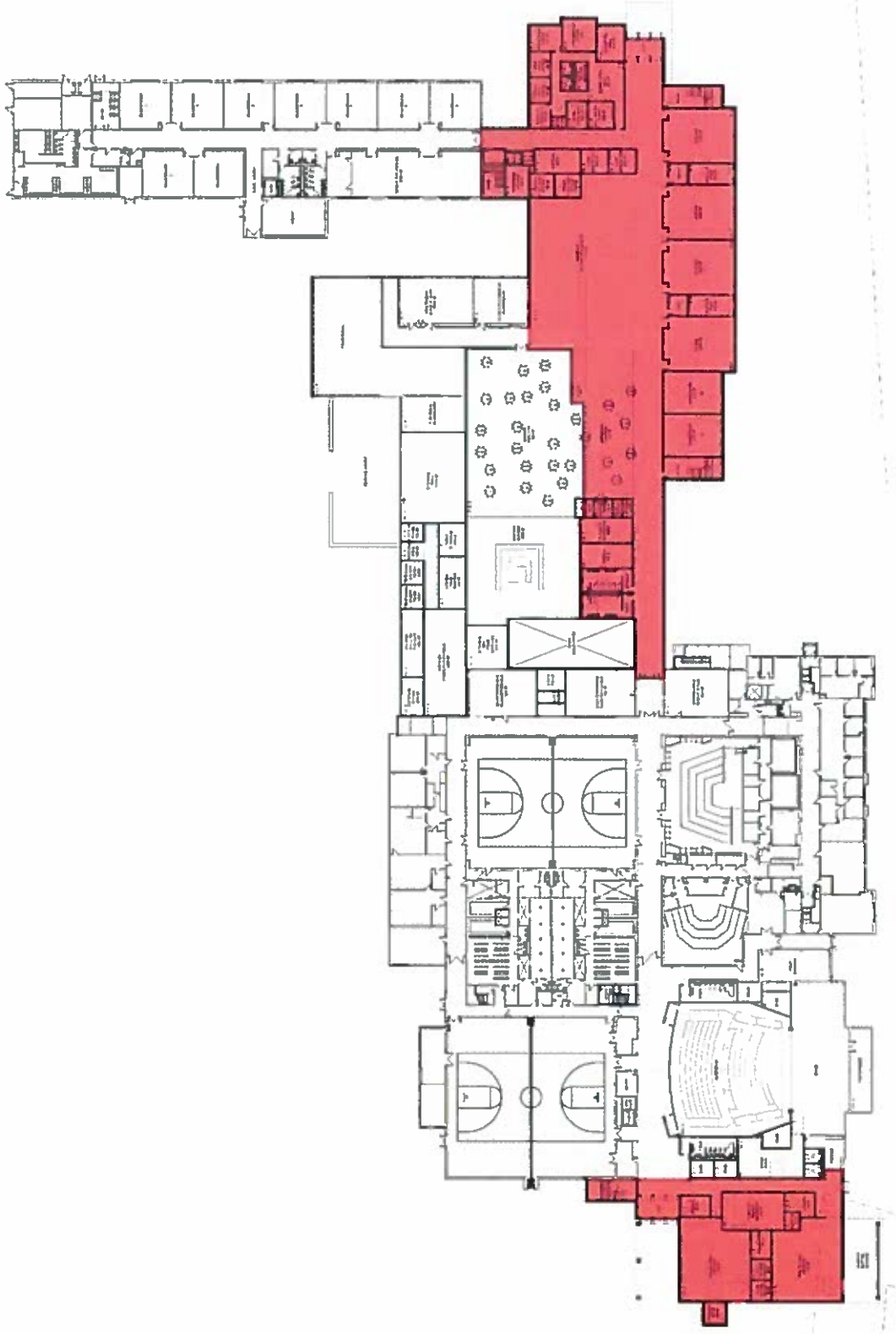


OPTION A1 - SITE



Conceptual Plan 02/07/2017
 Adjustments and refinements are expected as public participation continues.

OPTION A1 – MAIN LEVEL



Conceptual Plan 02/07/2017
Adjustments and refinements are expected as public participation continues.

OPTION A1 – RENDERING



*Conceptual Plan 03/01/2017
Adjustments and refinements are expected as public participation continues.*

OPTION A1 – KEEP MORE OF EXISTING

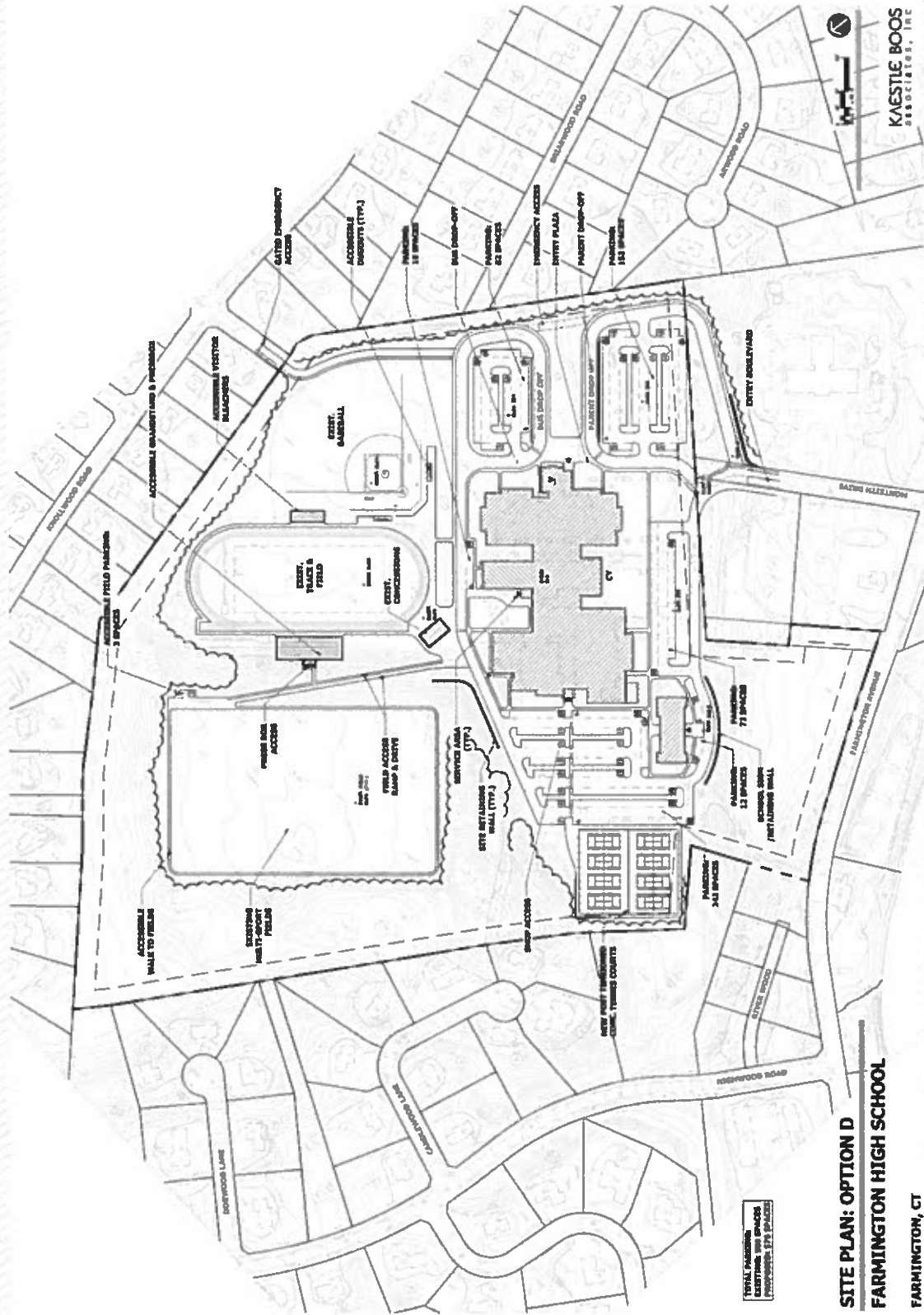
Project Schedule & Logistics

- » **Multiple (7) Phases**
- » Construction Starts November, 2018
- » Final Phase Completion August, 2022
- » Total Duration of Construction: 46 Mos
- » Abatement during Summer Months
- » Loss of Auditorium for one (1) year
- » Possible Loss of Music Rooms for portion of year
- » Possible Loss of Large Gym for portion of year
- » Temp Classrooms (portables) will be required

OPTION D1-NEW CONSTRUCTION

- » Notes
- » 249,253 GSF (55,760 GSF Reduction from Original Option D)
 - > School: 239,546 GSF (within state guidelines)
 - > BOE: 9,707 GSF
- » Program Modifications
 - No Black Box Theater
 - Alt High School remains where currently located
 - No Culinary Arts Space
 - No “Breakout” / “Collaborative” Spaces
 - No Learning Commons Amphitheater and cafe
 - Smaller Main Gym
 - Plus additional cuts
- » 1928 Building “Mothballed”

OPTION D1 - SITE

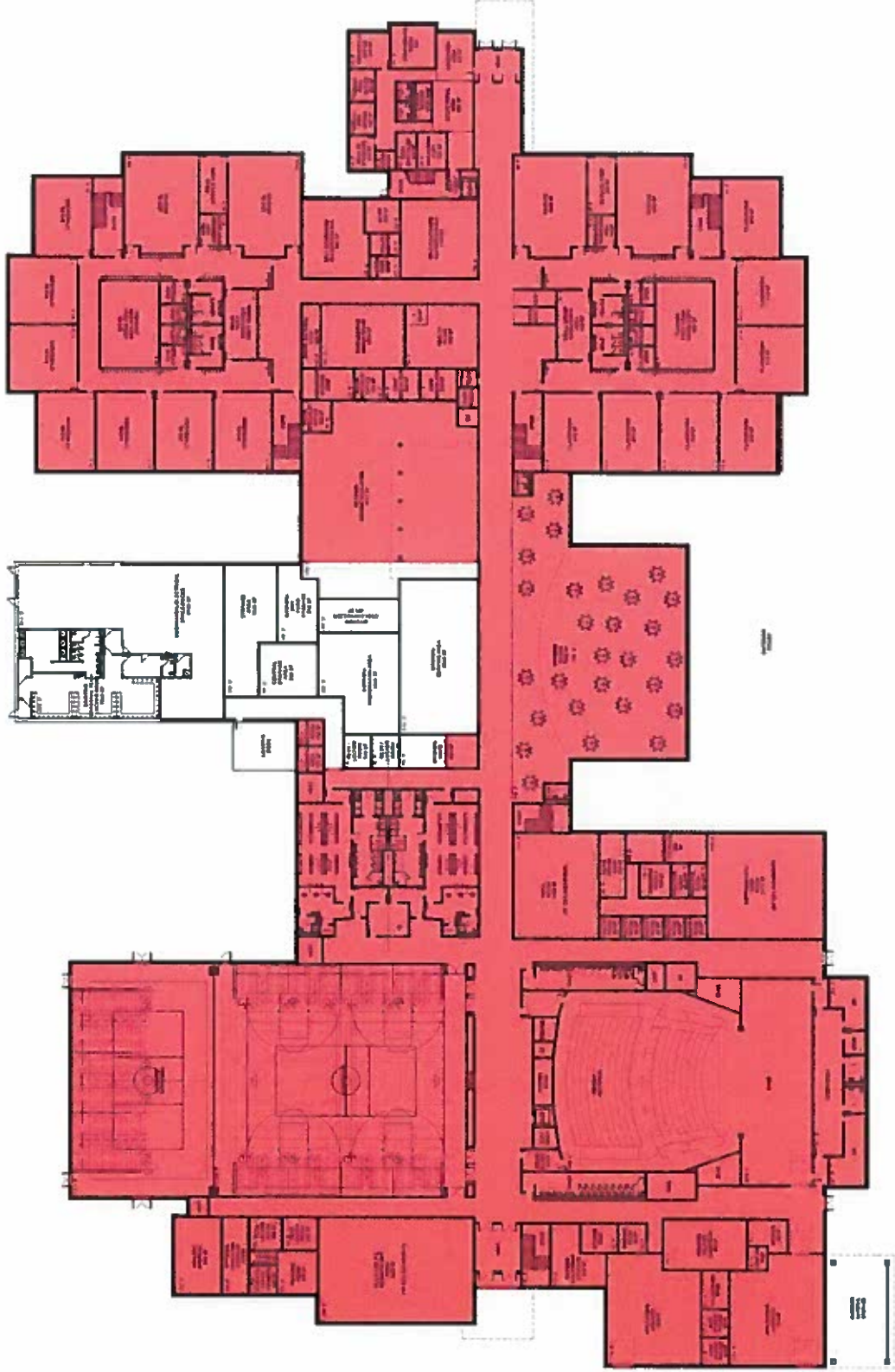


SITE PLAN: OPTION D
FARMINGTON HIGH SCHOOL
 FARMINGTON, CT

TOTAL PARKING
 CAPACITY: 537 SPACES
 (PROPOSED: 575 SPACES)

Conceptual Plan 02/07/2017
 Adjustments and refinements are expected as public participation continues.

OPTION D1 – MAIN LEVEL



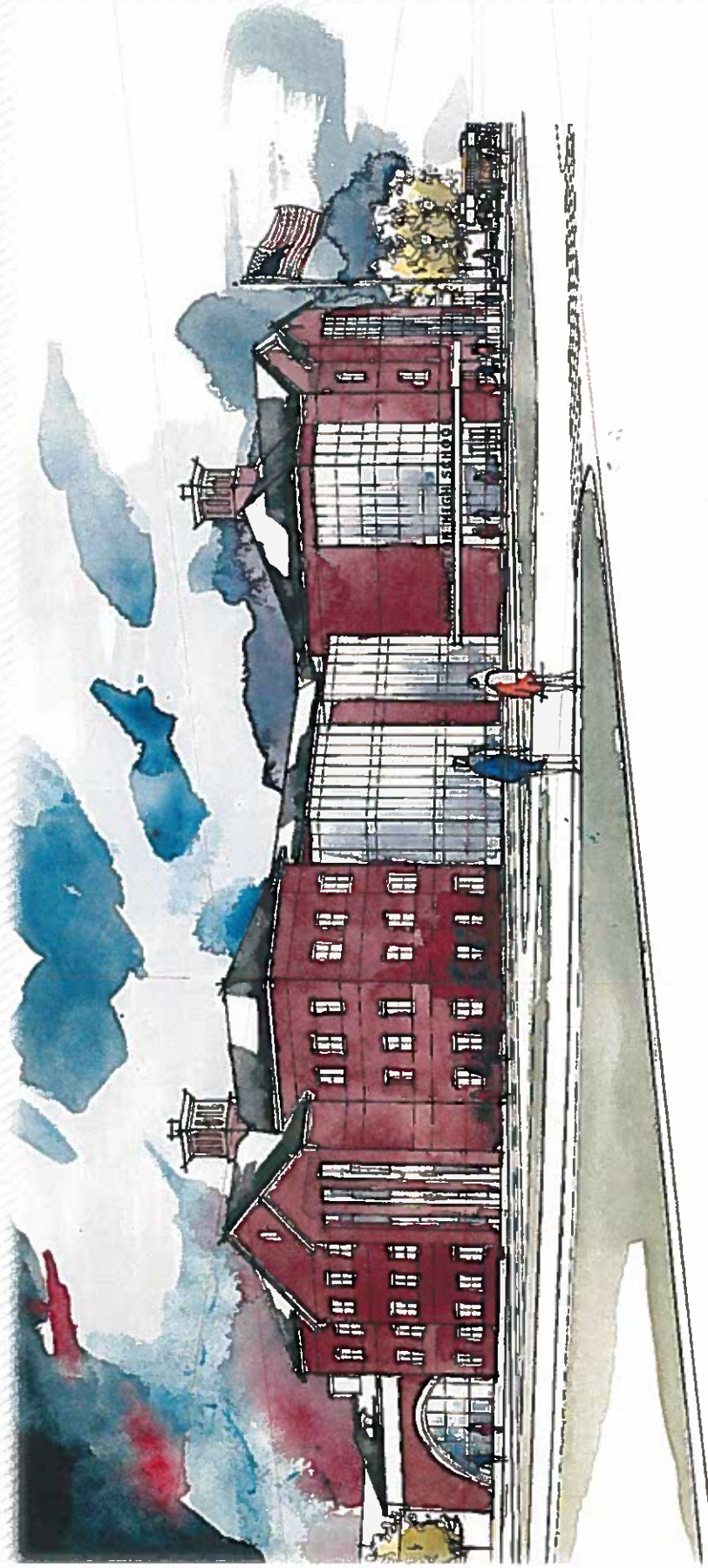
Conceptual Plan 02/07/2017
Adjustments and refinements are expected as public participation continues.

OPTION D1 – NEW CONSTRUCTION

Project Schedule & Logistics

- » **Multiple (5) Phases**
- » Construction Starts November, 2018
- » Final Phase Completion August, 2022
- » Total Duration of Construction: 46 Mos.
- » Abatement During Summer Months
- » Loss of Auditorium and Music Suite for 14 Mos.
- » Temp café for a year
- » Additional Construction Phasing Allowance Money

OPTION D1 – RENDERING



Conceptual Plan 03/01/2017
Adjustments and refinements are expected as public participation continues.

PROJECT COSTS

BUDGET DEVELOPMENT PROCESS

TOWN OF FARMINGTON
Farmington High School Project
Farmington High School Project
Total Project Budget
\$27,117

	Probable Budget -A1 Low	Probable Budget -A1 High	Probable Budget -D1 Low	Probable Budget -D1 High	Probable Budget -E Low	Probable Budget -E High
\$1000 except \$0GSF						
New Construction GSF						
Renovation GSF						
Total GSF						
New Construction \$0GSF - Current						
Renovation \$0GSF - Current						
Total Construction w/ etc \$0GSF						
Total Project \$0GF						
L. Building Construction						
A. New Building Construction						
B. Existing Building Renovations						
Total Building Construction						
M. Related Construction						
A. Sitework						
1. Site Prep						
2. Drives, Paths & Plazas						
3. Paving						
4. Site Improvements						
5. Landscaping & Planting						
6. Building Demolition						
7. Athletic Fields						
8. Wetlands Mitigation						
9. Site Utility Systems						
10. Water & Fire Protection						
11. Sanitary Sewer						
12. Storm Sewer						
13. Electric						
14. Data & Communications						
15. Site Lighting						
16. 1920 Building						
17. Hazmat						
18. Temp Classrooms						
19. Paving Premium						
20. Markups						
Total Related Construction						
Sub Total Construction - Current						
N. Inflation - 2018 Construction (2nd)						
Total Construction - Escalating						
O. Furniture, Fixtures & Equipment (FF)						
A. Loose Furnishings						
B. Program Related Equipment						
C. Data Equipment						
D. Telecommunications Equipment						
E. Audio/Visual Equipment						
F. Specialty Signage						
Total FF & E						
P. Fees and Expenses						
1. Existing Conditions & Space Program						
2. Architect						
3. Structural Eng.						
4. MEP Eng.						
5. Civil Eng.						
6. Landscape Arch.						
7. Interior/Furniture Designer						
8. Code						
9. Lighting						
10. Acoustical						
11. Signage						
12. Refinement Services						
13. LEED Designer						
14. Special Consultants						
15. Haz. Mat. Consultant						
16. Audio/Visual						
17. Computer/info. Systems						
18. Geo-Tech						
19. Traffic						
20. Ecologist/Soil Sample						
21. Peer Reviews						
22. Green Building Consultant						
23. Project Management						
24. Building Commissioning						
25. Owner's Cost Estimator						
26. Owner's Legal Fees						
27. Site Survey						
28. Utility Assessment						
29. Sub-total Fees						
B. Expenses						
1. Owner's Insurance						
2. Permits						
3. Printing						
4. Construction Utilities Use						
5. Site Borings						
6. Materials Testing						
7. Special Inspections						
8. Consultant Reimbursables						
9. Moving/Relocation						
10. Physical Plant Expenses						
11. Misc. Expenses						
12. Advertising						
13. Temporary Spaces/Operations						
14. Financing Cost/Bond Origination						
15. Site Acquisition						
Sub-total Expenses						
Total Fees and Expenses						
Contingency						
A. Construction						
B. Owner's Project						
Total Contingency						



PROJECT COSTS PRELIMINARY ORDERS OF MAGNITUDE

Summary of Options

Total Project Budget Range	Option A1	Option D1
<i>High End-School</i>	\$ 114,278,000	\$133,082,000
<i>High End-BOE</i>	\$ 7,095,000	\$ 5,189,000
<i>1928 Building</i>	\$ 978,000	\$ 978,000
<i>High End-Total</i>	\$ 122,351,000	\$139,249,000
<i>Low End-School</i>	\$ 102,528,000	\$119,781,000
<i>Low End-BOE</i>	\$ 6,448,000	\$ 4,772,000
<i>1928 Building</i>	\$ 978,000	\$ 978,000
<i>Low End-Total</i>	\$ 109,954,000	\$125,531,000
Estimated State Share		
High	\$ 17,918,000	\$ 24,061,000
Low	\$ 16,102,000	\$ 21,804,000
Estimated Farmington Share		
High	\$ 104,432,000	\$115,187,000
Low	\$ 93,851,000	\$103,726,000
% of Building Renovated	65%	14%
% of Building New Const.	35%	86%

TAX IMPACT



QUESTIONS?



**TOWN OF FARMINGTON, CT
FARMINGTON HIGH SCHOOL PROJECT
PRESENTATION OF REVISED CONCEPT OPTIONS-MARCH 1, 2017**



Farmington High School Building Project

Projected Tax Impact
March 1, 2017



Option A1- Anticipated Costs over 20 Years*

Project Budget (School- High)	\$114,278,000
Project Budget (BOE- High)	\$7,095,000
1928 Building (High)	\$978,000
Total Project Estimate (High)	\$122,351,000
<i>Estimated State Share</i>	<i>-\$17,918,000</i>
Estimated Farmington Share (High)	\$104,432,000
Farmington Tax Impact (Year 2)**	\$553/year

*Average Residential Assessment (\$232,074)

**Costs will decrease by approximately \$11/year over 20 years

Option D1- Anticipated Costs over 20 Years*

Project Budget (School- High)	\$133,082,000
Project Budget (BOE- High)	\$5,189,000
1928 Building (High)	\$978,000
Total Project Estimate (High)	\$139,249,000
<i>Estimated State Share</i>	<i>-\$24,061,000</i>
Estimated Farmington Share (High)	\$115,187,000
Farmington Tax Impact (Year 2)**	\$609.76/year

*Average Residential Assessment (\$232,074)

**Costs will decrease by approximately \$12/year over 20 years

Farmington High School Building Committee

Attachment 2

Cost Category	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Total Expenses
KBA Architects	\$89,250.00	-	\$89,250.00	\$52,247.74
Colliers	\$48,000.00	-	\$48,000.00	\$24,138.00
O & G	\$18,000.00	-	\$18,000.00	\$0.00
Office Supplies	\$25,000.00	-	\$25,000.00	\$9,559.54
Current Expense	\$5,000.00	-	\$5,000.00	\$2,138.18
Ed Spec Consultant	\$10,000.00	-	\$10,000.00	\$7,425.00
Hazardous Materials	\$23,250.00	-	\$23,250.00	\$0.00
Geotechnical Engineering	\$11,500.00	-	\$11,500.00	\$9,800.00
Total Project Costs	\$230,000.00		\$230,000.00	\$105,308.46

Authorization \$500,000.00

Balance \$270,000.00
Expenses to Date \$105,308.46

Strategic Building Solutions, LLC

Invoice No. 17564

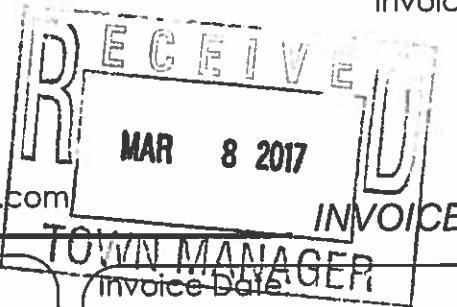
dba Colliers International

135 New Road

Madison, CT 06443

(860) 395-0055 fax(203) 779-5661

Attn: Cyndee Stewart (X121) cyndee.stewart@colliers.com



Attachment 3

TO: Town of Farmington
 Kathleen Eagen
 Town Manager
 1 Monteith Drive
 Farmington, CT 06632

Invoice Date: 2/28/2017
 Purchase Order Date:
 Purchase Order Number:
 Federal Tax ID Number: 06-1468602
 Terms: Net 30 Days

Contract Summary

Contract Description:	High School Modernization	
Contract Amount		\$ 46,400
Previous Invoices:		\$ (23,199)
Current Billing Period & Amount:	2/1/2017 - 2/28/2017	\$ (7,733)
Contract Amount Remaining:	2 months @ \$7,733/month	\$ 15,468

Current Invoice

I. Description of Services		Amount Due
A	Update and manage milestone schedule	
B	Attend building committee meetings and provide update	
C	Manage Geotech and Hazmat services	
D	Review cost estimates from CM and estimator	
E	Develop Total Project Budget for each option	
F	Meet with Town Manager to discuss project status	
G	Meet with sub-committee to discuss alternate options to pursue	
II. Professional Service Fee:		\$ 7,733
III. Reimbursable Expenses		\$ 91
	Mileage	\$ 58
	Postage	
	Phone	\$ 33
	Total	\$ 91

Handwritten signature: KAT

Internal Office Use:

Total this Invoice \$ 7,824
 Total Past Due
 Total Amount Due \$ 7,824



Standard *journyx.com* report header

<< *Wednesday, February 1, 2017 through Tuesday, February 28, 2017* >>

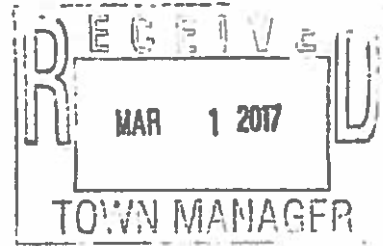
<u>Date</u>	<u>User</u>	<u>Client:Project</u>	<u>Expense Code</u>	<u>Comment</u>	<u>Amount</u>
2017 Wednesday, February 1,	Sklenka, Marc	Farmington, Town of: Farmington High School Modernization	Phone	Cell Phone Bill	16.60
2017 Thursday, February 16,	Sklenka, Marc	Farmington, Town of: Farmington High School Modernization	Phone	Cell Phone Bill	16.60
<i>Total for Farmington, Town of: Farmington High School Modernization</i>					33.20
<i>Total for Phone</i>					33.20
Friday, February 3, 2017	Sklenka, Marc	Farmington, Town of: Farmington High School Modernization	Service	UNITS = 61.00 mi COMMENT = To Farmington from office, then home	32.64
Tuesday, February 28, 2017	Sklenka, Marc	Farmington, Town of: Farmington High School Modernization	Service	UNITS = 48.00 mi COMMENT = To FHS from office	25.68
<i>Total for Farmington, Town of: Farmington High School Modernization</i>					58.32
<i>Total for Service</i>					58.32
<i>Subtotal 02/01/2017-02/28/2017</i>					91.52
Grand Total					91.52

###

KAESTLE BOOS
associates, inc

February 28, 2017

Kathleen A. Eagen
Town Manager
Town of Farmington
1 Monteith Drive
Farmington, CT 06032



Kat KH

Re: Farmington, CT - Farmington High School Schematic Design & Est.
Farmington, CT
KBA #16035.00
Invoice #5

Initial Architectural/Engineering Contract Fee					\$89,200.00
<u>Paid to Date</u>					\$44,600.00
Description	Contract Amount	% Work To Date	Amount Billed	Previous Billed	This Inv Billed
Contract Progress Payment	89,200.00	66.66%	59,460.72	52,030.36	7,430.36
	89,200.00		59,460.72	52,030.36	7,430.36
Total Fixed Fee					\$7,430.36

Invoice Total

APPROVED FOR PAYMENT
MARC SKLENKA
Colliers International
Date: 17 MAR 17

\$7,430.36

Net 30 Days

Statement of Account

Invoice #	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Total AR
4	01/30/2017	\$7,430.36					\$7,430.36
5	02/28/2017	\$7,430.36					\$7,430.36

416 Slater Road, P.O. Box 2590, New Britain, CT 06050-2590
Phone: 860-229-0361 ▲ Fax: 860-229-5303
Additional office located in Massachusetts
Email: kba@kba-architects.com ▲ Web: www.kba-architects.com

KAESTLE BOOS
associates, inc

Invoice No 5
Project No 16035 00

Subtotal \$14,860 72

\$14,860 72

Total Amount Now Due

\$14,860 72