Why? - The FHS Needs are Real and Urgent

• Urgent ADA and Accreditation requirements
• 6 additions between 1952 and 2003 that met immediate need only
• Restricted educational programming due to lack of space - increasing enrollment
• Cafeteria and Media Center unable to support student population
• Auditorium at the end of its useful life
• Roof with mechanicals installed
• Security risks with multiple entrance points
Part 1:

a) Review reference docs
b) Engage multiple architectural firms for competitive conceptual designs
c) Independent pricing review with Owner’s Rep/Estimator
d) Report findings to Town Council
e) Consider alternate locations

Part 2: - Phase 1

a) Receive project scope and net project cost range from Town Council
b) Continue with preliminary plan development
c) Bring plan to referendum
FHSBC Process and Timeline

**Conceptual Option Phase**
Evaluate conceptual design options from multiple architects to provide Town Council with the information they need to set the net municipal project cost range and overall project scope.

- Establish FHSBC and Sub-Committees
- Begin Communications Planning
- Complete Site Analysis
- Select firm for Owner’s Representative Services (RFP & Interviews)
- Select firms for Architect Services (RFP & Interviews)
- Review Educational Specifications
- Create Conceptual Design Options (Maintain/Renovate/New)
- Review and Analyze Conceptual Design Options
- Present Conceptual Design Options to Town Council

Town Council sets net municipal project cost range and overall project scope (Feb 2020)

**Preliminary Plan Phase**
Design a comprehensive solution to address the BOE Statement of Needs that falls within the net municipal project cost range and overall project scope set by Town Council

- Select Project Architect
  - Schematic Design Creation
  - Schematic Design Review and Analysis
  - Schematic Design and Budget Presented to Town Council
  - Schematic Design and Budget Approved by Town Council

Town Meeting/Referendum (Fall 2020)

(This is a planning document that represents high-level tasks and will be updated continually.)
What is a Conceptual Design Option?

-The primary function of a conceptual design is to determine a starting point-

• High Level Design Concept

• Categorized as either a Maintain, Renovate or New Building Option

• Focus on meeting the Statement of Needs

• High level costs using an independent estimator

• Estimated Tax Impact is calculated using basic financing methods and point-in-time data for a stand-alone project
1.) Review reference docs and hire experts to help us – CSG (3 months)

2.) Interview and select two architects as part of competitive design process – (3 months)

3.) Design & Evaluate Conceptual Options – (4 months)
   — Designated design discussions with each architect
   — Option evaluation discussions after each presentation
   — Community feedback via online and public comments
   — Community Meeting – October 2019
   — Community Meeting – January 2020
1. Select project scope
   — Maintain/Renovate/New

2. Select option within the project scope
Scope Priorities

- Meets the Statement of Needs and Educational Specifications
- Creates a safe and flexible learning environment for students
- Limits educational disruption during construction
- Reduces risk associated to unknowns
- Maximizes Value while Minimizing Risk
- Acts as a community asset
Based on a full evaluation of all conceptual options, the FHSBC is recommending a project scope of: **New Build**
The FHSBC would like to extend a sincere thank you to both architects that have supported us through the competitive conceptual design process. We acknowledge that this process has been unique and challenging. The support and collaboration from both firms is greatly appreciated.
MOTION:

To recommend option _____ by _____ for Town Council consideration.
# FHSBC Option Evaluation - Part 1

## FHSBC Evaluation Criteria Matrix

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>Total Points Available</th>
<th>PRESENTATION 1 OF 3-JANUARY 8, 2020</th>
<th>PRESENTATION 2 OF 3-JANUARY 15, 2020</th>
<th>PRESENTATION 3 OF 3-JANUARY 22, 2020</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>OPTION 1</td>
<td>OPTION 2</td>
<td>OPTION 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MAINTAIN EXISTING FIS</td>
<td>RENOVATE EXISTING FIS AS NEW WITH ADDITIONS</td>
<td>NEW FHS BUILDING</td>
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<tr>
<td>LOCAL, STATE, AND FEDERAL REQUIREMENTS</td>
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<td>TSKP 2.7</td>
<td>TSKP 3.8</td>
<td>TSKP 4.0</td>
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<td>QA&amp;M 3.8</td>
<td>QA&amp;M 3.9</td>
</tr>
<tr>
<td>CONSOLIDATION OF SPACE</td>
<td></td>
<td></td>
<td>QA&amp;M 3.6</td>
<td>QA&amp;M 3.7</td>
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<tr>
<td>BUILDING SYSTEMS</td>
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<td>QA&amp;M 3.7</td>
<td>QA&amp;M 3.5</td>
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<tr>
<td>SITE IMPROVEMENTS</td>
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<td>QA&amp;M 3.9</td>
<td>QA&amp;M 3.8</td>
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<tr>
<td>BENEFITS TO THE COMMUNITY</td>
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<td>QA&amp;M 3.7</td>
<td>QA&amp;M 3.6</td>
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<td>FIT AND FEEL FOR FARMINGTON</td>
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<td></td>
<td>QA&amp;M 3.7</td>
<td>QA&amp;M 3.5</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>12.3</td>
<td>26.3</td>
<td>27.6</td>
</tr>
</tbody>
</table>

| TOTAL POINTS AVAILABLE                | 28                     |                                    | 25.0                                | 25.8                                 |

DRAFT
• Site Layout and External Traffic Flow with Neighborhood Considerations
• Preservation of 900 wing/Separation of Central Office
• Flexibility of Design
• Internal Design and Traffic Flow
The Time is Now

Based on the Finance Director’s forecast delivered to Town Council, the town has the capacity to take on a large project now. The FHSBC is committed to working collaboratively to maximize reimbursement and reduce the net municipal cost by finding efficiencies in design elements that minimize impact on educational programs.
February 4, 2020 – FHSBC Recommendation to Town Council
TBD – Receive Net Municipal Project Cost Range and Scope from Town Council
Plan Part 2/Phase 1 of Charge in preparation for referendum

IMPORTANT:
- Only a conceptual design has been determined at this time (a starting point)
- FHSBC will work with the selected architect to complete a detailed design once Town Council has set the Net Municipal Project Cost Range and Scope
  - The design will be modified through a more detailed evaluation
- FHSBC will continue to collaborate with the community and Town Council on the detailed design prior to referendum