

**Minutes  
1928 Building Committee  
Communications Subcommittee  
Tuesday, October 11, 2022  
Town Hall Pavilion/ZOOM  
3:30 P.M.**

**Attendees:**

Jean Baron  
Dan Kleinman  
Kat Krajewski  
Devon Aldave

**A. Call to Order.**

The meeting was called to order at 3:33 P.M.

**B. To review the content for the 1928 Building Committee Newsletter.**

The subcommittee reviewed the draft 1928 Building Committee Newsletter and suggested minor edits. The subcommittee plans to send this Newsletter to all households in Town in the coming weeks. The draft Newsletter is recorded with these minutes as Attachment A.

**C. Other Business.**

None.

**D. Adjournment.**

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to adjourn at 3:53 P.M.

Respectfully Submitted,

Devon Aldave  
Clerk of the Committee



1928

## BUILDING COMMITTEE NEWSLETTER

### MESSAGE FROM THE CHAIR

The 1928 Building Committee was established by the Farmington Town Council on \_\_\_\_\_, after the results of the survey indicated strong support for retaining the 1928 building. The Committee includes community members, elected officials, and administration and staff members from the Town of Farmington and Farmington Public Schools.

The Committee has been diligently working with the architects and Town departments to review the Town's space needs and determine the most appropriate use of space for the 1928 Building. As you will see in the project update on page 3, the Committee will be focusing their efforts on the 1928 Building as a standalone building. Please join us for a community meeting on \_\_\_\_\_ to get a project update and provide comments and feedback on the preliminary conceptual design.

The 1928 Building Committee is committed to providing timely updates to the Farmington community throughout this process. Please visit our website, [www.1928building.org](http://www.1928building.org), to send comments or questions to the committee, view meetings/agendas, and receive project updates. Please also sign up on the website to receive the "Chair Report" which is sent after every building committee meeting.

I look forward to continuing the work of the committee and recommending a project to the Town Council that we can all be proud of!

Sincerely,  
Peter Mastrobattista, 1928 Building Committee Chair

2022

### Committee Meeting Schedule

The 1928 Building Committee meets on the 2nd and 4th Tuesday of the month at 4:30 PM.

Meetings are in person and streamed over zoom. Please check the building committee website [www.1928building.org](http://www.1928building.org) for meeting location.

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October 11, 2022

October 25, 2022

November 15, 2022

November 22, 2022

December 13, 2022

# SURVEY



## Project Information

Since it was formed in May 2022, the 1928 Building Committee has been discussing two potential options. Option 1 was considering renovation of the 1928 Building as a standalone building. Option 2 explored the possibility of retaining more of the building to utilize the existing gym space.

After reviewing space needs and completing preliminary concepts, the Project Architects have advised the 1928 Building Committee that Option 2 is oversized based on the Town's programmatic needs and creates a physical site separation between the high school and tennis courts which may cause parking/circulation conflicts.

Per the Statement of needs, gym space is a significant need town wide. However, Option 2 is roughly 60,000 sq. feet and far exceeds the Town's programmatic needs. With the inclusion of the current band room, Option 1 (Standalone 1928 Building) now includes multi-purpose recreational space, which meets most of the needs of the recreational programs mentioned in the Statement of Needs.

To renovate Option 2 in its entirety, it is estimated to cost over \$20 million. If the Town proceeds with Option 2 but decides not to renovate immediately, there are still significant long-term costs. After a cost-benefit analysis, the committee felt that it would be difficult to garner support from the taxpayers for Option 2 because the cost and the space presently exceeds the Town's needs.

As a result, on September 13, 2022, the 1928 Building Committee voted to recommend that Town Council amend the 1928 Building Committee Charge to eliminate Option 2 from the scope and recharge the committee.

The 1928 Building Committee presented their recommendation to Town Council on September 27, 2022. The Town Council voted to recharge the building committee to complete a conceptual design and project estimate for the renovation of the 1928 building as a standalone building, which shall include the current band room, as it was discovered that this space is original to the 1928 building. The committee is expected to present the design and cost estimate to Town Council by January 2023, where they will review financial information and determine a net municipal cost and total project budget. It is anticipated that a referendum will be held in the Spring of 2023.

In March-April 2022, the 1928 Ad Hoc Committee hired The Center for Research & Public Policy (CRPP) to collect resident input regarding potential options for the 1928 Building, as well as retaining the 1952 and 1978 additions. Ideas ranged from demolishing the buildings to keeping portions of the existing high school for other purposes.

Highlights of the survey include:

- **73.7%** of respondents expressed interest in retaining some of the buildings for needed space and municipal services.
- **77.8%** of respondents supported retaining the 1928 Building
- **56.9%** of respondents indicated the Town should look at retaining additional buildings (1952 and 1978) in order to retain the gyms and add recreational programs, senior services, storage space, etc.

The information gathered in this survey was helpful for the Town Council to approve a statement of needs and establish and charge a 1928 Building Committee.

## Committee Members



Peter Mastrobattista  
Chair



Jean Baron  
Resident



Joe Capodiferro,  
Town Council Liaison



Chris Fagan  
FHS Building Committee Liaison



Jack Kemper  
Resident



Dan Kleinman  
Resident



Mike Walsh  
Resident



Kathy Blonski  
Town Manager



Russ Arnold  
Director of Public Works



Kat Krajewski  
Assistant Town Manager



Scott Hurwitz  
Assistant Superintendent of  
Finance and Operations



Devon Aldave  
Clerk of the Committee

# Statement of Needs

In April 2022, the Town Council approved the statement of needs for the 1928 Building Committee, based on the review and recommendation from the Ad-Hoc 1928 Building Committee. The needs of the Town are as follows:

- Town Hall operations need more space and are inefficiently located in satellite offices across Town. This includes departments in the existing Town Hall, Probate offices, recreational offices, and social service offices.
- Community Use. Throughout Town, there is a lack of space for community use, including but not limited to meeting space, event space, non-profit use, and art and business incubator use.
- Gym space for basketball, pickleball, volleyball, and additional recreational programs.
- Space for additional Town Storage. Per records retention laws, files must be kept for long durations. Storage at Town Hall is limited and the new records facility at the Water Pollution Control Facility is rapidly filling up.

The 1928 Building Committee is working with the project architect on a renovation option to address these needs.

## Project Team

The 1928 Building Committee is pleased to announce that Silver Petrucelli + Associates, based out of Hamden, CT, was selected as the project architect for this project. After an RFP and interview process, the committee was impressed with Silver Petrucelli's experience and approach to this project.

Silver Petrucelli takes a collaborative approach with the committee to provide designs that meet the desires of the Town and community within the existing context and building spaces. They also have an impressive resume of similar projects where historic buildings were repurposed for Town operations.

The Committee looks forward to working with Silver Petrucelli and welcomes them to the project team!



## Visit the project website!

Sign up to receive the chair report after each meeting, send a comment or question to the committee, and receive project updates

[www.1928building.org](http://www.1928building.org)

SCAN ME



**1928 BUILDING COMMITTEE**

Town Hall, Farmington, CT 06032-1053

[www.farmington-ct.org](http://www.farmington-ct.org)

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Save the Date

# 1928 Building Community Meeting

WEDNESDAY  
**NOVEMBER 16**

at Farmington High School  
Auditorium  
6:00 pm