

**Agenda**  
**1928 Building Committee**  
**Tuesday, September 13, 2022**  
**Farmington Main Library**  
**4:30 P.M.**

**Please click the link below to access the webinar:**

<https://us02web.zoom.us/j/81360902934>

**Webinar ID: 813 6090 2934**

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
  - 1) To approve the attached minutes from the August 9, 2022, 1928 Building Committee meeting.
- E. Reports.
  - 1) Chair Report. (Mastrobattista)
  - 2) Town Council Liaison Report. (Capodiferro)
  - 3) FHS Building Committee Liaison Report. (Fagan)
  - 4) Architect Report.
    - a. Presentation of Preliminary Option 1 Design.
    - b. Presentation of Preliminary Option 2 Design.
  - 5) Communications Subcommittee Report.
  - 6) Financial Report.
- F. New Business.
  - 1) To approve the attached invoice for Silver/Petrucci + Associates in the amount of \$17,715.00.
  - 2) To recommend that the Town Council reduce the scope of Option 2 of the 1928 Building Committee Charge to eliminate the 1978 building, reduce the square footage of the 1952 building in the project design, and recharge the committee.
  - 3) To provide a project schedule update.
- G. Other Business.
- H. Adjournment.

CC: Maureen Frink, Town Clerk

MOTION:

Agenda Item D-1

To approve the attached minutes from the August 9, 2022, 1928 Building Committee meeting.

/Attachment

**Meeting Minutes  
1928 Building Committee  
Tuesday, August 9, 2022  
Town Hall Council Chambers/ZOOM  
4:30 P.M.**

**Attendees:**

Peter Mastrobattista, Chair  
Dan Kleinman  
Jean Baron  
Jack Kemper  
Joe Capodiferro, Town Council Member (via ZOOM)  
Kathy Blonski, Town Manager  
Kat Krajewski, Assistant Town Manager  
Russ Arnold, Director of Public Works/Town Engineer  
David Stein, Silver/Petrucci + Associates  
Chris Nardi, Silver/Petrucci + Associates

**A. Call to Order.**

The meeting was called to order at 4:32 P.M.

**B. Pledge of Allegiance.**

The committee members recited the Pledge of Allegiance.

**C. Public Comment.**

None.

**D. New Business.**

**1) Silver/Petrucci + Associates Introduction.**

David Stein and Chris Nardi of Silver/Petrucci + Associates introduced themselves to the members of the 1928 Building Committee.

**2) To review the Statement of Needs, 1928 Building Committee Charge, Community Survey Results, and Space Needs with Silver/Petrucci + Associates.**

Kathy Blonski, Town Manager, reviewed the Statement of Needs, Building Committee Charge, takeaways from the community survey results, and space needs with Silver/Petrucci + Associates.

**3) To discuss the next steps and timeline.**

Peter Mastrobattista raised the issue of removing the 1978 building from the scope of Option 2. Committee members discussed and came to a consensus to remove the 1978 building from the scope of Option 2 due to concerns about parking/impact to the new Farmington High School site plan and increases in future maintenance/capital costs. Committee members also discussed the potential for limiting the 1952 building in the Option 2 design.

Kathy Blonski stated that the Town Council will have to address this in their September meetings, as the 1928 Building Committee Charge has specific language about retaining the 1978 and 1952 buildings in Option 2. Joe Capodiferro, Town Council Member, will provide a report to the Town Council at their September 13<sup>th</sup> meeting stating the 1928 Building Committee's intentions, and will aim to have the Committee Charge amended at subsequent Town Council meeting on September 27<sup>th</sup>.

**E. Other Business.**

Peter Mastrobattista stated that a one-page 1928 Building Committee Newsletter will be sent out in September. Peter asked if any committee members would like to work with Town Staff to create this communication. Jean Baron and Dan Kleinman expressed interest.

**F. Adjournment.**

Upon a motion made and seconded (Baron/Kemper) it was unanimously VOTED: to adjourn at 5:16 P.M.

Respectfully Submitted,

Devon Aldave  
Clerk of the Committee

MOTION:

Agenda Item F-1

To approve the attached invoice for Silver/Petrucci + Associates in the amount of \$17,715.00.

NOTE: This invoice is for professional services rendered through August 31, 2022.

/Attachment



SILVER/PETRUCELLI + ASSOCIATES  
Architects / Engineers/ Interior Designers

3190 Whitney Avenue, Hamden, CT 06518  
Tel: 203 230 9007 Fax: 203 230 8247  
www.silverpetrucci.com

Town of Farmington  
Kathleen Blonski  
Email Only

Invoice number 22-0965  
Date 09/01/2022

Project **22.189 Farmington - 1928 School  
Building Office Conversion**

Professional services through August 31, 2022.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
<b>Conceptual Design 1928 BLDG Only</b>	50,600.00	15.00	7,590.00	0.00	7,590.00
<b>Conceptual Design 1928 + 1954/other buildings</b>	67,500.00	15.00	10,125.00	0.00	10,125.00
<b>Schematic Design 1928 BLDG Only</b>	20,250.00	0.00	0.00	0.00	0.00
<b>Schematic Design 1928 + 1954/other buildings</b>	25,900.00	0.00	0.00	0.00	0.00
Total	164,250.00	10.79	17,715.00	0.00	17,715.00

Invoice total **17,715.00**

**Invoice Summary**

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
<b>Conceptual Design 1928 BLDG Only</b>	50,600.00	7,590.00	0.00	7,590.00
<b>Conceptual Design 1928 + 1954/other buildings</b>	67,500.00	10,125.00	0.00	10,125.00
<b>Schematic Design 1928 BLDG Only</b>	20,250.00	0.00	0.00	0.00
<b>Schematic Design 1928 + 1954/other buildings</b>	25,900.00	0.00	0.00	0.00
<b>Total</b>	<b>164,250.00</b>	<b>17,715.00</b>	<b>0.00</b>	<b>17,715.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22-0965	09/01/2022	17,715.00	17,715.00				
	<b>Total</b>	<b>17,715.00</b>	<b>17,715.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Approved by:

Christopher T. Nardi  
 Project Manager

MOTION:

Agenda Item F-2

To recommend that the Town Council reduce the scope of Option 2 of the 1928 Building Committee Charge to eliminate the 1978 building, reduce the square footage of the 1952 building in the project design, and recharge the committee.

NOTE: At the August 9, 2022, meeting, the 1928 Building Committee came to a consensus to remove the 1978 building from the scope of Option 2 of the 1928 Building Committee Charge due to concerns about parking/impact to the new Farmington High School site plan and increases in future maintenance/capital costs.

The 1928 Building Committee also discussed the potential for reducing the square footage of the 1952 building in the Option 2 design. The committee directed the architect to analyze the 1952 building and provide a recommendation to the committee regarding where the 1952 building should be separated. This information will be provided in the September 13, 2022 architect report.

The committee will amend this motion at the meeting to include the architect's recommendations.