

Meeting Agenda
Farmington High School Building Committee Meeting
FHS Library/ZOOM Webinar
Wednesday, May 11, 2022
5:00 P.M.

**PLEASE NOTE THIS WILL BE A HYBRID IN PERSON/ONLINE MEETING IN
THE FARMINGTON HIGH SCHOOL LIBRARY**

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81415304787>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 814 1530 4787

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached April 27, 2022 minutes.
- E. Correspondence Received 4/26/2022 – 5/9/2022
 - 1) Sara Loughman
- 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 accept the invoice package:

Name	Amount	Description
Construction Solutions Group	\$22,597.00	Professional Services April 2022 (FHS)
Construction Solutions Group	\$1,030.00	Professional Services April 2022 (900 Wing)
TSKP Studio	\$413,157.95	Professional Services April 2022 (FHS)
TSKP Studio	\$15,250.00	Professional Services April 2022 (900 Wing)
O&G Industries	\$17,500.00	Professional Services April 2022 (FHS)
O&G Industries	\$1,692.31	Professional Services April 2022 (900 Wing)

2) To accept the updated cost estimate and approve the updated VE list and alternate list as presented.

H. Adjournment.

cc: Committee Members

Maureen Frink, Town Clerk

Interested Parties

MOTION:

Agenda Item D-1

To approve the attached April 27, 2022 minutes.

/Attachment

**Meeting Minutes
Farmington High School Building Committee Meeting
FHS Library/ZOOM Webinar
Wednesday, April 27, 2022
5:00 P.M.**

Attendees:

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

A. Call to Order.

The meeting was called to order at 5:05 P.M.

B. Pledge of Allegiance.

The committee members and audience recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the attached March 30, 2022 minutes.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to approve the March 30, 2022 minutes.

E. Correspondence Received 3/29/2022 – 4/25/2022

Meg Guerrera reviewed the correspondences received which were included in the agenda packet as Agenda Items E-1 through E-6.

F. Reports.

1) Chair Report.

Meg Guerrera thanked the building committee, professional partnership team, and design working group for their hard work.

2) Town Council Liaison Report.

Johnny Carrier reported that the Town Council met last night and received a presentation from the Center for Research and Public Policy, who conducted the community survey regarding potential support for retaining or renovating the 1928 building as well as some other sections of the current high school. Based on the results of this survey, the Ad-Hoc 1928 Building Committee made recommendations and created a Statement of Needs, which the Town Council approved.

Johnny stated that the Town Council's actions last night are not an endorsement of any option that was laid out by the Ad-Hoc 1928 Building Committee, they are solely to gather and evaluate information

3) Board of Education Liaison Report.

No report.

4) Owner's Representative Report.

Mark Garilli, Construction Solutions Group, reported that the professional partnership team continues to meet with the Office of School Construction Grants & Review. Mark stated that the early enabling phase of the project is currently out to bid.

5) Architect Report.

Ryszard Szczypek, TSKP Studio, reported that the design development cost estimate from O&G Industries did come in over budget, which was not a surprise due to cost escalation. The professional partnership team and design working group have worked to address this and get the project back on budget. This process was discussed as part of Agenda Item G-2.

Ryszard reported that TSKP Studio is working on the Construction Document phase of the project and is about 40% - 45% complete with this phase. Ryszard stated that TSKP Studio is on target to submit a pricing set to O&G Industries by May 20th.

Johnny Carrier asked Ryszard to discuss cost escalation. Ryszard stated that it is normal to have overages in any building project and stated that contingencies and bid alternates are strategies to address cost overages. Ryszard stated that contingencies are built into this project already, and that O&G Industries has raised the escalation rate to 8% due to current market conditions. Ryszard also stated that the professional partnership team and design working group

have met to identify line items included in the project budget that can be removed and added as bid alternates. In the event that bidding is favorable, some alternates may be added back into the project. Some alternates are included for FHS Building Committee consideration on tonight's agenda. In response to a question from Michael Smith, Ryszard Szczypek stated that he feels good with where the project is at this point in time.

6) Construction Manager Report.

Lorel Purcell, O&G Industries, reported that the early enabling phase is out to bid, and there is an on-site pre-bid meeting on May 3rd. O&G Industries did complete a design development cost estimate, as Ryszard reported.

Lorel reported that the project remains on schedule, and reviewed the updated pre-construction schedule which is recorded with these minutes as Attachment A.

7) Communications Subcommittee Report.

Meg Guerrero reported that the Communications Subcommittee met prior to this meeting. The subcommittee is updating the "Project Cost" page, as the committee has received several questions regarding the updated project cost. The subcommittee also reviewed topics that will be included in an upcoming FHS Building Committee newsletter.

8) Professional Partnership Subcommittee Report.

No report.

9) Financial Report.

Kat Krajewski stated that the invoice tracking sheets have been updated. The invoice tracking documents are recorded with these minutes as Attachment B.

G. New Business.

1) To approve the invoice package:

Name	Amount	Description
Construction Solutions Group	\$22,597.00	Professional Services March 2022 (FHS)
Construction Solutions Group	\$1,030.00	Professional Services March 2022 (900 Wing)
TSKP Studio	\$313,502.02	Professional Services March 2022 (FHS)

TSKP Studio	\$12,200.00	Professional Services March 2022 (900 Wing)
O&G Industries	\$17,500.00	Professional Services March 2022 (FHS)
O&G Industries	\$1,692.31	Professional Services March 2022 (900 Wing)

Upon a motion made and seconded (Fagan/Carrier) it was unanimously VOTED: to approve the invoice package.

2) To accept the updated cost estimate and approve the updated VE list and alternate list.

A motion was made and seconded (Carrier/Ku) to accept the updated cost estimate and approve the updated VE list and alternate list.

Mark Jeffko, O&G Industries, reviewed the updated construction cost estimate with the Committee. The updated cost estimate is recorded with these minutes as Attachment C. Mark Garilli, Construction Solutions Group, reviewed the updated VE list and alternate list line by line with the Committee. These lists are recorded with these minutes as Attachment D. After reviewing the cost estimate, VE list, and alternate list, there was general discussion regarding items D.105 (eliminating air conditioning from existing team room in 900 wing) and G.110 (eliminating baseball field).

After discussion, it was determined that items G.104 (reduce concrete sidewalk area by 20%) and G.105 (changing concrete walk to bituminous by 50%) would be removed from the VE list, as these items require further confirmation and evaluation from the Town Engineering Department. It was also determined that item 6 (size and number of lockers) would be removed from the alternate list, as the proposed alternate does not correlate to the existing plans. The committee did not want to impact the overall project schedule, so they decided to approve the other items on the VE list and alternate list. An updated cost estimate, VE list, and alternate list will be presented to the Committee at the next meeting for approval.

Upon a motion made and seconded (Carrier/Ku) it was unanimously VOTED: to rescind the original motion, to accept the updated cost estimate and approve the updated VE and alternate list.

Upon a motion made and seconded (Guerrera/Carrier) it was unanimously VOTED: to accept the VE list with the removal of items G.104 and G.105 as amended, and the alternate list with the removal

of item #6, and to review an updated cost estimate, VE list and alternate list at the next meeting.

3) Executive Session: Review and Discussion of RFP Responses for Structural Threshold Peer Review Services and Code Review Services.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to move to executive session at 7:40 P.M.

Open session resumed at 8:08 P.M.

4) To select _____ as the finalist for Structural Threshold Peer Review Services.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to select Russell and Dawson Inc. as the finalist for Structural Threshold Peer Review Services contingent on clarification of their fee proposal.

5) To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Structural Threshold Peer Review Services.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Structural Threshold Peer Review Services.

6) To select _____ as the finalist for Code Review Services.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to select Versteeg Associates as the finalist for Code Review Services.

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

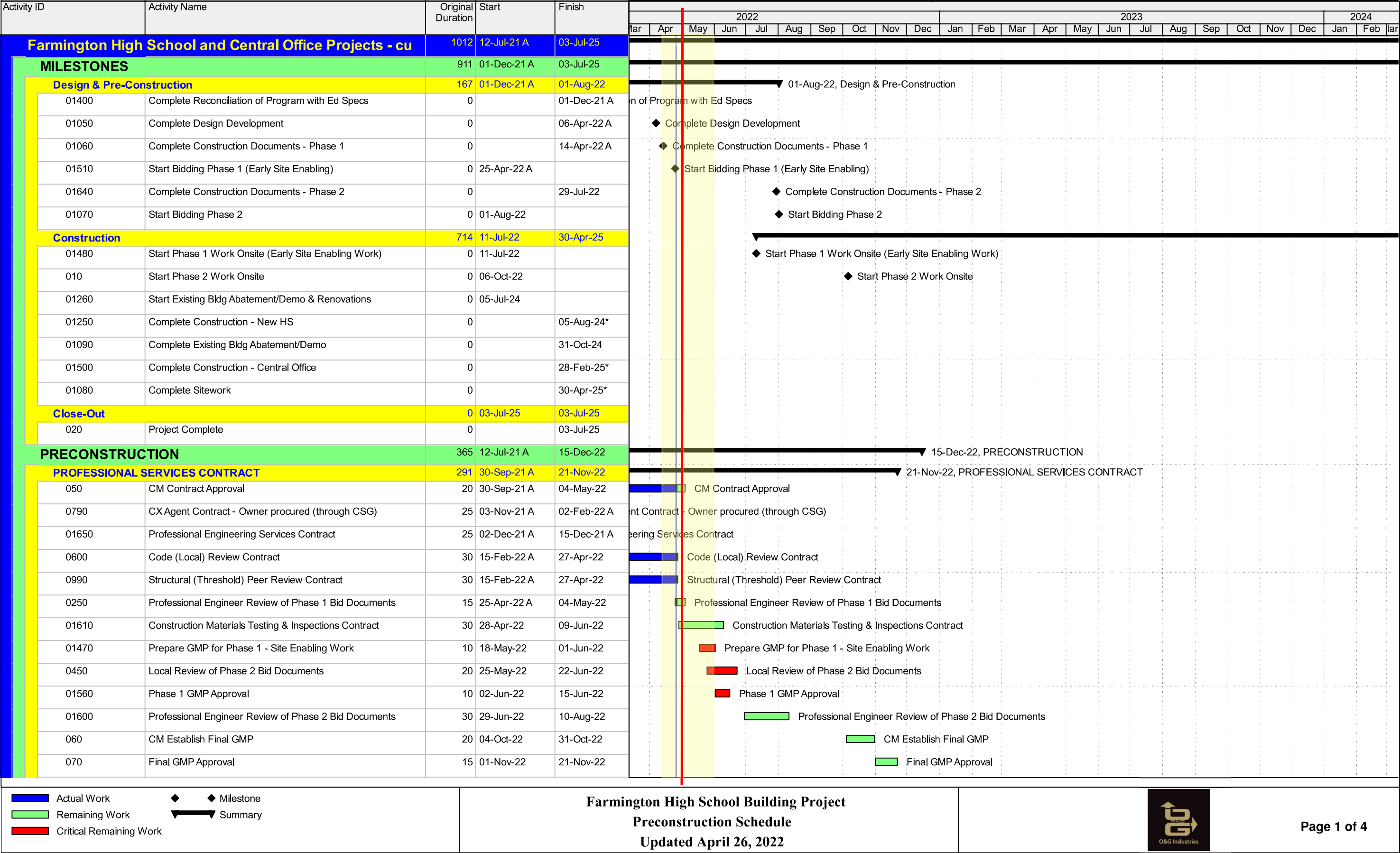
Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected finalist for Code Review Services.

H. Adjournment.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to adjourn at 8:10 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee



Farmington High School Building Project

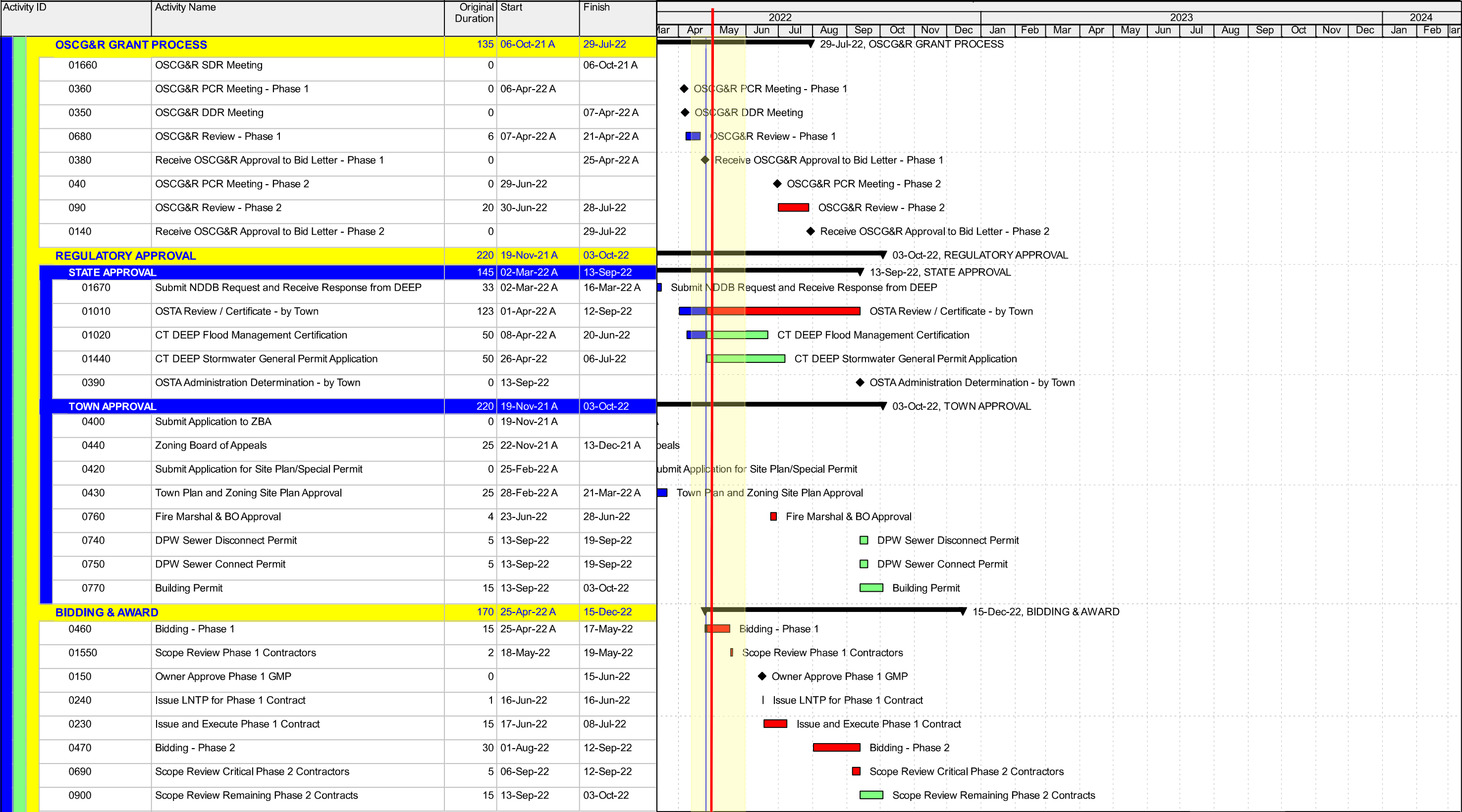
Preconstruction Schedule

Updated April 26, 2022



Page 1 of 4

[illegible]



Actual Work

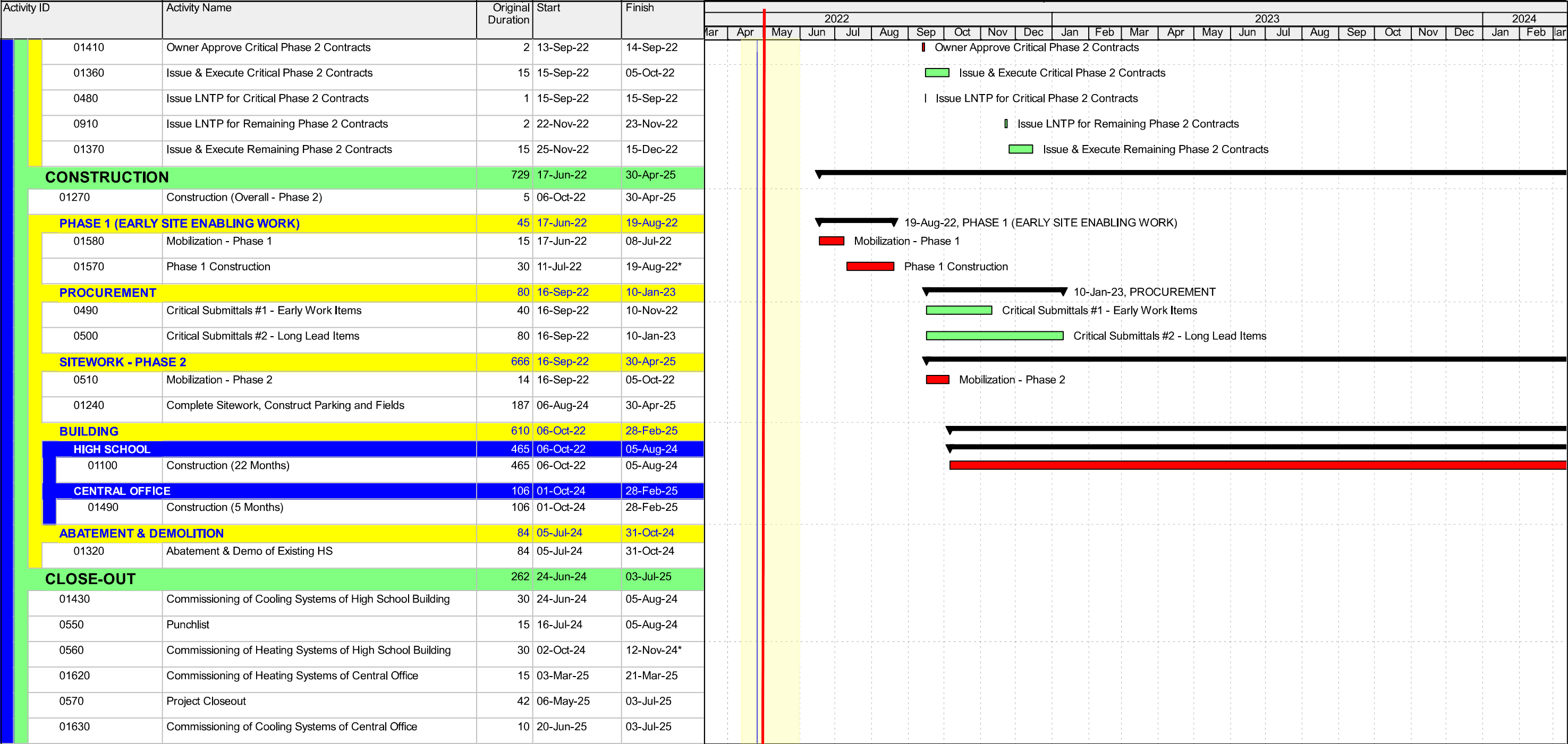
◆ Milestone

Remaining Work

➡ Summary

Critical Remaining Work





Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary



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

Attachment B

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	
1/19/2022	\$1,030.00 Professional Services- December 2021	
2/1/2022	\$1,030.00 Professional Services- January 2022	
3/1/2022	\$1,030.00 Professional Services- February 2022	
4/1/2022	\$1,030.00 Professional Services- March 2022	
Invoice Total:		\$9,270.00
Remaining Balance:		\$40,176.00

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	
1/3/2021	\$12,200.00 Professional Services- December 2021	
2/1/2022	\$6,100.00 Professional Services- January 2022	
2/28/2022	\$3,050.00 Professional Services- February 2022	
4/1/2022	\$12,200.00 Professional Services- March 2022	
Invoice Total:		\$95,150.00
Remaining Balance:		\$119,850.00

April 27, 2022

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

O&G

Contract Amount- Central Office/Locker Room

Invoice Date

Invoice Amount

Professional Services- October &

12/1/2021

\$3,384.62 November 2021

2/1/2022

\$1,692.31 Professional Services- December 2021

2/1/2022

\$1,692.31 Professional Services- January 2022

3/7/2022

\$1,692.31 Professional Services- February 2022

4/14/2022

\$1,692.31 Professional Services- March 2022

Invoice Total:

\$10,153.86

Remaining Balance:

April 27, 2022

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

Construction Solutions Group		
Contract Amount- New FHS		\$1,084,647.00
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
	1/3/2022	\$22,597.00 Professional Services- December 2021
	2/1/2022	\$22,597.00 Professional Services- January 2022
	3/1/2022	\$22,597.00 Professional Services- February 2022
	4/1/2022	\$22,597.00 Professional Services- March 2022
Invoice Total:		\$203,373.00
Remaining Balance:		\$881,274.00

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
	1/3/2022	\$292,800.00 Professional Services- December 2021
	2/1/2022	\$146,400.00 Professional Services
	3/1/2022	\$76,005.00 Professional Services- February 2022
	4/1/2022	\$313,502.02 Professional Services- March 2022
Invoice Total:		\$2,292,107.02
Remaining Balance		\$2,832,892.98

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

O&G

Contract Amount- New FHS

Invoice Date

Invoice Date

Professional Services- October & November

12/1/2021

\$35,000.00

2021

2/1/2022

\$17,500.00

Professional Services- December 2021

2/1/2022

\$17,500.00

Professional Services- January 2022

3/7/2022

\$17,500.00

Professional Services- February 2022

4/14/2022

\$17,500.00

Professional Services- March 2022

Invoice Total:

\$105,000.00

Remaining Balance

April 27, 2022



FARMINGTON HIGH SCHOOL BUILDING PROJECT

FARMINGTON, CT 06032

Reconciliation Through

April 14, 2022

DRAFT

DESIGN DEVELOPMENT ESTIMATE PROJECT COST SUMMARY

DESCRIPTION	QTY	U/M	UNIT COST	FARMINGTON HIGH SCHOOL	FARMINGTON PUBLIC SCHOOLS CENTRAL OFFICE	TOTAL
CONSTRUCTION COSTS						
1. SITEWORK	23.2	AC	-	----		----
A. EARLY ENABLING PACKAGE				784,595		784,595
B. HIGH SCHOOL				12,122,142		12,122,142
C. FPS - CENTRAL OFFICE				----	265,822	265,822
D. GRANITE CURBING				411,222		411,222
E. POST TENSION CONCRETE SLABS AT TENNIS COURTS				605,796		605,796
F. THICKENED ASPHALT PAVEMENT				167,284		167,284
G. UNDERGROUND UTILITIES				127,520		127,520
H. RAISE BASEBALL/TENNIS AREA				(221,513)		(221,513)
2. ABATE/DEMO EXISTING BUILDINGS				----		----
A. BUILDING DEMOLITION (EXCLUDES 1928 BUILDING)				----		----
I. HAZMAT ABATEMENT - ATC REPORT	166,353	SF	6.53	1,087,029	----	1,087,029
II. BLDG. DEMOLITION - ALLOWANCE	166,353	SF	7.00	1,164,471	----	1,164,471
B. SELECT DEMOLITION - ALLOWANCE				----		----
I. HAZMAT ABATEMENT - ATC REPORT	19,690	SF	-	NONE	NONE	----
II. SELECT DEMO	19,690	SF	8.13	27,438	132,662	160,101
3. BUILDING CONSTRUCTION	268,200	SF		----	----	----
A. NEW HIGH SCHOOL	248,280	SF	324.27	80,510,487	----	80,510,487
B. RENO HIGH SCHOOL FIELD HOUSE	7,090	SF	189.36	1,342,568	----	1,342,568
C. RENO FPS - CENTRAL OFFICE	12,830	SF	199.69		2,561,985	2,561,985
4. ACCEPTED VM ITEMS	1	LS		(4,233,227)	(32,841)	(4,266,068)
SUBTOTAL:				93,895,812	2,927,628	96,823,440
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. FPS - CENTRAL OFFICE	6.0	MO	30,953	----	185,717	185,717
9. CM REIMBURSABLES	1.0	LS		190,713	10,038	200,750
SUBTOTAL:				4,060,460	195,755	4,256,214
CONTINGENCY						
1. DESIGN/ESTIMATE CONTINGENCY	4.00%			3,754,519	117,105	3,871,624
2. ESCALATION (8.0%/yr. to 08/01/2022 Bid)	3.67%			3,579,308	111,640	3,690,948
3. CMR - GMP CONTINGENCY (3.0 %)	3.00%			3,035,904	94,691	3,130,595
SUBTOTAL:				10,369,731	323,436	10,693,167
CM FEES						
1. PRE-CON PHASE	1.0	LS		227,500	22,000	249,500
2. CONSTRUCTION PHASE	1.25%			1,353,665	43,085	1,396,750
SUBTOTAL:				1,581,165	65,085	1,646,250
CM: BOND / INSURANCE						
1. PERFORMANCE & PAYMENT BOND	0.617%			677,925	21,668	699,593
2. INSURANCE GL / PL	0.850%			939,694	30,035	969,729
SUBTOTAL:				1,617,619	51,704	1,669,323
TOTAL ESTIMATED CONSTRUCTION COSTS (by Project)				\$ 111,524,785	\$ 3,563,608	115,088,393
UNIT PRICES FOR REFERENCE:				\$ 449.19	\$ 277.76	440.77
TOTAL CONSTRUCTION BUDGET				\$ 112,582,791	\$ 3,017,239	115,600,030
VARIANCE: + OVER / - (UNDER)				\$ (1,058,006)	\$ 546,369	(511,637)



FARMINGTON HIGH SCHOOL BUILDING PROJECT
FARMINGTON, CT 06032
DESIGN DEVELOPMENT ESTIMATE

VALUE MANAGEMENT ITEMS FOR FORMAL APPROVAL

4/15/2022, REVISED 4/21/2022

ITEM #	DESCRIPTION	Approved to Base Bid
<u>A. SUBSTRUCTURE</u>		
A.101	ELIMINATE MOISTURE VAPOR REDUCING ADMIXTURE FROM CONCRETE.	(197,657)
<u>B. EXTERIOR BUILDING</u>		
B.102	CHANGE ROOFING MATERIAL BACK FROM TPO TO EPDM	(372,748)
B.103	ELIMINATE GUARD RAIL ON LANDING WALLS IN STAIRWELLS	(44,010)
B.104.A	REDUCE SKYLIGHTS BY 20%	(136,200)
B.104.B	ELIMINATE ROUND SKYLIGHTS AT HS GYM	(6,356)
<u>C. INTERIOR BLDG</u>		
C.101	REDUCE OVERALL INTERIOR GLASS AREA	(81,720)
C.104.B	DELETE WALL TILE AT CMU, ADD EPOXY PAINT IN LOCKER ROOMS - HIGH SCHOOL & FIELD HOUSE	(82,756)
C.106	REPLACE TECTUM BLADES & BAFFLES WITH ACT 2X2 CLOUDS	(90,562)
C.108	ADJUST SPRAY FIREPROOFING & INTUMESCENT ESTIMATE	76,005
<u>D. SERVICES</u>		
D.105	ELIMINATE AIR CONDITIONING FROM EXISTING TEAM ROOMS IN 900 WING. RETAIN CEILINGS AND EXISTING DUCTWORKS. MINIMAL RENOVATION TO EXISTING TEAM ROOM (D.2 from SDE VM)	(113,500)
<u>G. SITEWORK</u>		
G.101	CHANGE PAVERS TO CONCRETE	(74,631)
G.104	REDUCE OVERALL CONC SIDEWALK AREA (20% SHOWN FOR REFERENCE)	(135,065)
G.105	CHANGE CONC WALK TO BITUMINOUS (50% SHOWN FOR REFERENCE)	(161,638)
G.110*	ELIMINATE BASEBALL FIELD WORK IN IT'S ENTIRETY INCL. CLEARING, EARTHWORK/CUT, IRRIGATION, SODE, DRAINAGE & SURFACE IMPROVEMENTS	(1,169,050)
<u>ADDITIONAL VE ITEMS CARRIED OVER FROM SCHEMATIC DESIGN PHASE</u>		
1.	DELETE ONE HORIZONTAL SHADE PER WINDOW TYPE	(365,470)
2.	DEDUCT PT FOR 1X2 LINOLEUM TILE IN LOBBIES CORRIDOR & CAFETERIA	(661,095)
3.	DEDUCT WOOD CEILING FOR 2X8 ACT IN CORRIDORS	(873,890)
4.	DEDUCT GWB SOFFIT IN STAIRWELLS UNDER STRINGERS & LANDINGS	(72,876)
5.	DEDUCT GFCMU FOR M43 PARTITION & HIGH TRAFFIC WALL COVERING TO 5'0" AFF IN CORRIDORS	(81,616)
6.	CHANGE ALL LOCKER TO SMALLER/HALF SIZE	(227,000)
BASE BID REDUCTIONS SUBTOTALS:		(4,871,834)
Project Variance at DD		Over Budget 4,360,197
NEW BASE BID UNDER BUDGET		(511,637)



FARMINGTON HIGH SCHOOL BUILDING PROJECT
FARMINGTON, CT 06032
DESIGN DEVELOPMENT ESTIMATE

APPROVED ALTERNATES
4/15/2022, REVISED 4/21/2022

ITEM #	DESCRIPTION	<i>ADD Alternates</i>
<u>ALTERNATES PER DD DOCUMENTS REVISED PER VM MEETING</u>		
1.	ADD ONE HORIZONTAL SHADE PER WINDOW TYPE	<i>365,470</i>
2.	ADD PT FOR 1X2 LINOLEUM TILE IN LOBBIES CORRIDOR & CAFETERIA	<i>661,095</i>
3.	ADD WOOD CEILING FOR 2X8 ACT IN CORRIDORS	<i>873,890</i>
4.	ADD GWB SOFFIT IN STAIRWELLS UNDER STRINGERS & LANDINGS	<i>72,876</i>
5.	ADD GFCMU FOR M43 PARTITION IN CORRIDORS 5" AFF	<i>81,616</i>
6	ADD FOR FULL SIZE LOCKERS	<i>227,000</i>
7	ADD FOR OPERABLE WINDOWS PER TSKP MARKED UP DWGS (PREMIUM FROM FIXED)	<i>134,498</i>
8	ADD BASEBALL FIELD WORK IN IT'S ENTIRERY INCL. CLEARING, EARTHWORK/CUT, IRRIGATION, SODE, DRAINAGE & SURFACE IMPROVEMENTS	<i>1,169,050</i>
9	DEDUCT FOR DEMOLITION OF EXISTING GYMS AND AUDITORIUM, ASSOICATED SPACE AND EXISTING SITE IMPROVMENTS AS NOTED AND RELOCATE TENNIS COURTS (LOCATION TBD)	<i>TBD</i>
ADD ALTERNATE SUBTOTALS:		<i>3,585,495</i>

Sent via form submission from [FHS building project](#)

Agenda Item E-1

Name: Sara Loughman

Email Address: saraloughman@gmail.com

Subject: Old school building

Message: Hi - I realize there was just a survey about what to do with the old school building. I completed it and I believe the old building is expired and should be demolished. But I do have a huge amount of respect for history and people's feelings about the building. One idea that maybe you have already considered is if the old building is demolished, to keep the bell tower and place it somewhere on the new campus as a landmark. The bell tower is iconic to many in town and to keep it would memorialize the building, without costing the taxpayers a ton of money in order to mothball or keep the old building. There could be a plaque explaining what it is. I often drive by a bell tower (albeit smaller) on 202 off of route 44 in Avon. I have only driven by it, but it seems to be something similar. I think this may serve as a good compromise, as keeping the bell tower will demonstrate the importance of the school they went to, while also being fiscally responsible. Thank you for considering this.

MOTION:

Agenda Item G-1

To accept the invoice package:

Name	Amount	Description
Construction Solutions Group	\$22,597.00	Professional Services April 2022 (FHS)
Construction Solutions Group	\$1,030.00	Professional Services April 2022 (900 Wing)
TSKP Studio	\$413,157.95	Professional Services April 2022 (FHS)
TSKP Studio	\$\$15,250.00	Professional Services April 2022 (900 Wing)
O&G Industries	\$17,500.00	Professional Services April 2022 (FHS)
O&G Industries	\$1,692.31	Professional Services April 2022 (900 Wing)



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: May 5, 2022
Invoice No: 18

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 April 2022

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	21%	\$225,970.00	\$203,373.00	\$22,597.00	\$858,677.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$1,247,739.00		\$452,476.00	\$429,879.00	\$22,597.00	\$858,677.00
Total contract	\$1,247,739.00		\$452,476.00	\$429,879.00	\$22,597.00	\$858,677.00

Approved for invoicing:



CONSTRUCTION SOLUTIONS GROUP

Invoice Date: May 5, 2022
 Invoice No: 10

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 April 2022

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	21%	\$10,300.00	\$9,270.00	\$1,030.00	\$39,146.00
Reimbursables			\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$49,446.00		\$10,300.00	\$9,270.00	\$1,030.00	\$39,146.00
Total contract	\$49,446.00		\$10,300.00	\$9,270.00	\$1,030.00	\$39,146.00

Approved for invoicing:



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

INVOICE

Invoice Number: 190701-FHS-15

Date: May 04, 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: April 30, 2022

State Project No. 052-0076N

Fee for Basic Services is \$5,365,000. Contract is further adjusted by Amendments 2 & 3 to now reflect a total of \$5,577,929

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	100.00	\$1,464,000.00	\$1,390,800.00	\$73,200.00 ✓
Construction Documents	\$1,464,000.00	40.00	\$585,600.00	\$292,800.00	\$292,800.00 ✓
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
Amnd 2 Envir Consult	\$26,400.00	0.00	\$0.00	\$0.00	\$0.00
Amnd 2 Food Service	\$29,920.00	22.50	\$6,732.00	\$6,732.00	\$0.00
Amnd 2 Universal Cons	\$12,469.00	0.00	\$0.00	\$0.00	\$0.00
Amnd 2 Theater Des	\$37,400.00	7.50	\$2,805.00	\$2,805.00	\$0.00
Amnd 3 Early Site Pkg	\$106,740.00	57.27	\$61,127.97	\$13,970.02	\$47,157.95 ✓
	\$5,577,929.00		\$2,945,264.97	\$2,532,107.02	\$413,157.95

\$413,157.95

Invoice Total \$413,157.95 ✓

MSK
OK to pay



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

INVOICE

Invoice Number: 211602-FPS-10
Date: May 03, 2022
Project Number: 211602-FPS ✓

Town of Farmington

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

Farmington Public Schools - Central Office ✓

For Professional Services Rendered Through: April 30, 2022

State Project No. 052-0077BE

Fee for Basic Services is a lump sum of \$225,000 as adjusted by Amendment Number 001.

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
Conceptual Design	\$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	100.00	\$61,000.00	\$57,950.00	\$3,050.00
Construction Documents	\$61,000.00	40.00	\$24,400.00	\$12,200.00	\$12,200.00
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		\$120,400.00	\$105,150.00	\$15,250.00

\$15,250.00

Invoice Total

\$15,250.00 ✓

WKS
OK TO PAY

INVOICE

BILLING INQUIRIES ONLY

O&G Job No.: 2013901
 O&G FEIN: 06-0479981
 RE: Farmington High School ✓

Town of Farmington
 Attn: Mark S. Garilli
 1137 Main Street
 East Hartford CT 6108

INVOICE DATE
 05/05/2022

INVOICE NO.
 6

CUSTOMER #
 409384

A FINANCE CHARGE WILL BE ADDED ON ALL BALANCES PAST DUE. THE FINANCE CHARGE IS COMPUTED
 BY A PERIODIC RATE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%

DATE	QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
4/1/2022 to 4/30/2022	1.00	LS	Farmington High School Preconstruction Services Balance to Finish	 \$ 227,500.00 \$ 105,000.00	 \$17,500.00 \$17,500.00 ✓

*msy
 ok to pay*

PLEASE NOTE:

TOTAL AMOUNT DUE \$17,500.00 ✓

- PLEASE RETURN REMITTANCE COPY WITH PAYMENT. IF PAYMENT DOES NOT AGREE WITH INVOICED AMOUNT, PLEASE PROVIDE DETAILS OF ALL DIFFERENCES
- THE APPLICATION OF ALL PAYMENTS RECEIVED ON ACCOUNT SHALL BE AT THE DISCRETION OF O & G UNLESS THE CUSTOMER SPECIFICALLY IDENTIFIES THE INVOICE OR INVOICES TO WHICH THE PAYMENT APPLIES.
- UNLESS OTHERWISE NOTED, THIS INVOICE INCLUDES ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES INCLUDING, BUT NOT LIMITED TO SALES AND USE TAX.

PAY THIS AMOUNT

ORIGINAL
 INVOICE

O&G INDUSTRIES, INC.

112 Wall Street
 Torrington, CT 06790-5464

www.ogind.com
 Established 1923

Phone 860.489.9261
 Fax 860.496.4286

INVOICE

BILLING INQUIRIES ONLY

O&G Job No.: 2013902
 O&G FEIN: 06-0479981
 RE: Farmington Central Offices ✓

Town of Farmington
 Attn: Mark S. Garilli
 1137 Main Street
 East Hartford CT 6108

INVOICE DATE
 05/05/2022

INVOICE NO.
 6

CUSTOMER #
 409384

A FINANCE CHARGE WILL BE ADDED ON ALL BALANCES PAST DUE. THE FINANCE CHARGE IS COMPUTED
 BY A PERIODIC RATE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%

DATE	QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
4/1/2022 to 4/30/2022	1.00	Mo	Farmington Central Offices Preconstruction Services Balance to Finish	 \$ 22,000.00 \$ 10,153.83	 \$1,692.31 \$1,692.31 ✓

Men
OR TO PAY

PLEASE NOTE:

- PLEASE RETURN REMITTANCE COPY WITH PAYMENT. IF PAYMENT DOES NOT AGREE WITH INVOICED AMOUNT, PLEASE PROVIDE DETAILS OF ALL DIFFERENCES.
- THE APPLICATION OF ALL PAYMENTS RECEIVED ON ACCOUNT SHALL BE AT THE DISCRETION OF O & G UNLESS THE CUSTOMER SPECIFICALLY IDENTIFIES THE INVOICE OR INVOICES TO WHICH THE PAYMENT APPLIES
- UNLESS OTHERWISE NOTED, THIS INVOICE INCLUDES ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES INCLUDING, BUT NOT LIMITED TO SALES AND USE TAX.

TOTAL AMOUNT DUE**\$1,692.31**

PAY THIS AMOUNT

ORIGINAL
INVOICE**O&G INDUSTRIES, INC.**

112 Wall Street
 Torrington, CT 06790-5464

www.ogind.com
 Established 1923

Phone 860.489.9261
 Fax 860.496.4286

MOTION:

Agenda Item G-2

To accept the updated cost estimate and approve the updated VE list and alternate list as presented.

NOTE: The VE list and alternate list were developed by the professional partners and approved by the Working Group. Per the April 27, 2022 meeting, items G.104 (reduce concrete sidewalk area by 20%) and G.105 (change concrete walk to bituminous by 50%) were removed from the VE list, and item 6 (size and number of lockers) was removed from the VE list and alternate list. New item B.105 (reduce overall exterior wall glass by 20%) was also removed from the VE list. The attached VE list, alternate list, and cost estimate reflect these changes and represent an up-to-date cost estimate.

/Attachment



FARMINGTON HIGH SCHOOL BUILDING PROJECT

FARMINGTON, CT 06032

Reconciliation Through

April 14, 2022

DRAFT

DESIGN DEVELOPMENT ESTIMATE PROJECT COST SUMMARY

DESCRIPTION	QTY	U/M	UNIT COST	FARMINGTON HIGH SCHOOL	FARMINGTON PUBLIC SCHOOLS CENTRAL OFFICE	TOTAL
CONSTRUCTION COSTS						
1. SITEWORK	23.2	AC	-	----		----
A. EARLY ENABLING PACKAGE				784,595		784,595
B. HIGH SCHOOL				12,122,142		12,122,142
C. FPS - CENTRAL OFFICE				----	265,822	265,822
D. GRANITE CURBING				411,222		411,222
E. POST TENSION CONCRETE SLABS AT TENNIS COURTS				605,796		605,796
F. THICKENED ASPHALT PAVEMENT				167,284		167,284
G. UNDERGROUND UTILITIES				127,520		127,520
H. RAISE BASEBALL/TENNIS AREA				(221,513)		(221,513)
2. ABATE/DEMO EXISTING BUILDINGS				----		----
A. BUILDING DEMOLITION (EXCLUDES 1928 BUILDING)				----		----
I. HAZMAT ABATEMENT - ATC REPORT	166,353	SF	6.53	1,087,029	----	1,087,029
II. BLDG. DEMOLITION - ALLOWANCE	166,353	SF	7.00	1,164,471	----	1,164,471
B. SELECT DEMOLITION - ALLOWANCE				----		----
I. HAZMAT ABATEMENT - ATC REPORT	19,690	SF	-	NONE	NONE	----
II. SELECT DEMO	19,690	SF	8.13	27,438	132,662	160,101
3. BUILDING CONSTRUCTION	268,200	SF		----	----	----
A. NEW HIGH SCHOOL	248,280	SF	324.27	80,510,487	----	80,510,487
B. RENO HIGH SCHOOL FIELD HOUSE	7,090	SF	189.36	1,342,568	----	1,342,568
C. RENO FPS - CENTRAL OFFICE	12,830	SF	199.69		2,561,985	2,561,985
4. ACCEPTED VM ITEMS - 05/05/2022	1	LS		(4,097,693)	(32,841)	(4,130,535)
SUBTOTAL:				94,031,345	2,927,628	96,958,973
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. FPS - CENTRAL OFFICE	6.0	MO	30,953	----	185,717	185,717
9. CM REIMBURSABLES	1.0	LS		190,713	10,038	200,750
SUBTOTAL:				4,060,460	195,755	4,256,214
CONTINGENCY						
1. DESIGN/ESTIMATE CONTINGENCY	4.00%			3,758,771	117,105	3,875,877
2. ESCALATION (8.0%/yr. to 08/01/2022 Bid)	3.67%			3,583,362	111,640	3,695,002
3. CMR - GMP CONTINGENCY (3.0 %)	3.00%			3,039,343	94,691	3,134,034
SUBTOTAL:				10,381,476	323,436	10,704,913
CM FEES						
1. PRE-CON PHASE	1.0	LS		227,500	22,000	249,500
2. CONSTRUCTION PHASE	1.25%			1,355,140	43,085	1,398,226
SUBTOTAL:				1,582,640	65,085	1,647,726
CM: BOND / INSURANCE						
1. PERFORMANCE & PAYMENT BOND	0.617%			678,662	21,668	700,331
2. INSURANCE GL / PL	0.850%			940,716	30,035	970,752
SUBTOTAL:				1,619,379	51,704	1,671,082
TOTAL ESTIMATED CONSTRUCTION COSTS (by Project)				\$ 111,675,300	\$ 3,563,608	115,238,908
UNIT PRICES FOR REFERENCE:				\$ 449.80	\$ 277.76	441.34
TOTAL CONSTRUCTION BUDGET				\$ 112,582,791	\$ 3,017,239	115,600,030
VARIANCE: + OVER / - (UNDER)				\$ (907,491)	\$ 546,369	(361,122)



DRAFT FARMINGTON HIGH SCHOOL BUILDING PROJECT
FARMINGTON, CT 06032
DESIGN DEVELOPMENT ESTIMATE

VALUE MANAGEMENT ITEMS FOR FORMAL APPROVAL

4/15/2022, REVISED 5/09/2022

ITEM #	DESCRIPTION	Approved to Base Bid
A. SUBSTRUCTURE		
* A.101	ELIMINATE MOISTURE VAPOR REDUCING ADMIXTURE FROM CONCRETE.	(197,657)
B. EXTERIOR BUILDING		
* B.102	CHANGE ROOFING MATERIAL BACK FROM TPO TO EPDM	(372,748)
B.103	ELIMINATE GUARD RAIL ON LANDING WALLS IN STAIRWELLS	(44,010)
B.104.A	REDUCE SKYLIGHTS BY 20%	(136,200)
B.104.B	ELIMINATE ROUND SKYLIGHTS AT HS GYM	(6,356)
B.105	REDUCE OVERALL EXTERIOR WALL GLASS BY 20%	(373,188)
C. INTERIOR BLDG		
C.101	REDUCE OVERALL INTERIOR GLASS AREA	(81,720)
C.104.B	DELETE WALL TILE AT CMU, ADD EPOXY PAINT IN LOCKER ROOMS - HIGH SCHOOL & FIELD HOUSE	(82,756)
C.106	REPLACE TECTUM BLADES & BAFFLES WITH ACT 2X2 CLOUDS	(90,562)
C.108	ADJUST SPRAY FIREPROOFING & INTUMESCENT ESTIMATE	76,005
D. SERVICES		
D.105	ELIMINATE AIR CONDITIONING FROM EXISTING TEAM ROOMS IN 900 WING. RETAIN CEILINGS AND EXISTING DUCTWORKS. MINIMAL RENOVATION TO EXISTING TEAM ROOM (D.2 from SDE VM)	(113,500)
G. SITEWORK		
G.101	CHANGE PAVERS TO CONCRETE	(74,631)
G.104	REDUCE OVERALL CONC SIDEWALK AREA (% TBD)	TBD
G.105	CHANGE CONC WALK TO BITUMINOUS (% TBD)	TBD
G.110*	ELIMINATE BASEBALL FIELD WORK IN IT'S ENTIRETY INCL. CLEARING, EARTHWORK/CUT, IRRIGATION, SODE, DRAINAGE & SURFACE IMPROVEMENTS	(1,169,050)
ADDITIONAL VE ITEMS CARRIED OVER FROM SCHEMATIC DESIGN PHASE		
* 1.	DELETE ONE EXTERIOR HORIZONTAL SHADE PER WINDOW	(365,470)
* 2.	REPLACE PORCELAIN TILE WITH LINOLEUM TILE	(661,095)
* 3.	REPLACE WOOD CEILING WITH ACT	(873,890)
* 4.	DEDUCT GWB SOFFIT IN STAIRWELLS UNDER STAIRS & LANDINGS	(72,876)
* 5.	REPLACE GOUND FACE CMU WITH PARTITION TYPE M43 GYP BOARD AND HIGH TRAFFIC WALL COVERING	(81,616)
BASE BID REDUCTIONS SUBTOTALS:		(4,721,319)
Project Variance at DD		Over Bude
		4,360,197
NEW BASE BID UNDER BUDGET		(361,122)

* Value management items previously approved at Enhanced Schematic Design



FARMINGTON HIGH SCHOOL BUILDING PROJECT
FARMINGTON, CT 06032
DESIGN DEVELOPMENT ESTIMATE

APPROVED ALTERNATES
4/15/2022, REVISED 5/05/2022

ITEM #	DESCRIPTION	<i>Alternates</i>
<u>ALTERNATES PER DD DOCUMENTS REVISED PER VM MEETING</u>		
1.	ADD ONE EXTERIOR HORIZONTAL SHADE PER WINDOW	365,470
2.	INSTALL PORCELAIN TILE IN LIEU OF LINOLEUM TILE	661,095
3.	INSTALL WOOD CEILING IN LIEU OF ACT	873,890
4.	ADD GWB SOFFIT IN STAIRWELLS UNDER STAIRS & LANDINGS	72,876
5.	INSTALL GROUND FACE CMU IN LIEU OF GYP BD PARTITION TYPE M43 WITH WALL COVERING	81,616
6	ADD FOR OPERABLE WINDOWS TO EXTERIOR CURTAIN WALL AND STOREFRONT ASSEMBLIES	134,498
7	CONSTRUCT A BALL FIELD IN LIEU OF A GRASSY FIELD	1,169,050
8	DELETE THE ABATEMENT AND DEMOLITION OF AREA G IN THE EXISTING HIGH SCHOOL PER THE DEMOLITION DRAWINGS	(TBD)
9	INSTALL NEW TENNIS COURTS IN DIFFERENT LOCATION	(TBD)
ADD ALTERNATE SUBTOTALS:		3,358,495