

Agenda
1928 Building Committee
Tuesday, April 9, 2024
Town Hall Council Chambers
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/84677212573>

Webinar ID: 846 7721 2573

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the minutes from the March 12, 2024, meeting.
- E. Correspondence.
 - 1) Bruce Truncali
 - 2) Patty Lebouthillier
 - 3) Deborah Quigley
- F. Reports.
 - 1) Chair Report. (Mastrobattista)
 - a. Buy-a-Brick Fundraiser Update
 - 2) Town Council Liaison Report. (Capodiferro)
 - 3) FHS Building Committee Report. (Fagan)
 - 4) Architect Report. (Nardi/Stein)
 - a. Landscape Design
 - b. Environmental Report Update
 - c. Construction Documents Timeline Update
 - d. General Update
 - 5) Value Engineering Subcommittee Report. (Mastrobattista)
 - 6) Communications Subcommittee Report. (Baron/Kleinman)
 - 7) Interior Design & Finishes Subcommittee Report. (Baron/Greco/Kemper)
 - 8) Professional Partnership Subcommittee (Capodiferro/Fagan)
 - 9) Financial Report. (Blonski)
- G. New Business.
 - 1) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$112,000.00.
- H. Other Business.

I. Adjournment.

CC: Maureen Frink, Town Clerk
Committee Members

MOTION:

Agenda Item D-1

To approve the minutes from the March 12, 2024, meeting.

/Attachment

**Minutes
1928 Building Committee
Tuesday, March 12, 2024
Town Hall Council Chambers
4:30 P.M.**

Attendees:

Peter Mastrobattista, Chair
Chris Fagan, FHS Building Committee Liaison
Joe Capodiferro, Town Council Liaison
Shari Greco, Resident
Jack Kemper, Resident
Jean Baron, 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

A. Call to Order.

The meeting was called to order at 4:32 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the minutes from the January 23, 2024, meeting.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the minutes from the January 23, 2024, meeting.

E. Correspondence.

None.

F. Reports.

1) Chair Report. (Mastrobattista)

a. TPZ Meeting

Peter Mastrobattista reported that the Town Plan & Zoning Commission unanimously voted to approve the 1928 Building Project at their March 11th meeting.

b. Three Month Lookahead

Kathy Blonski reviewed the three month lookahead which was included in the agenda packet with the committee.

2) Town Council Liaison Report. (Capodiferro)

Joe Capodiferro reported that the Town Council is in the midst of the budget process and will be holding several budget workshop meetings this week.

3) FHS Building Committee Report. (Fagan)

Chris Fagan reported that the FHS Building Project remains on target and on budget.

4) Architect Report. (Nardi/Stein)

a. Meeting with IT Department

Chris Nardi stated that he and Silver/Petrucci + Associates' technology consultant met with Brian Rush to discuss various topics including table runs, security doors, and A/V equipment.

b. Meeting with Town Clerk and State of Connecticut – Vault

Chris Nardi reported that he, Russ Arnold, and Maureen Frink, Town Clerk, met with the State regarding vault requirements and to discuss a variance to accommodate a modular vault which has been proposed for this project.

c. 1928 Building – Roof Update

Chris Nardi reported that the Farmington Fire Department allowed the design team to utilize a ladder truck to inspect the sides and roof of the 1928 Building. Chris reported that the roof is in much better condition than originally thought and has roughly 10 to 15 more years of life.

d. General Update

Chris Nardi reported that SPA continues to work on Construction Documents. He stated that the electronic package with finishes should be available for review in the near future.

5) Value Engineering Subcommittee Report. (Mastrobattista)

Peter Mastrobattista reported that this subcommittee has not met since the last 1928 Building Committee meeting. However, this subcommittee will reconvene in the event that the third party cost estimate that will be completed following the completion of the Construction Documents comes in over budget.

6) Communications Subcommittee Report. (Baron/Kleinman)

a. 1928 Building Committee Newsletter

Jean Baron, Kathy Blonski, and Kat Krajewski reported that the 1928 Building Committee Newsletter will be hitting households this weekend.

b. Buy-a-Brick Page on 1928 Website

Kat Krajewski reported that the Buy-a-Brick fundraiser will be announced in the 1928 Building Committee newsletter, and that the webpage is live. The first brick has been sold.

**7) Interior Design & Finishes Subcommittee Report.
(Baron/Greco/Kemper)**

No report.

8) Professional Partnership Subcommittee (Capodiferro/Fagan)

Joe Capodiferro reported that the Professional Partnership Subcommittee met and notified the award winners of the following bids:

- a. Commissioning Services**
- b. Professional Engineering Review Services**

9) Financial Report. (Blonski)

No report.

G. New Business.

1) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$42,000.00.

Upon a motion made and seconded (Fagan/Capodiferro) it was unanimously VOTED: to approve the invoice from Silver Petrucelli + Associates in the amount of \$42,000.00.

2) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$86,739.00.

Upon a motion made and seconded (Fagan/Capodiferro) it was unanimously VOTED: to approve the invoice from Silver Petrucelli + Associates in the amount of \$86,739.00.

H. Other Business.

The 1928 Building Committee came to a consensus to cancel the March 26, 2024, 1928 Building Committee meeting.

At the next 1928 Building Committee meeting, the landscape pictures that were presented at last night's TPZ meeting will be presented.

I. Adjournment.

Upon a motion made and seconded (Fagan/Baron) it was unanimously VOTED: to adjourn at 4:56 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

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

Agenda Item E-1

Name: Bruce Truncali

Email: brucetruncali@gmail.com

Message: I have a question on the brick fundraiser. The site says that each line is limited to 18 characters. Does that include spaces between words or just the letters\symbols used? Thanks

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

Hi Devon,

After reading the latest newsletter about the 1928 building, I remembered that I discussed an idea the Unionville Museum had regarding the curtain that hung in the town hall building in Unionville before it was demolished. I think I had also mentioned it to Kathy at one of our meetings. As I mentioned before it is in good condition and being presently stored at our Pool House storage. If you need any additional information or would like to see it, please let me know. I am sorry I didn't contact you sooner, so I fully realize it maybe too late. I will also email Peter Mastrobattista.

Thanks Patty

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

Agenda Item E-3

Name: Deborah Quigley

Email: dlbq2011@gmail.com

Message: I am disappointed as I wished to put 12 family members that graduated from FHS on including their class and year. Please advise

REPORT:

Agenda Item F-9

FINANCIAL REPORT

/Attachment

1928 Building Committee
Financial Report - April 9, 2024

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
2/14/2023	\$2,181.72	Postage for 1928 Newsletter #2
2/18/2023	\$4,364.00	Local Color Ink - Printing and presorting of 1928 Newsletter #2
2/28/2023	\$8,100.00	Silver/Petrucci Invoice - professional services for January 2023
3/14/2023	\$2,025.00	Silver/Petrucci Invoice - professional services for February 2023
5/2/2023	\$1,012.50	Silver/Petrucci Invoice - professional services March 2023
5/23/2023	\$1,012.50	Silver/Petrucci Invoice - professional services April 2023
7/20/2023	\$293.53	Annual website hosting fee (Squarespace)
7/20/2023	\$63.81	Renewal of website domain names
12/16/2023	\$338.39	Legal Notice- Commissioning Services
12/16/2023	\$317.54	Legal Notice- Professional Engineering Services
3/13/2024	\$2,277.90	Postage - 1928 Newsletter
3/13/2024	\$2,415.00	Local Color Ink - Printing and presorting of 1928 Newsletter

Total Expense: **\$105,988.19**

Account Balance **\$69,011.81**

MOTION:

Agenda Item G-1

To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$112,000.00.

/Attachment



SILVER PETRUCELLI + ASSOCIATES

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

Town of Farmington
 Kathleen Blonski
 Email Only

Invoice number 24-352
 Date 04/01/2024

Project **22.189 Farmington - 1928 School
 Building Office Conversion (Design)**

Professional services through March 31, 2024.

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Design Development	280,000.00	100.00	280,000.00	280,000.00	0.00
Construction Documents	280,000.00	80.00	224,000.00	112,000.00	112,000.00
Bid	25,000.00	0.00	0.00	0.00	0.00
Construction Administration	300,000.00	0.00	0.00	0.00	0.00
G802 - Amendment 1 - Environmental Design	9,130.00	30.00	2,739.00	2,739.00	0.00
G802 - Amendment 1 - Environmental CA [Hourly NTE]	30,000.00	0.00	0.00	0.00	0.00
Total	924,130.00	54.83	506,739.00	394,739.00	112,000.00

Invoice total **112,000.00**

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
Design Development	280,000.00	280,000.00	280,000.00	0.00
Construction Documents	280,000.00	224,000.00	112,000.00	112,000.00
Bid	25,000.00	0.00	0.00	0.00
Construction Administration	300,000.00	0.00	0.00	0.00
G802 - Amendment 1 - Environmental Design	9,130.00	2,739.00	2,739.00	0.00
G802 - Amendment 1 - Environmental CA [Hourly NTE]	30,000.00	0.00	0.00	0.00
Total	924,130.00	506,739.00	394,739.00	112,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
24-258	02/01/2024	42,000.00			42,000.00		
23-1552	03/01/2024	86,739.00		86,739.00			
24-352	04/01/2024	112,000.00	112,000.00				
	Total	240,739.00	112,000.00	86,739.00	42,000.00	0.00	0.00

Approved by:

Christopher T. Nardi
 Project Manager