

Agenda
1928 Building Committee
Communications Subcommittee
Tuesday, February 7, 2023
Town Hall Council Chambers
3:30 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 January 9, 2023, 1928 Building Communications Subcommittee meeting.
- C. New Business.
 - 1) To review the 1928 Building Committee website.
 - 2) To review the updated Q+A.
 - 3) To review the upcoming 1928 Building Committee Communications Calendar.
 - 4) To review the draft 1928 Building Committee Newsletter.
 - 5) To review the Town Council Chair Article and 1928 Building Committee Article in the Town Newsletter.
- D. Other Business.
- E. Adjournment.

CC: Maureen Frink, Town Clerk

MOTION:

Agenda Item B-1

To approve the minutes from the January 9, 2023, 1928 Building Communications Subcommittee meeting.

/Attachment

Minutes
1928 Building Communications Subcommittee
Tuesday, January 9, 2023
Town Council Chambers
3:30 P.M.

Attendees:

Jean Baron
Dan Kleinman (via ZOOM)
Kathy Blonski

A. Call to Order.

The meeting was called to order at 3:30 P.M.

B. Minutes.

1) To approve the minutes from the December 13, 2023, 1928 Building Communications Subcommittee meeting.

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the minutes from the December 13, 2022, Building Communications Subcommittee meeting.

C. To Review the draft Q and A.

The committee reviewed the attached draft Q&A. The Q and A included the following questions that the Committee recommended at the last meeting.

- 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?
- Accessibility question and Universal design question.

It was suggested that the question regarding the demolition of the 1928 building should offer more context to why it must be demolished and the timing. For example, many residents may not realize that the back wall of the 1928 Building will no longer exist when the high school is demolished.

Another suggestion was that it should be clear that Town Hall operations are using existing space in the 1928 building not building new space for operations.

Lastly, the Committee would like to tie the information regarding the incubator space to the Town Economic Development goals.

The Town Manager will continue to work on the Questions and Answers and will begin to post on the Town Web's site.

D. Adjournment.

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to adjourn at 4:20 P.M.

Respectfully Submitted,

Kathleen A. Blonski
Town Manager

MOTION:

Agenda Item C-1

To review the 1928 Building Committee website.

NOTE: www.1928building.org

MOTION:

Agenda Item C-2

To review the updated Q+A.

/Attachment

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?

MOTION:

Agenda Item C-3

To review the upcoming 1928 Building Committee Communications Calendar.

/Attachment

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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MOTION:

Agenda Item C-4

To review the draft 1928 Building Committee Newsletter.

NOTE: This will be provided at the meeting.

MOTION:

Agenda Item C-5

To review the Town Council Chair Article and 1928 Building Committee Article in the Town Newsletter.

/Attachment

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

Town Newsletter - 1928 Building Article

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.