

Agenda
1928 Building Committee
Tuesday, October 29, 2024
Town Hall Council Chambers
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81443833250>

Webinar ID: 814 4383 3250

A. Call to Order.

B. Pledge of Allegiance.

C. Public Comment.

D. Minutes.

1) To approve the minutes from the September 17, 2024, meeting.

E. Correspondence.

F. Interviews.

1) 4:45 p.m. – KBE Building Corporation

2) 5:15 p.m. – Scope Construction

G. New Business.

1) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$7,500.00.

2) To approve the attached invoice from Colliers Engineering & Design in the amount of \$9,368.50.

3) To approve the attached invoice from Innovative Engineering Services in the amount of \$563.04.

4) Executive Session: Review and Discussion of Responses for General Contractor Bids for 1928 Building Renovations.

5) To select _____, the lowest qualified bid, as the General Contractor for the 1928 Building Renovations in the amount of \$_____.

6) To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected firm for 1928 Building Renovations.

7) To cancel the November 12, 2024, 1928 Building Committee meeting.

H. Other Business.

I. Adjournment.

CC: Maureen Frink, Town Clerk
Committee Members

MOTION:

Agenda Item D-1

To approve the minutes from the September 17, 2024, meeting.

/Attachment

Minutes
1928 Building Committee
Tuesday, September 17, 2024
Town Hall Pavilion/Webinar
4:30 P.M.

Attendees:

Peter Mastrobattista, Chair
Joe Capodiferro, Town Council Liaison
Jean Baron
Dan Kleinman
Jack Kemper
Kathleen Blonski, Town Manager
Russ Arnold, Director of Public Works/Town Engineer
Kat Krajewski, Assistant Town Manager
Devon Aldave, Clerk of the Committee
Chris Nardi, Silver/Petrucci + Associates

A. Call to Order.

The meeting was called to order at 4:36 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 July 30, 2024 meeting.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the minutes from the July 30, 2024.

E. Correspondence.

None.

F. Reports.

1) Chair Report.

a. Review of Committee Schedule

Kathy Blonski reviewed the committee schedule which is recorded with these minutes as Attachment A. She explained that the bid opening date has been pushed to October 3rd, as the result of feedback from interested contractors.

2) Town Council Liaison Report.

No report.

3) FHS Building Committee Report.

Kat Krajewski reported that Ribbon Cutting Ceremony & Open House took place on Monday, August 26th at 5pm at the new Farmington High School. Russ Arnold stated that the school opened on time and that the Black Box theater is now complete. The auditorium and band room should be completed within the next week. The contractor is now working on punch list items. The work on the former 900 wing has started and the demolition of the gyms in the 1928 building is complete.

4) Architect Report.

Chris Nardi reported there were numerous contractors that attended the pre-bid meeting on the renovation bid. He stated that this is a very positive sign. The bid opening is Thursday, October 3, 2024. It is slated that the committee will review the bids and award the renovation contract at its October 8, 2024, meeting.

5) Value Engineering Subcommittee Report.

No report.

6) Communications Subcommittee Report.

Kat Krajewski reported that the upcoming Town Newsletter will include a blurb on the 1928 Building project.

7) Interior Design & Finishes Subcommittee Report.

No report.

8) Professional Partnership Subcommittee.

The Professional Partnership Subcommittee will meet after the Committee awards the bid to review and recommend that the full committee sign the Renovation contract.

9) Financial Report.

Kat Krajewski reviewed the invoice tracking sheet with the committee which was included in the agenda packet.

G. New Business.

1) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$5,000.00.

Upon a motion made and seconded (Kemper/Baron) it was unanimously VOTED: to approve the invoice from Silver Petrucelli + Associates in the amount of \$5,000.00.

H. Other Business.

None.

I. Adjournment.

Upon a motion made and seconded (Kleinman/Capodiferro) it was unanimously VOTED: to adjourn at 4:52 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

MOTION:

Agenda Item G-1

To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$7,500.00.

/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 24-1232
Date 10/01/2024

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

Professional services through September 30, 2024.

Table with 6 columns: Description, Contract Amount, Percent Complete, Total Billed, Prior Billed, Current Billed. Rows include Design Development, Construction Documents, Bid, Construction Administration, G802 - Amendment 1 - Environmental Design, and G802 - Amendment 1 - Environmental CA [Hourly NTE].

Invoice total 7,500.00

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 | 280,000.00 | 280,000.00 | 0.00 |
| Bid | 25,000.00 | 25,000.00 | 17,500.00 | 7,500.00 |
| Construction Administration | 300,000.00 | 0.00 | 0.00 | 0.00 |
| G802 - Amendment 1 - Environmental Design | 9,130.00 | 9,130.00 | 9,130.00 | 0.00 |
| G802 - Amendment 1 - Environmental CA [Hourly NTE] | 30,000.00 | 2,538.25 | 2,538.25 | 0.00 |
| Total | 924,130.00 | 596,668.25 | 589,168.25 | 7,500.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-----------------|-----------------|-------------|-------------|-------------|-------------|
| 24-1232 | 10/01/2024 | 7,500.00 | 7,500.00 | | | | |
| | Total | 7,500.00 | 7,500.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Approved by:

Christopher T. Nardi
 Project Manager

MOTION:

Agenda Item G-2

To approve the attached invoice from Colliers Engineering & Design in the amount of \$9,368.50.

/Attachment



Engineering & Design

Bergmann has been rebranded to Colliers Engineering & Design

101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

Town of Farmington CT
Attn: Kathryn Krajewski
1 Monteith Drive
Farmington, CT 06032

Invoice : 0000985325
Invoice Date : 9/30/2024

Project : 23016057G
Project Manager: Burriesci, Marco
Project Name : Town of Farmington - 1928
Building Section - Code Review

For Professional Services Rendered Through 9/22/2024

| | Fee | % Complete | Billings | | |
|--|-----------|------------|-----------|-----------------------------|-----------------|
| | | | To Date | Previous | Current |
| Comprehensive Final Report | 2,678.00 | 100.00 | 2,678.00 | 630.00 | 2,048.00 |
| Code Review Exec. Summary | 22,913.00 | 100.00 | 22,913.00 | 15,592.50 | 7,320.50 |
| Comprehensive Review of construction drawings, structural, architectural, building systems, environmental and site-civil | | | | | |
| Subtotal: | 25,591.00 | 100.00 | 25,591.00 | 16,222.50 | 9,368.50 |
| | | | | Current Billings | <u>9,368.50</u> |
| | | | | Amount Due This Bill | <u>9,368.50</u> |

Kathryn Krajewski; krajewskik@farmington-ct.org, aldaved@farmington-ct.org

In accordance with our business terms and conditions, acceptance of this invoice is implied unless Bergmann Associates, Architects, Engineers, Landscape Architects & Surveyors, D.P.C. an affiliate of Colliers Engineering & Design is notified by 14 days from the date of this invoice. If timely payment cannot be made due to any discrepancy, please E-mail a brief explanation to Billing@colliersengineering.com and we will reply as soon as possible. Payments are required in 30 days.
EFT/ACH PAYMENT INFO: Colliers Engineering & Design | JP Morgan Chase | Routing 021000021 | Account# 836759092

MOTION:

Agenda Item G-3

To approve the attached invoice from Innovative Engineering Services in the amount of \$563.04.

/Attachment



INNOVATIVE ENGINEERING SERVICES, LLC
 T 203.467.4370 - F 203.793.7729
 www.iesllc.biz
 33 North Plains Industrial Road
 Wallingford, CT 06492

September 17, 2024

Invoice No.: 19525

Town of Farmington
 One Monteith Drive
 Farmington, CT 06032

Professional Services For Period Ending 8/25/2024

Project: 24047 Town of Farmington 1928 Building Project

Commissioning Services for renovations to be made to the 1928 section of the current Farmington High School Building for use as municipal offices. Estimated Construction cost is \$14,426.053.00

Professional Services

| | Phase Fee | % Complete | Fee Earned | Prior Billing | Current Fee |
|------------------------------------|--------------------|-------------------|-------------------|----------------------|--------------------|
| Pre-Construction | \$6,900.00 | 72.50 | \$5,002.50 | \$4,439.46 | \$563.04 |
| Construction | \$19,350.00 | 0.00 | \$0.00 | \$0.00 | \$0.00 |
| Occupancy & Warranty | \$2,500.00 | 0.00 | \$0.00 | \$0.00 | \$0.00 |
| TAB | \$15,000.00 | 0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total Professional Services | \$43,750.00 | | \$5,002.50 | \$4,439.46 | \$563.04 |
| Invoice Amount | | | | | \$563.04 |



MOTION:

Agenda Item G-4

Executive Session: Review and Discussion of Responses for General Contractor Bids for 1928 Building Renovations.

To adjourn the meeting to executive session as permitted by Connecticut General Statutes 1-200(6) and 1-210(b)(24).

Responses to any request for proposals or bid solicitation issued by a public agency or any record or file made by a public agency in connection with the contract award process, until such contract is executed or negotiations for the award of such contract have ended, whichever occurs earlier, provided the chief executive officer of such public agency certifies that the public interest in the disclosure of such responses, record or file is outweighed by the public interest in the confidentiality of such responses, record or file;

That attendance in the Executive Session shall be limited to:

Voting and Non-Voting Members of the 1928 Building Committee
Project Architect

NOTE: Approval of this motion shall be by 2/3 vote.

MOTION:

Agenda Item G-5

To select _____, the lowest qualified bid, as the General Contractor for the 1928 Building Renovations in the amount of \$_____.

NOTE:

After executive session, the 1928 Building Committee will return to public session and name a finalist.

MOTION:

Agenda Item G-6

To authorize the Town Manager and Professional Partnership Subcommittee to negotiate and sign a contract with the selected firm for 1928 Building Renovations.

NOTE:

Upon the Town's completion of a due diligence reference check, the selected firm will be contacted and a meeting will be coordinated with the members of the Professional Partnership Subcommittee to finalize the agreement.

MOTION:

Agenda Item G-7

To cancel the November 12, 2024, 1928 Building Committee meeting