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

Attendees:

Meg Guerrera, Chair
Wendy Ku
Johnny Carrier
Suraj Kurtakoti
Chris Fagan
Sarah Healey (via Zoom)
Beth Kintner
Alicia Bowman, Asst. Superintendent of Finance & Operations (via Zoom)
Sam Kilpatrick, Director of School Facilities
Scott Hurwitz, FHS Principal (via Zoom)
Lisa Kapcinski, FHS Assistant Principal (via Zoom)
Kat Krajewski, Assistant Town Manager
Devon Aldave, Clerk of the Committee
Ryszard Szczypek, TSKP Studio
Mark Garilli, Construction Solutions Group
Chris Cykley, Construction Solutions Group
Mike Small, Construction Solutions Group
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 5:04 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the attached April 27, 2022 minutes.

Upon a motion made and seconded (Fagan/Carrier) it was
unanimously VOTED: to approve the April 27, 2022 minutes.

E. Correspondence Received 4/26/2022 – 5/9/2022

1) Sara Loughman

Meg Guerrera reviewed the correspondence received and included in
the agenda packet.

F. Reports.

1) Chair Report.

No report.

2) Town Council Liaison Report.

Johnny Carrier reported that the Connecticut General Assembly voted to approve a reimbursement rate of 30% for the FHS Building Project. This change represents a significant increase in the reimbursement percentage, which will lessen the burden on Farmington taxpayers. Johnny thanked the Town and Board of Education staff who provided testimony at the Education Committee.

Johnny also reported that the Town Council voted to establish a 1928 Building Committee at the May 10, 2022 meeting. Chris Fagan will serve the FHS Building Committee Liaison to the 1928 Building Committee.

3) Board of Education Liaison Report.

No report.

4) Owner's Representative Report.

Mark Garilli congratulated the committee on the State reimbursement rate. Construction Solutions Group is scheduling kickoff meetings and working on contracts with Versteeg Associates and Russell and Dawson Inc. for Code Review and Structural Threshold Peer Review services. Mark reported that the contract with O&G Industries for Construction Manager Services has been finalized.

Mark reported that the Design Working Group will meet next week to review a master list of VE items throughout the history of the project. The group will also discuss potential VE items.

5) Architect Report.

Ryszard Szczypek reported that TSKP Studio continues to work on Construction Documents and documenting alternates and VE items.

Ryszard gave a presentation which is recorded with these minutes as Attachment A.

6) Construction Manager Report.

Loel Purcell reported that the early enabling phase is still out to bid, and bids are due on May 17th. A pre-bid meeting was held on May 3rd to walk the site which 5 bidders attended. Loel noted that attendance of the pre-bid meeting was not required, so more firms may submit bids. An addendum was issued but did not affect the due date.

Lorel stated that she plans to have a Guaranteed Maximum Price (GMP) prepared for the Design Working Group to review at their June 1st meeting, and for the committee to approve at the June 15th meeting. The next round of State approvals is approaching. Site work for the early enabling phase will begin on July 11, 2022.

7) Communications Subcommittee Report.

Kat Krajewski reported that the Communications Subcommittee met prior to the FHS Building Committee meeting. The subcommittee reviewed the content of an upcoming newsletter and refined Q+A regarding the early enabling phase, state reimbursement, as well as other topics. The subcommittee aims to have this newsletter sent out the week of May 23rd.

The subcommittee also discussed a community meeting on June 2nd at 6:00 p.m. Meg Guerrera encouraged committee members to attend. A presentation will be given followed by a question-and-answer session. The project cost page on the committee website has been updated to provide language regarding the VE process and cost estimates.

8) Professional Partnership Subcommittee Report.

None.

9) Financial Report.

Kat Krajewski reported that the updated financial tracker sheet includes the invoices that are included in the agenda packet. These tracker sheets are recorded with these minutes as Attachment B.

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)

Upon a motion made and seconded (Carrier/Ku) 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 as presented.

Mark Jeffko and Mark Garilli reviewed the updated cost estimate and updated alternate and VE lists with the committee. These documents were included in the agenda packet.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to accept the updated cost estimate and approve the updated VE list and alternate list as presented.

3) To schedule a Farmington High School Building Committee meeting on June 15, 2022.

The committee discussed adding a meeting to the committee calendar to provide approvals for the professional partners to proceed.

Upon a motion made and seconded (Fagan/Carrier) it was unanimously VOTED: to schedule a Farmington High School Building Committee meeting on June 15, 2022.

H. Adjournment.

Upon a motion made and seconded (Carrier/Fagan) it was unanimously VOTED: to adjourn at 5:53 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Farmington High School

Cost Reduction Progress Update

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FARMINGTON HIGH SCHOOL | CURRENT LIST

DRAFT

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

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)
B.105	REDUCE OVERALL EXTERIOR WALL GLASS BY 20%	(373,188)
<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 (% TBD)	TBD
G.105	CHANGE CONC WALK TO BITUMINOUS (% TBD)	TBD
G.110*	ELIMINATE BASEBALL FIELD WORK IN IT'S ENTIRERY 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 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 Bud 4,360,197
NEW BASE BID UNDER BUDGET		(361,122)

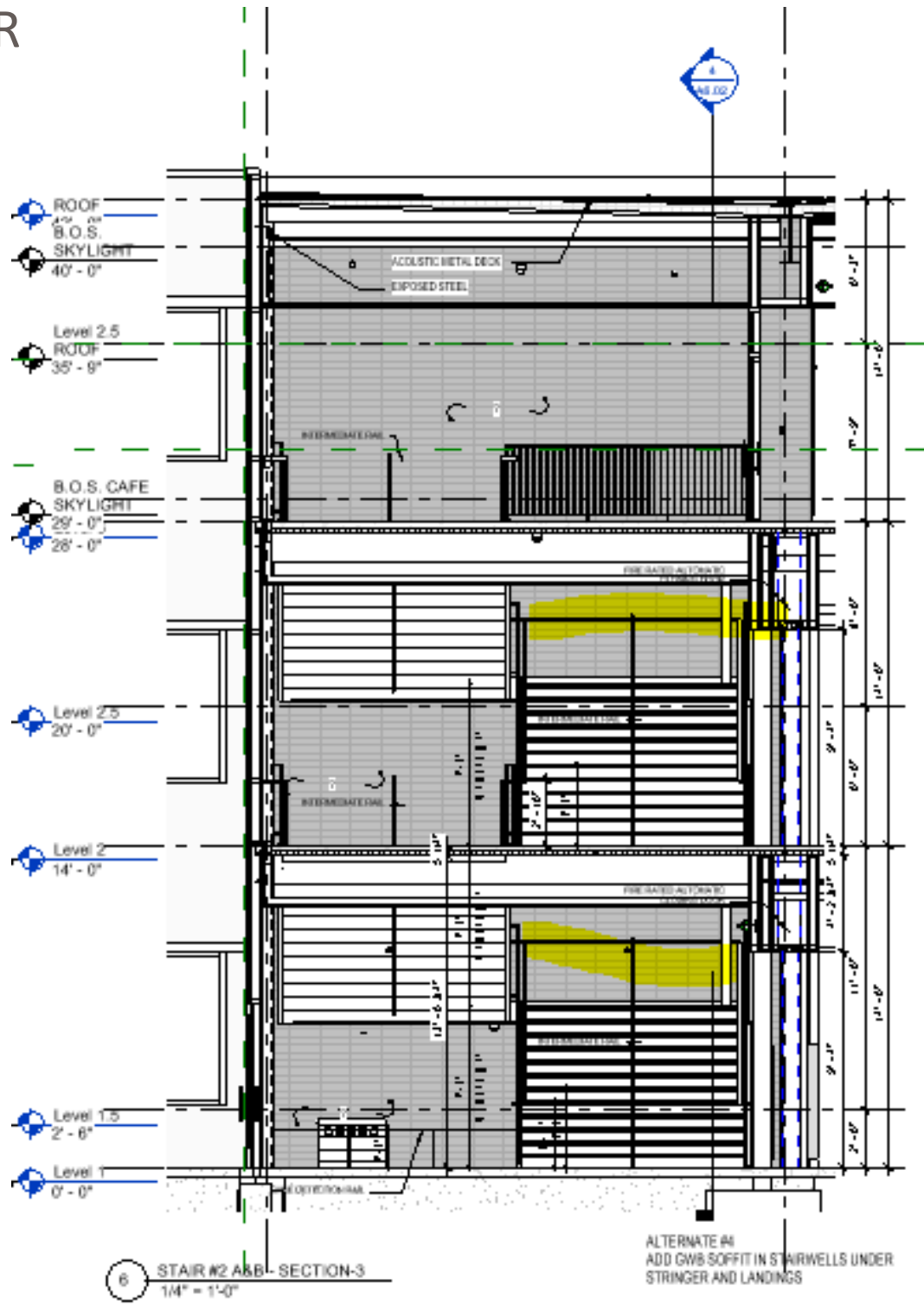
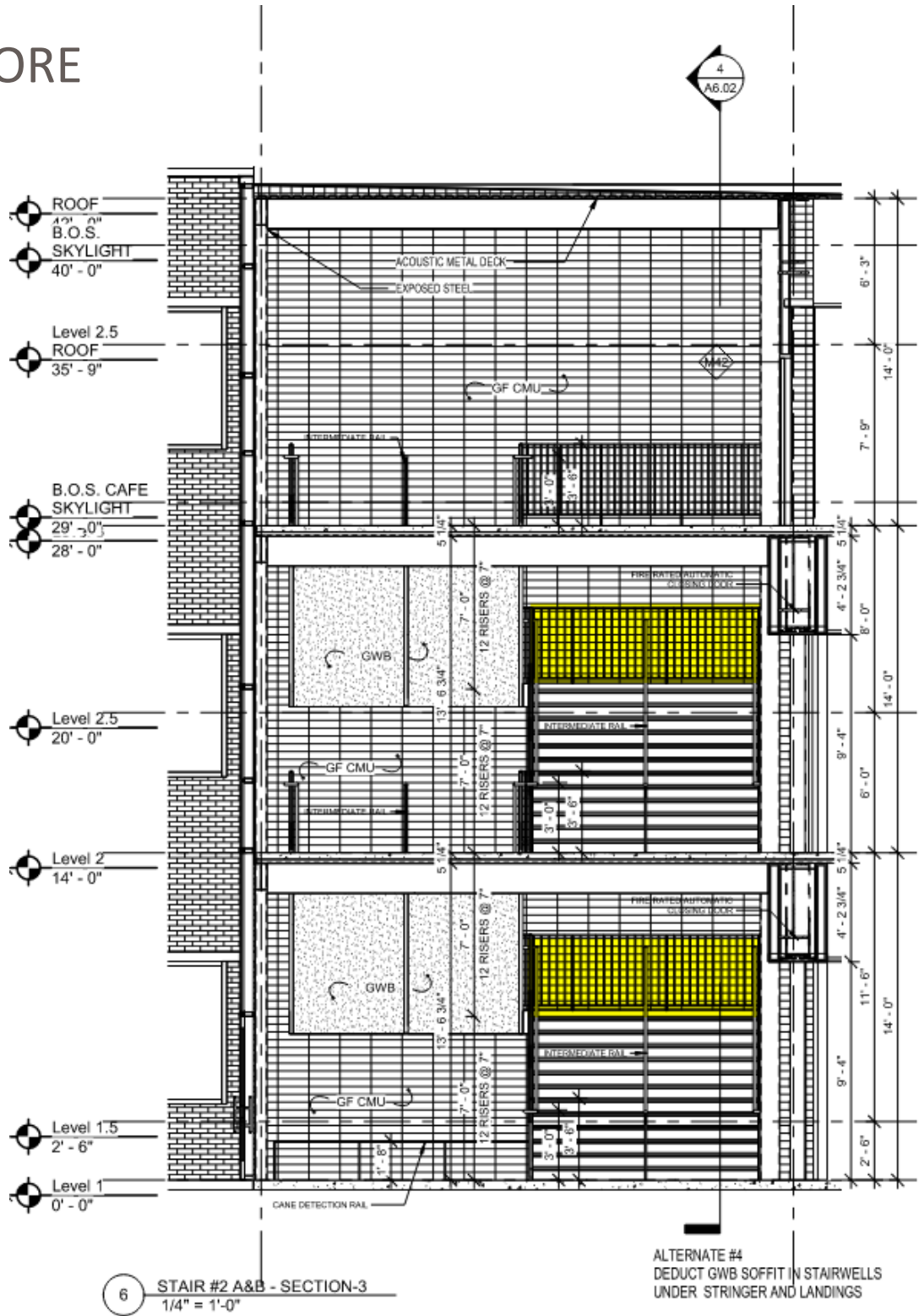
SPECIFICATION REVISION

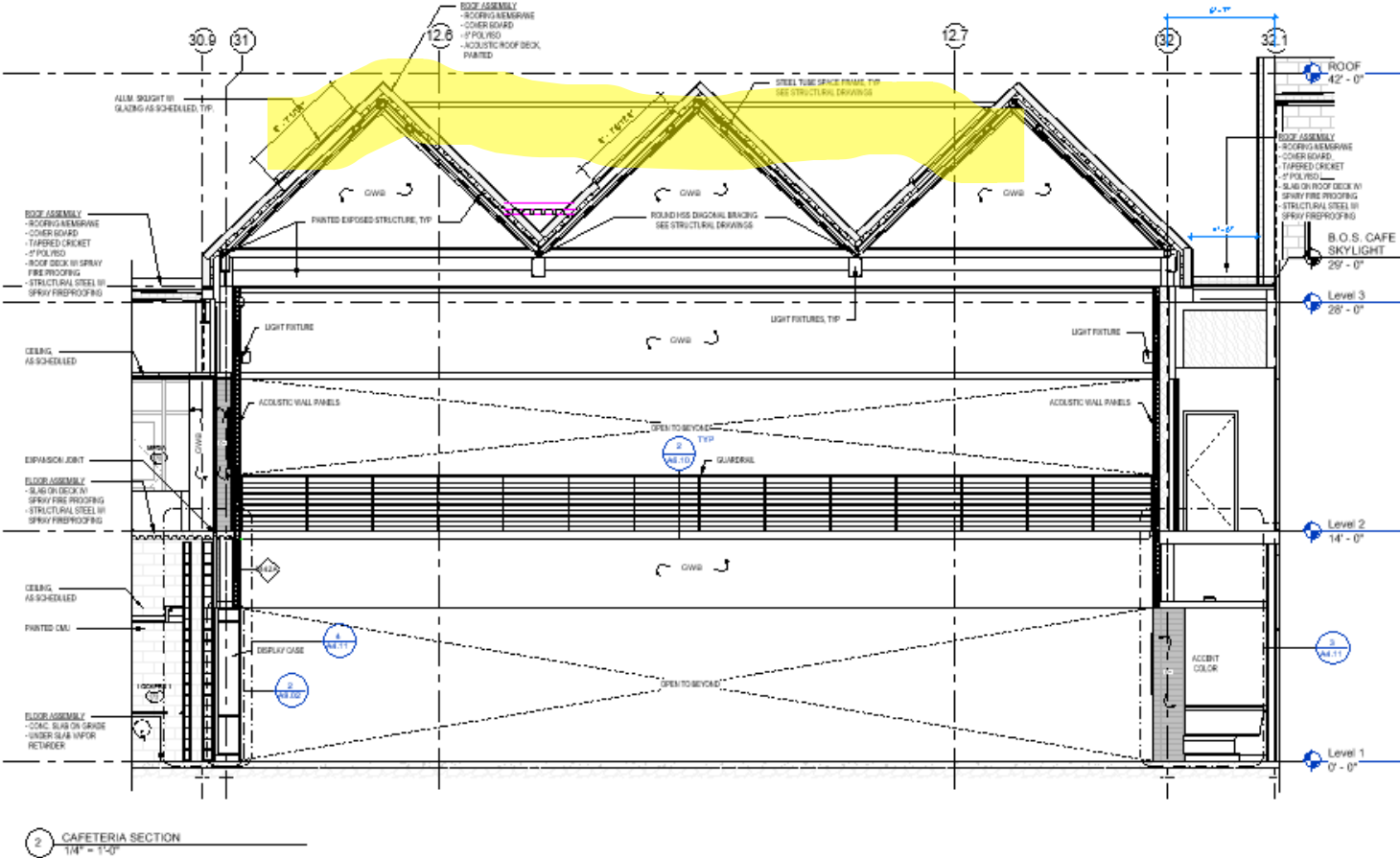
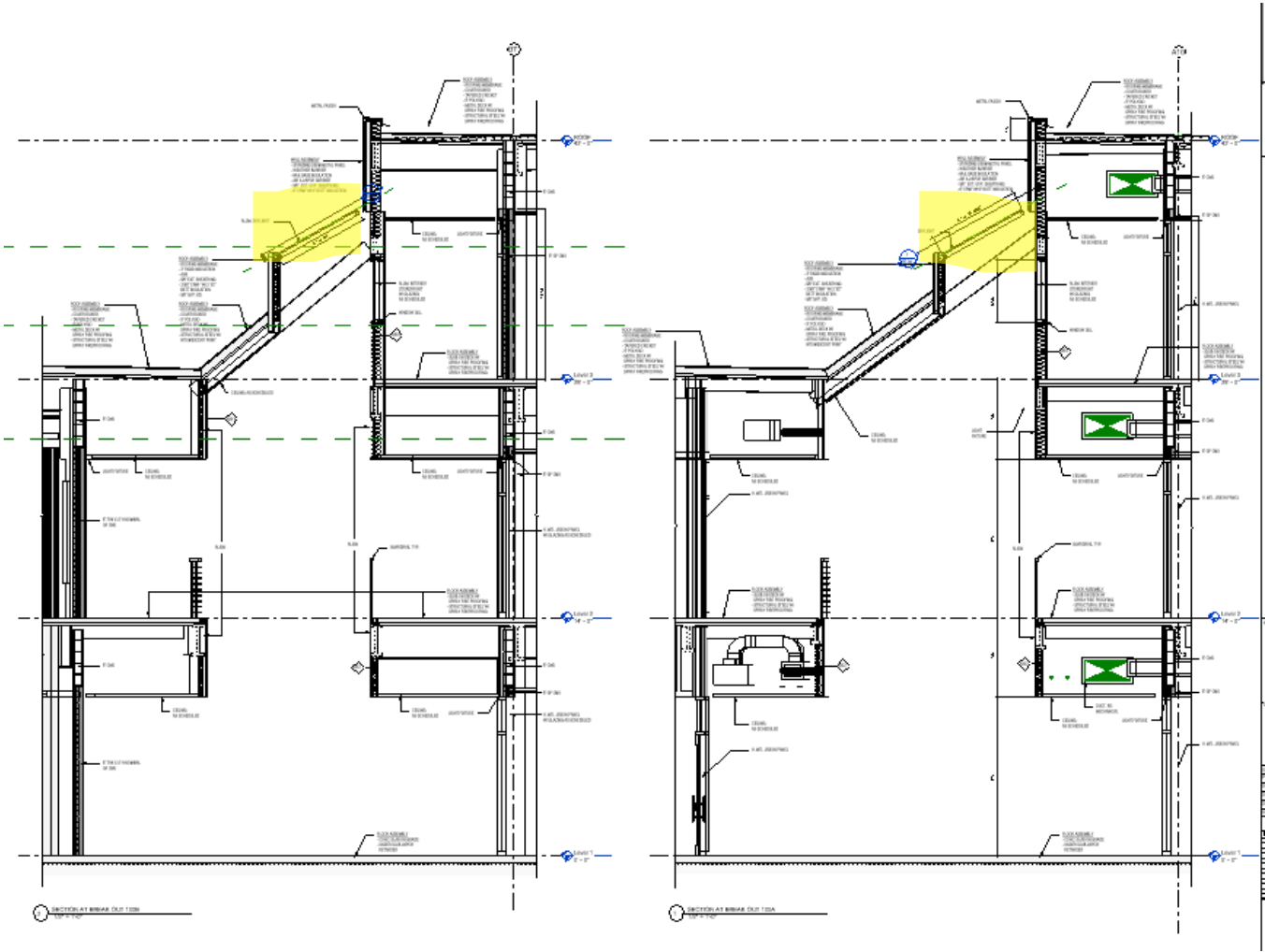
A.101 ELIMINATE MOISTURE VAPOR REDUCING ADMIXTURE FROM CONCRETE



BEFORE

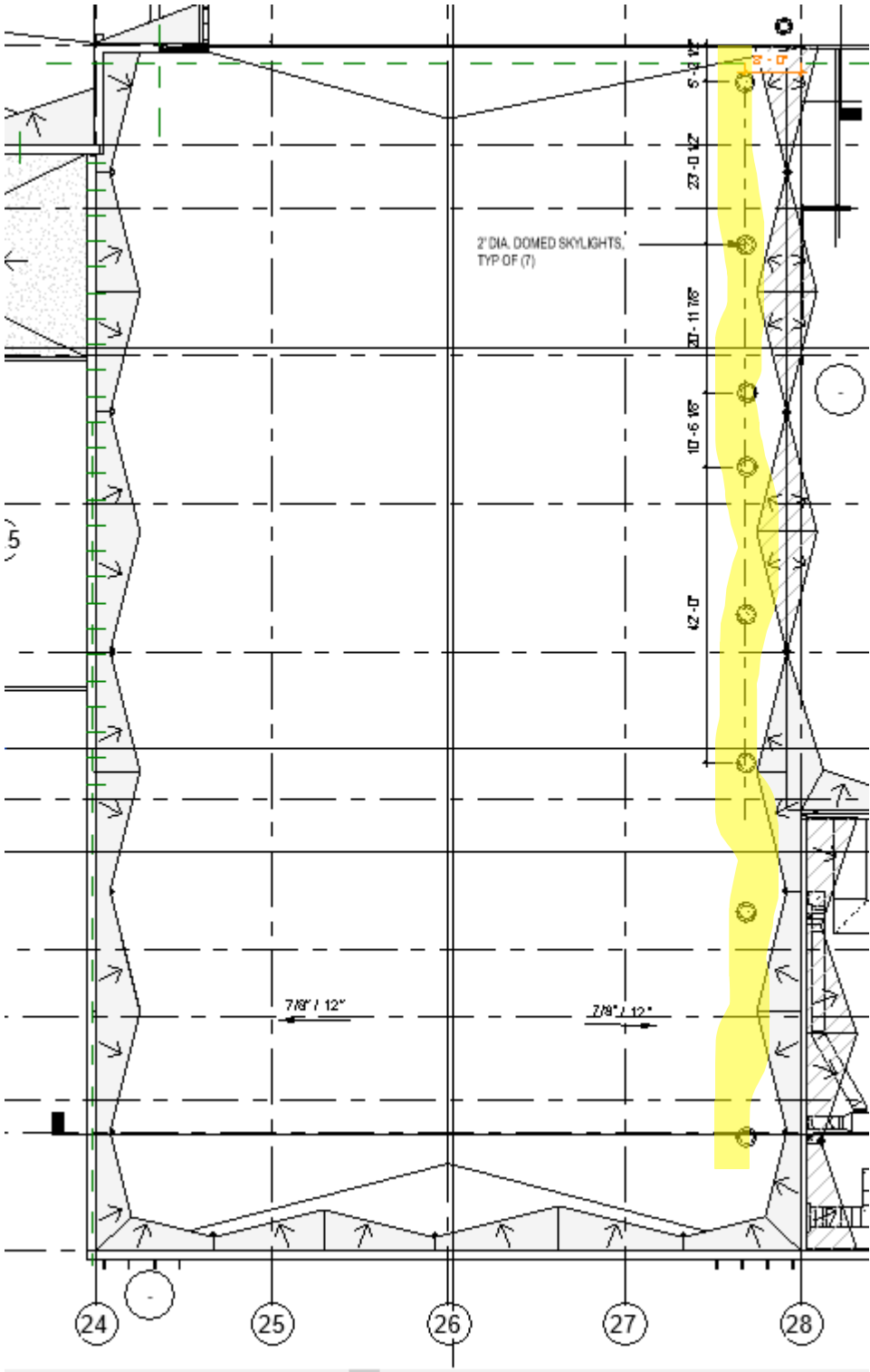
AFTER



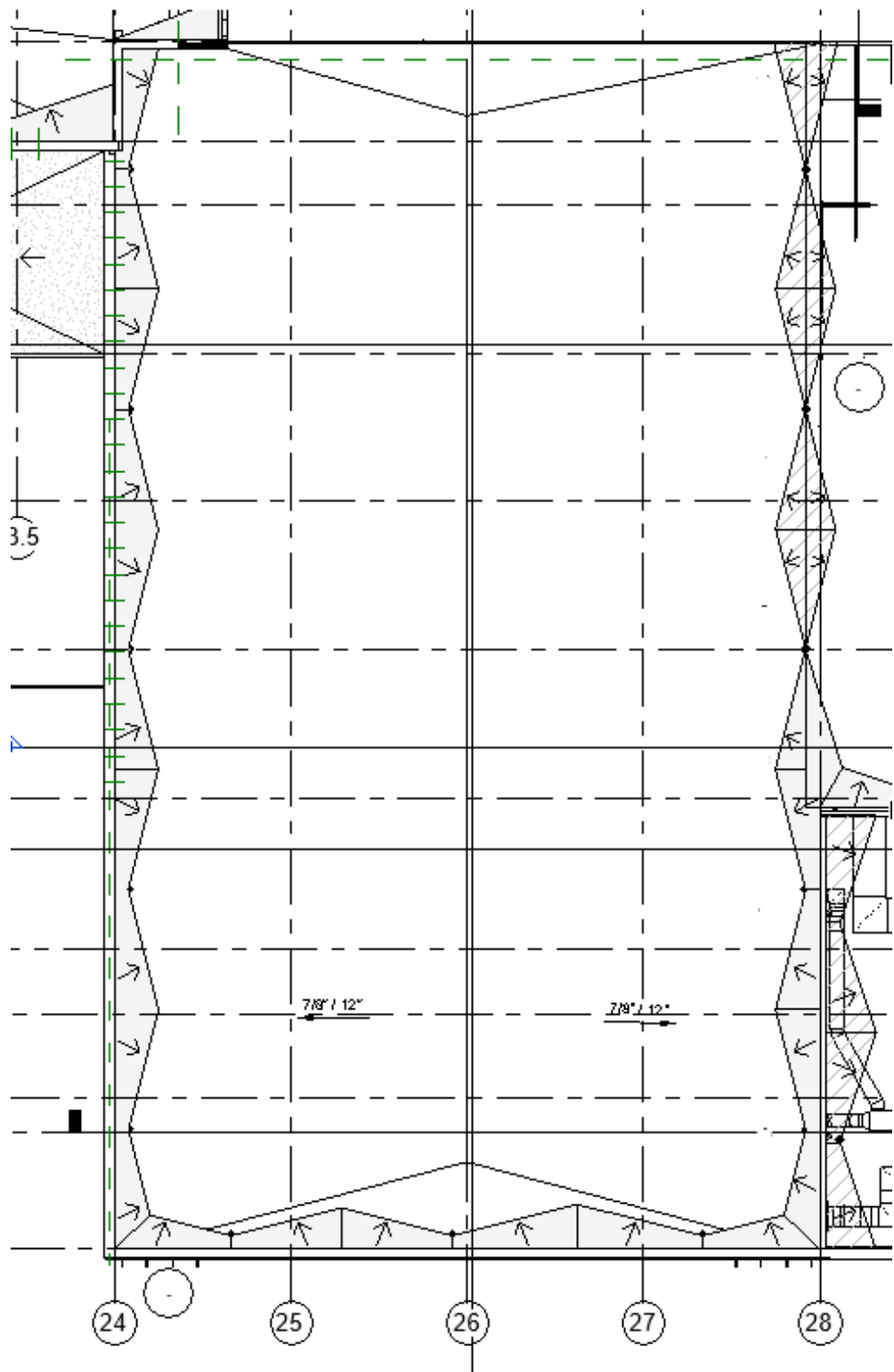


B.104.A REDUCE SKYLIGHTS BY 20%

BEFORE



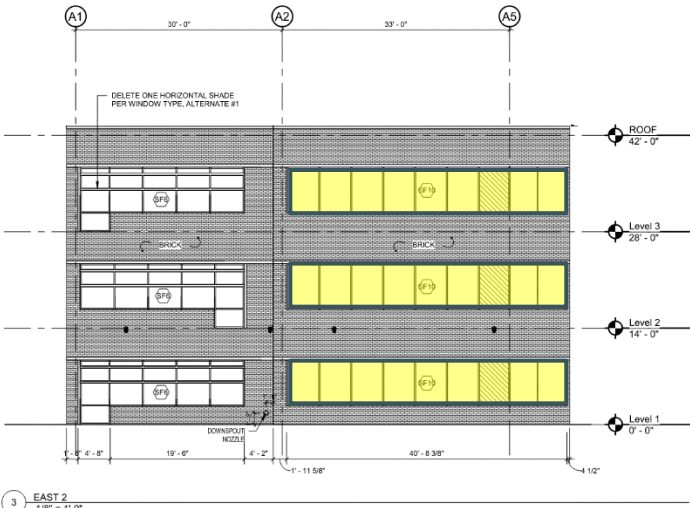
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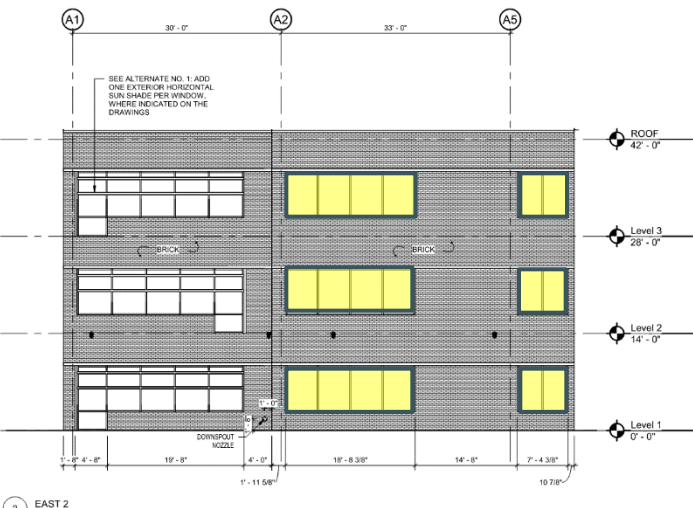
FARMINGTON HIGH SCHOOL | **PROGRESS**

DRAFT

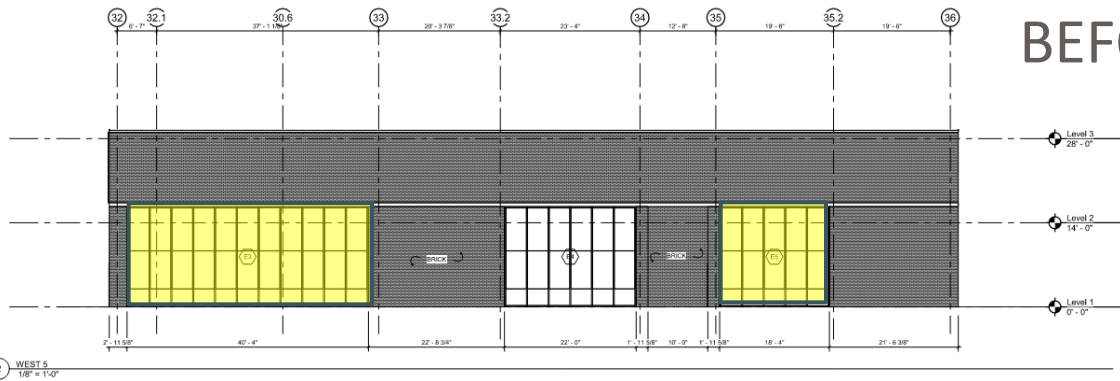
BEFORE



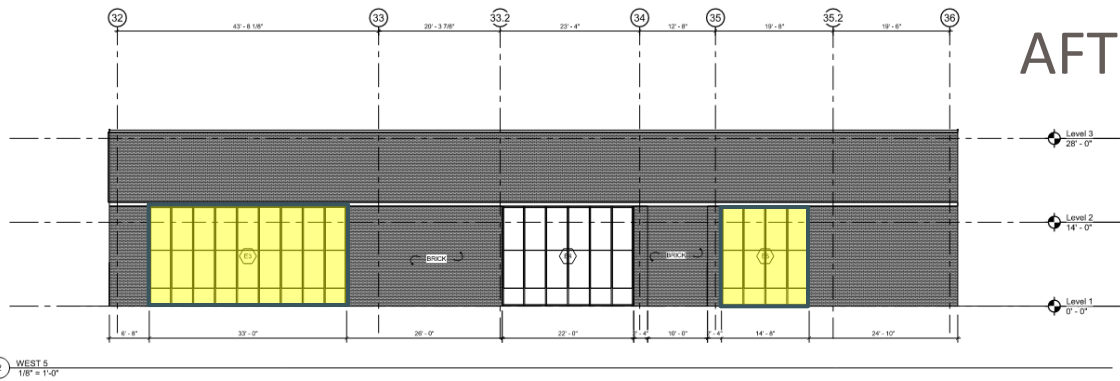
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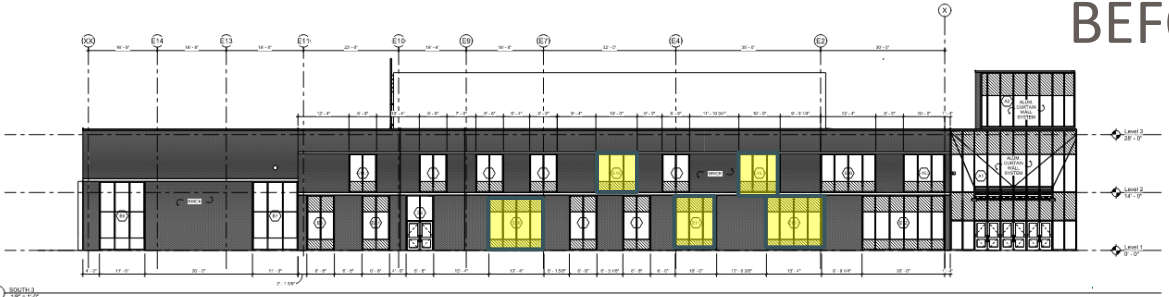
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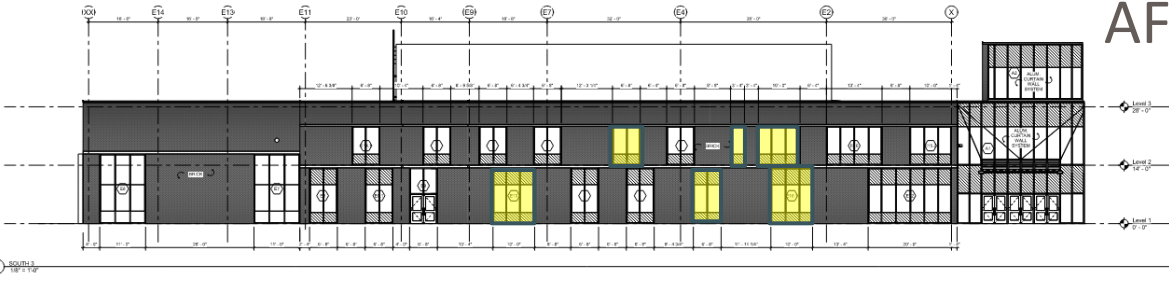
AFTER



BEFORE



AFTER



B.105 REDUCE OVERALL EXTERIOR WALL GLASS BY 20%

NOTE: THIS SLIDE REPRESENTS
5 OUT OF 13 ELEVATIONS
MODIFIED FOR VE ITEM B.105

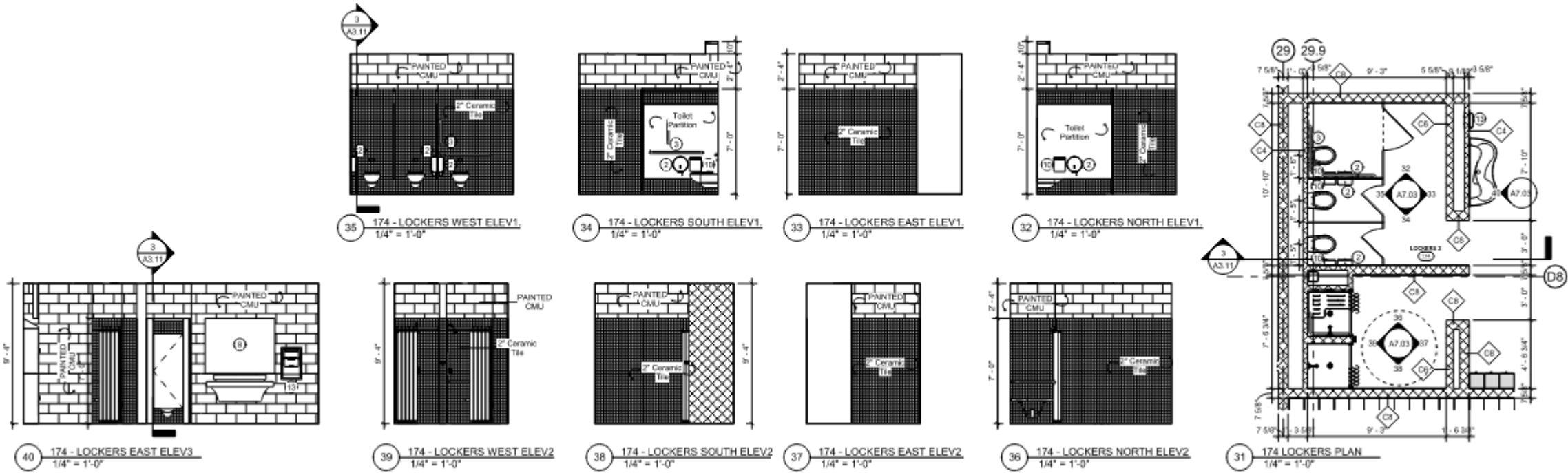
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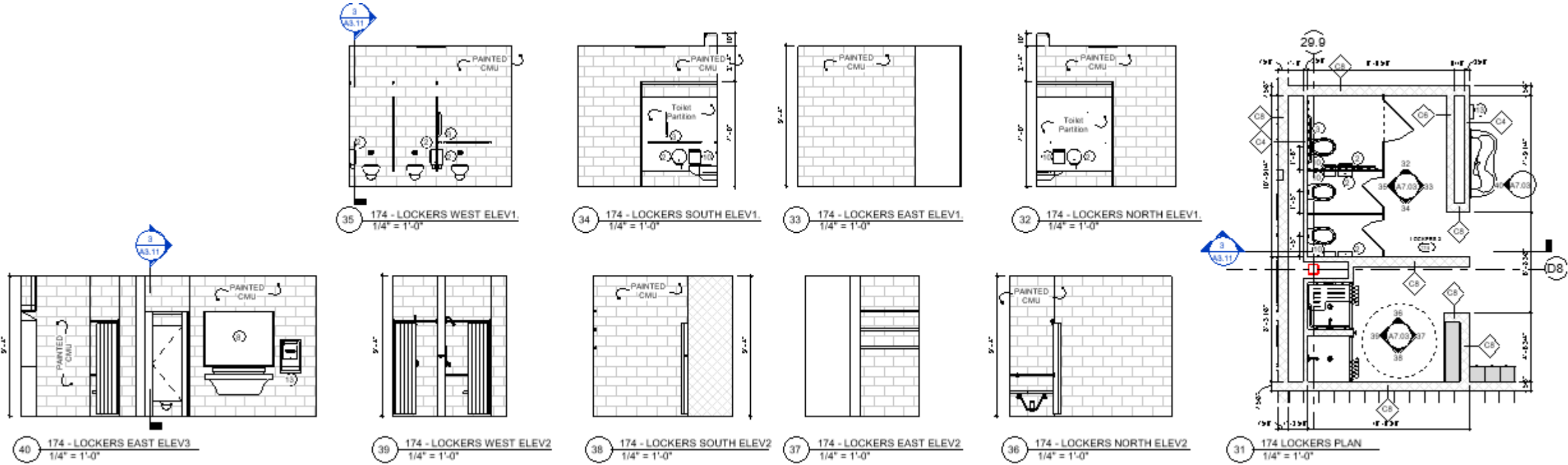
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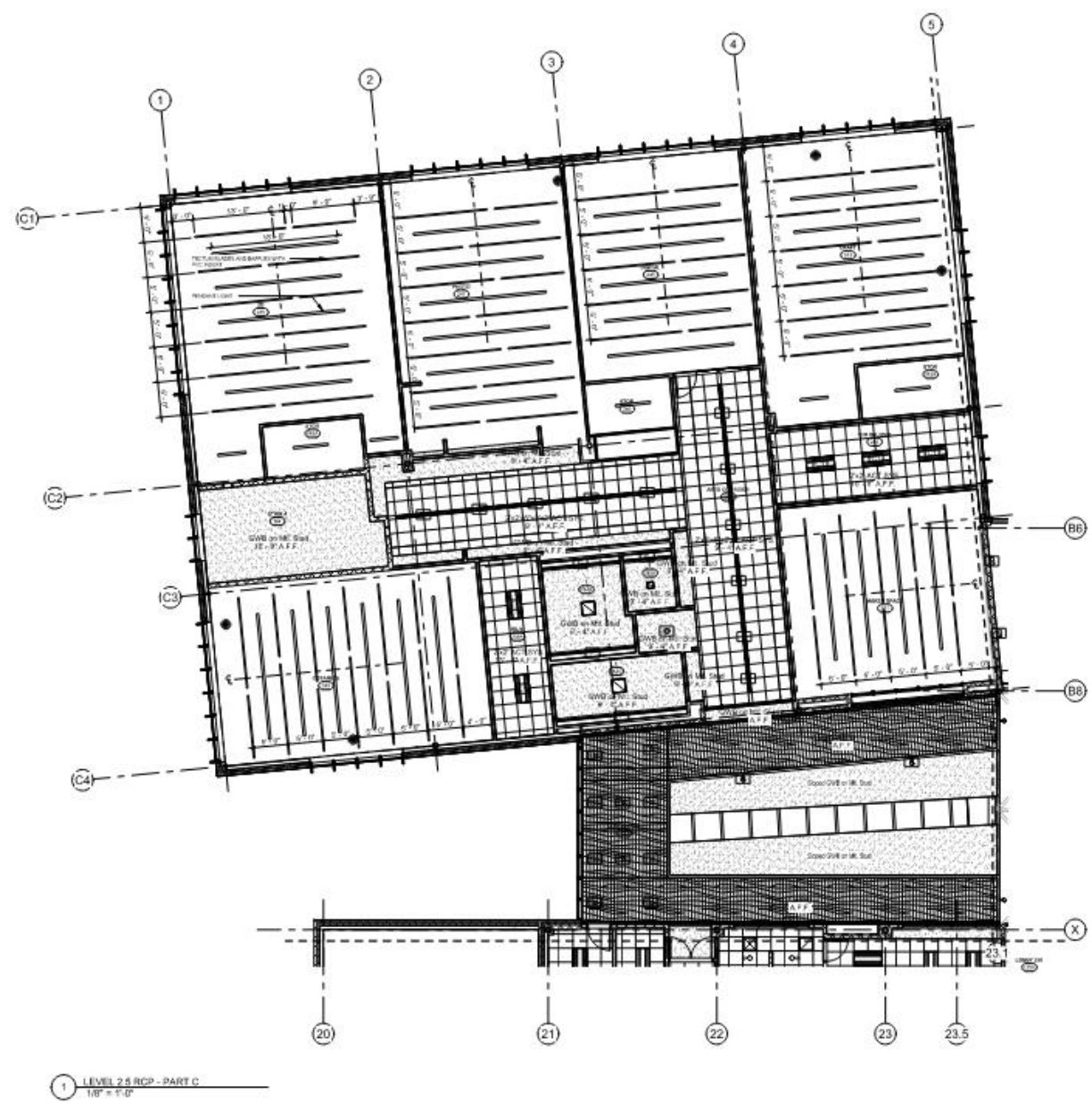
BEFORE



AFTER



BEFORE



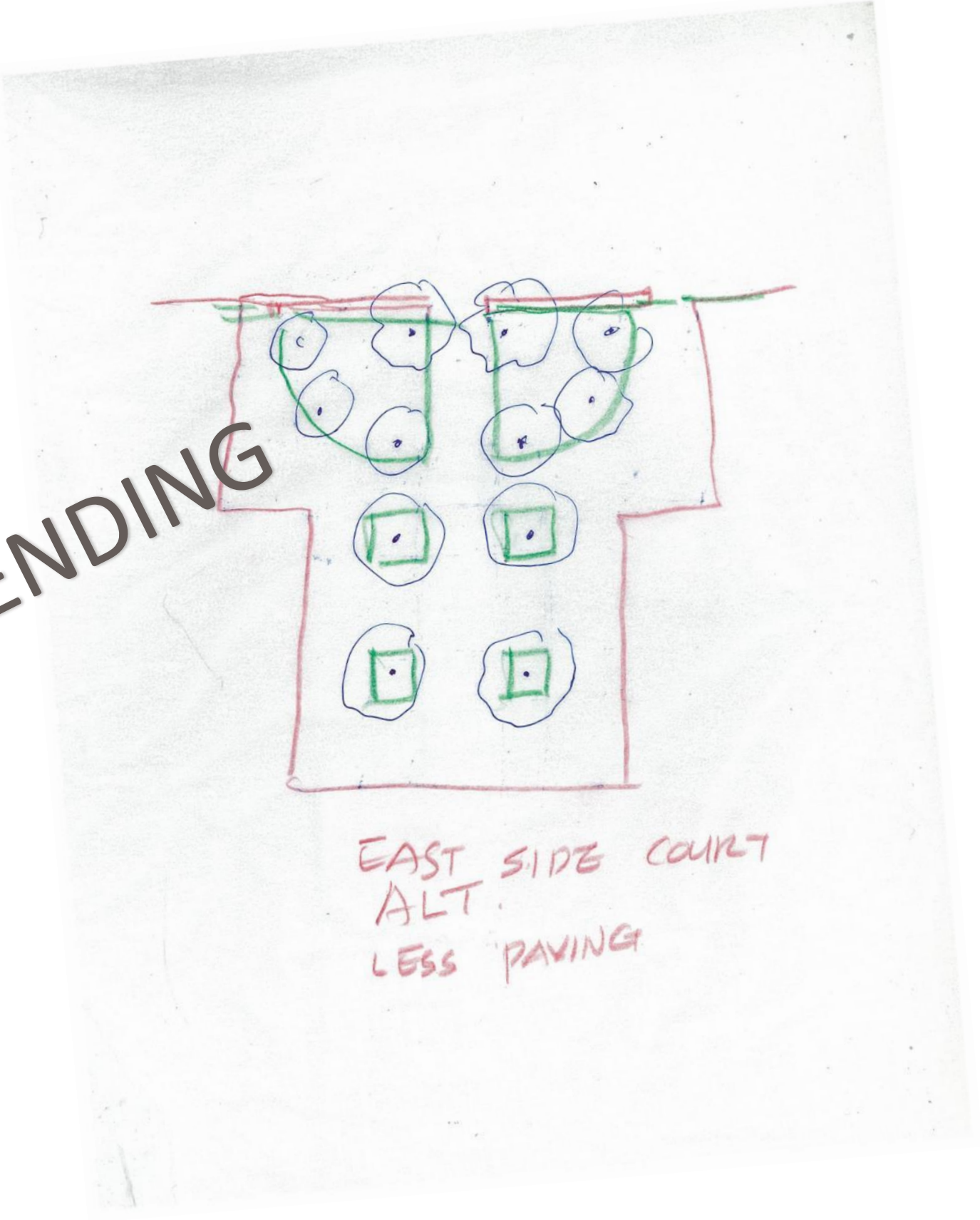
AFTER



C.106 REPLACE TECTUM BLADES & BAFFLES WITH ACT 2X2 CLOUDS

COST MODEL REVISION

C.108 ADJUST SPRAY FIREPROOFING & INTUMESCENT ESTIMATE



G.101 CHANGE PAVERS TO CONCRETE

REVISION PENDING

G.104 REDUCE OVERALL CONCRETE SIDEWALKS (% TBD)

REVISION PENDING

G.105 CHANGE CONCRETE WALK TO BITUMINOUS (% TBD)

REVISION PENDING

ADD

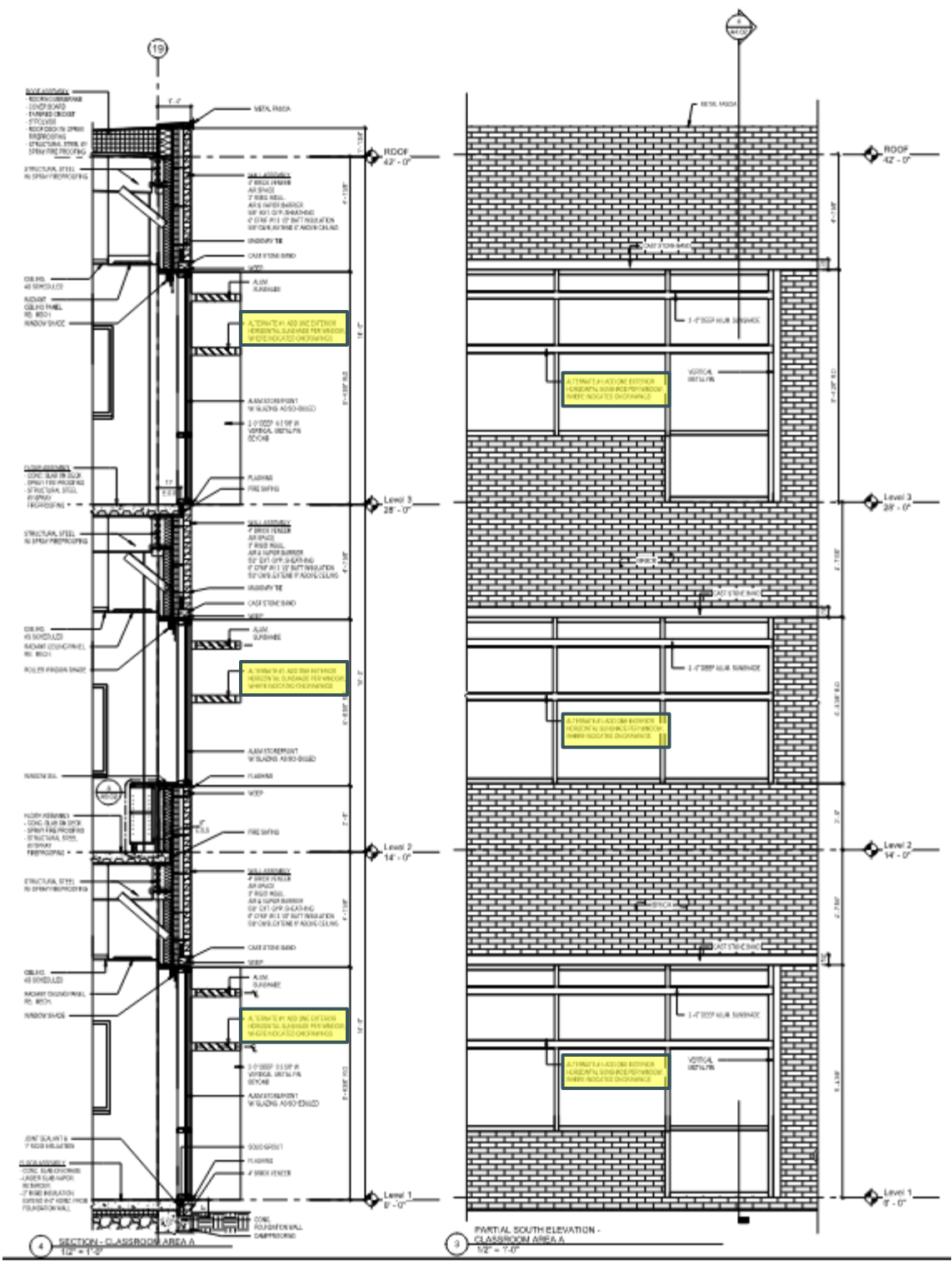
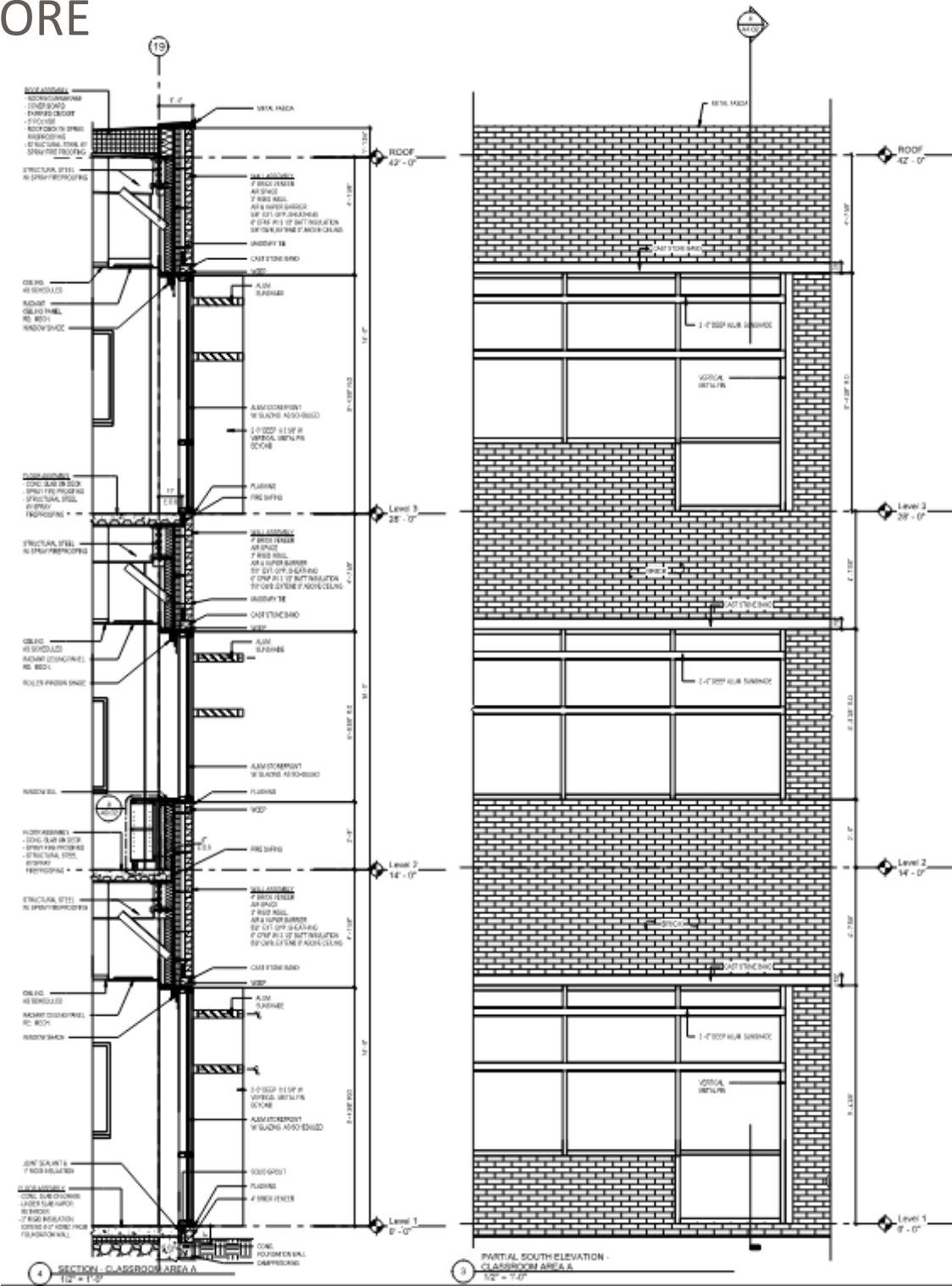
G.110 ~~ELIMINATE~~ BASEBALL FIELD WORK IN ITS ENTIRETY INCL. CLEARING, EARTHWORK/CUT, IRRIGATION, SOD, DRAINAGE, & SURFACE IMPROVEMENTS.

FARMINGTON HIGH SCHOOL | **PROGRESS**

DRAFT

BEFORE

AFTER



ALTERNATE 1 ADD ONE EXTERIOR HORIZONTAL SHADE PER WINDOW

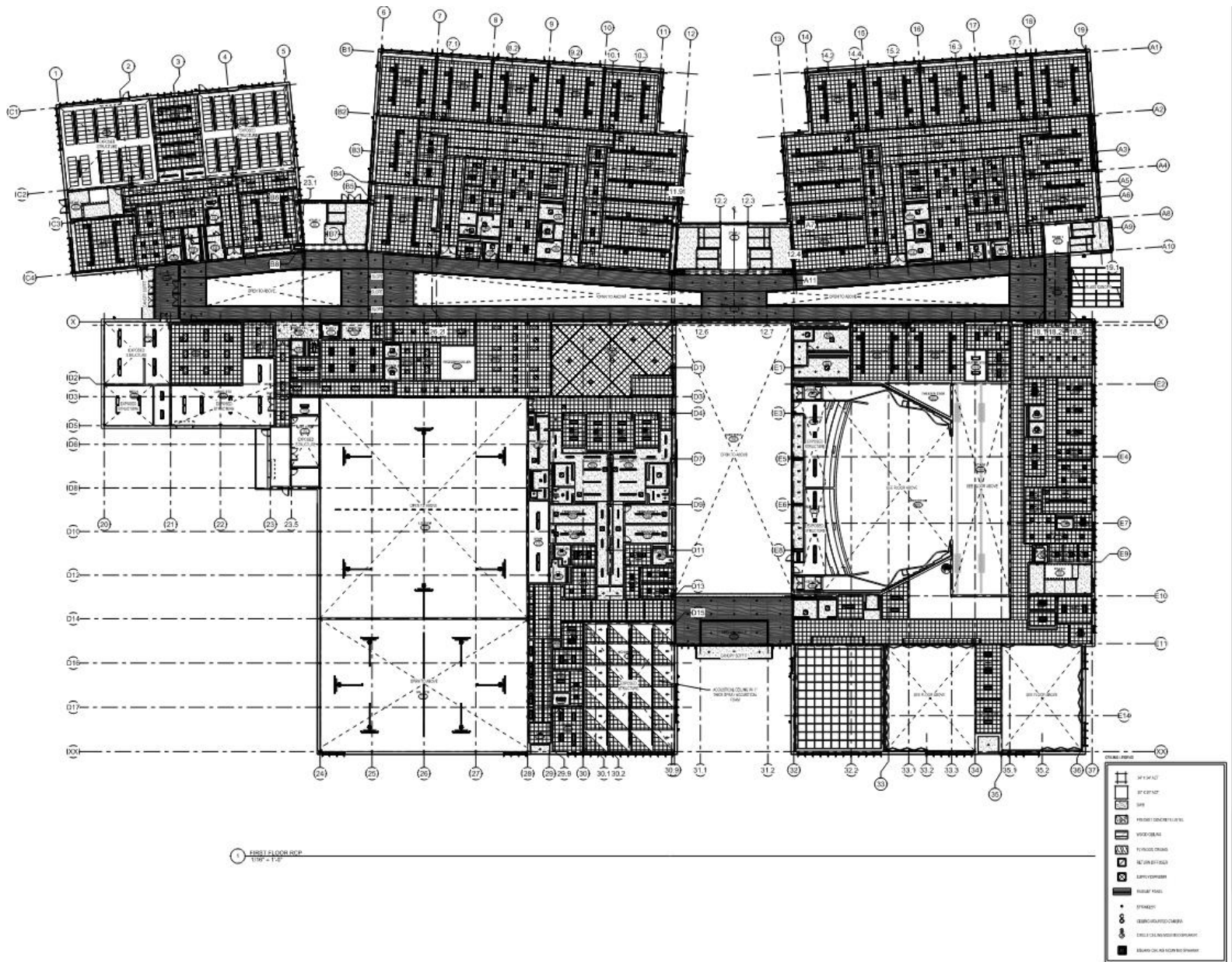
ROOM FINISH SCHEDULE - CD						
RM. NO	ROOM NAME	FLOOR FINISH	WALL FINISH	WALL BASE	CEILING FINISH	Comments
Level 1						
100	MAIN CONCOURSE	LNT	GWB/WC/ TB/AWP	RB-1	ACT-4/ PTD GWB/ PES	ALT #2: INSTALL PT IN LIEU OF LNT. ALT #3: INSTALL WD CEILING IN LIEU OF ACT. ALT #5: INSTALL GFC IN LIEU OF GYP BD PARTITION TYPE M43 WITH WC.
101	CAFETERIA	LNT	GWB/WC/ TB/AWP	RB-1	ACT-4/ PTD GWB/ PES	ALT #2: INSTALL PT IN LIEU OF LNT. ALT #3: INSTALL WD CEILING IN LIEU OF ACT. ALT #5: INSTALL GFC IN LIEU OF GYP BD PARTITION TYPE M43 WITH WC.

ALTERNATE 2 ADD PORCELAIN TILE IN LIEU OF LINOLEUM TILE IN LOBBIES, CORRIDOR AND CAFETERIA

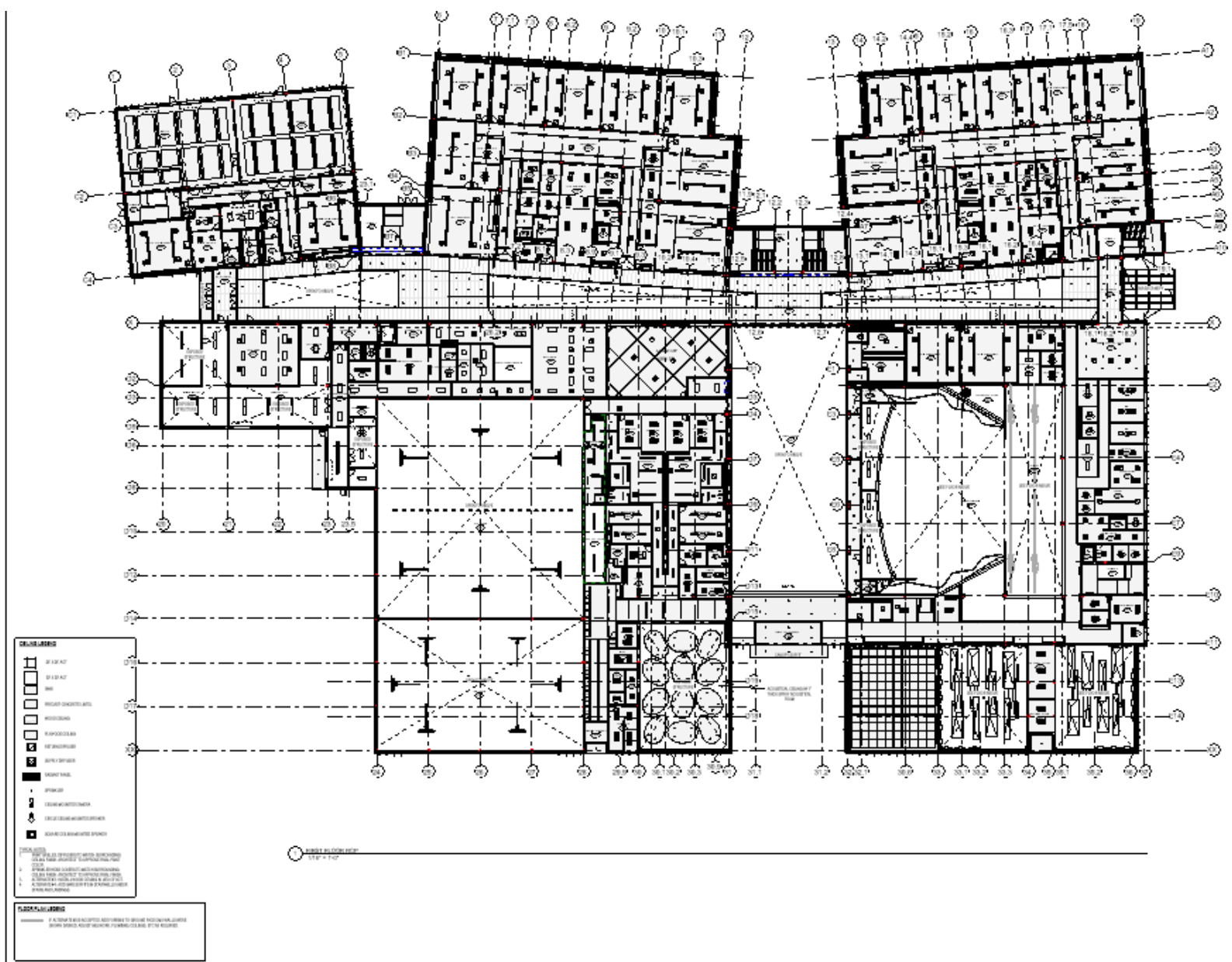
FARMINGTON HIGH SCHOOL | **PROGRESS**

DRAFT

BEFORE

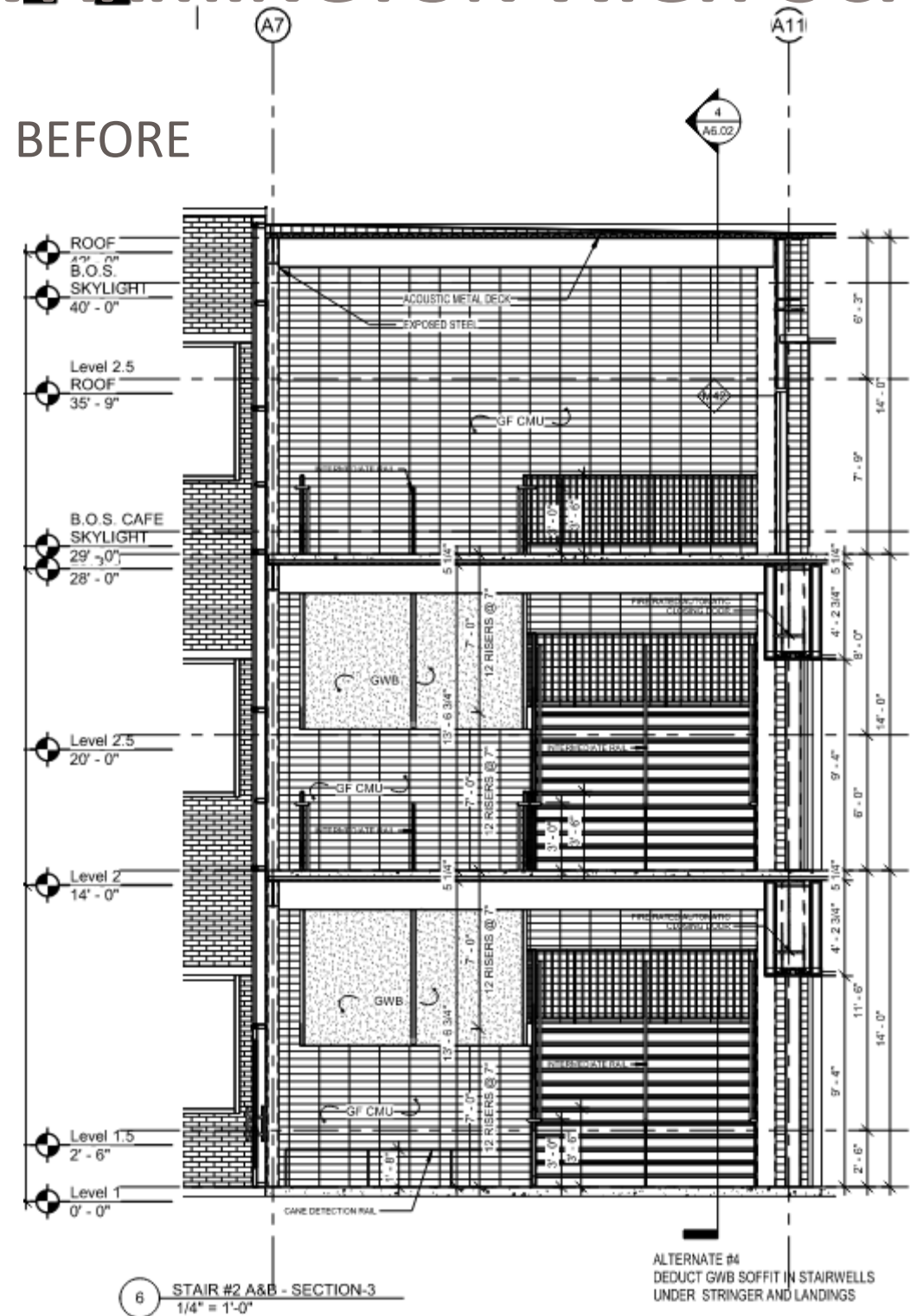


AFTER

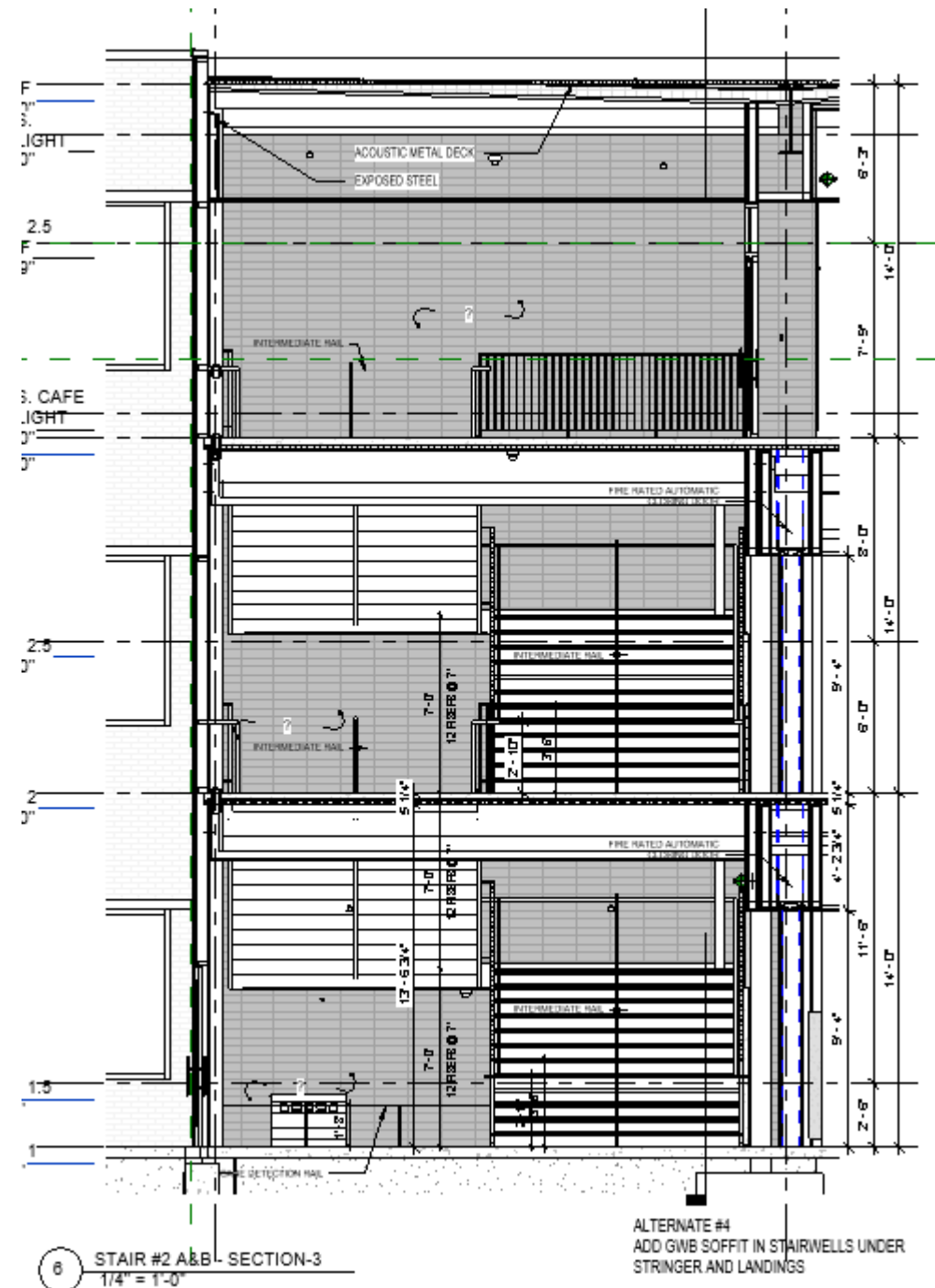


ALTERNATE 3 INSTALL WOOD CEILING IN LIEU OF ACT IN ATRIUM AND CORRIDORS

BEFORE



AFTER

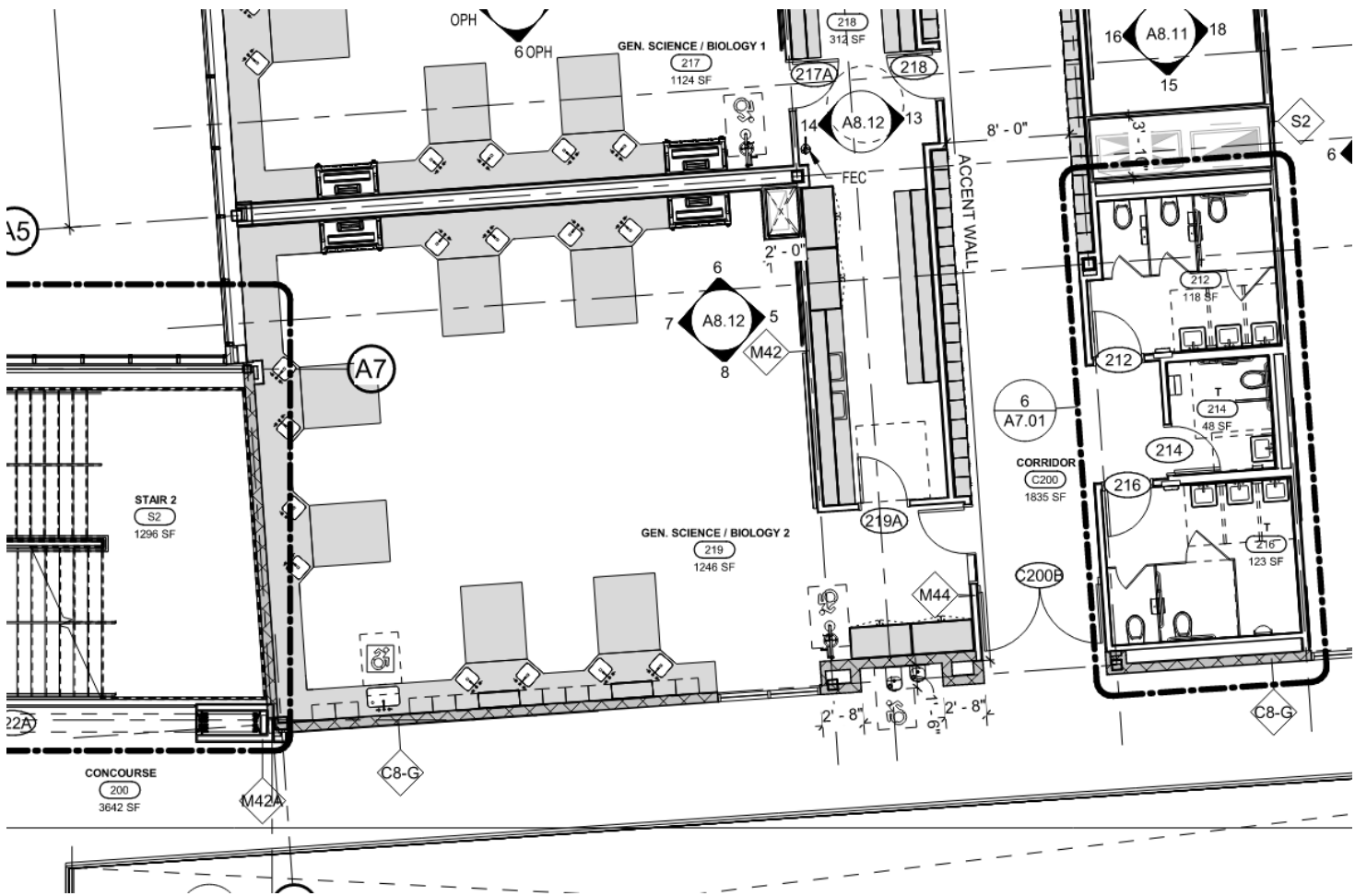


S1	STAIR 1	LNT/ RBR	PTD	RB-3	GWB	ALT #2: INSTALL PT IN LIEU OF LNT. ALT #4: ADD GWB SOFFITS IN STAIRWELLS UNDER STAIRS AND LANDINGS.
S2	STAIR 2	LNT/ RBR	PTD	RB-3	GWB	ALT #2: INSTALL PT IN LIEU OF LNT. ALT #4: ADD GWB SOFFITS IN STAIRWELLS UNDER STAIRS AND LANDINGS.

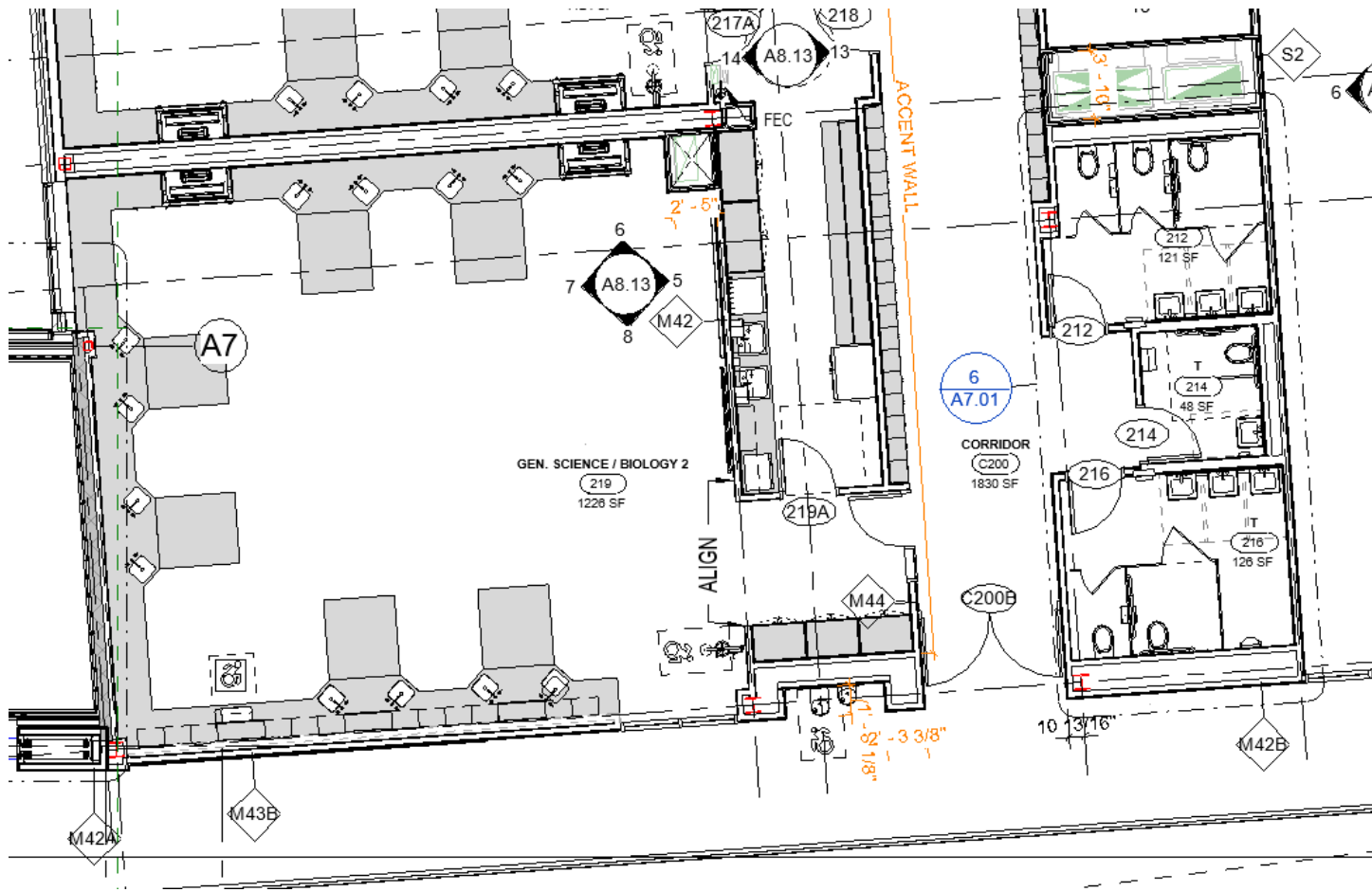
FARMINGTON HIGH SCHOOL | **PROGRESS**

DRAFT

BEFORE



AFTER



ALTERNATE 5 INSTALL GROUND FACE CMU IN LIEU OF GWB PARTION TYPE M43 WITH WALL COVERING

BEFORE



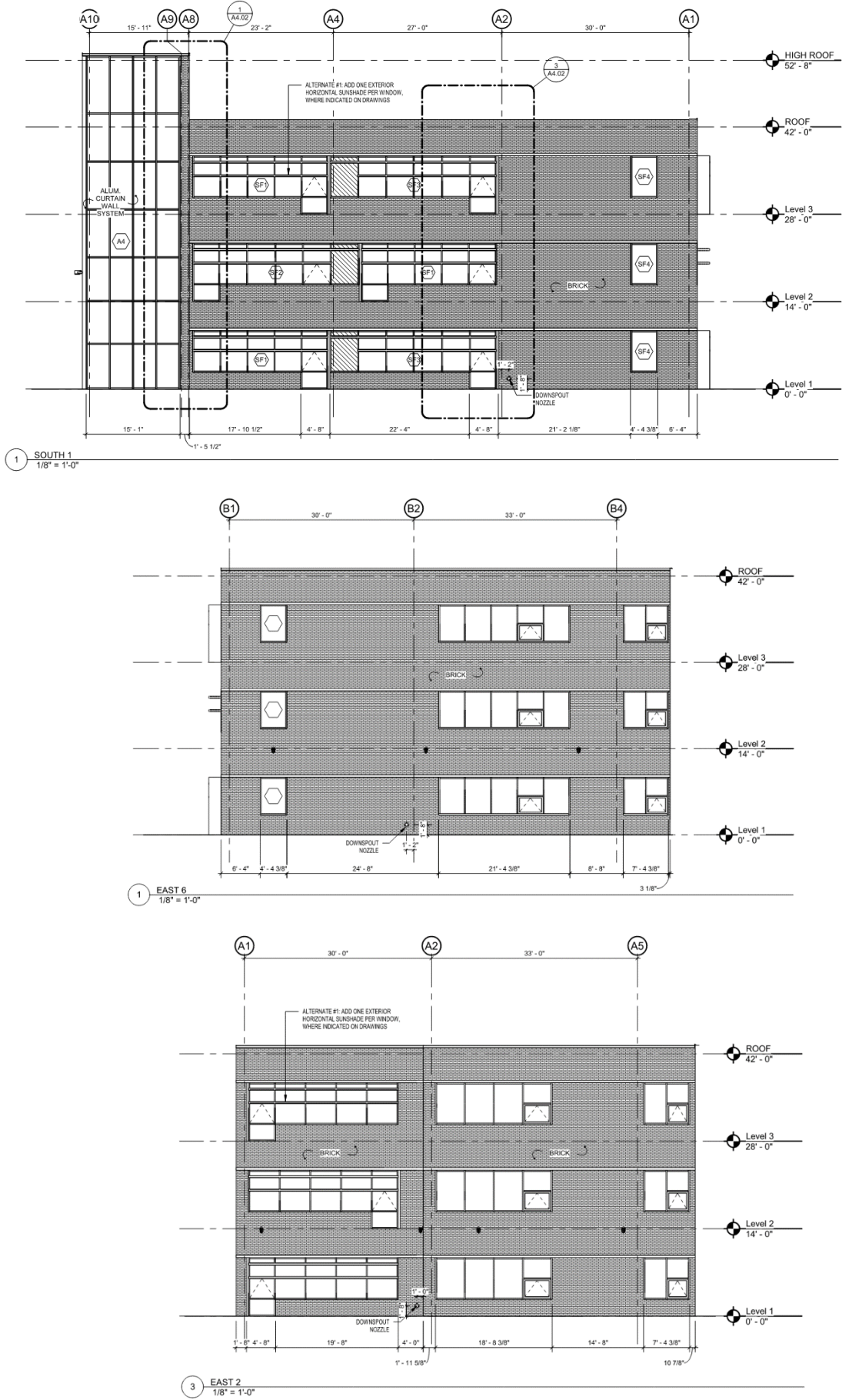
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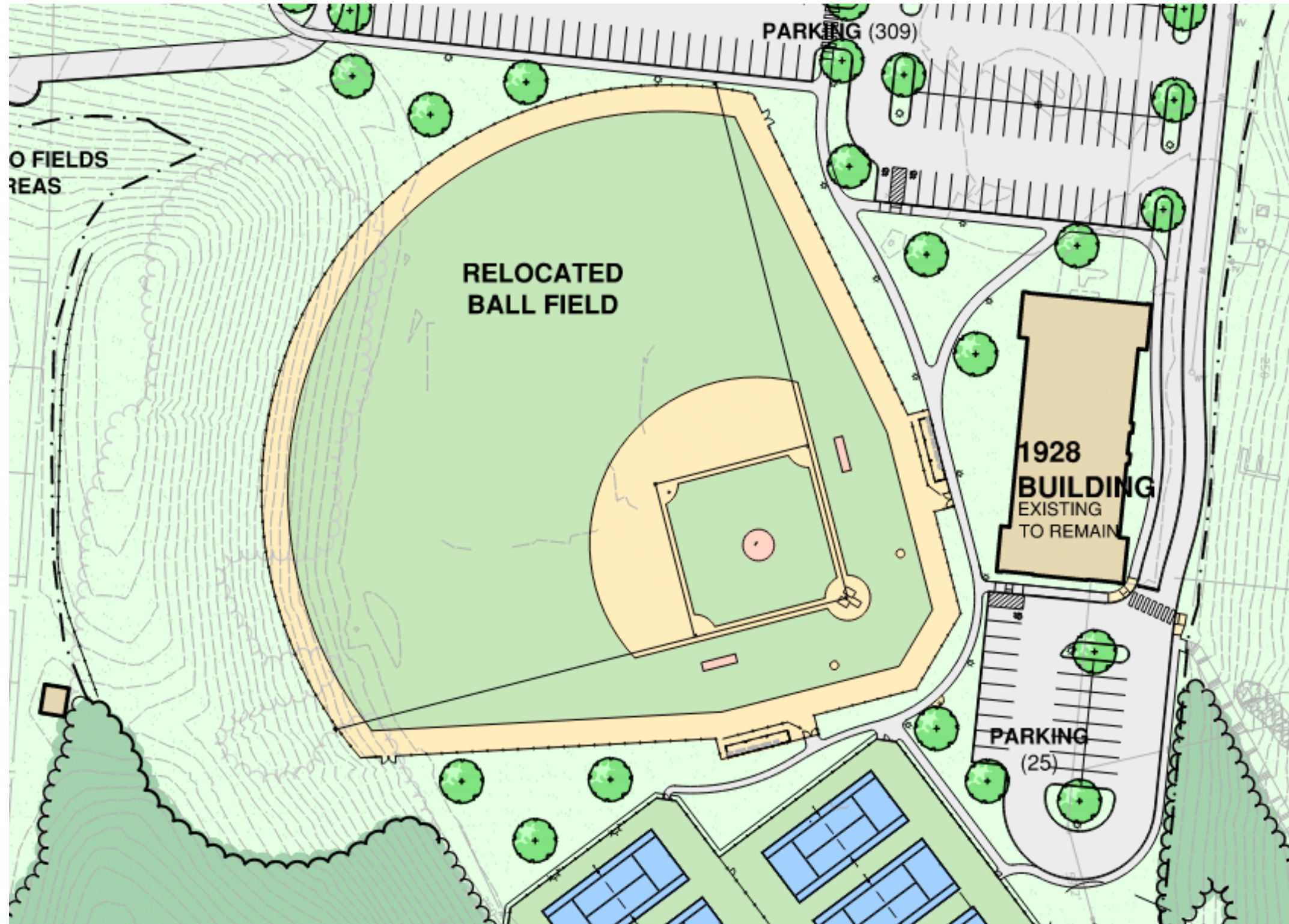


ALTERNATE 5 INSTALL GROUND FACE CMU IN LIEU OF GWB PARTION TYPE M43 WITH WALL COVERING

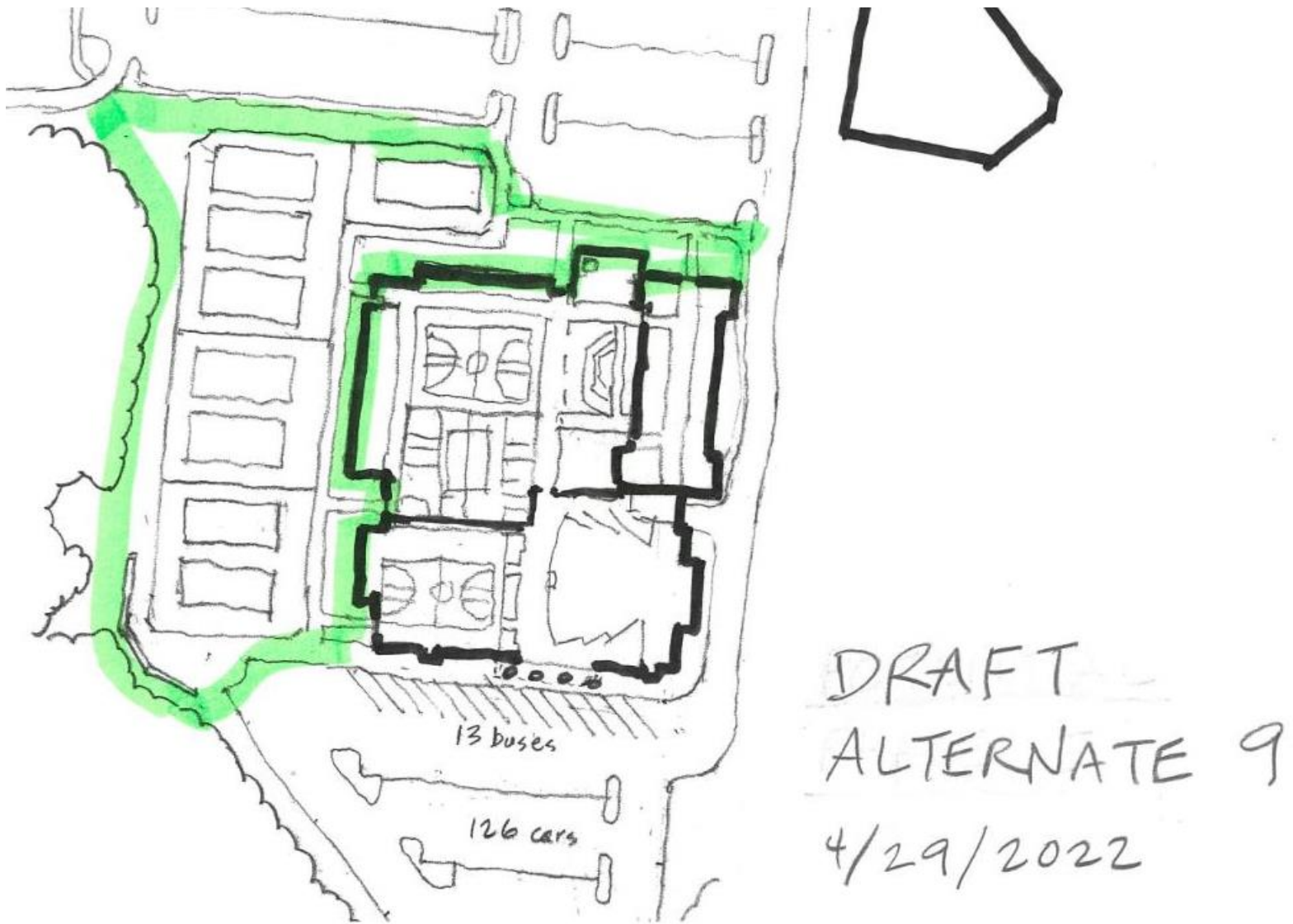
FARMINGTON HIGH SCHOOL | **PROGRESS**

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ALTERNATE 7 CONSTRUCT BALLFIELD IN LIEU OF GRASSY FIELD



ALTERNATE 8 **DELETE** THE ABATEMENT AND DEMOLITION OF AREA G PER THE DEMOLITION DRAWINGS

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

Attachment B

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
	5/5/2022	\$22,597.00 Professional Services- April 2022
Invoice Total:		\$225,970.00
Remaining Balance:		\$858,677.00

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
	5/3/2022	\$413,157.95 Professional Services- April 2022
Invoice Total:		\$2,705,264.97
Remaining Balance		\$2,419,735.03

May 11, 2022

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

5/5/2022

\$17,500.00

Professional Services- April 2022

Invoice Total:

\$122,500.00

Remaining Balance

May 11, 2022

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

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	
5/5/2022	\$1,030.00 Professional Services- April 2022	
Invoice Total:		\$10,300.00
Remaining Balance:		\$39,146.00

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	
5/3/2022	\$15,250.00 Professional Services- April 2022	
Invoice Total:		\$110,400.00
Remaining Balance:		\$104,600.00

May 11, 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

12/1/2021	\$3,384.62	Professional Services- October & 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
5/5/2022	\$1,692.31	Professional Services- April 2022

Invoice Total:

\$11,846.17

Remaining Balance:

May 11, 2022