

Minutes  
Farmington High School Building Committee  
Wednesday, March 22, 2017

**Present:**

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

Kathy Eagen, Town Manager  
Kathy Greider, Superintendent  
Russ Arnold, Director of Public Works  
Bill Silva, High School Principal  
Vincent LaFontan, School Business Manager  
Kathryn Howroyd, Clerk of the Committee  
Marc Sklenka, Colliers International  
Paul Dominov, Kaestle Boos Associates  
Enrico Chiarillo, Kaestle Boos Associates  
Firdos Khericha, Kaestle Boos Associates  
Chuck Boos, Kaestle Boos Associates  
Ken Biega, O&G Industries, Inc.

**Absent:**

Meredith Trimble, Town Council Liaison  
Tim Harris, Dir. Of School Facilities

**A. Call to Order.**

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

**B. Public Comment.**

Pam Fisher, 5 Jules Court, Unionville expressed her concerns with sprawl, hallway space, bathrooms and science classrooms. She is extremely pleased with the open, inviting communication between the public and the FHS Building Committee. She feels the committee has encouraged public comment and input throughout the process.

**C. Minutes.**

**1) To approve the attached March 1, 2017 minutes.**

Justin Bernier requested that the dollar values he requested from the consultants at the March 1, 2017 meeting be included in the minutes. The item was tabled for approval at the next meeting.

**D. Various Communications and Written Appeals- None.**

**E. Reports/Updates.**

**1) 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 the minutes as Agenda Item E-1.

**2) Architect Report (Dominov)**

Paul Dominov, Kaestle Boos Associates, presented the updates of Option D1. A copy of the presentation is recorded with these minutes as Agenda Item E-2.

Mr. Dominov explained how the floor plan needs to be "locked in" soon to finalize the schematic design package by the April 6, 2017 deadline. The committee reviewed and discussed the following updates to Option D1:

- Addition of collaboration space to the learning areas
- Moving Matt Ross' technology group out of the Board of Education space and to the 1<sup>st</sup> floor because they receive deliveries
- Designing boys and girls locker rooms of equal size
- The auditorium consultant is working on a new design that would incorporate a concert hall and turn the green room space behind the stage to a black box theater. The auditorium design is still in development.

The committee had general discussion on what to do with the 1928 building. Chairman Wadsworth requested that O&G provide pricing for (1) mothballing the building, (2) partial renovation, (3) full renovation, (4) demolition.

Town Manager Kathy suggested that if the Board of Education is located in the 1928 building, select departments from Town Hall could transfer to the 1928 building so it is fully occupied. Ms. Eagen stressed the need for additional space at Town Hall, and this suggestion would free up space for the remaining departments.

The committee had concern that there is not enough parking on the site in general.

Chairman Wadsworth suggested that the committee review the options for the 1928 building and provide a recommendation to Town Council that allows them to make an educated decision on what to do with the building.

**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 \$105,308.46. 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 \$7,824.00.**  
Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the invoice from Colliers International in the amount of \$7,824.00.
- G. To approve the attached invoice from Kaestle Boos Associates, Inc. in the amount of \$7,430.36.**  
Upon a motion made and seconded (Kleinman/Carrier) it was unanimously VOTED: to approve the invoice from Kaestle Boos Associates, Inc. in the amount of \$7,430.36.
- H. To review the program/presentation for the March 30, 2017 Tour & Community Meeting.**  
The committee reviewed a draft agenda for the community meeting. A copy of the agenda is recorded with these minutes as Agenda Item H.
- I. Other Business.**  
None
- J. Adjournment.**  
Upon a motion made and seconded (Kleinman/Donald) the meeting adjourned at 5:37 p.m.

Respectfully Submitted,



Kathryn Howroyd, Clerk of the Committee

FARMINGTON PUBLIC SCHOOLS  
Farmington High School Building Project  
Building Committee Meeting  
Owner's Project Manager Report  
March 22, 2017

**I. Activities since March 1, 2017 (Last FHSBCM)**

- a. KBA, Colliers, and O&G Met with the state (OSCG&R) to discuss the selected option
  - i. OSCG&R was very pleased with the option selected and the process which led to the selected option
  - ii. OSCG&R will be comparing Farmington HS to the West Haven HS project (both very similar in size & number of students)
  - iii. OSCG&R encouraged maximizing square footage allowed for highest projected enrollment
- b. Working Group met to discuss/review the next series of meetings and topics
- c. Mapped out schedule for meetings / topics / attendees
- d. BOE suite recommended to be located in the new High School (versus 1928 Building)
  - i. Factors which led to this decision
    - 1. Approximately \$2.5 million less expensive
    - 2. Allows for flexibility of built out BOE space (for future High School space) and 1928 Building
- e. Met with Police and Fire Rep's (15MAR17) to discuss building plans, site plan, and phasing
  - i. Police requested team meet minimum school safety standards
  - ii. No other issues or concerns noted by the Fire and Police Representatives
- f. Met with Administration (21MAR17) to discuss the plan updates, and square footage
- g. Met with Schematic Design Subcommittee (16MAR17) to provide updates on working group meetings and review updated plans

**II. Upcoming Activities & Working Group Topics**

- a. MEP Systems and Sustainability (23MAR17)
- b. Interior and Exterior Materials (28MAR17)
- c. Landscape and FF&E/Technology/AV (04APR17)

**III. Upcoming Key Dates**

- a. Community Meeting and Tour (30MAR17)
- b. SD Package Issued for Estimating (6APR17)

# Town of Farmington, CT

Farmington HS Project - Pre-Referendum Milestone Schedule  
March 21, 2017

Completed    **Town Requirements**    Key Dates

## I. Pre-Referendum Activities

November 1, 2016 through June 15, 2017

	Comments	Suggested Attendees
53 KBA Commences New Options Development	January 30, 2017	
54 KBA Completes Options Development	February 8, 2017	
55 FHBC Meeting	February 8, 2017	Review New Options
56 Tour of existing high school	February 9, 2017	at 6:00
57 Start Estimate of Options	February 9, 2017	
58 Estimates Due	February 20, 2017	
59 Develop Total Project Budget for each option	February 21-27, 2017	Range of Value
60 FHBC Meeting	February 22, 2017	Meeting Canceled
61 Total Project Budgets Finalized	February 28, 2017	Range of Value
<b>62 FHBC Meeting-Special Meeting</b>	<b>March 1, 2017</b>	<b>Select Option</b>
63 KBA Starts SD Development	March 2, 2017	
64 FBOE Meeting	March 6, 2017	
65 FHS-Working Group Meeting	March 7, 2017	Introduction of Topics & Process
66 FHBC Meeting	March 8, 2017	Cancelled
67 Plan and Zoning Commission Meeting	March 13, 2017	
68 FHS Sub-Committee Meeting	March 14, 2017	Project Update - Cancelled
69 Town Council Meeting	March 14, 2017	
70 FHS-Working Group Meeting	March 15, 2017	BOE & Police/Fire Department Review & Security
71 FBOE Meeting	March 20, 2017	
72 FHS Sub-Committee Meeting	March 21, 2017	Cancelled
73 FHS-Working Group Meeting	March 21, 2017	Space Confirmation
74 FHBC Meeting	March 22, 2017	Update on SD Package
<b>75 FHS-Working Group Meeting</b>	<b>March 23, 2017</b>	<b>MEP Systems / Sustainability</b>
76 Plan and Zoning Commission Meeting	March 27, 2017	
<b>77 FHS-Working Group Meeting</b>	<b>March 28, 2017</b>	<b>Exterior Materials / Interior Materials</b>
78 FHS Sub-Committee Meeting	March 28, 2017	Project Update
79 Town Council Meeting	March 28, 2017	
80 Tour of existing high school	March 30, 2017	at 5:30PM
81 Community Meeting to present selected option	March 30, 2017	7PM meeting
<b>82 FHS-Working Group Meeting</b>	<b>April 4, 2017</b>	<b>Landscape / FF&amp;E / AV / Tech</b>
83 FHS Sub-Committee Meeting	April 4, 2017	Project Update
84 FBOE Meeting	April 4, 2017	
85 FHBC Meeting	April 5, 2017	at 4:30PM
86 Tour of existing high school	April 5, 2017	Cancelled
<b>87 KBA Completes SD Package</b>	<b>April 6, 2017</b>	
88		
<b>89 Start Estimate of SD Package</b>	<b>April 7, 2017</b>	
90 Plan and Zoning Commission Meeting	April 10, 2017	Informal review of Project
91 Town Council Meeting	April 17, 2017	
92 FHBC Meeting	April 19, 2017	at 4:30PM
<b>93 Estimates Due</b>	<b>April 21, 2017</b>	
<b>94 Reconciliation of Estimates</b>	<b>April 24, 2017</b>	
95 Plan and Zoning Commission Meeting	April 24, 2017	
96 Town Council Meeting	April 25, 2017	
97 Referendum on Town Budget	April 27, 2017	
98 Total Project Budgets Finalized	April 27, 2017	
<b>99 Final Budget Required</b>	<b>April 28, 2017</b>	
100 FHBC Meeting	May 3, 2017	at 4:30PM

# Town of Farmington, CT

## Farmington HS Project - Pre-Referendum Milestone Schedule March 21, 2017

Completed	Town Requirements	Key Dates
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101	Tour of existing high school	May 3, 2017	at 6PM
102	<b>Plan and Zoning Commission Meeting</b>	<b>May 8, 2017</b>	<b>Formal Submission; 8-24 Referral</b>
103	FBOE Meeting	May 8, 2017	Liaison updates
104	Town Council Meeting	May 9, 2017	Liaison updates
105	FHBC Meeting	May 17, 2017	at 430PM
106	<b>FBOE Meeting</b>	<b>May 22, 2017</b>	<b>Approve SD Package</b>
107	Plan and Zoning Commission Meeting	May 22, 2017	
108	<b>Town Council Meeting</b>	<b>May 23, 2017</b>	<b>Approve SD package, and issue resolution</b>
109	Submit Warning to Hartford Courant	May 24, 2017	
110	Town Council Meeting	May 24, 2017	Backup to Approve SD package, and issue resolution
111	FHBC Meeting	May 31, 2017	at 430PM
112	Special Town Meeting to move to referendum	June 5, 2017	
114	<b>Referendum</b>	<b>June 15, 2017</b>	

# Farmington High School Building Project

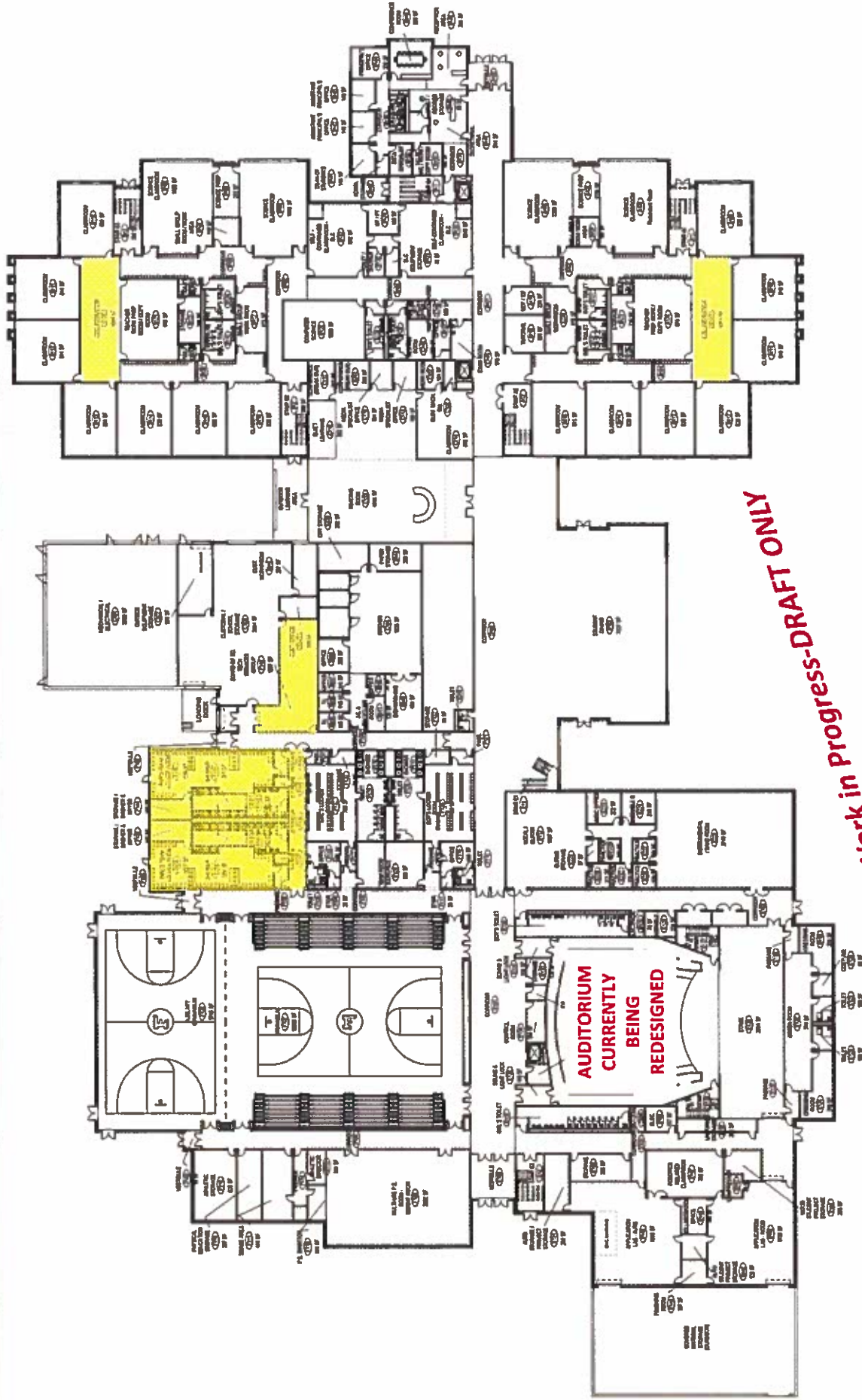


Farmington High School ~ D1 CONCEPTUAL PLAN

MARCH 22, 2017-- **PROGRESS**



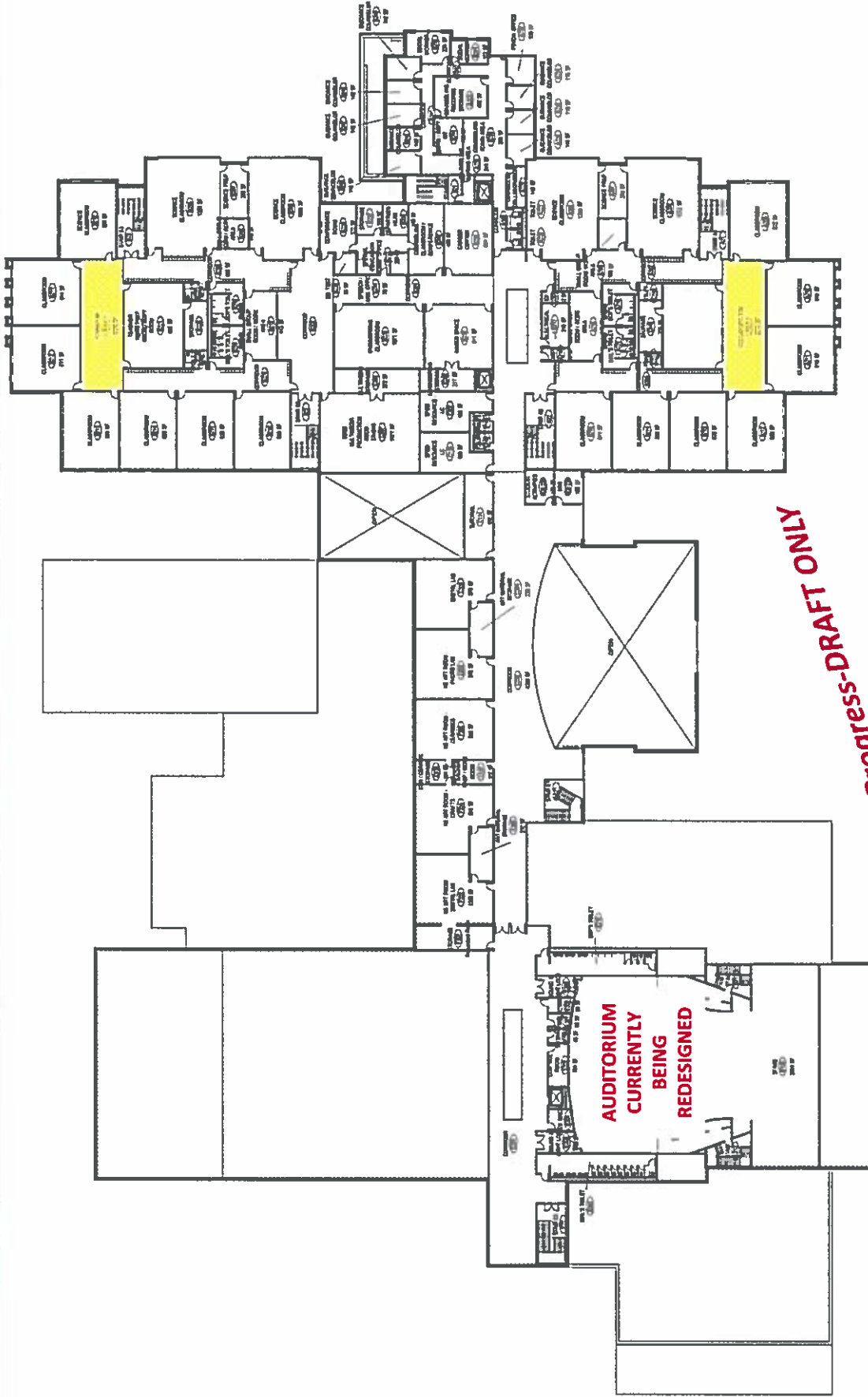
# OPTION D1 - MAIN LEVEL



**Work in Progress-DRAFT ONLY**

Conceptual Plan 03/22/2017  
Adjustments and refinements are expected as the Schematic Design phase continues.

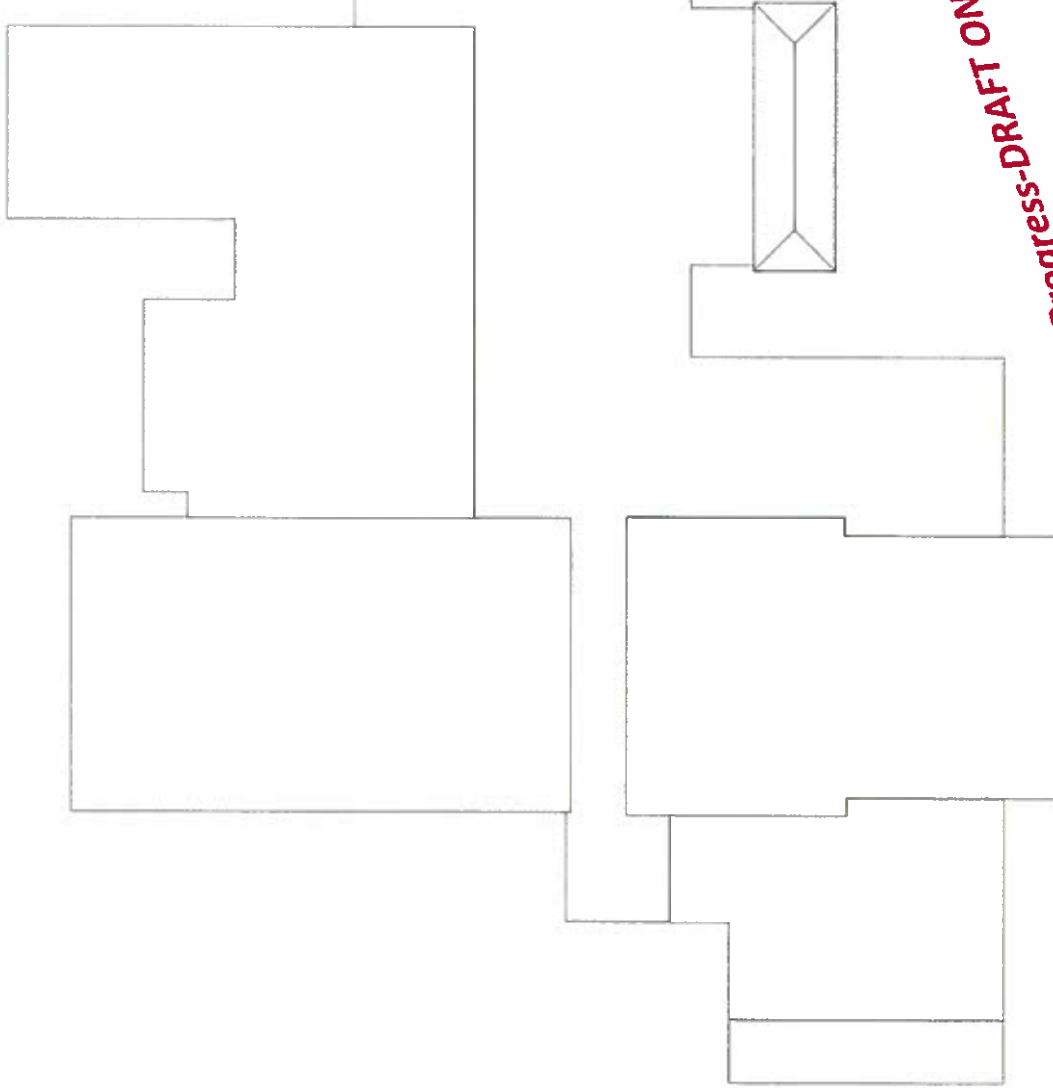
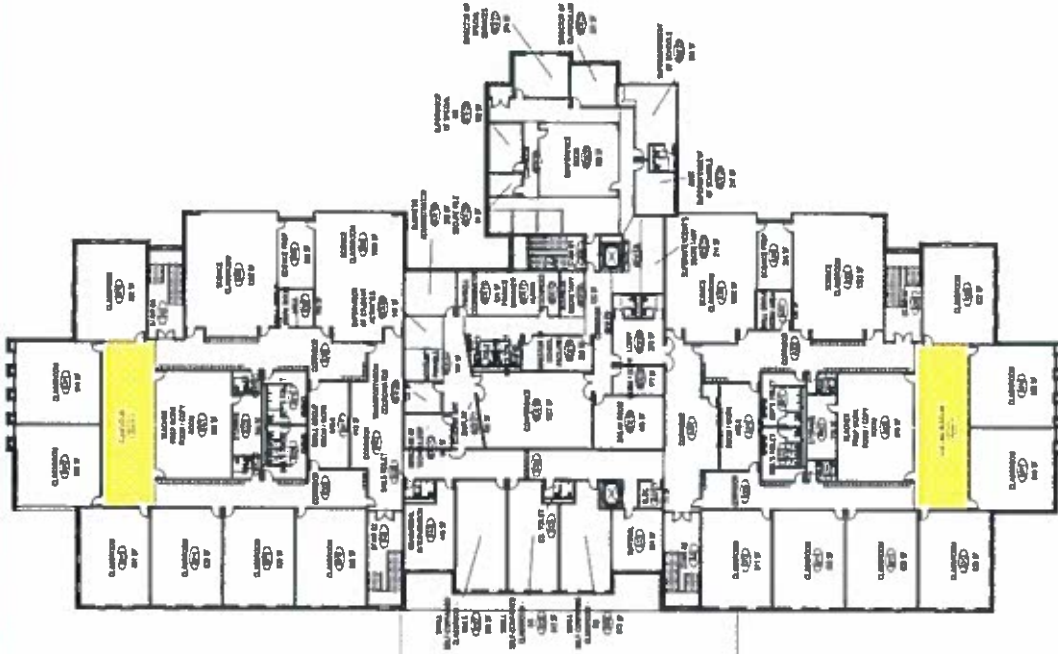
# OPTION D1 – SECOND LEVEL



**Work in Progress-DRAFT ONLY**

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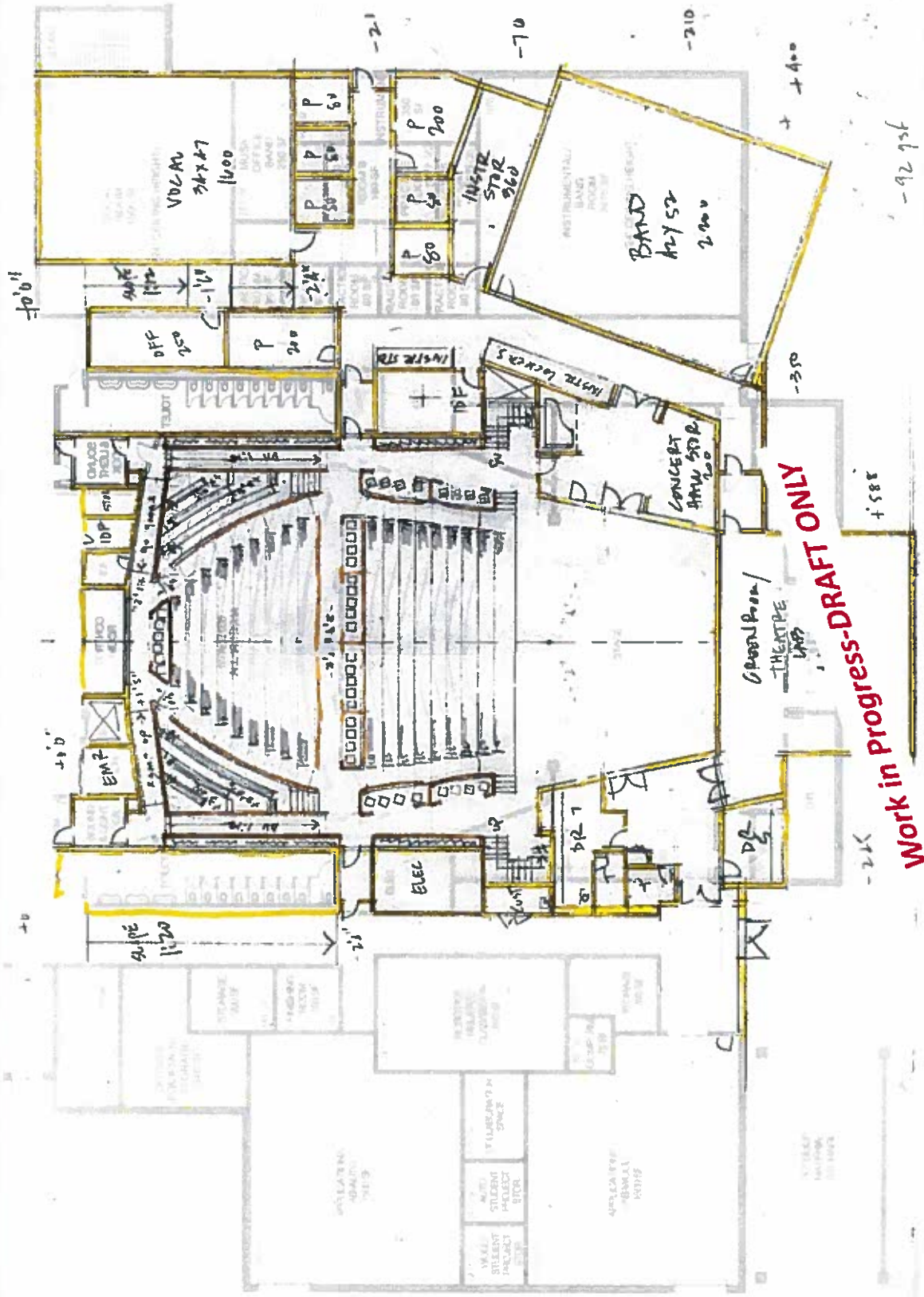
# OPTION D1 – THIRD LEVEL



**Work in Progress-DRAFT ONLY**

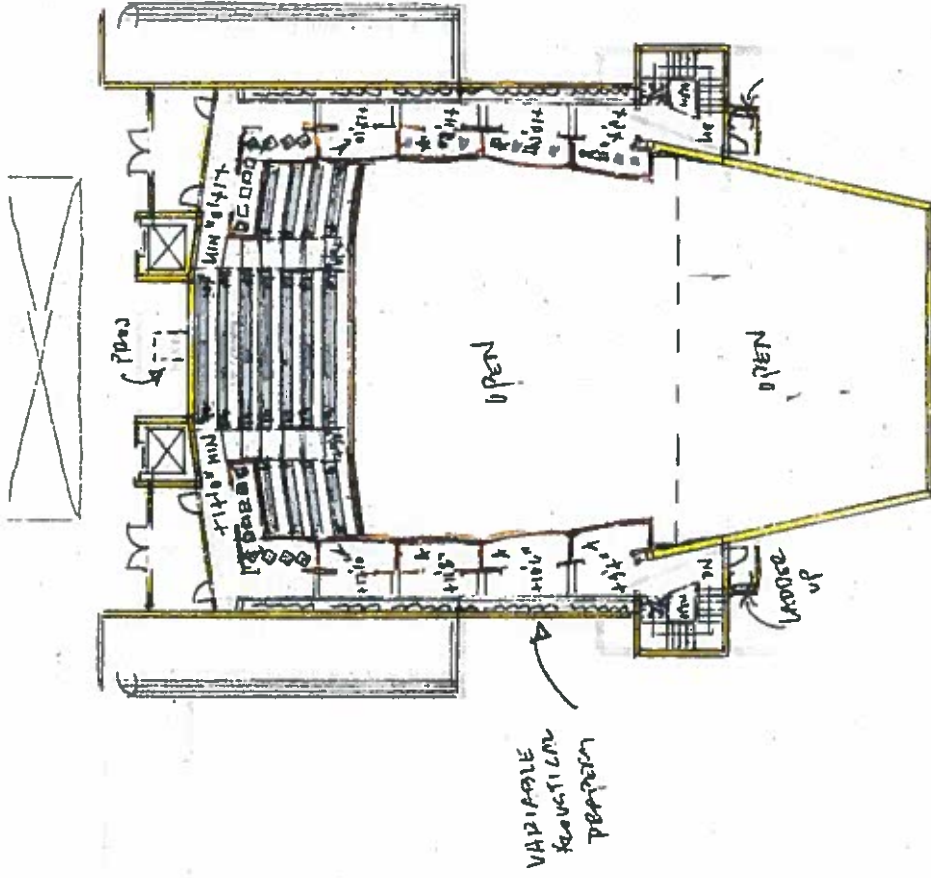


# OPTION D1 - AUDITORIUM CONCEPT



Conceptual Plan 03/22/2017  
Adjustments and refinements are expected as the Schematic Design phase continues.

# OPTION D1 - AUDITORIUM CONCEPT

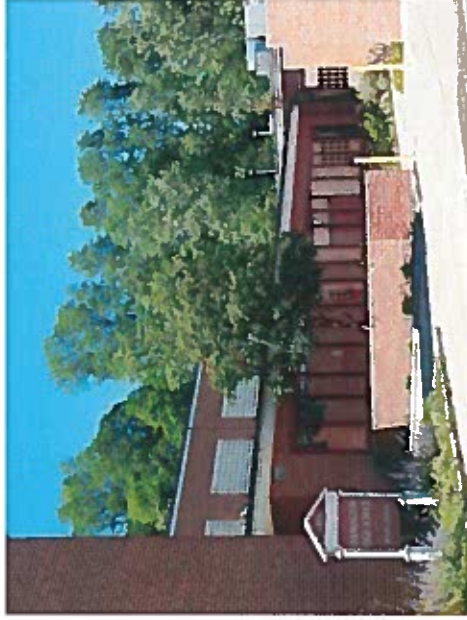


LEVEL 2

**Work in Progress-DRAFT ONLY**

# Farmington High School Building Project

## Q & A



# Farmington High School Building Committee

*AQMD HKM E-4*

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
<b>Total Project Costs</b>	<b>\$230,000.00</b>		<b>\$230,000.00</b>	<b>\$105,308.46</b>
<b>Authorization</b>	<b>\$500,000.00</b>			
<b>Balance</b>				<b>\$220,000.00</b>
<b>Expenses to Date</b>				<b>\$105,308.46</b>

3/17/2017



Farmington High School Building Committee  
Community Meeting  
Thursday, March 30, 2017  
7:00 PM

**I. Welcome & Introduction**

Bill Wadsworth, Chair of FHS Building Committee

**II. Summary of Existing Conditions**

Kathleen Greider, Superintendent of Schools

**III. Project Progress**

Marc Sklenka, Owners Representative, Colliers International

**IV. Presentation of Option D1**

Paul Dominov, Associate Principal, Kaestle Boos Associates, Inc.

Luke McCoy, Associate, Kaestle Boos Associates, Inc.

*(Presentation is approximately 45 minutes)*

**V. Projected Tax Impact**

Kathleen Eagen, Town Manager

**VI. Public Comment/Q&A**