

**Agenda**  
**1928 Building Committee**  
**Communications Subcommittee**  
**Monday, January 9, 2023**  
**Town Hall Council Chambers**  
**4:00 P.M.**

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

**<https://us02web.zoom.us/j/81253065551>**

**Webinar ID: 812 5306 5551**

- A. Call to Order.
- B. Minutes.
  - 1) To approve the minutes from the December 13, 2022, 1928 Building Communications Subcommittee meeting.
- C. To review the draft Q+A.
- D. Other Business.
- E. Adjournment.

CC: Maureen Frink, Town Clerk

MOTION:

Agenda Item B-1

To approve the minutes from the December 13, 2022, 1928  
Building Communications Subcommittee meeting.

/Attachment

**Minutes  
1928 Building Communications Subcommittee  
Tuesday, December 13, 2022  
Town Council Chambers  
3:30 P.M.**

**Attendees:**

Jean Baron  
Dan Kleinman (via zoom)  
Kat Krajewski

**A. Call to Order.**

The meeting was called to order at 3:40 P.M.

**B. Minutes.**

**1) To approve the minutes from the November 15, 2022, 1928 Building Communications Subcommittee meeting.**

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the minutes from the August 30, 2022, 1928 Building Communications Subcommittee meeting.

**C. To review the updated content for the 1928 Building Committee Newsletter.**

Kat Krajewski reviewed the updated newsletter content with the subcommittee. The draft newsletter is recorded with these minutes as Attachment A. There was general discussion regarding clarifying that the multi-purpose recreational space does not have a regulation sized baseball court but will be able to accommodate youth basketball and other recreational activities. The subcommittee also discussed the potential use of ARPA funds, and that the Town Council would give direction at their meeting tonight regarding the fate of the 1928 building if the referendum does not pass. The newsletter will be updated and sent to the printer in order to hit houses the first week in January.

**D. Other Business.**

The committee discussed creating a Q&A section of the website. They reviewed the following potential questions to include:

- Why should the Town Hall move to the 1928 Building?
- If the Town Hall moves to the 1928 Building, what will happen to the existing Town Hall?
- What happens to the 1928 Building if the referendum does not pass?
- How will the 1928 renovation impact the site plan for the FHS Project?
- What is the project cost and tax implication for a homeowner?
- How will you account for cost escalation and inflation in your cost estimate?
- What is the proposed project timeline?
- How will the 1928 renovation benefit the community?
- What does the proposed design look like?

- How long will construction take and how will that impact the high school?

It was suggested that a question regarding accessibility be added to the Q&A list. Kat will start working on some responses and the subcommittee will review at their next meeting. Once complete, these will be added to the website and included in the second newsletter.

**E. Adjournment.**

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to adjourn at 4:14 P.M.

Respectfully Submitted,

Kathryn Krajewski  
Assistant Town Manager



1928

## BUILDING COMMITTEE NEWSLETTER

2023

### MESSAGE FROM THE CHAIR

The 1928 Building Committee was established by the Farmington Town Council on May 10, 2022, 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. 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 for Town Hall Operations.

The 1928 Building Committee is committed to providing timely updates to the Farmington community throughout this process. Please visit our website, [www.1928buidling.org](http://www.1928buidling.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.

The 1928 Building is a landmark in Farmington. I look forward to continuing the work of the committee and presenting a project to the Town Council that we can all be proud of!

Sincerely,  
Peter Mastrobattista, 1928 Building Committee Chair

### 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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January 10, 2023

January 24, 2023

February 7, 2023

February 28, 2023

March 14, 2023

March 28, 2023

April 11, 2023

April 25, 2023

May 9, 2023

May 23, 2023

# SURVEY



## Project Information

Since it was formed in May 2022, the 1928 Building Committee has been reviewing potential options for a renovation of the 1928 Building. After extensive review, the 1928 Building Committee recommended that 1928 Building as a standalone building should be the proposed project to meet the needs of the Town. This recommendation is in line with the survey results, where there is strong support for the retention of the 1928 Building.

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 has continued to work closely with the Project Architect, Silver Petrucelli + Associates, to meet with Town departments to determine their space needs, as the design proposes that Town Hall municipal operations move to the 1928 Building. The design also includes a multipurpose recreational facility to meet the need for additional gym space for recreational offerings.

At the December 13, 2022 Town Council Meeting, the Town Council gave unanimous consensus that the 1928 Building would be \_\_\_\_\_ if the upcoming referendum does not pass.

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. The Town Council has indicated that they intend to use a majority of the Town's ARPA Funds (American Rescue Plan Act of 2021) to offset the cost of this project and reduce the net municipal cost to Farmington taxpayers.

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.

First Floor



Second Floor



Third Floor



The floor plans depicted above are conceptual representations. Some elements are subject to change during the design process. Please visit our website [www.1928building.org](http://www.1928building.org) for more information on the proposed design and the design process.

## Project Team



ARCHITECTS  
ENGINEERS  
INTERIORS

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!

**1928 BUILDING COMMITTEE**

Town Hall, Farmington, CT 06032-1053

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

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## 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





MOTION:

Agenda Item C

To review the draft Q+A.

/Attachment

- **Why should the Town Hall move to the 1928 Building?**

The 1928 section of the existing Farmington High School is considered a landmark by many residents and visitors to Farmington. For that reason, a town-wide survey was conducted in the Spring of 2022 to determine if there was support from the community to retain the 1928 Building. The results of that survey [\(provide link to survey results\)](#) indicated that 77.8% of respondents supported retaining the 1928 Building.

As a result, the 1928 Building Committee was established by the Town Council on May 10, 2022. The Committee has been working with the project architects and Town departments to review the Town's long-term space and storage needs to meet the Statement of Needs [\(link to statement of needs page\)](#), as approved by Town Council in April 2022. 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.
- 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.

Moving the Town Hall to the 1928 Building would preserve the landmark building and meet the Town's long- and short-term space needs.


- **If the Town Hall moves to the 1928 Building, what will happen to the existing Town Hall?**

It is anticipated that the existing Town Hall will become the Town Hall Annex and space will be provided for community use, social service programs, additional Town storage, and an expanded Regional Probate Court.

[\(Add content regarding community use/incubator space\)](#)

- **What happens to the 1928 Building if the referendum does not pass?**  
At the December 13, 2022 Town Council Meeting, the Town Council gave unanimous consensus that the 1928 Building would be demolished if the upcoming referendum does not pass.
- **What will the multipurpose recreational space be used for?**  
During the design process, the project architects confirmed that the band room in the current high school is original to the 1928 building. In 1928 when Farmington High School first opened, this two-story space was the auditorium and gymnasium.

The Statement of Needs lists gym space as a town-wide need for recreational programs. The multipurpose recreational space enables the Town's needs to be met and also provide additional recreational space for other programs including dance and yoga. It should be noted that the gym space will not be a regulation basketball court but will be able to be used for the Town's youth basketball program. The gym space may also be used for pickleball, volleyball, badminton, or other recreational programs.

- **How will the 1928 renovation impact the site plan for the FHS Project?**  
The site plan (link to site plan on website) proposes a distinct separation of Town Hall and Farmington High School Use. Parking for Town Hall will be on the  side of the 1928 Building while student and central office parking remains untouched from the original Farmington High School plan.

The site plan also calls for the relocation of the tennis courts, allowing for a better orientation as well as closer proximity to the locker rooms that are located in the "900 wing." The previous tennis court location would be converted to green space for Town or school use.

- **What are ARPA funds and why are they being used for this project?**  
After receiving the American Rescue Plan Act funds in 2021, The Town Council established a subcommittee to determine and make recommendations regarding these funds. They recommended that the ARPA funds be used to undergo large long-term capital expenditures. By focusing efforts on long term capital budget, the Town will make investments in transformational projects, that have town wide long-term benefits, which will positively impact all taxpayers rather than specific requestees. This will enable funds to be distributed in a more equitable manner and allow the Town to fund projects that normally may not otherwise be afforded.

The Town Council has indicated that they intend to use a majority of the Town's ARPA funds to offset the cost of this project and reduce the net municipal cost (the amount the Town of Farmington has to bond) to Farmington taxpayers.

- **What is the project cost and tax implication for a homeowner?**

To fill in after January 24<sup>th</sup> Town Council Meeting

- **How will you account for cost escalation and inflation in your cost estimate?**

To fill in after January 24<sup>th</sup> Town Council Meeting

- **What is the proposed project timeline?**

Need to get from architects

Referendum-Spring 2023

Design Development- 2023-2024

Construction-

- **How will the 1928 renovation benefit the community?**

- Preserve and renovate landmark building
- Provide adequate space for Town departments now and into the future
- Floor plan layout is efficient for public access to departments as well as grouping of like departments (ex: town clerk, assessor, and tax collector all on first floor)
- Provide adequate space for Town storage to comply with records retention laws now and into the future
- Multipurpose recreational space for recreational programs
- Provide much needed expansion for Probate Court and offices in the Town Hall annex
- Provide much needed community meeting space in the Town Hall Annex

- **What does the proposed design look like?**

Link floor + site plan page

- **Will the new Town Hall be accessible for residents of all abilities?**

The new Town Hall will meet ADA requirements and will be accessible for residents of all abilities.

*Committee should have discussion on Universal design (per human relations commission)*

- How long will construction take and how will that impact the high school?  
Need to get from architects- this should be presented with the budget