

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 reevaluated 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 / 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	Alternate	Approved	Pending	Rejected	O&G / TSKP COMMENTS
	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 SLOPE 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 RECOMMENDATION
G.14	REDUCE NUMBER OF CATCHBASINS AND YARD DRAINS BY 20%. ALSO REDUCES INLET PROTECTION.	(65,000)		(65,000)			ENGINEER RECOMMENDATION
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

Activity ID	Activity Name	Original Duration	Start	Finish	202220232024202526																									
Farmington High School and Central Office Projects					30-Jun-25, Farmington High School and Central Office Projects																									
MILESTONES					30-Jun-25, MILESTONES																									
Design & Pre-Construction					01-Aug-22, Design & Pre-Construction																									
01400	Complete Reconciliation of Program with Ed Specs	0	01-Dec-21 A	01-Dec-21 A	◆ Complete Reconciliation of Program with Ed Specs																									
01050	Complete Design Development	0		06-Apr-22	◆ Complete Design Development																									
01060	Complete Construction Documents - Phase 1	0		18-Apr-22	◆ Complete Construction Documents - Phase 1																									
01510	Start Bidding Phase 1 (Early Site Enabling)	0	19-Apr-22		◆ Start Bidding Phase 1 (Early Site Enabling)																									
01640	Complete Construction Documents - Phase 2	0		29-Jul-22	◆ Complete Construction Documents - Phase 2																									
01070	Start Bidding Phase 2	0	01-Aug-22		◆ Start Bidding Phase 2																									
Construction					30-Apr-25, Construction																									
01480	Start Phase 1 Work Onsite (Early Site Enabling Work)	0	11-Jul-22		◆ Start Phase 1 Work Onsite (Early Site Enabling Work)																									
010	Start Phase 2 Work Onsite	0	06-Oct-22		◆ Start Phase 2 Work Onsite																									
01260	Start Existing Bldg Abatement/Demo & Renovations	0	05-Jul-24		◆ Start Existing Bldg Abatement/Demo & Renovations																									
01250	Complete Construction - New HS	0		05-Aug-24*	◆ Complete Construction - New HS																									
01090	Complete Existing Bldg Abatement/Demo	0		31-Oct-24	◆ Complete Existing Bldg Abatement/Demo																									
01500	Complete Construction - Central Office	0		28-Feb-25*	◆ Complete Construction - Central Office																									
01080	Complete Sitework	0		30-Apr-25*	◆ Complete Sitework																									
Close-Out					30-Jun-25, Close-Out																									
020	Project Complete	0	30-Jun-25	30-Jun-25	◆ Project Complete																									
PRECONSTRUCTION					15-Dec-22, PRECONSTRUCTION																									
PROFESSIONAL SERVICES CONTRACT					21-Nov-22, PROFESSIONAL SERVICES CONTRACT																									
050	CM Contract Approval	20	30-Sep-21 A	15-Dec-21	■ CM Contract Approval																									
01650	Professional Engineering Services Contract	25	03-Nov-21 A	15-Dec-21	■ Professional Engineering Services Contract																									
0790	CX Agent Contract - Owner procured (through CSG)	25	03-Nov-21 A	15-Dec-21	■ CX Agent Contract - Owner procured (through CSG)																									
0990	Structural (Threshold) Peer Review Contract	30	03-Jan-22	11-Feb-22	■ Structural (Threshold) Peer Review Contract																									
0600	Local Review Contract	30	14-Feb-22	25-Mar-22	■ Local Review Contract																									
01610	Construction Materials Testing & Inspections Contract	30	28-Mar-22	09-May-22	■ Construction Materials Testing & Inspections Contract																									
0250	Professional Engineer Review of Phase 1 Bid Documents	15	07-Apr-22	28-Apr-22	■ Professional Engineer Review of Phase 1 Bid Documents																									
01470	Prepare GMP for Phase 1 - Site Enabling Work	13	13-May-22	01-Jun-22	■ Prepare GMP for Phase 1 - Site Enabling Work																									
0450	Local Review	20	25-May-22	22-Jun-22	■ Local Review																									
01560	Phase 1 GMP Approval	10	02-Jun-22	15-Jun-22	■ Phase 1 GMP Approval																									
01600	Professional Engineer Review of Phase 2 Bid Documents	30	29-Jun-22	10-Aug-22	■ Professional Engineer Review of Phase 2 Bid Documents																									
060	CM Establish Final GMP	20	04-Oct-22	31-Oct-22	■ CM Establish Final GMP																									
070	Final GMP Approval	15	01-Nov-22	21-Nov-22	■ Final GMP Approval																									

Actual Work

Remaining Work

Critical Remaining Work

◆ Milestone

Summary

Farmington High School Building Project

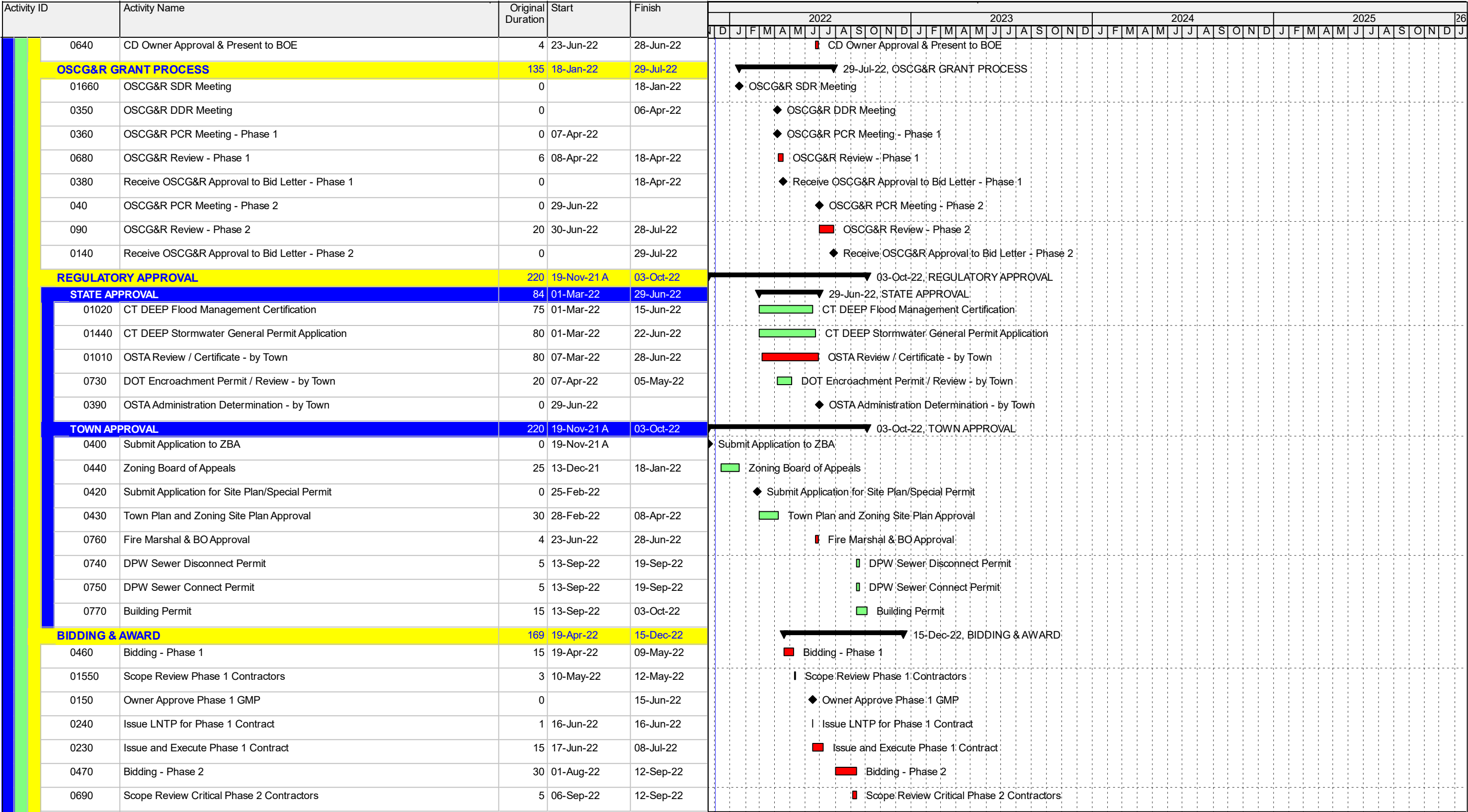
Preconstruction Schedule

December 2, 2021

O&G Industries

Page 1 of 4

Activity ID	Activity Name	Original Duration	Start	Finish
<div>Schematic Design</div> <div>01460 Reconciliation of Plans with Ed Specs</div> <div>085 Reduce SF Effort</div> <div>080 SD Estimate</div> <div>0780 SD Estimate Presentation</div> <div>Design Development</div> <div>0170 Design Development (DD)</div> <div>0110 Off-site Traffic Study - by Town</div> <div>0970 Geotechnical Field Work & Reports</div> <div>0220 DD - CxAgent Review</div> <div>0190 DD LEED/CTHPB Review</div> <div>0200 OSCGR DDR Document Compilation</div> <div>0210 DD Estimate</div> <div>0160 DD Design & Estimate Presentation & Acceptance</div> <div>Construction Documents</div> <div>01520 Construction Documents for Phase 1 (Site Enabling Work)</div> <div>030 Construction Documents (CD) - Phase 2 Pricing Set</div> <div>01450 Approve revised Ed Specifications</div> <div>01590 Phase 1 Cost Estimate</div> <div>01530 Phase 1 Bid Documents BC Approval</div> <div>01540 Phase 1 Bid Documents BOE Approval</div> <div>0100 Structural (Threshold) Peer Review</div> <div>0540 Complete Construction Documents (CD)</div> <div>0530 CD's - CxAgent Review</div> <div>0290 CD LEED/CTHPB Review</div> <div>0180 CD Owner Review & Comment</div> <div>0120 CD Estimate</div> <div>0130 CD OSCGR PCR Document Compilation</div> <div>0630 Adjust CD's per Local Code Review and Commissioning Agent</div> <div>0590 CD A/E QA/QC Review & Owner Comment Response</div> <div>0650 CD Owner Approval & Present to Building Committee</div> <div>0610 CD Estimate Reconciliation</div> <div>0620 Prepare PCR State Submission Estimate</div>				
Legend: <div><div>Actual Work</div><div>Milestone</div><div>Remaining Work</div><div>Critical Remaining Work</div><div>Summary</div></div>				
Farmington High School Building Project Preconstruction Schedule December 2, 2021				
<div>O&G Industries</div> <div>Page 2 of 4</div>				



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 1 , 2021

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
Appropriation from Town Council	\$199,000.00	Council Meeting approved at 9/10/19 Town
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 1 , 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 1, 2021

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

<i>Professional Partners-Invoice (Part 1)</i>	<i>Amount Billed to Date</i>	<i>Total Contract Amount (Part 1)</i>	<i>Remaining Balance</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

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		

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

