

Agenda
1928 Building Committee Meeting
Tuesday, February 7, 2023
Town Hall Council Chambers
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/84574083407>

Webinar ID: 845 7408 3407

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached minutes from the January 18, 2023, 1928 Building Committee meeting.
- E. Correspondence.

Responses to previous correspondence:

 - 1) Greg Kaminski
 - 2) Robert Bonato
 - 3) Lynne Mahannah
 - 4) Dana Miller
 - 5) Mimi Mead
 - 6) Brian Cunningham
 - 7) Donna Campbell
- F. Reports.
 - 1) Chair Report. (Mastrobattista)
 - 2) Town Council Liaison Report. (Capodiferro)
 - 3) FHS Building Committee Liaison Report. (Fagan)
 - 4) Architect Report. (Nardi/Stein)
 - 5) Communications Subcommittee Report. (Baron/Kleinman)
 - a. Review of updated 1928 Building Committee website.
 - b. Review of updated Q+A.
 - c. Review of updated 1928 Building Committee Communications Calendar.
 - d. Review of 2nd 1928 Building Committee Newsletter.
 - e. Review of Town Council Chair Article & 1928 Building Committee Article in the Town Newsletter.
 - 6) Financial Report. (Blonski)

G. New Business.

- 1) To approve the attached invoice from Silver/Petrucci + Associates in the amount of \$15,690.00.
- 2) To establish a 1928 Building Value Engineering Subcommittee.

H. Other Business.

I. Adjournment.

CC: Maureen Frink, Town Clerk

MOTION:

Agenda Item D-1

To approve the attached minutes from the January 18, 2023, 1928 Building Committee meeting.

/Attachment

Minutes
1928 Building Committee
January 18, 2023
Town Hall Council Chambers
4:30 P.M.

Attendees:

Peter Mastrobattista, Chair
Joe Capodiferro, Town Council Member
Chris Fagan, FHS Building Committee Liaison (via ZOOM)
Jean Baron
Dan Kleinman (via ZOOM)
Mike Walsh
Jack Kemper
Kathy Blonski, Town Manager
Russ Arnold, Director of Public Works/Town Engineer
Chris Nardi, Silver/Petrucci + Associates
Dave Stein, Silver/Petrucci + Associates

A. Call to Order.

The meeting was called to order at 4:31 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 minutes from the January 9, 2023, 1928 Building Committee meeting.

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: to approve the minutes from the January 9, 2023, 1928 Building Committee meeting.

E. Correspondence.

None.

Town Manager Blonski reported that she has received some correspondence through the Building Committee web page. She will respond to the questions and the questions and answers will be included in the next agenda.

F. Reports.

1) Architect Report. (Nardi/Stein)

Chris Nardi presented the attached presentation to the Committee (recorded with these minutes as Attachment A). The Committee asked various questions. Since the last meeting, town staff reviewed the schematic design cost estimate in detail with the architects and with the cost estimator. The architects and staff felt that these costs were solid and substantial reductions

would change the scope of the project. The only exception to this was the site work line item. The staff and architects met with the Farmington High School Building Project team and expects that the cost estimates associated with the site plan will be less than estimated due to overlaps in the scope of work between the 1928 and FHS projects. This should result in savings to the 1928 project. Committee members felt that it was important to continue to work together with the High School project team.

The Committee asked Town Manager Blonski about the Federal ARPA funds. Mrs. Blonski stated that there was approximately 7.8 million dollars of ARPA monies available for the Town Council to use for this project.

The Committee reviewed the timeline of the Farmington High School project. Between August 2024 and November 2024, the demolition of the High School would take place. This is when the existing 1928 building would be exposed.

It was determined that a sub-committee would be created to review materials associated with the designs. Committee members were instructed to contact Chair Mastrobattista if they were interested in being on the sub-committee.

Town Manager Blonski stated that the Committee should make a motion to recommend the project budget to the Town Council for consideration. It is anticipated that the Town Council will set a net municipal cost/project budget for the Committee at its January 24, 2023, Town Council meeting.

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: that the 1928 Building Committee recommends a project budget of \$16,597,919 for the Town Council consideration.

G. Other Business

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: to cancel both the Communications Subcommittee meeting and Regular Building Committee meeting on January 24, 2023.

Chair Mastrobattista encouraged all Committee members to attend the January 24, 2023, Town Council meeting at 7:00 p.m.

H. Adjournment.

Upon a motion made and seconded (Kemper/Capodiferro) it was unanimously VOTED: to adjourn at 5:35 pm.

Respectfully Submitted,
Kathleen Blonski
Town Manager

FARMINGTON

1928 BUILDING COMMITTEE

January 18, 2023



ARCHITECTS
ENGINEERS
INTERIORS



SINCE 1991





FARMINGTON HIGH SCHOOL, UNIONVILLE, CONN. E-11





Farmington 1928 Building

Town Hall Conversion

1/18/2023

Schematic Design Estimate



37,245 SF

CONSTRUCTION COSTS (PROVIDED BY PACS, LLC)	COST
GENERAL CONDITIONS, BONDS, INSURANCE, GC OVERHEAD & PROFIT	\$1,489,285
ENVIRONMENTAL ABATEMENT AND DEMOLITION	\$1,096,236
STRUCTURE AND BUILDING ENVELOPE (INCLUDES ADDITION AND 1928 RESTORATION AND REPAIRS)	\$2,562,202
DOORS, FRAMES AND HARDWARE (INCLUDING ACCESS CONTROL/SECURITY & OPERABLE GYMNASIUM WALL)	\$559,117
INTERIOR PARTITIONS AND CEILINGS, INCLUDING PAINTING AND WALLCOVERINGS	\$714,011
FLOORING AND FINISHES	\$538,834
BUILT IN CASEWORK (RECEPTIONS DESKS, MAIL/COPY ROOMS, BREAK ROOM, ETC.)	\$148,135
TOILET ACCESSORIES, SIGNAGE, MISCELLANEOUS	\$114,865
MODULAR VAULT	\$250,000
ELEVATOR CAB AND CONTROLS	\$145,000
FIRE PROTECTION (SPRINKLER SYSTEM MODIFICATIONS)	\$174,804
PLUMBING	\$235,360
HVAC	\$2,157,145
ELECTRICAL	\$1,196,395
SITWORK	\$1,191,390
CONSTRUCTION SUBTOTAL	\$12,572,779
DESIGN AND ESTIMATING CONTINGENCY (10% OF HARD CONSTRUCTION COSTS)	\$1,116,430
ESCALATION (6% OF HARD CONSTRUCTION COSTS)	\$736,844
TOTAL CONSTRUCTION COST	\$14,426,053
Construction Cost Per S.F. (37,245 s.f.)	\$387.33
SOFT COSTS (PROVIDED BY SP+A)	
A/E Design Fees (6% of Construction)	\$865,563
Bonding and Legal Fees	\$10,000
Commissioning Agent	\$15,000
Testing and Inspections	\$12,500
Builder's Risk Insurance (Town)	\$22,500
Moving and Relocation Costs	\$25,000
FF&E / Technology (Relocating Town Hall Furniture where Feasible)	\$500,000
Owner's Contingency (5% of Construction)	\$721,303
TOTAL SOFT COSTS	\$2,171,866
TOTAL PROJECT COST	\$16,597,919
Total Project Cost Per S.F. (37,245 s.f.)	\$445.64



ARCHITECTS
ENGINEERS
INTERIORS

CORRESPONDENCE:

Agenda Item E

Responses to previous correspondence:

1. Greg Kaminski
2. Robert Bonato
3. Lynne Mahannah
4. Dana Miller
5. Mimi Mead
6. Brian Cunningham
7. Donna Campbell

/Attachments

Good Afternoon,

Attached please find a document the square footage comparison. Here is a link to the preliminary floor plans and renderings:

<https://static1.squarespace.com/static/62d1c4e83af2af16c6eb16ea/t/63bd8d1813c90624c085cedf/1673366824117/Renderings+for+Website.pdf>

If you have any further questions, feel free to reach out.

My best,

Devon

From: Squarespace <form-submission@squarespace.info>

Sent: Friday, November 25, 2022 10:51 AM

To: Devon Aldave <aldaved@farmington-ct.org>

Subject: Form Submission - Connect with the FHS Building Committee - 1928 building

Sent via form submission from [FHS building project](#)

Name: Greg Kaminski

Email: gkfloorcovering@gmail.com

Subject: 1928 building

Message: At this time what are the latest plans for using the space in the 1928 building, specifically list the existing square footage presently in the building and the proposed transfer of departments housed now in various buildings around town and how much space they now occupy.

Good Evening Bob,

Agenda Item E-2

Hope you are well! The plans have been added to <https://www.1928building.org/>. Here is a direct link to the plans online:

<https://static1.squarespace.com/static/62d1c4e83af2af16c6eb16ea/t/63bd8d1813c90624c085cedf/1673366824117/Renderings+for+Website.pdf>

Have a great weekend!

Devon

From: Squarespace <form-submission@squarespace.info>

Sent: Saturday, January 7, 2023 7:04 PM

To: Devon Aldave <aldaved@farmington-ct.org>

Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Robert Bonato

Email: bob@bonatodesign.com

Message: Can you place the proposed floor plan onto the website so it can be enlarged enough to read?

Thanks, Bob

Good Afternoon,

Hope you are doing well. Thank you for reaching out. The website has since been updated to include the floor plan. Here is a direct link:

<https://static1.squarespace.com/static/62d1c4e83af2af16c6eb16ea/t/63bd8d1813c90624c085cedf/1673366824117/Renderings+for+Website.pdf>

Feel free to reach out with any other questions!

My best,
Devon

Devon Aldave
Town Manager's Office
1 Monteith Drive
Farmington, CT 06032
860.675.2350

From: Squarespace <form-submission@squarespace.info>

Sent: Sunday, January 8, 2023 11:05 AM

To: Devon Aldave <aldaved@farmington-ct.org>

Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Lynne Mahannah

Email: leemahannah3@msn.com

Message: Just read your newsletter and see first floor plan. However the newsletter says to view ALL floor plans, go to the www.1928building.org website. Did that and don't see any floor plans. Can you tell me where to find all floor plans? Thank you.

Agenda Item E-4

Good Afternoon,

Thank you for reaching out regarding the 1928 Building. The new high school was designed with future enrollment projections in mind. After extensive review, the 1928 Building Committee recommended that the 1928 Building be renovated into the Town Hall based on town-wide survey results and the [Statement of Needs](#) which demonstrates that Town Hall operations need more space and are inefficiently located in satellite offices across Town.

If you have any questions, feel free to reach out.

My best,
Devon

From: Squarespace <form-submission@squarespace.info>
Sent: Saturday, January 7, 2023 10:03 PM
To: Devon Aldave <aldaved@farmington-ct.org>
Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Dana Miller

Email: dana_miller1@hotmail.com

Message: Renovation of the 1928 building is a good idea, however not for town hall... with the location of the new high school u used up ur footprint before even breaking ground, in a few years the new school will not be big enough, and u will need some where to add more classrooms...I feel the 1928 building should remain classrooms and the one story additions from the past 70 years should of been modified to 3 stories. This has a greater footprint with room for many decades. Also I would like to recommend all roofs be pitched not flat...too many problems with the flat roofs. The school campus should remain at it's current location, if you put town offices in the 1928 bldg , future classrooms will have to be built off campus., That was not acceptable at previous meetings.. As for town hall, if that was originally 3 stories, you would have plenty of space for the town hall needs.

Sincerely
Dana

Agenda Item E-5

Good Afternoon,

Thank you for reaching out regarding the 1928 Building. The referendum for the 1928 Building would be to renovate that building into the new Town Hall. Most Town Hall operations would move into the 1928 Building, while the existing Town Hall would become the Annex. The cost of this project is not included in the already approved New Farmington High School project. An additional town-wide referendum on this project is tentatively scheduled for the Spring of 2023.

Regarding the basketball court, the reason that it will not be regulation size is because the existing space is currently the band room (which would be converted into a multipurpose recreational space). Unfortunately, the band room is not big enough to be converted into a regulation size court.

If you have any questions, feel free to reach out.

My best,
Devon

From: Squarespace <form-submission@squarespace.info>

Sent: Monday, January 9, 2023 11:12 AM

To: Devon Aldave <aldaved@farmington-ct.org>

Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Mimi Mead

Email: mimimead@sbcglobal.net

Message: I'm confused about reason for another referendum. Is this to approve "Town Hall Annex"? If so, would this be expenditure over and above already approved for HS?

Another question: why won't the new gym be regulation size for basketball? This seems shortsighted to me. (I'm 82 female and don't follow basketball so no particular interest in this item; just curious; assume it has to do with cost.)

Agenda Item E-6

Good Afternoon,

Attached please find a document comparing the current square footage of the Town Hall vs. the square footage that departments would receive in the 1928 Building. You will see that most departments will receive an increase in square footage, which would address the space and storage needs identified in the [Statement of Needs](#). It would also free up space in the existing Town Hall (which would become the Town Hall Annex) for Community Use, which was also identified in the Statement of Needs.

Regarding your comments about the inefficiency of being in a separate building for afterhours Council and Committee meetings, it is slightly less efficient. However, it is not uncommon for Town Staff to travel to different buildings for afterhours committee meetings. The current Town Council Chambers are more than adequate and technologically advanced. The 1928 Building Committee felt that constructing a new Town Council Chambers in the 1928 building would be unnecessary.

Costs related to renovating the existing Town Hall will be included in the 2023-2024 Capital Budget. We do not anticipate that these renovations will be significant since the office space in the existing Town Hall is currently designed to function as offices.

If you have any other questions, please don't hesitate to reach out.

My best,

Devon

Devon Aldave
Town Manager's Office
1 Monteith Drive
Farmington, CT 06032
860.675.2350

Agenda Item E-6

From: Squarespace <form-submission@squarespace.info>
Sent: Monday, January 16, 2023 7:47 PM
To: Devon Aldave <aldaved@farmington-ct.org>
Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Brian Cunningham

Email: boulderroller1@yahoo.com

Message: Please share the current square footages of the offices proposed to be moved to the 1928 building. This would make it easier to validate the increase in office space identified in the statement of needs.

How is separating the Council Chambers from the support offices more efficient?

Similar concern is that Planning is being moved, and the Zoning and Wetlands meeting and hearings would be in a separate building? Hard to convince me that this is more efficient.

It will be interesting to see what the estimated cost is for the renovations and new construction related to the 1928 building in the coming weeks. What are the plans and cost estimates for the renovating the current Town Hall for the other town offices? Would it not be cheaper to just plan to place those offices in the 1928 building or a totally new building somewhere else.

Good Afternoon,

Thank you for reaching out regarding the 1928 Building. A postcard was mailed out in March of 2022 to all households in Farmington and Unionville advertising the online survey (please see attached). All Farmington and Unionville residents were eligible to participate in the survey. If you are interested in reviewing the survey results, they are available on the Town website here: <https://www.farmington-ct.org/government/ad-hoc-1928-building-committee/1928-building-survey-results>

Feel free to reach out with any additional questions.

My best,
Devon

Devon Aldave
Town Manager's Office
1 Monteith Drive
Farmington, CT 06032
860.675.2350

From: Squarespace <form-submission@squarespace.info>
Sent: Sunday, January 8, 2023 10:36 AM
To: Devon Aldave <aldaved@farmington-ct.org>
Subject: Form Submission - 1928 Form Submission

Sent via form submission from [1928 Building Committee](#)

Name: Donna Campbell

Email: donbob1@comcast.net

Message: I keep reading about this town-wide survey that was sent out last spring. I live in Unionville and never received a survey. Was Unionville included in the survey that was sent out? How many surveys were sent out and what was the criteria to receive one? Also I noticed the next meeting is on Monday, January 9, not Tuesday, January 10. Is there a reason for the change?

REPORT:

Agenda Item F-5

Communications Subcommittee Report:

- a. Review of updated 1928 Building Committee website.
 - i. www.1928building.org
- b. Review of updated Q+A.
- c. Review of updated 1928 Building Committee Communications Calendar.
- d. Review of 2nd 1928 Building Committee Newsletter
 - i. To be provided at the meeting.
- e. Review of Town Council Chair Article & 1928 Building Committee Article in the Town Newsletter.

/Attachments

Q. Why should the Town Hall move to the 1928 Building?

A. 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](#) 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](#), 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.

Q. Why are we doing this project now? And what will happen if the project does not pass at referendum?

A. The Town Council discussed that renovating the 1928 section of the existing Farmington High School into town offices will save a landmark building and create badly needed space for town offices and non-profits.

During their discussions, the Town Council determined that this project should be done in conjunction with the new Farmington High School project for several reasons. First, when the existing high school is demolished in the summer of 2024, two of the four walls of the 1928 building will be exposed to outside elements and in need of masonry repairs and restoration. If the Town does not undertake the project in conjunction with the demolition of the existing high school, the Town would need to build temporary wall(s) and make structural modifications which would be costly and would eventually need to be removed for the permanent

walls. Second, using the 7 million dollars in ARPA funds would significantly reduce the cost of this project to Farmington taxpayers but those funds must be committed by December 31, 2024, or the funds must be returned to the Federal government. Lastly, doing this project in conjunction with the new Farmington High School project will result in cost savings and synergies with the site work, utilities, paving and landscaping work. It was determined that if the 1928 building is to be saved; from a financial and structural standpoint, both projects should be done in conjunction with one another.

For the above reasons the Town Council gave unanimous consensus that the 1928 Building would be demolished if the upcoming referendum does not pass.

Q. If the Town Hall moves to the 1928 Building, what will happen to the existing Town Hall?

A. 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.

Providing space at the Town Hall Annex would serve existing needs, as well as provide capacity to improve our community. The Farmington Food Pantry has been providing assistance to residents in need for more than 30 years. They are currently housed at the First Church of Christ. In recent years, the number of residents in need has risen, resulting in the need for additional space in a more centralized location. The existing Town Hall would provide a larger space, in a centralized location for both Unionville and Farmington, and in close proximity to Farmington's Community Services Department.

Business incubators are specialty designed programs to help startups innovate and grow. Providing workspaces for entrepreneurs, and artists in the community would stimulate the local economy, create jobs, promote innovation, and increase small business opportunities.

Q. What are American Rescue Plan Act (ARPA) funds and why are they being used for this project?

A. The American Rescue Plan Act (ARPA) of 2021 provided funding to state and local governments. After receiving ARPA funds, the Farmington 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.

At the January 24, 2023, Town Council meeting the Town Council agreed to the to use the \$7.0 million dollars in ARPA funds for the project. This would bring the cost of the project to the Farmington Taxpayers to \$9.0 million dollars.

Q. What is the proposed project timeline?

A. Proposed timeline:
Referendum - Spring 2023
Design Development - Summer 2023 to Fall 2023
Construction Documents - Fall 2023 to Winter 2024
General Contractor Bidding - Spring 2024
Construction - Summer 2024 through Spring 2025.

Q. What will the multipurpose recreational space be used for?

A. 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 Towns 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.

Q. How will the 1928 renovation impact the site plan for the FHS Project?

A. The [site plan](#) proposes a distinct separation of Town Hall and Farmington High School use. Parking for the Town Hall will be on the West side of the 1928 Building while student and central office parking remains nearly untouched from the Farmington High School plan (some spots are proposed to be relocated to provide more of a buffer between High School parking and dedicated 1928 Building parking).

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.

Q. How long will construction take and how will that impact the FHS project?

A. Construction is anticipated to last 10 months. There should be little impact to the new high school, as the 1928 project is anticipated to run concurrent with the

existing high school demolition and subsequent site development of the western portion of the Farmington campus.

Q. How will the 1928 renovation benefit the community?

A. This project will benefit the community in the following ways:

- 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

Q. Will the new Town Hall be accessible for residents of all abilities?

A. The new Town Hall will meet ADA requirements and will be accessible for residents of all abilities. The Human Relations Commission has requested that Universal Design be a consideration for the project.

Universal Design serves all ages and abilities by standardizing features both in interior and exterior spaces. The use of Universal Design can maximize public use of community facilities.

Q. How will you account for cost escalation and inflation in your cost estimate?

A. The project estimate currently includes a 6% escalation cost in anticipation of an early 2024 bid date. Additionally, a 10% design contingency and 5% owner's contingency are being carried in the estimate, per industry standards.

Q. What is the project cost and tax implication for a homeowner?

March 2023

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

February 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2	3	4
5	6	7 1928 BC Meeting TC Meeting	8 Newsletter #2 to printer	9	10	11
12	13 Presentation to TPZ	14	15	16	17	18
19	20 NEWSLETTER # 2 HIT	21 MAILBOXES THIS WEEK	22	23	24	25
26	27	28 1928 BC Meeting TC Meeting-Capital Budget Meeting	1	2	3	4

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March 2023

April 2023

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	1	2 Community Presentation	3	4 Coffee with the Committee + Town Hall Tour
5	6	7	8 Newsletter #3 to printer	9 Potential Town Hall Tour	10	11
12	13	14 1928 BC Meeting TC Meeting	15 TC Meeting (Budget)	16 TC Meeting (Budget)	17	18 TC Meeting (Budget)
19	20 NEWSLETTER # 3	21 OUT THIS WEEK ----->	22	23	24	25
26	27 TPZ Informal	28 1928 BC Meeting	29	30 Community Presentation + Town Hall Tour	31	1

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April 2023

May 2023

Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1 Potential Coffee with the Council
2	3 TC Meeting-Public Hearing on Budget, Send to Referendum, send to 8-24	4 BLACKOUT PERIOD	5	6	7	8
9	10 TPZ 8-24	11 1928 BC Meeting	12	13	14	15
16	17 Annual Town Meeting Budget & 1928 Building	18	19	20	21	22
23	24	25 1928 BC Meeting	26	27 Referendum	28	29
30	1	2	3	4	5	6

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Town Newsletter - Town Council Chair Message

“Winter is the season of recovery and preparation.” Paul Theroux

As we do every January, we will now begin the upcoming fiscal year’s budget process. Early in this process, the Council typically sets budget targets to assist in the creation of the budget. On February 28, 2023, the Town Council will hold a public hearing on the Town Manager’s Capital Budget and in March, the Council will hold multiple budget meetings to review and make modifications. On April 3, 2023, a public hearing will be held to discuss the Council’s financial recommendations and on April 17, 2023, we will hold the Annual Town Meeting to review the budget. The process concludes on April 27, 2023, with the Town referendum vote on the budget. If you’re interested in finding out more about the budget process, please visit

<https://www.farmington-ct.org/home/showpublisheddocument/26199>

As a result of two successful referendums, a new Farmington High School is being constructed adjacent to the existing building. As part of that project, the majority of the existing High School is slated to be demolished in the summer of 2024. The 1928 section of the existing high school is considered a landmark by many residents and visitors to Farmington. For that reason, we conducted a town wide survey in the spring of 2022 to determine if there was support from the community to retain the building. The results of the survey indicated that 77.8% of respondents supported retaining the 1928 Building.

After extensive review of the needed space for the Town, it was determined that Town Hall operations could be moved to the 1928 Building. This would yield greater efficiencies to town residents and staff alike, consolidating the majority of town services to one area. The design plan would accommodate town hall offices, meeting space, record retention storage needs, and a multipurpose recreational facility to meet the need for additional gym space and recreational programs. In addition, One Monteith Drive would become the Town Hall Annex providing space for community use, social service programs, additional town storage and an expanded Regional Probate Court.

If the project is approved by voters at referendum the Town Council determined that federal American Rescue Plan Act (ARPA) funds would be used. As a result, at the January 24th public meeting, the Council voted to set a total budget of \$16 million dollars, while utilizing \$7 million dollars of ARPA funds, bringing the Net Municipal Cost to a maximum of \$9 million dollars. The Town Council also instructed the 1928 Building Committee to continue to explore potential cost savings. This project is expected to go to a referendum vote in the spring of 2023. To stay current with this project, please visit the project’s website at <https://www.1928building.org/>

We look forward to engaging with our residents during the budget and the 1928 project discussions. To keep current with both the FY 2023-2024 Municipal Budget and the 1928 Building Project please visit their websites.

In other news, starting January 23, 2023, the Town of Farmington's Highway Department will begin accepting used motor oil from Farmington and Unionville residents, please visit

<https://www.farmington-ct.org/Home/Components/News/News/2165/16>.

Staying informed and engaged strengthens your connections in town and brings vibrancy to our community. Many of you already receive the Explore Farmington community event's email. If you haven't already done so, now is a great time to subscribe. If you'd like to receive town notices, and local event updates right to your inbox twice a month, please sign up at <https://lp.constantcontactpages.com/su/yZBUrRo/ExploreFarmingtonSub>.

We certainly have a busy season ahead and we encourage your participation as we work on important projects for our town. Please do not hesitate to contact me at thomascj@farmington-ct.org, if you have any questions or concerns.

Be Well,

C.J. Thomas

1928 Building Project Update

On January 24, 2023, the 1928 Building Committee, and Project Architect, made a presentation to the Town Council that recommended that the 1928 Building be renovated into a new Town Hall and the existing Town Hall become the Town Hall Annex. They also presented design and cost estimates. At the meeting, the Town Council agreed to the recommendation and voted to set a total project budget of \$16.0 million. The Council also agreed to use \$7.0 million in American Rescue Plan Act (ARPA) funds for the project. This would bring the cost of the project to Farmington taxpayers to \$9.0 million. The Town Council directed the Building Committee to continue to explore opportunities for potential cost savings and to complete the schematic design in anticipation of a spring 2023 referendum.

The Town Council discussed that renovating the 1928 section of the existing Farmington High School into town offices will save a landmark building and create badly needed space for town offices and non-profits.

During their discussions, the Town Council determined that this project should be done in conjunction with the new Farmington High School project for several reasons. First, when the existing high school is demolished in the summer of 2024, two of the four walls of the 1928 building will be exposed to outside elements and in need of masonry repairs and restoration. If the Town did not undertake the project in conjunction with the demolition of the existing high school, the Town would need to build temporary wall(s) and make structural modifications which would be costly and would eventually need to be removed for the permanent walls. Second, using the ARPA funds would significantly reduce the cost of this project to Farmington taxpayers but those funds must be committed by December 31, 2024, or the funds must be returned to the Federal government. Lastly, doing this project in conjunction with the new Farmington High School project will result in cost savings and synergies with the site work, utilities, paving and landscaping work. It was determined that if the 1928 building is to be saved; from a financial and structural standpoint, both projects should be done in conjunction with one another.

The 1928 Building Committee usually meets on the 2nd and 4th Tuesdays of the month at 4:30 PM. Meetings are in person and are streamed over Zoom. Please visit the Building Committee's website, www.1928building.org, where you'll be able to review meeting minutes and agendas, find project updates and submit comments or questions to the committee. You can also subscribe to receive updates from the committee as well as the "Chair Report", which is available after every 1928 Building Committee meeting.

REPORT:

Agenda Item F-6

Financial Report.

/Attachment

1928 Building Committee
 Financial Report - February 7, 2023

Starting Balance 2022 **\$175,000.00**

Expenses from this 1928 Building Committee:

Date	Amount	Description
8/19/2022	\$272.26	Annual website hosting fee (Squarespace)
8/19/2022	\$63.81	Website domain names
9/9/2022	\$264.50	Nutmeg TV - services for 7/26 meeting
9/13/2022	\$17,715.00	Silver/Petrucci Invoice - professional services for August 2022
10/1/2022	\$16,870.00	Silver/Petrucci Invoice - professional services for September 2022
11/1/2022	\$15,180.00	Silver/Petrucci Invoice - professional services for October 2022
12/1/2022	\$10,120.00	Silver/Petrucci Invoice - professional services for November 2022
1/4/2023	\$2,175.73	Postage for 1928 Newsletter
1/8/2023	\$3,235.00	Local Color Ink - Printing and presorting of 1928 Newsletter
1/18/2023	\$15,690.00	Silver/Petrucci Invoice - professional services for December 2022

Total Expense: **\$81,586.30**

Account Balance **\$93,413.70**

MOTION:

Agenda Item G-1

To approve the attached invoice from Silver/Petrucci + Associates in the amount of \$15,690.00.

/Attachment



SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Agenda Item G-1

Town of Farmington
Kathleen Blonski
Email Only

Invoice number 22-0085
Date 01/06/2023

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

Professional services through January 05, 2023.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Conceptual Design 1928 BLDG Only	50,600.00	100.00	50,600.00	43,010.00	7,590.00
Conceptual Design 1928 + 1954/other buildings	67,500.00	25.00	16,875.00	16,875.00	0.00
Schematic Design 1928 BLDG Only	20,250.00	40.00	8,100.00	0.00	8,100.00
Schematic Design 1928 + 1954/other buildings	25,900.00	0.00	0.00	0.00	0.00
Total	164,250.00	46.01	75,575.00	59,885.00	15,690.00

Invoice total **15,690.00**

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
Conceptual Design 1928 BLDG Only	50,600.00	50,600.00	43,010.00	7,590.00
Conceptual Design 1928 + 1954/other buildings	67,500.00	16,875.00	16,875.00	0.00
Schematic Design 1928 BLDG Only	20,250.00	8,100.00	0.00	8,100.00
Schematic Design 1928 + 1954/other buildings	25,900.00	0.00	0.00	0.00
Total	164,250.00	75,575.00	59,885.00	15,690.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22-0085	01/06/2023	15,690.00	15,690.00				
	Total	15,690.00	15,690.00	0.00	0.00	0.00	0.00

Approved by:

Christopher T. Nardi
 Project Manager

MOTION:

Agenda Item G-2

To establish a 1928 Building Value Engineering Subcommittee.