

Minutes
1928 Building Committee Community Presentation
Thursday, March 30, 2023
Town Hall Council Chambers
6:00 P.M.

Attendees:

Peter Mastrobattista
Jean Baron
Jack Kemper
Kathy Blonski
Kat Krajewski
Chris Nardi, Architect

A. Call to Order.

The meeting was called to order at 6:00 p.m.

B. Presentation.

Kathy Blonski, Town Manager, polled the audience and it was determined that the members of the public were familiar with presentation and preferred just to ask various questions of the committee members. The slides are recorded with these minutes as Attachment A.

C. Q+A Session.

Public comment was received in support of the project. The 1928 Building Committee answered general questions from a member of the public.

D. Adjournment.

The meeting was adjourned at 6:17 p.m.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

1928 Building Committee Community Presentation

March 30, 2023

1928 Building Committee Members

Peter Mastrobattista, Committee Chair

Jean Baron, Resident

Joe Capodiferro, Town Council Liaison

Chris Fagan, FHS Building Committee Liaison

Jack Kemper, Resident

Daniel Kleinman, Resident

Michael Walsh, Resident

Kathy Blonski, Town Manager

Kat Krajewski, Assistant Town Manager

Russ Arnold, Director of Public Works

Scott Hurwitz, Asst. Superintendent of Finance & Operations

Devon Aldave, Clerk of the Committee

Summary

- Residents voted to approve the construction of a New Farmington High School in June of 2021.
- Per the approved FHS Building 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 residents and visitors to Town.
- A March 2022 town-wide survey showed 77.8% of respondents supported retaining the 1928 Building.

Timing of the Project

Why should we renovate the 1928 Building in the Summer of 2024?

1. After demolition, 2 of 4 walls will be exposed to the outside elements.
2. Enables the Town to use the significant ARPA funds.
3. Site work synergies.

Statement of Needs

- Town Hall operations need more space
 - Office space
 - Storage space
- Lack of space for community use
 - Event/Conference Room space
 - Non-profit use
 - Art & business incubator use
- Lack of Gym space for recreational programs
 - Basketball
 - Pickleball
 - Volleyball

1928 Building Committee Work

April 2022 - May 2022

Town Council approved Statement of Needs and appointed and charged the 1928 Building Committee to evaluate two options to address the needs:

1. Retain and renovate “1928 Stand-alone Option”
2. Retain and renovate “1928 Plus Option” (retaining and renovating more portions of the existing High School)

June 2022 – August 2022

- 1928 Building Committee selected Silver/Petrucci + Associates to serve as the Project Architect and conducted space needs assessment with Town Department Heads and the Town Manager.

1928 Building Committee Work

September 2022

- Project Architect presented preliminary design options to the 1928 Building Committee.
- 1928 Building Committee recommended removal of “1928 Plus Option” to Town Council.
- Town Council re-charged the 1928 Building Committee to complete a schematic design and develop schematic pricing for the renovation of the 1928 Building as a stand-alone building.

October 2022 – December 2022

- 1928 Building Committee recommended that the 1928 Building be renovated into the New Town Hall, and the existing Town Hall become the Town Hall Annex.
- 1928 Building Committee and Project Architect continue to develop design and cost estimates.

1928 Building Committee Work

January 2023 – Town Council Action

- The Town Council approved the committee's recommendation that the 1928 Building be renovated into the New Town Hall, and the existing Town Hall become the Town Hall Annex.
- The Town Council voted to set a total project budget of \$16 million, while utilizing \$7 million of American Rescue Plan Act (ARPA) funds, to bring the net municipal cost (Town's cost share) to a maximum of \$9 million.

February 2023 – March 2023

- The 1928 Building Committee established a Value Engineering Subcommittee to identify cost savings and reductions to the project to stay within the total project budget.

Project Cost Summary

1928 BUILDING PROJECT COST SUMMARY

Total Project Cost: \$16,000,000

- American Rescue Plan Act: \$7,000,000

**Net Municipal Project Cost:
\$9,000,000**

Tax Impact

Because of Farmington's ongoing retirement of existing capital projects bonded debt, there will only be two* years that the 1928 Building project will increase the property tax. For example, a homeowner with the average assessed value of \$301,455 (assessment is 70% of the market value of a home) is **estimated to be \$44.96 in total, averaging \$8.99 per year for the first five years of the bond.** In the remaining years of the bond, there are no incremental increases to taxes due to the 1928 Building debt issue as the required debt service is absorbed by the retirement of old debt.

*Financial Forecast updated February 2023

1928 Building

Community Presentation

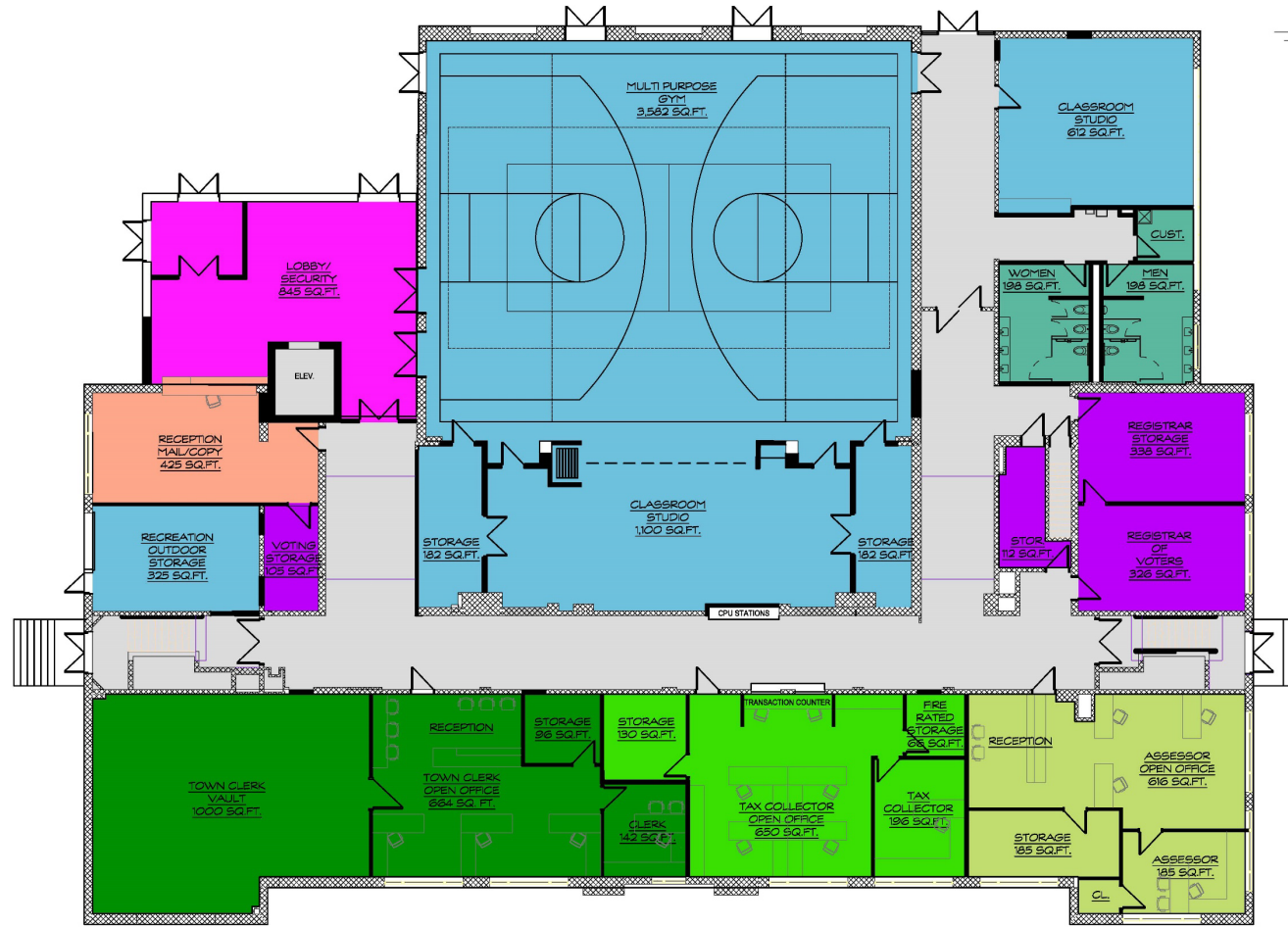
March 30, 2023



ARCHITECTS
ENGINEERS
INTERIORS



SINCE 1991

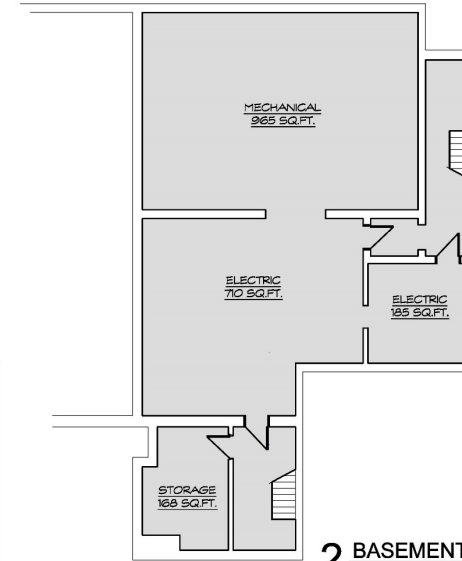


1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROJECT NORTH

BUILDING ADDITION : 845 G.S.F.
EXISTING AREA TO BE RENOVATED : 16,200 G.S.F.
TOTAL MAIN LEVEL AREA : 17,045 G.S.F.



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

KEY

- SHARED TOWN USE
- CIRCULATION/SUPPORT
- ENTRY LOBBY ADDITION
- TOWN CLERK
- TAX COLLECTOR
- ASSESSOR
- REGISTRAR OF VOTERS
- TOILET ROOMS

Project Title
Farmington 1928 Building Renovations

10 Monteith Drive
Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

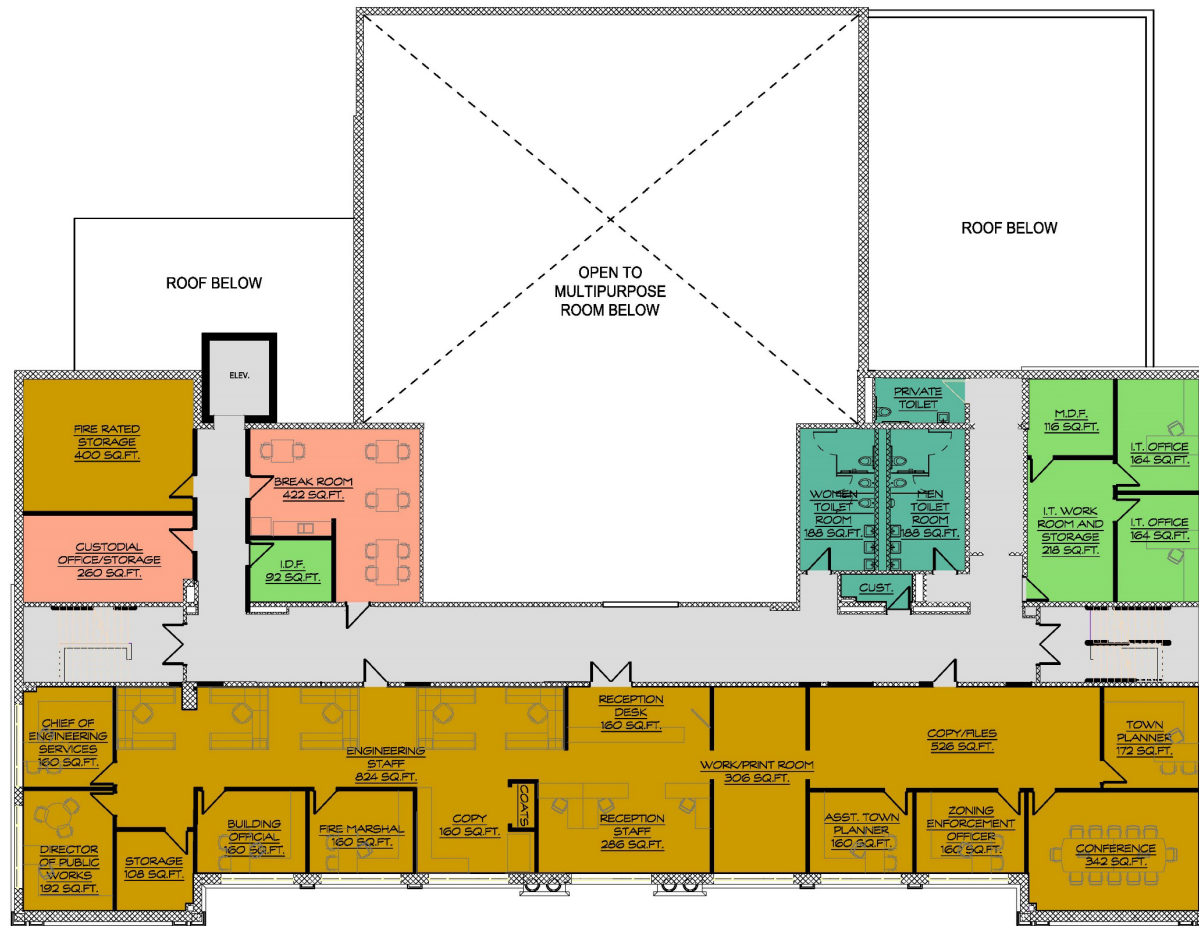
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision	Description	Date	Revised By

Drawing Title
MAIN LEVEL AND BASEMENT
FLOOR PLAN

Date
JANUARY 20, 2023
Scale
1/8" = 1'-0"
Drawn By
C. NARDI
Project Number
22-189

A110



1 SECOND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"



BUILDING ADDITION : 120 G.S.F.
 EXISTING AREA TO BE RENOVATED : 9,440 G.S.F.
 TOTAL SECOND LEVEL AREA : 9,560 G.S.F.

Project Title:
 Farmington 1928 Building Renovations

10 Monteith Drive
 Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

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

Revision	Description	Date	Revised By

Drawing Title:
 SECOND LEVEL FLOOR PLAN

Date:
 JANUARY 20, 2023
 Scale:
 1/8" = 1'-0"
 Drawn By:
 C. NARDI
 Project Number:
 22-189

A111



KEY

- SHARED TOWN USE
- CIRCULATION
- TOWN MANAGER
- RECREATION
- FINANCE
- TOILET ROOMS/SUPPORT

1 UPPER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

BUILDING ADDITION : 120 G.S.F.
 EXISTING AREA TO BE RENOVATED : 10,520 G.S.F.
 TOTAL MAIN LEVEL AREA : 10,640 G.S.F.

Project Title:
Farmington 1928 Building Renovations

10 Monteith Drive
 Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

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

Revision	Description	Date	Revised By

Drawing Title:
UPPER LEVEL FLOOR PLAN

Date:
 JANUARY 20, 2023

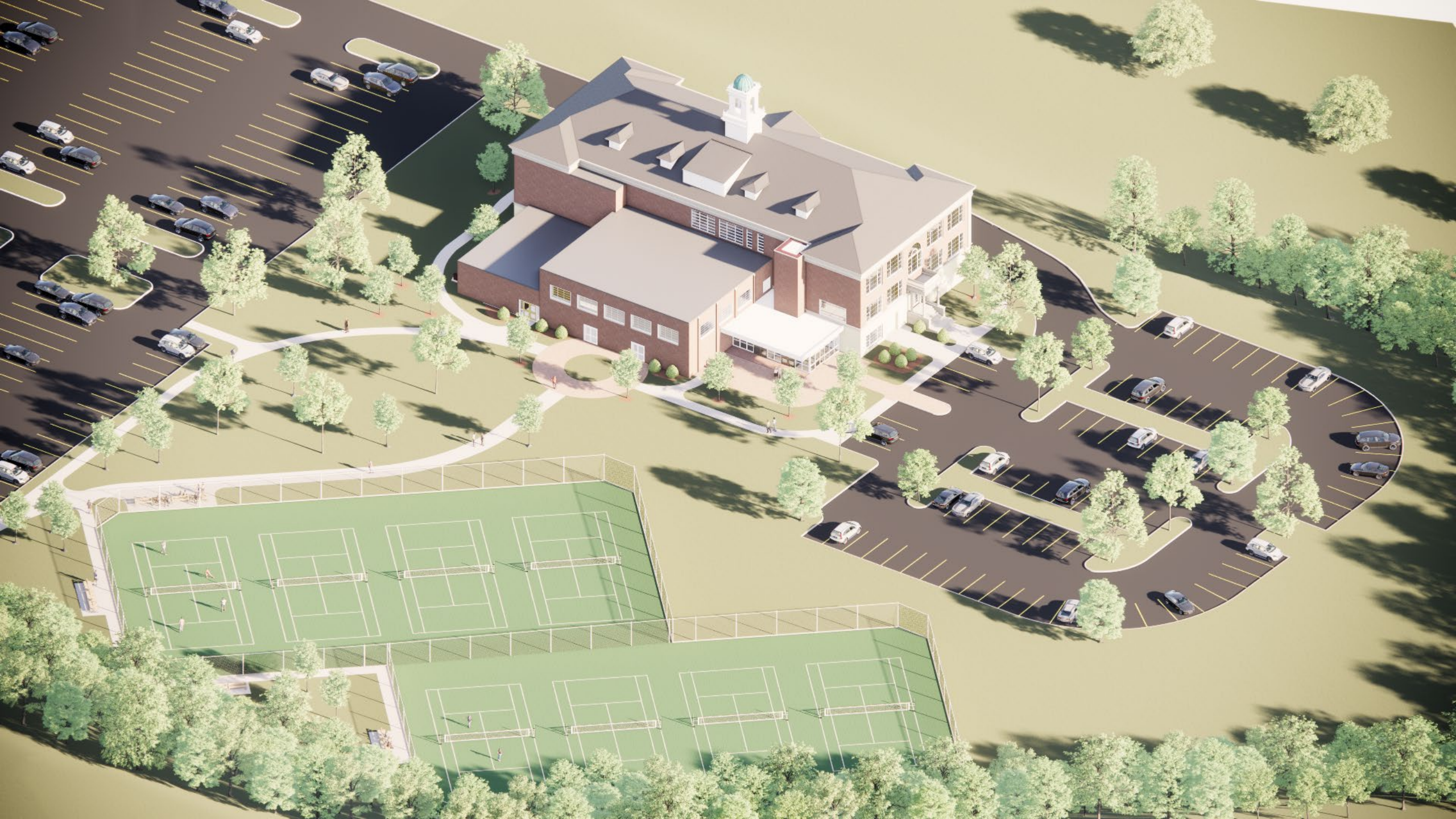
Scale:
 1/8" = 1'-0"

Drawn By:
 C. NARDI

Project Number:
 22-189

A112









FARMINGTON HIGH SCHOOL, UNIONVILLE, CONN. E-11



CardGow.com



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
SITework	\$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

On January 24, 2023, the Town Council voted to set a total project budget of \$16 million, and determined that \$7 million in ARPA funds will be used to offset the cost to taxpayers. **The net municipal cost to the Town of Farmington will be \$9 million.**

The 1928 Building Committee will make reductions to the project and identify cost savings to stay within the Town Council's total project budget.



ARCHITECTS
ENGINEERS
INTERIORS

Next Steps

- April 1, 2023 – Coffee with the 1928 Building Committee from 9am – 11am (Starbucks on Route 4)
- April 3, 2023 – 1928 Building Committee Presentation to Town Council @ 7pm (Town Hall Council Chambers)
- April 17, 2023 – Town Meeting @ 7pm (FHS Auditorium)
- April 27, 2023 – Anticipated Referendum Vote

Questions?