

Meeting Agenda
Farmington High School Building Committee Meeting
ZOOM Webinar
Wednesday, January 19, 2022
5:00 P.M.

LOCATION CHANGE: Due to the increased COVID-19 positivity rate, this meeting will be conducted over zoom. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83067641229>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 830 6764 1229

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached December 15, 2021, minutes.
- E. Correspondence Received 12/14/2021 – 1/14/2022
None.
- F. Reports.
 - 1) Chair Report.
 - 2) Town Council Liaison Report.
 - 3) Board of Education Liaison Report.
 - 4) Owner's Representative Report.
 - 5) Architect Report.
 - 6) Construction Manager Report.
 - 7) Communications Subcommittee Report.
 - 8) Professional Partnership Subcommittee Report.
 - 9) Financial Report.
- G. New Business.
 - 1) To approve the attached invoice from TSKP Studio in the amount of \$292,800.00.

- 2) To approve the attached invoice from TSKP Studio in the amount of \$12,200.00.
- 3) To approve the attached invoice from Construction Solutions Group in the amount of \$22,597.00.
- 4) To approve the attached invoice from Construction Solutions Group in the amount of \$1,030.00.
- 5) To accept the updated cost estimate and approve the updated VE list.
- 6) To discuss the proposal from TSKP Studio for additional services for an early site bid package.
- 7) Executive Session: Review and Discussion of RFP Responses for Commissioning Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).
- 8) To select the final candidate for Commissioning Services.
- 9) To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Commissioning Services.

H. Adjournment.

cc: Committee Members

Paula Ray, Town Clerk

Interested Parties

MOTION:

Agenda Item D-1

To approve the attached December 15, 2021, minutes.

/Attachment

**Meeting Minutes
Farmington High School Building Committee Meeting
Farmington High School Library
Wednesday, December 15, 2021
6:30 P.M.**

Attendees:

Meg Guerrera, Chair
Chris Fagan
Wendy Ku
Michael Smith (via Zoom)
Beth Kintner
Kathy Greider, Superintendent
Alicia Bowman, Assistant Superintendent of Finance & Operations
Sam Kilpatrick, Director of School Facilities
Lisa Kapcinski, FHS Assistant Principal
Kat Krajewski, Assistant Town Manager
Devon Aldave, Clerk of the Committee
Chris Cykley, Construction Solutions Group
Mark Garilli, Construction Solutions Group
Michael Scott, TSKP Studio
Ryszard Szczypek, TSKP Studio
Mark Jeffko, O&G Industries
Lorel Purcell, O&G Industries

A. Call to Order.

The meeting was called to order at 6:32 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

James Libby, 73 Lake Garda Drive, asked the committee if members of the public will be permitted to visit the construction site. Mark Jeffko and Meg Guerrera stated that the committee can coordinate dates for site tours.

James Libby also referred to Item D-10 in the Cost Estimate Presentation, which is recorded with the minutes as Attachment A, and urged the committee to ensure that piping would be fire-rated.

Jay Tulin, 39 Timberline Drive, thanked the committee for the response to his correspondence which was included in the agenda packet.

D. Minutes.

1) To approve the attached December 1, 2021, minutes.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to approve the December 1, 2021, minutes.

E. Correspondence Received 11/27/2021 – 12/13/2021

1) Jay Tulin – Institute for Human Centered Design

Meg Guerrera reviewed the correspondence received.

F. Reports.

1) Chair Report.

Meg Guerrera announced that Sharon Mazzochi has stepped down from the FHS Building Committee, as she moved out of town. Meg thanked Sharon for all her time and hard work with the various committees and subcommittees. Sharon Mazzochi thanked the committee and wished them well with the project.

Meg stated that there will be some more changes to the FHS Building Committee as Ellen Siuta and Chris Fagan did not run for re-election in their respective positions on the Board of Education and Town Council. These changes will take place in January when the new terms begin.

2) Town Council Liaison Report.

Chris Fagan reported that the Town Council appointed Suraj Kurtakoti to the FHS Building Committee to fill Sharon Mazzochi's vacancy.

3) Board of Education Liaison Report.

No report.

4) Owner's Representative Report.

Chris Cykley stated that the Connecticut Department of Administrative Services sent a letter on Friday December 10, 2021, regarding how the FHS Building Project will be listed on the Priority List for State reimbursement. This letter is recorded with the minutes as Attachment B.

Chris Cykley explained that CSG submitted two separate grant applications (one for New Construction of FHS, one for the Renovation of the 900 Wing), based on discussions that were had with Kosta Diamantis, then-director of the Office of School Construction Grants & Review (OSCG&R). Kosta Diamantis is no longer with OSCG&R.

The letter indicates that the reimbursement rate for the high school remains at 18.93%, which is the rate we anticipated for new construction. However, the reimbursement rate for the renovation of the 900 Wing has been separated into an Outdoor Athletic Facility with a rate of 9.47%, and the Board of Education Central Administration with a rate of 14.47%. Both reimbursement rates for the renovation of the 900 Wing are different than the 28.93% which was discussed with Kosta Diamantis.

Chris stated that the letter acknowledges that there is a CHOICE bonus for the new high school project which would cover the difference in the

reimbursement rates, however there is a concern that this number is not a guarantee. As a result, the Town and Board of Education will write a joint response to DAS. The Town has also contacted the Farmington legislative delegation to get involved.

5) Architect Report.

Ryszard Szczypek stated that the Zoning Board of Appeals held a meeting on December 13th and unanimously voted to approve a height variance for the FHS Building Project.

6) Construction Manager Report.

Lorel Purcell presented the preconstruction schedule to the FHS Building Committee. This schedule is recorded with the minutes as Attachment C.

Mark Jeffko presented a Cost Estimate Presentation. Mark Jeffko and Ryszard Szczypek explained the value engineering exercise that is included in this presentation. The professional partners worked with the design working group to value engineer proposed, rejected, and pending items. These items will ultimately be voted upon by the FHS Building Committee at the January 5, 2022, meeting.

7) Communications Subcommittee Report.

Kat Krajewski stated that the FHSBC Newsletters were sent out to households over the weekend.

8) Professional Partnership Subcommittee Report.

Kat Krajewski stated that contract negotiations with O&G are ongoing and she anticipates they will wrap up soon.

9) Financial Report.

Kat Krajewski presented the financial report and invoice tracker documents which are recorded with these minutes as Attachment D.

G. New Business.

1) To approve the attached invoice from Tall Timbers Marketing in the amount of \$4,225.00.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to approve the attached invoice from Tall Timbers Marketing in the amount of \$4,225.00.

2) To approve the attached invoice from TSKP Studio in the amount of \$292,800.00.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to approve the attached invoice from TSKP Studio in the amount of \$292,800.00.

3) To approve the attached invoice from TSKP Studio in the amount of \$12,200.00.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to approve the attached invoice from TSKP Studio in the amount of \$12,200.00.

4) Executive Session: Review and Discussion of RFP Responses for Commissioning Services and Professional Engineering Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to move to Executive Session at 8:15 P.M.

The committee resumed open session at 9:01 P.M.

5) To select the final candidate for Commissioning Services.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to table this agenda item until the January 5, 2022, FHS Building Committee meeting.

6) To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Commissioning Services.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to table this agenda item until the January 5, 2022, FHS Building Committee meeting.

7) To select the final candidate for Professional Engineering Services.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to select Diversified Technology Consultants, Inc. as the final candidate for Professional Engineering Services.

8) To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Professional Engineering Services.

Upon a motion made and seconded (Ku/Fagan) it was unanimously VOTED: to authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with Diversified Technology Consultants, Inc. for Professional Engineering Services.

H. Adjournment.

Upon a motion made and seconded (Fagan/Ku) it was unanimously VOTED: to adjourn at 9:05 P.M.

Respectfully Submitted,
Devon Aldave
Clerk of the Committee



FHS Building Project Cost Estimate Reconciliation: Post-ES Design

(Construction Costs Only)

VE Recommendations will be presented & reviewed post Design Development (DD) & Construction Documents (CD)

Pre-Referendum	Post Referendum (Prior to Bid)	
5/20/2020: PM&C Estimate	12/1/2021: O&G Estimate	12/15/2021: VE Reconciliation
\$115,600,000	\$124,975,000	\$115,524,000

How DID we get from here to here?

How DO we get from here to here?

Escalation *	Further Delineation of Site Scope	
<ul style="list-style-type: none"> Structural Steel Framing Steel Decking Interior Partitions Site requirements 	<ul style="list-style-type: none"> Phasing and logistics Excavation and fill Site Walls Landscaping Civil Utilities Electrical Utilities 	
*2020	*2021	*2022
2.00%	8.80%	6.00%

Value Engineering Recommendation after ES Design	VE Recommendations Assumptions
<ul style="list-style-type: none"> Shell Interior Services Equipment and Furnishing Sitework 	<ul style="list-style-type: none"> Should not impact educational programming Based on cost estimate at time of the recommendation Have been vetted by the appropriate end users and consultants Add Alternates will be revaluated at each point of VE recommendation Will be approved by the FHSBC



FARMINGTON HIGH SCHOOL BUILDING PROJECT

**10 MONTIETH DRIVE
FARMINGTON, CT 06032**

ENHANCED SCHEMATIC DESIGN ESTIMATE

December 13, 2021

ARCHITECT

**TSKP STUDIO
HARTFORD, CT**

**PREPARED BY: TRACY BRENNAN
LEAD ESTIMATOR**

**DAVID LONGO
SENIOR ESTIMATOR**

**LOREL PURCELL
PRECONSTRUCTION MANAGER**

**MARK JEFFKO
PROJECT EXECUTIVE**



FARMINGTON HIGH SCHOOL BUILDING PROJECT

FARMINGTON, CT 06032

December 13, 2021

ENHANCED SCHEMATIC DESIGN ESTIMATE PROJECT COST SUMMARY

DESCRIPTION	QTY	U/M	UNIT COST	HIGH SCHOOL		CENTRAL OFFICE	TOTAL
				EARLY ENABLING PACKAGE	HIGH SCHOOL BUILDING		
CONSTRUCTION COSTS							
1. SITEWORK	27.0	AC	530,524	677,982	13,402,378	243,797	14,324,157
2. ABATE/DEMO EXISTING BUILDINGS							
A. BUILDING DEMOLITION (EXCLUDES 1928 BUILDING)							
I. HAZMAT ABATEMENT - ATC REPORT	164,974	SF	6.53		1,078,018	----	1,078,018
II. BLDG. DEMOLITION - ALLOWANCE	164,974	SF	7.25		1,196,385	----	1,196,385
B. SELECT DEMOLITION - ALLOWANCE							
I. HAZMAT ABATEMENT - ATC REPORT	19,690	SF	0.15			2,912	2,912
II. SELECT DEMO	19,690	SF	6.25			123,063	123,063
3. BUILDING CONSTRUCTION							
A. NEW HIGH SCHOOL	243,786	SF	327.83		79,921,165	----	79,921,165
B. RENO CENTRAL OFFICE	19,690	SF	208.83			4,111,920	4,111,920
4. RECOMMENDED REDUCTIONS & ALTERNATES 1 LS							
A. REFER TO ESD VALUE MANAGEMENT WORKSHEET 12.13.2021					(7,259,089)	(235,711)	(7,494,800)
SUBTOTAL:				677,982	88,338,857	4,245,981	93,262,820
REIMBURSABLES							
5. CT STATE SALES TAX (EXEMPT)							
6. BUILDING PERMIT FEE (ASSUME WAIVED)							
7. STATE EDUCATION FEE (BY OWNER)							
8. CONSTRUCTION PHASE STAFFING	34.0	MO					----
A. EARLY SITE ENABLING PACKAGE	2.0	MO	76,300	152,600	----	----	152,600
B. HIGH SCHOOL	32.0	MO	116,161	----	3,717,147	----	3,717,147
C. CENTRAL OFFICE	6.0	MO	30,953	----	----	185,717	185,717
9. CM REIMBURSABLES	1.0	LS		in HS -->	192,720	8,030	200,750
SUBTOTAL:				152,600	3,909,867	193,747	4,256,214
CONTINGENCY							
1. DESIGN/ESTIMATE CONTINGENCY	7.00%			47,459	6,183,720	297,219	6,528,397
2. ESCALATION (6.0%/yr. to 10/15/22 Bid)	5.00%			36,255	4,723,963	227,056	4,987,274
3. CMR - GMP CONTINGENCY (3.0 %)	3.00%			22,851	2,977,396	143,108	3,143,355
SUBTOTAL:				106,565	13,885,079	667,382	14,659,026
CM FEES							
1. PRE-CON PHASE	1.0	LS		in HS -->	227,500	22,000	249,500
2. CONSTRUCTION PHASE	1.25%			11,714	1,326,673	63,839	1,402,226
SUBTOTAL:				11,714	1,554,173	85,839	1,651,726
CM: BOND / INSURANCE							
1. PERFORMANCE & PAYMENT BOND	0.617%			5,854	664,435	32,040	702,330
2. INSURANCE GL / PL	0.850%			8,115	920,995	44,412	973,523
SUBTOTAL:				13,970	1,585,430	76,453	1,675,853
TOTAL ESTIMATED CONSTRUCTION COSTS (by Area)				\$ 962,830	\$ 109,273,406	\$ 5,269,402	115,505,638
TOTAL ESTIMATED CONSTRUCTION COSTS (by Project)				in HS -->	\$ 110,236,236	\$ 5,269,402	115,505,638
UNIT PRICES FOR REFERENCE:					\$ 452.18	\$ 267.62	438.39
TOTAL CONSTRUCTION BUDGET				in HS -->	\$ 110,500,000	\$ 5,100,000	115,600,000
VARIANCE: + OVER / - (UNDER)				in HS -->	\$ (263,764)	\$ 169,402	(94,362)
VARIANCE % FOR REFERENCE					-0.24%	3.21%	-0.08%

**FARMINGTON HIGH SCHOOL
ENHANCED SCHEMATIC DESIGN
VALUE MANAGEMENT
DECEMBER 14, 2021**

ITEM NO.	DESCRIPTION	O&G ESTIMATED TRADE COST	O&G				O&G / TSKP COMMENTS
			Alternate	Approved	Pending	Rejected	
	<u>B. SHELL</u>						
B.1	ELIMINATE SPRAY INSULATION IN WALL CAVITY. PROVIDE FIBERGLASS BATT.	(45,000)		(45,000)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.2	DELETE SUBSTRATE BD AND VAPOR BARRIER AT ROOF.	(362,103)		(362,103)			NOT REQUIRED OR NEEDED
B.3	REDUCE SKYLIGHTS BY 500 SF	(75,000)		(75,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.4	REMOVE ONE HORIZONTAL SUNSHADE PER WINDOW.	(231,000)	(231,000)				PRE-REFERENDUM ADD-ALT.
B.5	ELIMINATE MOISTURE VAPOR REDUCING ADMIXTURE FROM CONCRETE.	(199,822)		(199,822)			NO LONGER REQUIRED
B.6	USE CEMENT BOARD OR BRICK IN LIEU OF METAL WALL PANELS AT UPPER LEVEL	(405,000)		(405,000)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.7	USE DIRECT APPLIED FINISH SYSTEM FOR SOFFITS IN LIEU OF METAL PANEL	(85,200)		(85,200)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.8	REDUCE SIZE OF STAIR #1 AND INSERT BRICK FIRE RATED WALL TO REDUCE CURTAINWALL.	(112,000)		(112,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.9	REDUCE SIZE OF CANOPY FROM 1000 TO 500 SF	(75,000)		(75,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.10	ELIMINATE ROOF SCREENS AT ROOFTOP MECHANICAL UNITS AT EAST SIDE OF BUILDING.	(112,723)			(112,723)		UNDER DESIGN REVIEW
	<u>C. INTERIOR</u>						
C.1a	AT LOBBIES AND CORRIDORS AND CAFETERIA, PROVIDE LINOLEUM TILE IN LIEU OF PORCELAIN TILE	(358,872)	(358,872)				POTENTIAL ADD- ALT.
C.1b	AT LOBBIES AND CORRIDORS AND CAFETERIA, PROVIDE VCT IN LIEU OF LINOLEUM TILE.	(471,172)				(471,172)	MAINTENANCE COST WITH VCT
C.2	IN LIEU OF WOOD CEILING AT CORRIDORS, PROVIDE ACT	(859,592)	(859,592)				PRE-REFERENDUM ADD-ALT.
C.3a	AT TOILET ROOMS REDUCE CERAMIC TILE TO 7'-0" ABOVE FINISH FLOOR.	(46,375)		(46,375)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.3b	AT TOILET ROOMS, FURTHER REDUCE CERAMIC TILES TO WET WALLS ONLY.	(97,756)				(97,756)	MAINTENANCE COST WITH PTD. GWB FINISH
C.4	IN LIEU OF GROUND FACE BLOCK IN CORRIDORS, PROVIDE M43 PARTITION AND HIGH TRAFFIC WALL COVERING TO 5'-0" ABOVE THE FINISH FLOOR.	(225,117)	(225,117)				POTENTIAL ADD- ALT.
C.5	IN LIEU OF GROUND FACE BLOCK IN GYM, PROVIDE PAINTED BLOCK.	(28,000)	(28,000)				POTENTIAL ADD- ALT.
C.6	ELIMINATE DRYWALL AND ACT CEILING AT CAFETERIA. EXPOSE STRUCTURE AND PROVIDE ACOUSTICAL DECK	(124,908)		(124,908)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.7	REDUCE UNIT MASONRY IN GYM AND STAIRS BY 20% AND PROVIDE GWB WALL CONSTRUCTION. PROVIDE FIRE RATED M44 WALL AT STAIR ENCLOSURES.	(41,562)		(41,562)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.8	REDUCE ONE CATWALK IN AUDITORIUM.	(72,113)	(72,113)				CONSULTANT RECOMMENDATION REVIEWED WITH END-USER
C.9	ELIMINATE GWB SOFFITS AT STAIRS	(15,088)	(15,088)				EQUIVALENT AESTHETICS WITH LESS MATERIAL
C.10	REDUCE TWO ADDITIONAL CATWALKS AT AUDITORIUM. ONE CATWALK REMAINS OVER THE AUDIENCE.	(155,325)		(155,325)			CONSULTANT RECOMMENDATION REVIEWED WITH END-USER
C.11	PROVIDE HM IN LIEU OF INTERIOR STOREFRONT AT CAFETERIA AND MEDIA CENTER.	(124,740)		(124,740)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
C.12	REDUCE INTUMESCENT PAINTING ALLOWANCE	(150,000)		(150,000)			EQUIVALENT AESTHETICS WITHOUT EXTRA FINISH
C.13	REDUCE NUMBER OF OPERABLE PARTITIONS BETWEEN CLASSROOMS TO TWO. ELIMINATE FOUR.	(99,430)			(99,430)		UNDER REVIEW WITH END-USER
	<u>D. SERVICES</u>						
D.1	DELETE CHILLER SYSTEM AND REPLACE WITH ROOFTOP UNITS WITH PACKAGE SINGLE ZONE VAV UNITS WITH GAS REHEAT COILS. PACKAGED CONTROLS. SEE ENGINEER'S NARRATIVE FOR RTU SIZES/TYPES.	(1,200,000)		(1,200,000)			ENGINEER RECOMMENDATION
D.2	REDUCE DUCTWORK BY USING PLENUM RETURN AT CLASSROOMS AND ADMINISTRATION AREAS. UPGRADE ALL WIRING IN PLENUM TO PLENUM RATED.	(75,000)		(75,000)			ENGINEER RECOMMENDATION
D.3	ELIMINATE AIR CONDITIONING FROM EXISTING TEAM ROOMS IN 900 WING. RETAIN CEILINGS AND EXISTING DUCTWORKS. MINIMAL RENOVATION TO EXISTING TEAM ROOM.	(200,000)		(200,000)			MINIMIZES CEILING REWORK
D.4	REDUCE GENERATOR TO 175 KW TO SUPPORT ONLY FIRE PUMP, FIRE ALARM, AND EMERGENCY LIGHTING. PROVIDE EXTERIOR CONNECTION POINT FOR LARGER, PORTABLE GENERATOR.	(425,000)				(425,000)	EMER. POWER NEEDED; EXACT EXTENT TO BE CONFIRMED
D.5	RELOCATE ALL SERVER ROOMS TO AN ALTERNATE SITE, SUCH THAT NEW SERVER ROOMS ARE NOT CONSTRUCTED IN THIS PROJECT. REDUCE GSF BY 150 SF.	(60,350)				(60,350)	NEEDED IN MAIN BUILDING
D.6	ELECTRICAL PROVIDE ALUMINUM CONDUCTORS FOR ALL FEEDERS 100A AND LARGER.	(100,000)		(100,000)			ENGINEER RECOMMENDATION
D.7	ELECTRICAL: PROVIDE SCREW SET FITTING IN LIEU OF COMPRESSION FITTINGS.	(20,000)		(20,000)			ENGINEER RECOMMENDATION
D.8	ELECTRICAL: WITH APPROVAL FROM AHJ, PROVIDE FIRE ALARM MC CABLE IN LIEU OF CONDUIT.	(100,000)		(100,000)			ENGINEER RECOMMENDATION
D.9	ELECTRICAL: PENDING OWNER'S INSURANCE AGENCY TERMS, ELIMINATE LIGHTNING PROTECTION.	(95,000)		(95,000)			ENGINEER RECOMMENDATION
D.10	PLUMBING: USE PVC FOR VENT PIPING IN LIEU OF CAST IRON.	(10,000)		(10,000)			ENGINEER RECOMMENDATION
D.11	PLUMBING: USE PP-R PIPING FOR HW, CW AND HWC PIPING IN LIEU OF COPPER.	(20,000)			(20,000)		NON-POTABLE WATER ONLY
D.12	PLUMBING: POINT OF USE ACID NEUTRALIZATION IN LIEU OF A CENTRAL NEUTRALIZATION TANK AND PIPING.	(125,000)		(125,000)			ENGINEER RECOMMENDATION REVIEWED WITH END-USER
D.13	PLUMBING: BARRIER TYPE TRAP GUARDS IN LIEU OF ELECTRONIC TRAP PRIMERS.	(25,000)		(25,000)			ENGINEER RECOMMENDATION

ITEM NO.	DESCRIPTION	O&G ESTIMATED TRADE COST				Pending	Rejected	O&G / TSKP COMMENTS
			Alternate	Approved				
	E. EQUIPMENT AND FURNISHINGS							
E.1a	PRESERVE ONE LOCKER FOR EACH STUDENT, BUT MAKE EACH LOCKER SMALLER. RESULTING LOCKER SIZE IS 18" H X 12" W X 12" D. PRESERVE ATHLETIC, KITCHEN AND ART/TECH LOCKERS.	(209,983)	(209,983)					POTENTIAL ADD-ALT.
E.1b	ELIMINATE BALANCE OF STUDENT LOCKERS. KEEP ATHLETIC, KITCHEN AND ART/TECH LOCKERS.	(209,983)					(209,983)	SOME LOCKERS REQUIRED NO VIABLE COMPOST OPTION AVAILABLE
E.2	USE COMPOSTABLE TRAYS IN LIEU OF PLASTIC TRAYS. ELIMINATE TRAY WASHING ROOM AND COLLECTION AREAS.REDUCE GSF BY 150 SF.	(150,000)					(150,000)	
E.3	REDUCE MISCELLANEOUS CASEWORK ALLOWANCE	(50,000)		(50,000)				QUANTITIES VERIFIED WITH DESIGNER
E.4	DEFER THEATRICAL LIGHTING FIXTURES FOR AUDITORIUM AND BLACKBOX THEATER. USE EXISTING FIXTURES AND PURCHASE ADDITIONAL FIXTURES OVER TIME.	(185,000)					(185,000)	EXISTING FIXTURES NOT LED AND OUTDATED
E.5	ELIMINATE THE CULINARY ARTS CLASSROOM, USE GENERAL CLASSROOM SPACE OR MEET AT TABLES AND CHAIRS WITHIN THE CULINARY ARTS LAB - REDUCE GSF BY 500 SF	(100,000)		(100,000)				CULINARY EQUIP. REMAINS.
E.6	DEFER THE CULINARY ARTS LAB KITCHEN EQUIPMENT. PURCHASE ADDITIONAL EQUIPMENT OVER TIME.	(225,000)			(225,000)			POTENTIAL ADD-ALT.
E.7	ALLOW FOR LESS COSTLY MANUFACTURER OF THEATRICAL LIGHTING FIXTURES.	(35,000)		(35,000)				THEATER DESIGNER RECOMMENDATION
	G. SITEWORK							
G.1	REDUCE TREE COUNT BY 165 TREES.	(215,000)		(215,000)				LAND. ARCH. RECOMMENDATION
G.2	REDUCE PARKING COUNT TO 529 SPACES. (41 SPACES)	(89,000)					(89,000)	MORE PARKING THAN EXISTING IS GOAL
G.3	ELIMINATE IRRIGATION AT BALL FIELD	(100,000)					(100,000)	MAINTENANCE COST IS A CONCERN
G.4a	REDUCE RETAINING WALL BY REORIENTING TENNIS COURTS. MAINTAIN BALL FIELD ORIENTATION.	(175,000)		(175,000)				LAND. ARCH. RECOMMENDATION
G.4b	REDUCE RETAINING WALL BY SUBTLE ADJUSTMENT TO ORIENTATION/LOCATION OF BALL FIELD.	(175,000)					(175,000)	BALLFIELD ORIENTAITON TO REMAIN
G.4c	FURTHER REDUCE RETAINING WALLS BY MOVING THE BALL FIELD AND TENNIS COURTS OUT OF THE EXISTING SLOPE. REQUIRES THE DEMOLITION OF THE 1928 BUILDING.	(220,000)					(220,000)	1928 BLDG TO REMAIN UNTIL DIRECTED OTHERWISE
G.5	REDUCE UNIT PAVING BY 3,000 SF AND PROVIDE LAWN. CHANGE ONE HALF OF THE REMAINING PAVER AREAS TO CONCRETE.	(233,000)		(233,000)				DESIGNER RECOMMENDATION
G.6	REDUCE THE TEMPORARY PARKING LOT TO 80 SPACES FROM 130 SPACES.	(100,000)					(100,000)	MAINTAIN AS MUCH PARKING AS POSSIBL DURING CONST.
G.7	ELIMINATE THE TRAFFIC CIRCLE.	(150,000)		(150,000)				DESIGNER RECOMMENDATION
G.8	CHANGE HALF OF THE CONCRETE SIDEWALKS TO BITUMINOUS.	(65,000)	(65,000)					POTENTIAL ADD-ALT.
G.9	ELIMINATE ALL GROUNDCOVER, RAIN GARDEN, AND PERENIAL PLANTINGS.	(125,000)		(125,000)				DESIGNER RECOMMENDATION
G.10	REDUCE DEPTH OF PLANTING SOIL TO 12" DEPTH.	(140,000)		(140,000)				DESIGNER RECOMMENDATION
G.11	REDUCE MULCH ALLOWANCE IN AREA OF FORMER BERM BY 50%.	(30,000)		(30,000)				DESIGNER RECOMMENDATION
G.12	ELIMINATE PROPOSED OF TIMBER GUIDE RAIL AND INSTEAD PRESERVE THE EXISTING GUIDERAIL ALONG THE TOP OF THE SLPOE BETWEEN THE LIBRARY AND EXISTING BUILDING.	(50,000)		(50,000)				DESIGNER RECOMMENDATION
G.13	REDUCE # OF UNDERGROUND STORM CHAMBERS BY 30%	(110,000)		(110,000)				ENGINEER RECOMMEDNATION
G.14	REDUCE NUMBER OF CATCHBASINS AND YARD DRAINS BY 20%. ALSO REDUCES INLET PROTECTION.	(65,000)		(65,000)				ENGINEER RECOMMEDNATION
G.15	RAISE THE ELEVATION OF THE GROUND FLOOR OF THE BUILDING TO REDUCE SOIL EXPORT IN PHASE 1. O&G TO ADVISE AS TO THE FINAL ELEVATION.	(200,000)			(200,000)			REQUIRES FURTHER STUDY
	DIRECT COST TOTAL SAVINGS	(10,435,214)	(2,064,765)	(5,430,035)	(657,153)	(2,283,261)		
	MARKUPS	(2,028,606)	(401,390)	(1,055,599)	(127,751)	(443,866)	19.44%	
	CONSTRUCTION COST TOTAL SAVINGS	(12,463,820)	(2,466,155)	(6,485,634)	(784,904)	(2,727,127)		

November 17 Estimate
Recommended Reductions
Alternates

124,475,928
(6,485,634)
(2,466,155)
115,524,139

Budget 115,600,000



DEPARTMENT OF ADMINISTRATIVE SERVICES

December 10, 2021

Ms. Kathleen C. Greider
Superintendent
Farmington Public Schools
1 Monteith Drive
Farmington, CT 06032

Re: School Construction Project Applications
Farmington High School - Project No. 052-0076 N
Central Administration - Project No. 052-0077 BE

Dear Superintendent Greider:

Thank you for submitting applications for the above-listed school construction projects to the Office of School Construction Grants & Review (OSCG&R) for consideration as part of the 2022 Priority List, pursuant to section 10-283 of the Connecticut General Statutes.

The Office of School Construction Grants and Review has completed its review of your district's applications. Based on statute, our office has calculated the reimbursement rates for Farmington. The resulting rates, and an explanation of how the rates were calculated, is as follows:

School Construction Project 052-0076 N

- **Farmington High School = 18.93%**
 - The existing high school will be demolished, and the new high school will be built on site.
 - New construction rate calculated pursuant to C.G.S. §§ 10-285a and 10-286.
- **Outdoor Athletic Facility (OAF) - Field House = 9.47%**
 - The existing building only contains locker room space for boys' teams. This project will renovate this space to create locker rooms for the girls' teams, as well.

Ms. Kathleen C. Greider

December 10, 2021

Page 2 of 3

- This OAF is a “limited eligible component” of the Farmington High School project, and therefore will be reimbursed in accordance with C.G.S. § 10-286(a)(3) at half the rate for new construction, which in this instance, is calculated as $18.93\% / 50\% = 9.47\%$.
- Based on this calculation, the amount of \$2,115,198 will be added to the Farmington High School grant on the 2022 Priority List.

School Construction Project No. 052-0077 BOE

- **Board of Education Offices - Central Administration = 14.47%**
 - The building that is going to house the Board of Education offices is an existing structure. Currently, this building houses a boys' team locker room and classrooms. The classrooms are being relocated into the new high school, and the space that formerly housed the classrooms in this building will be altered to accommodate the Board of Education.
 - Central administration offices are reimbursed at one-half of the district's reimbursement rate. C.G.S. § 10-286(a)(5). Farmington's reimbursement rate is 28.93%, therefore the reimbursement rate for the central administration offices is $28.93\% / 50\% = 14.47\%$
 - The total dollar amount of the grant for the Board of Education offices at the afore-mentioned rate will be \$3,866,652.
 - The OSCG&R recognizes that the district was previously given different information regarding a higher reimbursement rate for the Board of Education offices. Unfortunately, that information was contrary to statute, and therefore we are not able to justify using it.

Finally, please note we have reviewed Farmington's request dated November 5, 2021 to receive a CHOICE bonus for the new high school project discussed above. The State has granted the district's request, and the CHOICE bonus will be calculated based upon the total project costs of \$131,666,047 for the Farmington High School project (= \$129,550,849 for the high school + \$2,115,198 for the Outdoor Athletic Facility). The CHOICE bonus cannot be applied to Central Administration offices as student enrollment is not a factor in the grant calculation for this type of project.

Ms. Kathleen C. Greider

December 10, 2021

Page **3** of **3**

The Office of School Construction Grants and Review looks forward to working with the district on these projects going forward. If you have any questions regarding this submittal, please do not hesitate to contact our office.

Sincerely,

DocuSigned by:

Noel Petra

59274CBDCF1A41C...

Noel Petra, Deputy Commissioner

Real Estate & Construction Services

Department of Administrative Services

CC:

Alicia Bowman, Farmington Public Schools

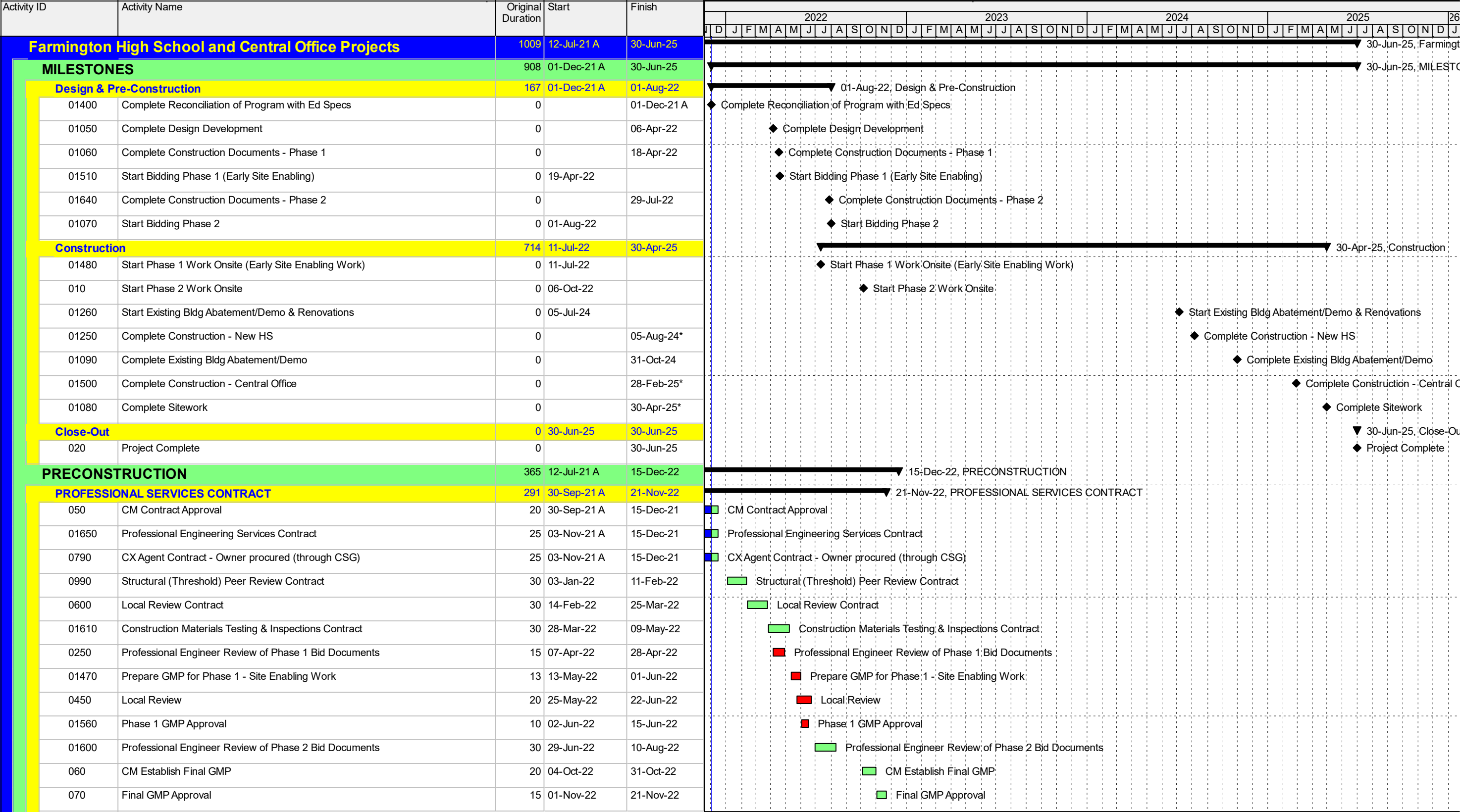
Chris Cykley, CSG

Kevin Kopetz, DAS

Jenna Padula, DAS

Robert Celmer, OSCG&R

Michelle Dixon, OSCG&R



Farmington High School Building Project

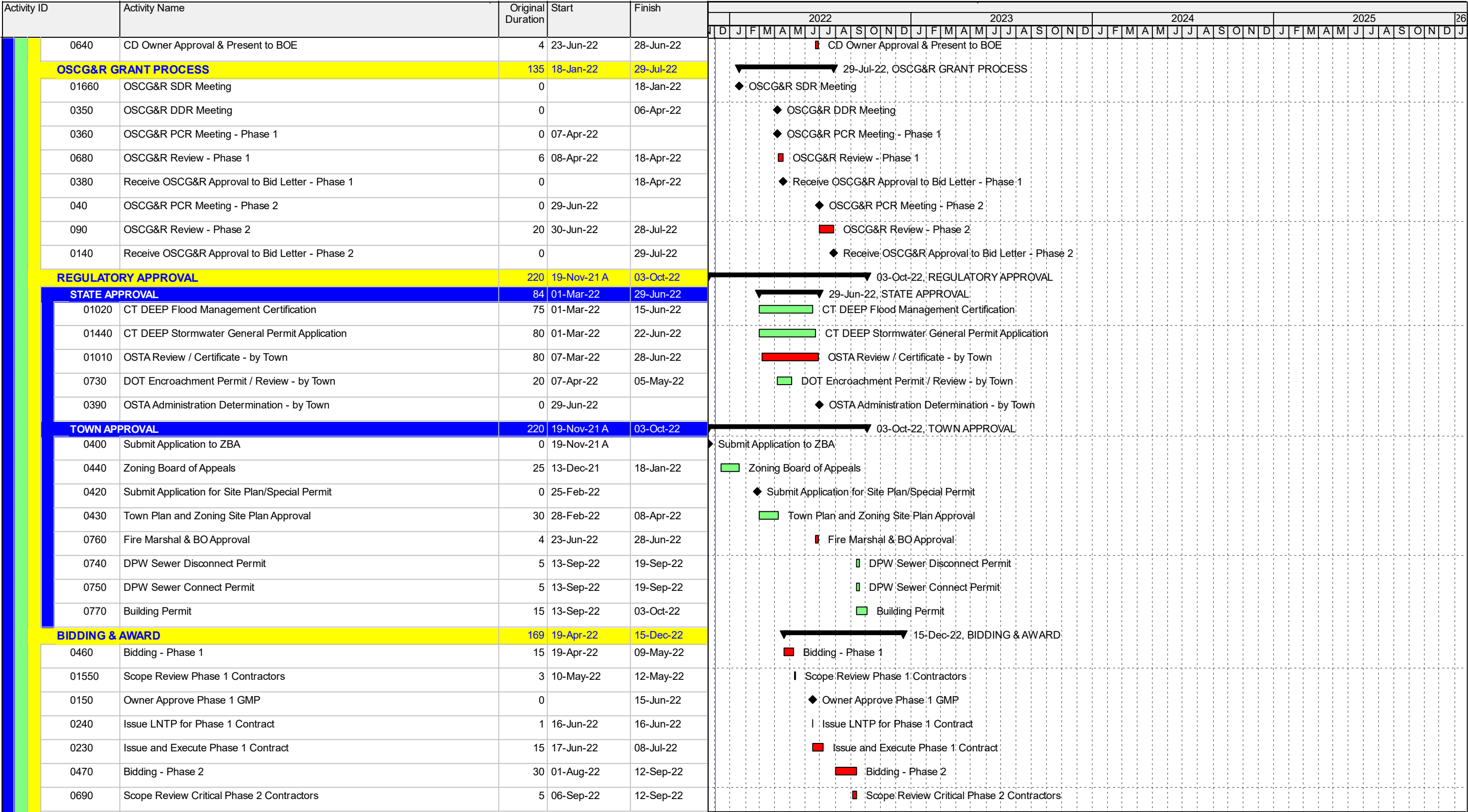
Preconstruction Schedule

December 2, 2021



Page 1 of 4

Activity ID	Activity Name	Original Duration	Start	Finish																																																																																																																																																						
<div>Schematic Design</div> <table><tr><td>01460</td><td>Reconciliation of Plans with Ed Specs</td><td>20</td><td>12-Jul-21 A</td><td>06-Aug-21 A</td></tr><tr><td>085</td><td>Reduce SF Effort</td><td>20</td><td>30-Sep-21 A</td><td>27-Oct-21 A</td></tr><tr><td>080</td><td>SD Estimate</td><td>15</td><td>03-Nov-21 A</td><td>01-Dec-21 A</td></tr><tr><td>0780</td><td>SD Estimate Presentation</td><td>18</td><td>10-Nov-21 A</td><td>15-Dec-21</td></tr></table> <div>Design Development</div> <table><tr><td>0170</td><td>Design Development (DD)</td><td>80</td><td>30-Sep-21 A</td><td>28-Feb-22</td></tr><tr><td>0110</td><td>Off-site Traffic Study - by Town</td><td>40</td><td>10-Jan-22*</td><td>04-Mar-22</td></tr><tr><td>0970</td><td>Geotechnical Field Work & Reports</td><td>20</td><td>01-Feb-22</td><td>28-Feb-22</td></tr><tr><td>0220</td><td>DD - CxAgent Review</td><td>15</td><td>01-Mar-22</td><td>21-Mar-22</td></tr><tr><td>0190</td><td>DD LEED/CTHPB Review</td><td>10</td><td>01-Mar-22</td><td>14-Mar-22</td></tr><tr><td>0200</td><td>OSCGR DDR Document Compilation</td><td>17</td><td>01-Mar-22</td><td>23-Mar-22</td></tr><tr><td>0210</td><td>DD Estimate</td><td>15</td><td>01-Mar-22</td><td>21-Mar-22</td></tr><tr><td>0160</td><td>DD Design & Estimate Presentation & Acceptance</td><td>12</td><td>22-Mar-22</td><td>06-Apr-22</td></tr></table> <div>Construction Documents</div> <table><tr><td>01520</td><td>Construction Documents for Phase 1 (Site Enabling Work)</td><td>25</td><td>22-Feb-22</td><td>28-Mar-22</td></tr><tr><td>030</td><td>Construction Documents (CD) - 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Legend: Actual Work Remaining Work Critical Remaining Work Milestone Summary																																																																																																																																																										
Farmington High School Building Project Preconstruction Schedule December 2, 2021																																																																																																																																																										
Page 2 of 4																																																																																																																																																										



Actual Work

Remaining Work

Critical Remaining Work

Milestone

Farmington High School Building Project
Preconstruction Schedule
December 2, 2021



Farmington High School Building Committee
Financial Report-Decem e 15, 2021

Agenda Item D-1
Attachment D-1

Starting Account Balance 2016	\$500,000	Initial authorization for the FHS Builidng Committee in 2016
Remaining Balance from 2016 committee	\$266,007.00	Remaining balance from previous FHS committee approved at 9/10/19 Town Council Meeting
Appropriation from Town Council	\$199,000.00	approved at 9/10/19 Town Council Meeting
Transfer from Town Council	\$256,000.00	Council Meeting

Total Account Balance- Beginning 2018	\$721,007.00
----------------------------------------------	---------------------

Expenses from Ad Hoc Committees:

Amount	Description	
\$17,000	Community Survey	Contract

Expenses from this FHS Building Committee:

Amount	Description	
\$33.75	2 year website Domain- fhsbuildingproject.org	P-Card
\$27.90	2 year website Domain- fhsbuildingproject.com	P-Card
\$27.90	2 year website Domian- fhsbuildingproject.net	P-Card
\$432.00	wix website hosting	P-Card
	wix credit	Credit
\$369.66	hartford courant legal notice for Architect RFP	cu00254321
\$1,993.00	FHS Building Committee Intern (Summer Work)	
\$218.16	Square Space website hosting	P-Card
\$14,850.00	PT Help-- For Committee	Contract
\$15.94	Staples- Poster for 10/16 Community Input Meeting	P-Card
\$105.10	Highland park Market- Dinner for Interviews	P-Card
\$25.47	Staples Poster Boards for Communtiy Input Meeting	Staples Credit Card
\$276.90	Amazon- Supplies for Community Input Meeting	P-Card
\$132.75	Chartwells- Coffee/Tea for Communtiy Input Meeting	
\$112.50	Chartwells from 1/25 Community meeting	

Farmington High School Building Committee
Financial Report-Decem e 15, 2021

\$596.00	Nutmeg TV Meetings 1/8, 1/15, 1/22	
\$1,198.00	Briarwood Printing- Postcard 8/2020	
\$2,941.34	USPS Postcard Mailing- 8/2020	
\$229.72	Square space website hosting- annual fee	P-Card
\$1,925.06	January Newsletter Postage 1/20/21	
\$224.19	Survey- Business Reply Postage1/25/21	
\$383.52	Survey -Business Reply Postage 1/27/21	
\$191.76	Survey- Business Reply Postage 1/28/21	
\$62.04	Survey-Business Reply Postage 1/29/21	
\$269.31	Survey- Business Reply Postage 2/1/21	
\$60.63	Survey-Business Reply Postage 2/3/21	
\$36.66	Survey-Business Reply Postage 2/4/21	
\$169.89	Overnight Shipping to Survey Systems	
\$9.80	Survey- Business Reply Postage 2/5/21	
\$35.25	Survey-Business Reply Postage 2/5/21	
\$97.25	Overnight Shipping to Survey Systems	
		Additional reply postage received after survey deadline
\$318.66	Survey-Business Reply Postage- 2/9-2/24/21	
\$19.74	Survey -Business Reply Postage - 2/25/21-3/5/21	
\$4.23	Survey-Business Reply Postage- 3/11/21-3/17/21	
\$1,925.06	March Newsletter Postage- 3/25/2021	
\$110.06	Domain Name Registration -4/16/2021	
\$2,089.68	May Newsletter Postage-4/29/2021	
\$750.00	Tall Timbers Marketing-Additional Costs	
\$2,345.21	Explanatory Text Newsletter	
\$1,968.00	Briarwood Printing- Explanatory Text Newsletter	
\$23.24	Highland Park market	
\$229.72	Squarespace Annual hosting fee	
\$301.90	CM RFQ Legal Notice	
\$166.62	Olees Pizza- Food for CM Interviews	
\$291.48	hartford courant legal notice for Professional Engineering Services RFQ	
\$416.58	hartford courant legal notice for Commissioning Services RFQ	
\$1,978.87		

Farmington High School Building Committee
Financial Report-December 15, 2021

Total Expense:	\$39,990.50
Current Account Balance	\$664,016.50

	<i>Amount Billed to Date</i>	<i>Total Contract Amount (Part 1)</i>	<i>Remaining Balance</i>
<i>Professional Partners-Invoice (Part 1)</i>			
CSG Invoice	\$89,109.00	\$89,109.00	\$0.00
QA+M	\$47,000.00	\$47,000.00	\$0.00
TSKP Studio	\$120,000.00	\$120,000.00	\$0.00
<i>Professional Partners-Invoice (Part 2)</i>			
Center for Research and Public Policy	\$8,500.00	\$17,000.00	\$8,500.00
Tall Timbers Marketing	\$32,482.00	\$32,500.00	\$0.00
CSG	\$95,121.00	\$105,690.00	\$10,569.00
TSKP Studio	\$130,000.00	\$130,000.00	\$0.00
<i>Sustained Communications Plan</i>			
Tall Timbers Marketing	\$10,413.00	\$24,750.00	\$14,337.00
<i>Total Invoices Approved to Date</i>	\$532,625.00		
Updated Account Balance (with invoices)	\$131,391.50		
<i>Remaining Balances</i>			
Remaining Balances (see above)	\$33,406.00		
Total Remaining Balances	\$33,406.00		
Total On Hand	\$97,985.50		

Farmington High School Building Committee- Invoice Tracking
Central Office/Locker Room Renovation

Agenda Item D-1
Attachment D-2

Construction Solutions Group

Contract Amount- New FHS		\$49,446
Invoice Date	Invoice Amount	
8/9/2021	\$1,030.00 Professional Services- July 2021	
9/1/2021	\$1,030.00 Professional Services- August 2021	
10/1/2021	\$1,030.00 Professional Services- Sept 2021	
11/1/2021	\$1,030.00 Professional Services- October 2021	
12/1/2021	\$1,030.00 Professional Services- November 2021	
Invoice Total:		\$5,150.00
Remaining Balance:		\$44,296.00

TSKP Studio

Contract Amount- Central Office/Locker Room		\$215,000.00
Invoice Date	Invoice Amount	
8/9/2021	\$12,500.00 Professional Services-July 2021	
9/1/2021	\$12,500.00 Professional Services- August 2021	
10/1/2021	\$12,200.00 Professional Services- September 2021	
11/1/2021	\$12,200.00 Professional Services- October 2021	
12/15/2021	\$12,200.00 Professional Services- November 2021	
Invoice Total:		\$61,600.00
Remaining Balance:		\$153,400.00

O&G

Contract Amount- Central Office/Locker Room		
Invoice Date	Invoice Amount	
12/1/2021	Professional Services- October & \$3,384.62 November 2021	
Invoice Total:		\$3,384.62

December 15, 2021

Farmington High School Building Committee- Invoice Tracking
Farmington High School New Construction

Construction Solutions Group		
Contract Amount- New FHS		\$1,084,647
Invoice Amount	Invoice Date	
	8/9/2021	\$22,597.00 Professional Services- July 2021
	9/1/2021	\$22,597.00 Professional Services- August 2021
	10/1/2021	\$22,597.00 Professional Services- September 2021
	11/1/2021	\$22,597.00 Professional Services- October 2021
	12/1/2021	\$22,597.00 Professional Services- November 2021
Invoice Total:		\$112,985.00
Remaining Balance:		\$971,662.00

TSKP Studio		
Contract Amount- New FHS		\$5,125,000.00
Invoice Date	Invoice Date	
	8/9/2021	\$292,500.00 Professional Services- July 2021
	9/1/2021	\$292,500.00 Professional Services- August 2021
	10/1/2021	\$292,800.00 Professional Services- September 2021
	11/1/2021	\$292,800.00 Professional Services- October 2021
	12/15/2021	\$292,800.00 Professional Services- November 2021
Invoice Total:		\$1,463,400.00
Remaining Balance		\$3,661,600.00

O&G		
Contract Amount- New FHS		
Invoice Date	Invoice Date	
		Professional Services- October & November
	12/1/2021	\$35,000.00 2021
Invoice Total:		
Remaining Balance		

MOTION:

Agenda Item G-1

To approve the attached invoice from TSKP Studio in the amount of \$292,800.00.

NOTE: This invoice is for professional design services rendered regarding the Farmington High School project through December 2021.

/Attachment

TSKP STUDIO

One Hartford Square West
146 Wyllys Street, Bldg 1-203
Hartford, CT 06106

INVOICE

Invoice Number: 190701-FHS-11
Date: January 03, 2022
Project Number: 190701-FHS

Town of Farmington

Attn: Kathryn Krajewski, Assistant Town Manager
1 Monteith Drive
Farmington, CT 06032

Farmington High School

For Professional Services Rendered Through: December 31, 2021

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Conceptual Design	\$115,000.00	100.00	\$115,000.00	\$115,000.00	\$0.00
Schematic Design	\$125,000.00	100.00	\$125,000.00	\$125,000.00	\$0.00
Enhanced Schematic	\$585,000.00	100.00	\$585,000.00	\$585,000.00	\$0.00
Design Development	\$1,464,000.00	80.00	\$1,171,200.00	\$878,400.00	\$292,800.00
Construction Documents	\$1,464,000.00	0.00	\$0.00	\$0.00	\$0.00
Bidding	\$268,000.00	0.00	\$0.00	\$0.00	\$0.00
Construction Admin.	\$1,344,000.00	0.00	\$0.00	\$0.00	\$0.00
	\$5,365,000.00		\$1,996,200.00	\$1,703,400.00	\$292,800.00
					\$292,800.00
				Invoice Total	\$292,800.00

M&G
1-3-21

MOTION:

Agenda Item G-2

To approve the attached invoice from TSKP Studio in the amount of \$12,200.00.

NOTE: This invoice is for professional design services rendered regarding the renovation of the 900-Wing through December 2021.

/Attachment

TSKP STUDIO

One Hartford Square West
146 Wyllys Street, Bldg 1-203
Hartford, CT 06106

INVOICE

Invoice Number: 211602-FPS-6
Date: January 03, 2022
Project Number: 211602-FPS

Town of Farmington

Town of Farmington
1 Monteith Drive
Farmington, CT 06032

Farmington Public Schools - Central Office

For Professional Services Rendered Through: December 31, 2021

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Feasibility Study	\$5,000.00	100.00	\$5,000.00	\$5,000.00	\$0.00
Schematic Design	\$5,000.00	100.00	\$5,000.00	\$5,000.00	\$0.00
Enhanced Schematic	\$25,000.00	100.00	\$25,000.00	\$25,000.00	\$0.00
Design Development	\$61,000.00	80.00	\$48,800.00	\$36,600.00	\$12,200.00
Construction Documents	\$61,000.00	0.00	\$0.00	\$0.00	\$0.00
Bidding	\$12,000.00	0.00	\$0.00	\$0.00	\$0.00
Construction Admin.	\$56,000.00	0.00	\$0.00	\$0.00	\$0.00
	\$225,000.00		\$83,800.00	\$71,600.00	\$12,200.00

\$12,200.00

Invoice Total

\$12,200.00

MS4
1-3-21

MOTION:

Agenda Item G-3

To approve the attached invoice from Construction Solutions Group in the amount of \$22,597.00.

NOTE: This invoice is for professional services rendered regarding the Farmington High School project through December 2021.



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: January 3, 2022
Invoice No: 14

To: Town of Farmington, CT
1 Monteith Drive
Farmington, CT 06032

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Farmington High School
10 Monteith Drive
Farmington, CT 06032

For Professional Services Rendered for December 2021

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Part 1 - Conceptual Option	\$89,109.00	100%	\$89,109.00	\$89,109.00	\$0.00	\$0.00
Part 2 - Pre-Referendum	\$105,690.00	100%	\$105,690.00	\$105,690.00	\$0.00	\$0.00
Part 2 - Pre-Referendum CREDIT	(\$31,707.00)	-100%	\$31,707.00	\$31,707.00	\$0.00	\$0.00
Part 3 - Construction Admininstration	\$1,084,647.00	13%	\$135,582.00	\$112,985.00	\$22,597.00	\$949,065.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$1,247,739.00		\$362,088.00	\$339,491.00	\$22,597.00	\$949,065.00
Total contract	\$1,247,739.00		\$362,088.00	\$339,491.00	\$22,597.00	\$949,065.00

Approved for invoicing:

MOTION:

Agenda Item G-4

To approve the attached invoice from Construction Solutions Group in the amount of \$1,030.00.

NOTE: This invoice is for professional services rendered regarding the renovation of the 900-Wing through December 2021.

/Attachment



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: January 3, 2022
Invoice No: 6

To: Town of Farmington, CT
1 Monteith Drive
Farmington, CT 06032

From: Construction Solutions Group, LLC
P.O. Box 271860
West Hartford, CT 06127

Re: Central Office
10 Monteith Drive
Farmington, CT 06032

For Professional Services Rendered for December 2021

Phase Description	Scheduled Value	Percent Complete	Earned	Prior Billings	This Invoice	Balance to Bill
Owner's Representative						
Part 1 - Conceptual Option	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 2 - Pre-Referendum	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 2 - Pre-Referendum CREDIT	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$0.00
Part 3 - Construction Admininstration	\$49,446.00	12%	\$6,180.00	\$5,150.00	\$1,030.00	\$43,266.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$49,446.00		\$6,180.00	\$5,150.00	\$1,030.00	\$43,266.00
Total contract	\$49,446.00		\$6,180.00	\$5,150.00	\$1,030.00	\$43,266.00

Approved for invoicing:

MOTION:

Agenda Item G-5

To accept the updated cost estimate and approve the updated VE list.

NOTE: The updated cost estimate with VE items was developed by the Design Working Group and the professional partners.

*The VE List has been updated since the December 15, 2021, as a result of comments that were received.

/Attachment

FARMINGTON HIGH SCHOOL
ENHANCED SCHEMATIC DESIGN
VALUE MANAGEMENT
JANUARY 14, 2022 updates in red

ITEM NO.	DESCRIPTION	O&G ESTIMATED TRADE COST		Alternate	Approved	Pending	Rejected	O&G / TSKP COMMENTS
	B. SHELL							
B.1	ELIMINATE SPRAY INSULATION IN WALL CAVITY. PROVIDE FIBERGLASS BATT.	(45,000)			(45,000)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.2	DELETE SUBSTRATE BD AND VAPOR BARRIER AT ROOF.	(362,103)			(362,103)			NOT REQUIRED OR NEEDED
B.3	REDUCE SKYLIGHTS BY 500 SF	(75,000)			(75,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.4	REMOVE ONE HORIZONTAL SUNSHADE PER WINDOW.	(231,000)	(231,000)					PRE-REFERENDUM ADD-ALT.
B.5	ELIMINATE MOISTURE VAPOR REDUCING ADMIXTURE FROM CONCRETE.	(199,822)			(199,822)			NO LONGER REQUIRED
B.6	USE CEMENT BOARD OR BRICK IN LIEU OF METAL WALL PANELS AT UPPER LEVEL	(405,000)			(405,000)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.7	USE DIRECT APPLIED FINISH SYSTEM FOR SOFFITS IN LIEU OF METAL PANEL	(85,200)			(85,200)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
B.8	REDUCE SIZE OF STAIR #1 AND INSERT BRICK FIRE RATED WALL TO REDUCE CURTAINWALL.	(112,000)			(112,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.9	REDUCE SIZE OF CANOPY FROM 1000 TO 500 SF	(75,000)			(75,000)			EQUIVALENT AESTHETICS WITH LESS MATERIAL
B.10	ELIMINATE ROOF SCREENS AT ROOFTOP MECHANICAL UNITS AT EAST SIDE OF BUILDING.	(112,723)				(112,723)		UNDER DESIGN REVIEW
	C. INTERIOR							
C.1a	AT LOBBIES AND CORRIDORS AND CAFETERIA, PROVIDE LINOLEUM TILE IN LIEU OF PORCELAIN TILE	(166,004)	(166,004)					ADD- ALT. KEEP PT IN HIGH TRAFFIC AREAS
C.1b	AT LOBBIES AND CORRIDORS AND CAFETERIA, PROVIDE VCT IN LIEU OF LINOLEUM TILE.	(471,172)					(471,172)	MAINTENANCE COST WITH VCT
C.2	IN LIEU OF WOOD CEILING AT CORRIDORS, PROVIDE ACT	(859,592)	(859,592)					PRE-REFERENDUM ADD-ALT.
C.3a	AT TOILET ROOMS REDUCE CERAMIC TILE TO 7'-0" ABOVE FINISH FLOOR.	(46,375)			(46,375)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.3b	AT TOILET ROOMS, FURTHER REDUCE CERAMIC TILES TO WET WALLS ONLY.	(97,756)					(97,756)	MAINTENANCE COST WITH PTD. GWB FINISH
C.4	IN LIEU OF GROUND FACE BLOCK IN CORRIDORS, PROVIDE M43 PARTITION AND HIGH TRAFFIC WALL COVERING TO 5'-0" ABOVE THE FINISH FLOOR.	(225,117)	(225,117)					POTENTIAL ADD- ALT.
C.5	IN LIEU OF GROUND FACE BLOCK IN GYM, PROVIDE PAINTED BLOCK.	(28,000)	(28,000)					POTENTIAL ADD- ALT.
C.6	ELIMINATE DRYWALL AND ACT CEILING AT CAFETERIA. EXPOSE STRUCTURE AND PROVIDE ACOUSTICAL DECK	(124,908)			(124,908)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.7	REDUCE UNIT MASONRY IN GYM AND STAIRS BY 20% AND PROVIDE GWB WALL CONSTRUCTION. PROVIDE FIRE RATED M44 WALL AT STAIR ENCLOSURES.	(41,562)			(41,562)			SIMILAR PERFORMANCE WITH LESS MATERIAL
C.8	REDUCE ONE CATWALK IN AUDITORIUM.	(72,113)	(72,113)					CONSULTANT RECOMMENDATION REVIEWED WITH END-USER
C.9	ELIMINATE GWB SOFFITS AT STAIRS	(15,088)	(15,088)					EQUIVALENT AESTHETICS WITH LESS MATERIAL
C.10	REDUCE TWO ADDITIONAL CATWALKS AT AUDITORIUM. ONE CATWALK REMAINS OVER THE AUDIENCE.	(155,325)			(155,325)			CONSULTANT RECOMMENDATION REVIEWED WITH END-USER
C.11	PROVIDE HM IN LIEU OF INTERIOR STOREFRONT AT CAFETERIA AND MEDIA CENTER.	(124,740)			(124,740)			ALT. MATERIAL AVOIDS COMMODITY SPIKE
C.12	REDUCE INTUMESCENT PAINTING ALLOWANCE	(150,000)			(150,000)			EQUIVALENT AESTHETICS WITHOUT EXTRA FINISH
C.13	REDUCE NUMBER OF OPERABLE PARTITIONS BETWEEN CLASSROOMS TO TWO. ELIMINATE FOUR.	(99,430)					(99,430)	REJECTED

ITEM NO.	DESCRIPTION	O&G ESTIMATED TRADE COST		Alternate	Approved	Pending	Rejected	O&G / TSKP COMMENTS
	<u>D. SERVICES</u>							
D.1	DELETE CHILLER SYSTEM AND REPLACE WITH ROOFTOP UNITS WITH PACKAGE SINGLE ZONE VAV UNITS WITH GAS REHEAT COILS. PACKAGED CONTROLS. SEE ENGINEER'S NARRATIVE FOR RTU SIZES/TYPES.	(1,200,000)			(1,200,000)			ENGINEER RECOMMENDATION
D.2	REDUCE DUCTWORK BY USING PLENUM RETURN AT CLASSROOMS AND ADMINISTRATION AREAS. UPGRADE ALL WIRING IN PLENUM TO PLENUM RATED.	(75,000)			(75,000)			ENGINEER RECOMMENDATION
D.3	ELIMINATE AIR CONDITIONING FROM EXISTING TEAM ROOMS IN 900 WING. RETAIN CEILINGS AND EXISTING DUCTWORKS. MINIMAL RENOVATION TO EXISTING TEAM ROOM.	(200,000)			(200,000)			MINIMIZES CEILING REWORK
D.4	REDUCE GENERATOR TO 175 KW TO SUPPORT ONLY FIRE PUMP, FIRE ALARM, AND EMERGENCY LIGHTING. PROVIDE EXTERIOR CONNECTION POINT FOR LARGER, PORTABLE GENERATOR.	(425,000)					(425,000)	EMER. POWER NEEDED; EXACT EXTENT TO BE CONFIRMED
D.5	RELOCATE ALL SERVER ROOMS TO AN ALTERNATE SITE, SUCH THAT NEW SERVER ROOMS ARE NOT CONSTRUCTED IN THIS PROJECT. REDUCE GSF BY 150 SF.	(60,350)					(60,350)	NEEDED IN MAIN BUILDING
D.6	ELECTRICAL PROVIDE ALUMINUM CONDUCTORS FOR ALL FEEDERS 100A AND LARGER.	(100,000)			(100,000)			ENGINEER RECOMMENDATION
D.7	ELECTRICAL: PROVIDE SCREW SET FITTING IN LIEU OF COMPRESSION FITTINGS.	(20,000)			(20,000)			ENGINEER RECOMMENDATION
D.8	ELECTRICAL: WITH APPROVAL FROM AHJ, PROVIDE FIRE ALARM MC CABLE IN LIEU OF CONDUIT.	(100,000)			(100,000)			ENGINEER RECOMMENDATION
D.9	ELECTRICAL: PENDING OWNER'S INSURANCE AGENCY TERMS, ELIMINATE LIGHTNING PROTECTION.	(95,000)			(95,000)			ENGINEER RECOMMENDATION
D.10	PLUMBING: USE PVC FOR VENT PIPING IN LIEU OF CAST IRON.	(10,000)			(10,000)			ENGINEER RECOMMENDATION
D.11	PLUMBING: USE PP-R PIPING FOR HW, CW AND HWC PIPING IN LIEU OF COPPER.	(20,000)					(20,000)	REJECTED
D.12	PLUMBING: POINT OF USE ACID NEUTRALIZATION IN LIEU OF A CENTRAL NEUTRALIZATION TANK AND PIPING.	(125,000)			(125,000)			ENGINEER RECOMMENDATION REVIEWED WITH END-USER
D.13	PLUMBING: BARRIER TYPE TRAP GUARDS IN LIEU OF ELECTRONIC TRAP PRIMERS.	(25,000)			(25,000)			ENGINEER RECOMMENDATION
	<u>E. EQUIPMENT AND FURNISHINGS</u>							
E.1a	PRESERVE ONE LOCKER FOR EACH STUDENT, BUT MAKE EACH LOCKER SMALLER. RESULTING LOCKER SIZE IS 18" H X 12" W X 12" D. PRESERVE ATHLETIC, KITCHEN AND ART/TECH LOCKERS.	(209,983)		(209,983)				POTENTIAL ADD-ALT.
E.1b	ELIMINATE BALANCE OF STUDENT LOCKERS. KEEP ATHLETIC, KITCHEN AND ART/TECH LOCKERS.	(209,983)					(209,983)	SOME LOCKERS REQUIRED
E.2	USE COMPOSTABLE TRAYS IN LIEU OF PLASTIC TRAYS. ELIMINATE TRAY WASHING ROOM AND COLLECTION AREAS.REDUCE GSF BY 150 SF.	(150,000)					(150,000)	NO VIABLE COMPOST OPTION AVAILABLE
E.3	REDUCE MISCELLANEOUS CASEWORK ALLOWANCE	(50,000)			(50,000)			QUANTITIES VERIFIED WITH DESIGNER
E.4	DEFER THEATRICAL LIGHTING FIXTURES FOR AUDITORIUM AND BLACKBOX THEATER. USE EXISTING FIXTURES AND PURCHASE ADDITIONAL FIXTURES OVER TIME.	(185,000)					(185,000)	EXISTING FIXTURES NOT LED AND OUTDATED
E.5	ELIMINATE THE CULINARY ARTS CLASSROOM, USE GENERAL CLASSROOM SPACE OR MEET AT TABLES AND CHAIRS WITHIN THE CULINARY ARTS LAB - REDUCE GSF BY 500 SF	(100,000)			(100,000)			CULINARY EQUIP. REMAINS.
E.6	DEFER THE CULINARY ARTS LAB KITCHEN EQUIPMENT. PURCHASE ADDITIONAL EQUIPMENT OVER TIME.	(225,000)				(225,000)		POTENTIAL ADD-ALT.
E.7	ALLOW FOR LESS COSTLY MANUFACTURER OF THEATRICAL LIGHTING FIXTURES.	(35,000)			(35,000)			THEATER DESIGNER RECOMMENDATION

ITEM NO.	DESCRIPTION	O&G ESTIMATED TRADE COST		Alternate	Approved	Pending	Rejected	O&G / TSKP COMMENTS
	<u>G. SITEWORK</u>							
G.1	REDUCE TREE COUNT BY 165 TREES.	(215,000)			(215,000)			LAND. ARCH. RECOMMENDATION
G.2	REDUCE PARKING COUNT TO 529 SPACES. (41 SPACES)	(89,000)					(89,000)	MORE PARKING THAN EXISTING IS GOAL
G.3	ELIMINATE IRRIGATION AT BALL FIELD	(100,000)					(100,000)	MAINTENANCE COST IS A CONCERN
G.4a	REDUCE RETAINING WALL BY REORIENTING TENNIS COURTS. MAINTAIN BALL FIELD ORIENTATION.	(712,000)			(712,000)			REGRADE COURTS; REGRADE HILLSIDE; MAINTAIN BALL FIELD
G.4b	REDUCE RETAINING WALL BY SUBTLE ADJUSTMENT TO ORIENTATION/LOCATION OF BALL FIELD.	(175,000)					(175,000)	BALLFIELD ORIENTAITON TO REMAIN
G.4c	FURTHER REDUCE RETAINING WALLS BY MOVING THE BALL FIELD AND TENNIS COURTS OUT OF THE EXISTING SLOPE. REQUIRES THE DEMOLITION OF THE 1928 BUILDING.	(220,000)					(220,000)	1928 BLDG TO REMAIN UNTIL DIRECTED OTHERWISE
G.5	REDUCE UNIT PAVING BY 3,000 SF AND PROVIDE LAWN. CHANGE ONE HALF OF THE REMAINING PAVER AREAS TO CONCRETE.	(233,000)			(233,000)			DESIGNER RECOMMENDATION
G.6	REDUCE THE TEMPORARY PARKING LOT TO 80 SPACES FROM 130 SPACES.	(100,000)					(100,000)	MAINTAIN AS MUCH PARKING AS POSSIBL DURING CONST.
G.7	ELIMINATE THE TRAFFIC CIRCLE.	(150,000)			(150,000)			DESIGNER RECOMMENDATION
G.8	CHANGE HALF OF THE CONCRETE SIDEWALKS TO BITUMINOUS.	(65,000)		(65,000)				POTENTIAL ADD-ALT.
G.9	ELIMINATE ALL GROUNDCOVER, RAIN GARDEN, AND PERENIAL PLANTINGS.	(125,000)			(125,000)			DESIGNER RECOMMENDATION
G.10	REDUCE DEPTH OF PLANTING SOIL TO 12" DEPTH.	(140,000)			(140,000)			DESIGNER RECOMMENDATION
G.11	REDUCE MULCH ALLOWANCE IN AREA OF FORMER BERM BY 50%.	(30,000)			(30,000)			DESIGNER RECOMMENDATION
G.12	ELIMINATE PROPOSED OF TIMBER GUIDE RAIL AND INSTEAD PRESERVE THE EXISTING GUIDERAIL ALONG THE TOP OF THE SLPOE BETWEEN THE LIBRARY AND EXISTING BUILDING.	(50,000)			(50,000)			DESIGNER RECOMMENDATION
G.13	REDUCE # OF UNDERGROUND STORM CHAMBERS BY 30%	(110,000)			(110,000)			ENGINEER RECOMMEDNATION
G.14	REDUCE NUMBER OF CATCHBASINS AND YARD DRAINS BY 20%. ALSO REDUCES INLET PROTECTION.	(65,000)			(65,000)			ENGINEER RECOMMEDNATION
G.15	RAISE THE ELEVATION OF THE GROUND FLOOR OF THE BUILDING TO REDUCE SOIL EXPORT IN PHASE 1. O&G TO ADVISE AS TO THE FINAL ELEVATION.	(200,000)				(200,000)		ACCEPTABLE TO FPS; TO BE VERIFIED WITH DD GRADING
	DIRECT COST TOTAL SAVINGS	(10,779,346)		(1,871,897)	(5,967,035)	(537,723)	(2,402,691)	
	MARKUPS	(2,095,505)		(363,897)	(1,159,992)	(104,533)	(467,083)	19.44%
	CONSTRUCTION COST TOTAL SAVINGS	(12,874,851)		(2,235,793)	(7,127,027)	(642,256)	(2,869,774)	

November 17 Estimate
Recommended Reductions
Alternates

124,475,928
(7,127,027)
(2,235,793)
115,113,107

Budget 115,600,000

MOTION:

Agenda Item G-6

To discuss the proposal from TSKP Studio for additional services for an early site bid package.

NOTE: TSKP provided the attached proposal for additional services for an early site bid package plus early construction administration. This proposal would be a contract amendment for TSKP to add an early phase to the project, as suggested by O&G, and would establish a temporary parking lot, a contractor's access drive, and site utility work to be completed in the Summer of 2022. An early phase would require an additional review by the Office of School Construction Grants and Review, an additional round of bidding, and support from the design team during construction of this early phase.

The Professional partners will discuss the proposal and the early enabling plan in more detail at the meeting.

/Attachment



~~December 8, 2021~~

Revised January 10, 2022

Mr. Mark S. Garilli, Project Executive
Construction Solutions Group, LLC
1137 Main Street
East Hartford, CT 06108

Re: Farmington High School
Contract Amendment for Additional Services
for an Early Site Bid Package plus Early CA

Dear Mark:

We request that an Amendment to our Contract be executed in order to add an early phase to the project, as suggested by O&G, primarily to establish a temporary parking lot, a contractor's access drive, plus site utility work, all of which would be done during the summer of 2022. Some of the site improvements in this early phase would be temporary, but some might be permanent improvements. This early phase will require an additional review by OSCG&R, an additional round of bidding, plus support from the design team during construction of this early phase.

Most of the work will be done by the civil engineer and the landscape architect, per the revised proposals from *SLR* and from *Richter & Cegan*. TSKP's markup on subconsultant services would be 10%. TSKP will also conduct meetings with the design team, coordinate the design, lead the review with OSCGR, and administer the bidding and construction administration of this early phase of construction for a fee of \$15,000.

The fee for these additional services, therefore, is divided into a Lump Sum fee of \$68,300 for design, plus a Budget of \$21,940 for early CA services that would be billed on an hourly basis, per your suggestion. The number of hours for CA will depend on the time required to respond to contractor RFIs, COPs, etc. See the chart below:

1. Lump Sum Design Fee and Hourly CA Budget

	A	B	C	D	E
Service	Design Fee	Design Fee+Markup	CA Budget	CA+Markup	Totals
Civil Engineering	\$ 20,500.00	\$ 22,550.00	\$ 7,000.00	\$ 7,700.00	\$ 30,250.00
Landscape Design	32,500.00	35,750.00	8,400.00	9,240.00	44,990.00
Subtotals	\$ 53,000.00	\$ 58,300.00	15,400.00	\$ 16,940.00	\$ 75,240.00
TSKP Coord. + CA	10,000.00	10,000.00	5,000.00	5,000.00	15,000.00
TOTALS	\$ 63,000.00	\$ 68,300.00		\$ 21,940.00	\$ 90,240.00

Per your suggestion, I have excluded the allowance for MEP engineers *Kohler Ronan* in the above fee calculation. However, I recommend that you budget for temporary electrical design work in case it is required in the Early Site Package. For budgetary purposes, I suggest you include \$11,000 for electrical design plus \$5,500 for CA services as shown in the chart below:

2. Budget for Electrical Engineering Services

	A	B	C	D	E
Service	Design	Design+Markup	CA	CA+Markup	Totals
MEP Engineer	\$ 10,000.00	\$ 11,000.00	\$ 5,000.00	\$ 5,500.00	\$ 16,500.00
TSKP Coord. + CA	incl. in 1.A	incl. in 1.B	incl. in 1.C	incl in 1.D	incl. in 1.E
TOTALS	\$ 10,000.00	\$ 11,000.00		\$ 5,500.00	\$ 16,500.00

Naturally, if no electrical work is required in the Early Site Package for temporary site lighting or other electrical work, then no fee would apply.

For your reference I've enclosed the revised proposals from Richter & Cegan and SLR. I would be happy to discuss this further with you and with members of the Building Committee.

Thank you for your attention to this matter.

Sincerely,



Ryszard Szczypek, AIA
Partner

RS/ghs.
Encl.

December 7, 2021 **(Revised January 6, 2022)**

Mr. Ryszard Szczypek, AIA, NCARB
Partner
TSKP Studio
146 Wyllys Street, Building 1-203
Hartford, CT 06106

**Re: Proposed Scope and Fee
Design Services for Temporary Parking for New Farmington High School
Farmington, Connecticut
SLR #141.12351.P0072**

Dear Ryszard,

Pursuant to your request, SLR International Corporation (SLR) is pleased to provide TSKP Studio with this additional services proposal for a temporary parking lot to support the new Farmington High School (FHS). The parking lot will be on the lower terrace adjacent to Route 4 and will have access through the library parking lot. The lot will contain approximately 125 spaces and will be in place for 2 to 3 years.

We understand this parking lot will be permitted with the overall school project but will be bid and constructed as a separate early phase.

Similar to the school design effort, we understand that Richter & Cegan, Inc. will lead the site design, including layout, grading, landscape, and hardscape components of the design and associated specifications and details. SLR will support with civil engineering services for stormwater, site utilities, and sediment and erosion control plans, specifications, and details. Additionally, SLR will provide traffic engineering to support Richter & Cegan, Inc. on traffic circulation.

SCOPE OF SERVICES

1.0 Site Design

Our efforts on the site design process in support of the construction program from schematic design through project closeout are defined as follows:

- 1.1 Site Utilities and Stormwater – Prepare hydrologic analysis and design of stormwater quantity measures for the proposed parking lot. Prepare site utility design of the water and storm drainage system, including the design or coordination of the relocation or

removal of any site utilities or other coordination with the utility companies. Prepare an engineering report and any hydrology/hydraulic computations. Coordinate with the construction manager in site utility sequencing.

- 1.2 Sediment and Erosion Control Plan – Prepare a sediment and erosion control plan with details and specifications in accordance with local and Connecticut Department of Energy & Environmental Protection (CTDEEP) criteria.
- 1.3 Site Access, Circulation, and Layout – Assist with design and layout pertaining to parking lot access and circulation and turning movement analysis for vehicles (passenger cars, buses, emergency vehicles) and nonmotorized users (pedestrians and bicyclists) as well as parking. A signage and pavement marking plan will be developed, including guide rails. Review will also be made of motorist visibility conditions.
- 1.4 Nonlocal Regulatory Permit Assistance – We will assist in Office of School Construction Grants and Review (OSCGR) state permitting, which may include attendance at two meetings. This work will also be added to the scope shown on the CTDEEP Stormwater Discharge Permit registration that is being prepared for the overall school project.
- 1.5 Technical Specifications – Prepare the technical specifications for the elements of our work depicted on the plans.
- 1.6 Bid Assistance – Provide electronic files of plans and specifications to your office and respond to requests for bid clarification, issue addenda, attend a prebid meeting, and assist in review of the bid tabulation.
- 1.7 Construction Administration – Our services would be limited to periodic observation, including attendance at a preconstruction meeting if requested, review of shop drawings and materials submittals, responding to Requests for Information (RFIs), and periodic observation/site visits as requested by the architect (limited to five visits). Prepare a site punch list with the architect and construction manager (two additional visits are assumed).
- 1.8 Meetings – Attend meetings with the architect in the progression of the design process.

PROFESSIONAL FEES

Base Design Services

Schematic Design.....	(Lump Sum) \$2,500
Design Development	(Lump Sum) \$7,000
Construction Documents.....	(Lump Sum) \$9,000
Bidding and Award	(Lump Sum) \$2,000
Construction Administration and Closeout (1).....	(Hourly/Budget) <u>\$7,000</u>
Subtotal	\$27,500

1. Please understand that the amount of requests from the construction manager to provide assistance or additional information during construction of these temporary improvements will affect the amount of time that our we spend on this phase. If it appears that we will exceed this budget for construction administration, we will need to adjust this budget accordingly. This budget amount represents approximately 40 hours of effort.

CLARIFICATIONS AND EXCLUSIONS

The following items are not included in the above scope of services:

1. Landscape, hardscape, layout, or grading design
2. Pavement section design
3. Electrical engineering, site lighting layout/design, or photometric study
4. Preparation of site demolition plans (utility demo and relocation plans included)
5. Site wetland, environmental, listed species, or archaeological assessments
6. Nonlocal permits unless noted above
7. Design of offsite roadway or utility improvements or Department of Transportation encroachment permit
8. Design of special structures such as water or sewer pump stations or concrete site retaining walls (modular block delegated design specification assumed)
9. Construction stakeout
10. Construction phasing or logistics plans

On the basis of onsite observations of the construction work referenced above, SLR will keep you informed as to the progress and quality of the work and shall endeavor to guard you against defects and deficiencies in the work and confirm the work is proceeding in accordance with the contract documents.

It is understood that SLR shall not have control over or be in charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures or have safety precautions and programs in connection with the work as these are the contractor's responsibility.

December 7, 2021 (Revised January 6, 2022)

Mr. Ryszard Szczypek

Page 4



If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

SLR International Corporation

Thomas J. Daly, PE

US Manager of Civil & Structural Engineering

cc: Mr. Michael A. Cegan, ASLA, APA – Richter & Cegan, Inc.

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Richter & Cegan Inc.

Landscape Architects and Urban Designers
Avon Park North Box 567
Avon, Connecticut 06001
tel 860/678-0669
fax 860/678-8934

December 7, 2021
(Revised January 10, 2022)

NEW FARMINGTON HIGH SCHOOL

Richter & Cegan Outline Fee proposal for Early Site Package (Phase 1)

To: Ryszard Szczypek, TSKP rs@tskp.com
From: Mike Cegan, RCI mcegan@richtercegan.com
Re: **Richter & Cegan Inc. Proposal
Additional Site Design Services**

Project

O&G is looking for Richter & Cegan to prepare an Early Site Enabling Package (Phase 1 Site Work). Based on O&G's request, the scope of work includes the following items:

Early Site Enabling Package (Summer 2022)

1. Strip Topsoil within the construction area (include site prep and demolition of pavement, tree removal and tree protection)
2. Construct Temporary Parking Lot
3. Construct Construction Access Road and reconfigure Drop-off traffic flow
4. Construct Staging Area with Perimeter Fencing and Gates
5. Construct Temporary Pedestrian Paths (from neighborhood around construction)
6. Possible Site Utility Relocations
7. Install Permanent Property Boundary Buffer Construction, e.g. berm, fencing, landscaping, etc.

The above work will be permitted with the overall project but will be bid and constructed as a separate early phase. Plans and technical specifications will need to be prepared for review and approval by OSCG&R to allow this work to be bid. As reflected in the preconstruction schedule, O&G would be looking for final plans and specifications for this Phase I work for an early April 2022 PCR meeting. Bidding is anticipated to commence April 18, 2022 and work onsite would commence on or about July 11, 2022.

Assumptions

Our proposal is based on the following assumptions:

- Architect to be prime consultant, providing project coordination, submittal to OSCG&R, permitting, and all project printing.
- Architect to provide additional site consultants: civil, electrical, structural, geotechnical, signage, cost estimating, traffic.
- All services will be consistent with the State of Connecticut Requirements for Public School Construction, CT High Performance Buildings Standards.
- This proposal is an amendment to Richter & Cegan's original proposal dated July 1, 2021 and would include all appropriate terms and conditions in the original proposal.
- Richter & Cegan's basic services responsibilities and scope of work would be identical to the service responsibilities defined in the original proposal referenced above.

Design Services/Scope of Work

Richter & Cegan will provide the following services that will parallel the main project thru permitting:

A. Schematic Design/Design Development:

1. Based on the approved Schematic Design site plan and O&G's cartoon pdf called "Site Enabling Logistic Plan", prepare schematic design/design development layout, improvement, grading and planting plans as required for the site enabling package.
2. Coordinate with O&G and the design team to review the following design and construction issues:
 - a. Site preparation and demolition plans for the project area.
 - b. Location for construction access road and construction fencing.
 - c. Definition of the construction staging area with perimeter fencing and gates.
 - d. Layout and materials for the temporary parking lot and access to the existing school building.
 - e. Design temporary parent drop-off traffic flow with Traffic Engineer. Coordinate traffic flow with existing building operations on campus.
 - f. Design for temporary pedestrian paths from neighborhood around construction operations (2 are anticipated as demarcated on the schematic design plans).
 - g. Design of the permanent boundary buffer along the north and west side of the proposed new building site.
3. Distribute early site enabling design development drawings to design team and O&G for review and comment.
4. Modify plans based on input from design team.
5. Submit electronic/paper DD drawings to Architect, as required.
6. We are anticipating the following 3 new plans will be prepared for the Site Enabling Set:
 - Construction Access, Staging and Parent Temporary Drop-off
 - Temporary Parking Lot
 - Neighborhood Buffer Planting and Access

B. Permitting:

1. Using the DD drawings, prepare a Farmington Site Plan Approval submission set that will be part of the overall project submittal.
2. Coordinate with Team.
3. Attend one preapplication meeting to review with Town Staff.
4. Prepare presentation material.

C. Construction Documents:

1. Respond to Client comments on Design Development Submission.
2. Prepare construction bid documents, including technical specifications for RCI site work.
3. Review and coordinate Civil Engineer site drawings and specifications.
4. Attend project meetings for final coordination.
5. Submit electronic/paper CD drawings/specs to Architect, as required.
6. Create construction documents for bidding documents.

D. OSCG&R Submittal:

1. Submit electronic/paper CD drawings/specs to Architect for review and approval by OSCG&R.
2. Attend up to two meetings with OSCG&R to review Site Enabling Bid package.
3. Modify bid package per State comments.
4. Submit final Site Enabling bid package to Architect.

E. Bidding:

1. Attend pre-bid meeting.
2. Prepare addenda, respond to RFI's, evaluate substitutions.
3. Assist in review of bid tabulation.

F. Construction Administration:

1. Attend pre-construction conference if requested.
2. Periodic site observation during construction to observe critical construction activities in response to Client's requests.
3. Submittal and shop drawing review.
4. Respond to Contractor's RFI's.
5. Perform final punch list inspection.
6. Preparation of final punch list and other required project closeout tasks at substantial completion.

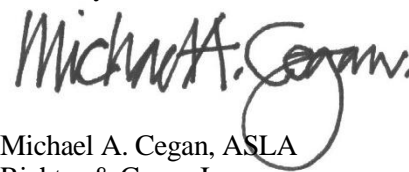
Professional Services Fee Proposal:

• Schematic Design/Design Development.....	\$ 12,700.
• Permitting (Town).....	\$ 1,200.
• Construction Docs.....	\$ 14,700.
• OSCG&R Approval.....	\$ 1,800.
• Bidding.....	\$ 2,900.
• Construction Administration (Hourly Budget <u>\$ 8,400.</u>	
Total:	\$ 40,900.

Please understand that the number of requests from the construction manager to provide assistance or additional information during construction of these temporary improvements will affect the amount of time that we spend on this phase. If it appears that we will exceed this budget for construction administration, we will need to adjust this budget accordingly.

Ryszard, if you have any questions or comments regarding this proposal, please contact me. If acceptable, please sign one copy of this proposal and return it to our office.

Sincerely,



Michael A. Cegan, ASLA
Richter & Cegan Inc.

Accepted by:

Name

Date

Title

MOTION:

Agenda Item G-7

Executive Session: Review and Discussion of RFP Responses for Commissioning Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).

NOTE:

Executive Session: To review and discuss RFP Responses for Commissioning Services.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes 1-200(6) and 1-210(b)(24).

Responses to any request for proposals or bid solicitation issued by a public agency or any record or file made by a public agency in connection with the contract award process, until such contract is executed or negotiations for the award of such contract have ended, whichever occurs earlier, provided the chief executive officer of such public agency certifies that the public interest in the disclosure of such responses, record or file is outweighed by the public interest in the confidentiality of such responses, record or file;

That attendance in the Executive Session shall be limited to:

Voting and Non-Voting Members of the Farmington High School Building Committee
Representatives from TSKP Studio
Representatives from Construction Solutions Group
Representatives from O&G Industries

NOTE: Approval of this motion shall be by 2/3 vote.

MOTION:

Agenda Item G-8

To select _____ as the finalist for Commissioning Services.

NOTE: After executive session, the FHS Building Committee will return to public session and name a finalist.

MOTION:

Agenda Item G-9

To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Commissioning Services.

NOTE: The selected firm will be contacted, and a meeting will be coordinated with the members of the Professional Partnership Subcommittee.