

**Agenda**  
**1928 Building Committee**  
**Tuesday, May 14, 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 April 9, 2024, meeting.
- E. Correspondence.
  - 1) Jennifer Dupont
- F. Reports.
  - 1) Chair Report. (Mastrobattista)
    - a. Three Month Lookahead
  - 2) Town Council Liaison Report. (Capodiferro)
  - 3) FHS Building Committee Report. (Fagan)
  - 4) Architect Report. (Nardi/Stein)
  - 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 \$33,280.00.
  - 2) To approve the Construction Document Cost Estimate and list of alternates.
  - 3) To discuss and take action on the potential of procuring sitework as a separate bid.
  - 4) To cancel the May 28, 2024 meeting.
- H. Other Business.
- I. Adjournment.

MOTION:

Agenda Item D-1

To approve the minutes from the April 9, 2024, meeting.

/Attachment

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

**Attendees:**

Peter Mastrobattista, Chair  
Chris Fagan, FHS Building Committee Liaison (Zoom)  
Joe Capodiferro, Town Council Liaison  
Shari Greco, Resident  
Jack Kemper, Resident  
Dan Kleinman, Resident (Zoom)  
Jean Baron, Resident  
Kathy Blonski, Town Manager  
Kat Krajewski, Assistant Town Manager  
Russ Arnold, Director of Public Works  
Chris Nardi, Silver Petrucelli + Associates  
Brianna Dash, Silver Petrucelli + Associates

**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.**

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

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the minutes from the March 12, 2024, meeting.

**E. Correspondence.**

- 1) The Town Manager reviewed the correspondence with the Committee.  
Ms. Blonski will request more information from Mrs. LeBouthillier about the curtain.

**F. Reports.**

- 1) Chair Report. (Mastrobattista)

**a. Buy-a-Brick Fundraiser Update**

Peter Mastrobattista reported that the Buy and Brick Fundraiser has received much interest and has been well received.

**2) Town Council Liaison Report. (Capodiferro)**

Joe Capodiferro reported that the referendum on the Town budget is scheduled for April 25, 2024.

**3) FHS Building Committee Report. (Fagan)**

Chris Fagan reported that the FHS Building Project remains on target and on budget. The Building Committee is looking at the possibility of including ADA accessible High School Bleachers in the project.

**4) Architect Report. (Nardi/Stein)**

**a. Landscape Design**

Chris Nardi reviewed the updated Landscape Design plans with the Committee which are recorded with these minutes as Attachment A. The Committee was pleased with the progress of the plans.

**b. Environmental Report Update**

Nothing new to report at this time.

**c. Construction Documents Timeline Update**

Chris Nardi said he is still on target to present updated designs and costs to the Committee at its May Committee meeting. He suggested that the Value Engineering subcommittee schedule a meeting in late April/early May.

**d. General Update**

No significant issues to report on at this time.

**5) Value Engineering Subcommittee Report. (Mastrobattista)**

The Town Manager will schedule a subcommittee meeting at the end of April/early May.

**6) Communications Subcommittee Report. (Baron/Kleinman)**

No report except that the recent Newsletter was well done and well received.

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

The subcommittee is scheduled to meet immediately after this meeting to give further direction to Chris Nardi's team on Interior design and finishes.

**8) Professional Partnership Subcommittee (Capodiferro/Fagan)**

No report.

**9) Financial Report. (Blonski)**

Ms. Blonski reviewed the Financial Report with the Committee.

**G. New Business.**

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

Upon a motion made and seconded (Kemper/Capodiferro) it was unanimously VOTED: to approve the invoice from Silver Petrucelli + Associates in the amount of \$112,000.00.

**H. Other Business.**

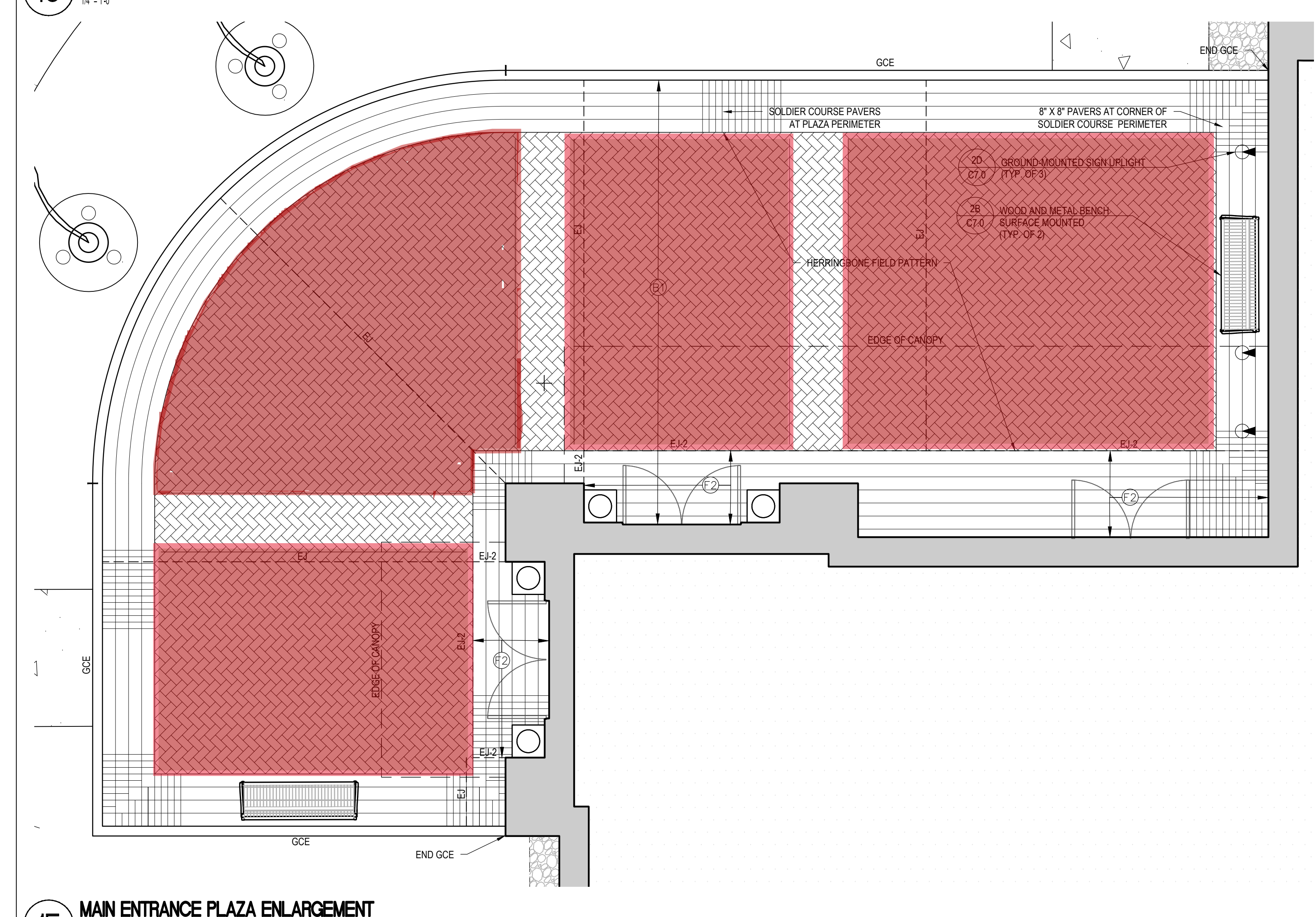
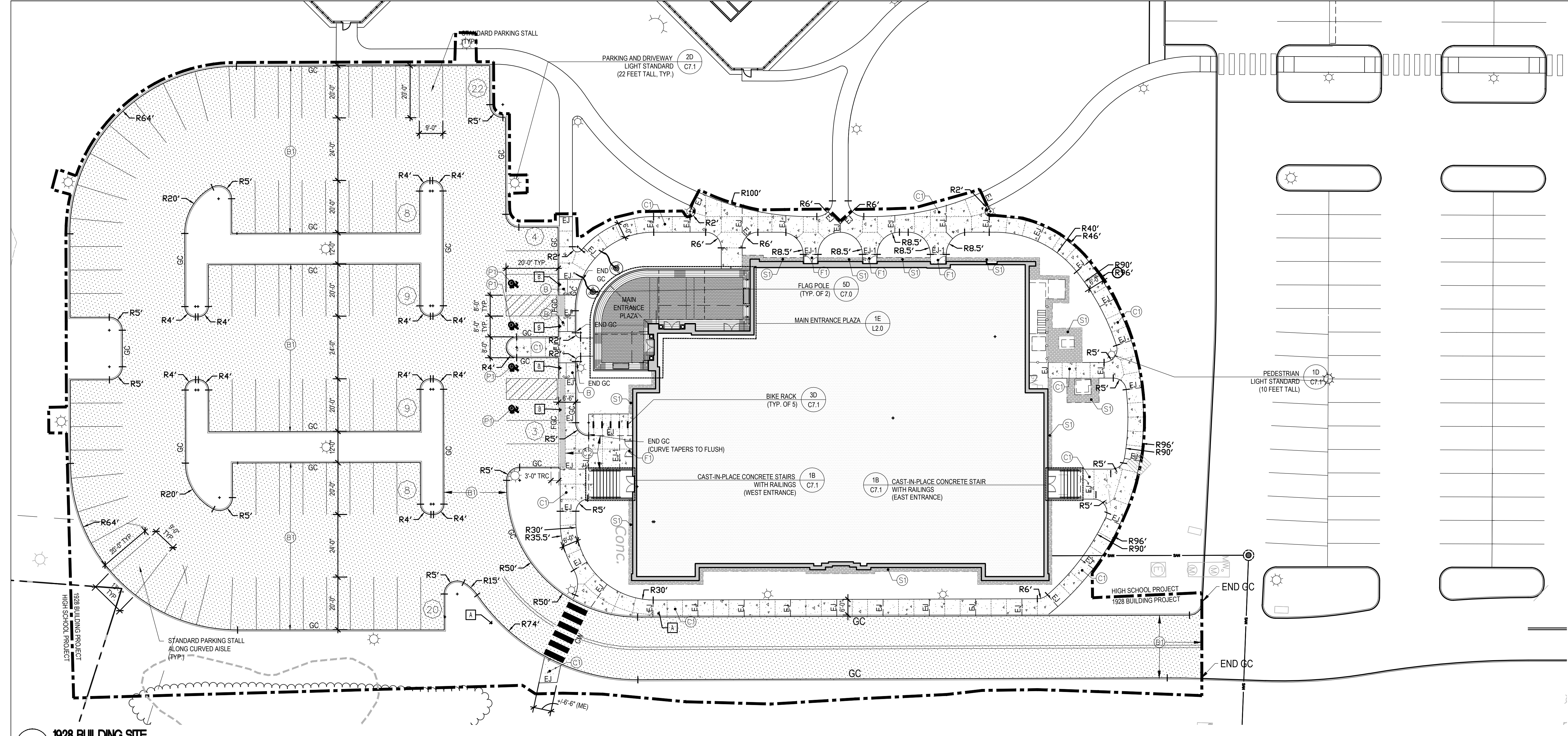
The 1928 Building Committee came to a consensus to cancel the April 23, 2024, 1928 Building Committee meeting.

**I. Adjournment.**

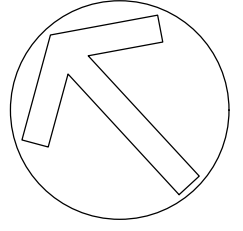
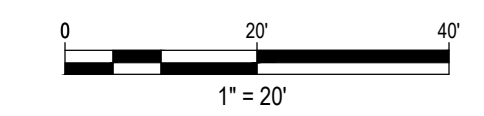
Upon a motion made and seconded (Fagan/Baron) it was unanimously VOTED: to adjourn at **4:57 P.M.**

Respectfully Submitted,

Kathleen Blonski  
Town Manager



SEE SHEET C0.0 FOR NOTES AND LEGENDS RELATED TO THIS SHEET

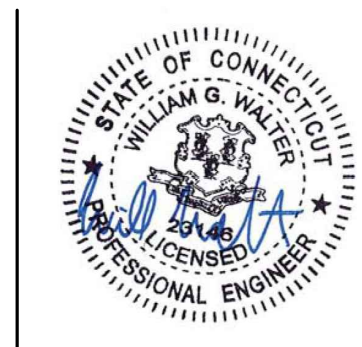


Project Title:  
**RENOVATIONS TO THE 1928 BUILDING:  
FARMINGTON TOWN HALL**  
20 Monteith Drive, Farmington, CT 06032

Prepared by:  
**benesch**  
Alfred Benesch & Company  
120 Hebron Avenue, 2nd Floor  
Glastonbury, Connecticut 06033  
860-633-8341

**S  
P  
A**  
**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: |
|-----------|-------------------|------------|-------------|
|           | 95% CD SUBMISSION | 04-01-2024 |             |
|           |                   |            |             |
|           |                   |            |             |
|           |                   |            |             |
|           |                   |            |             |

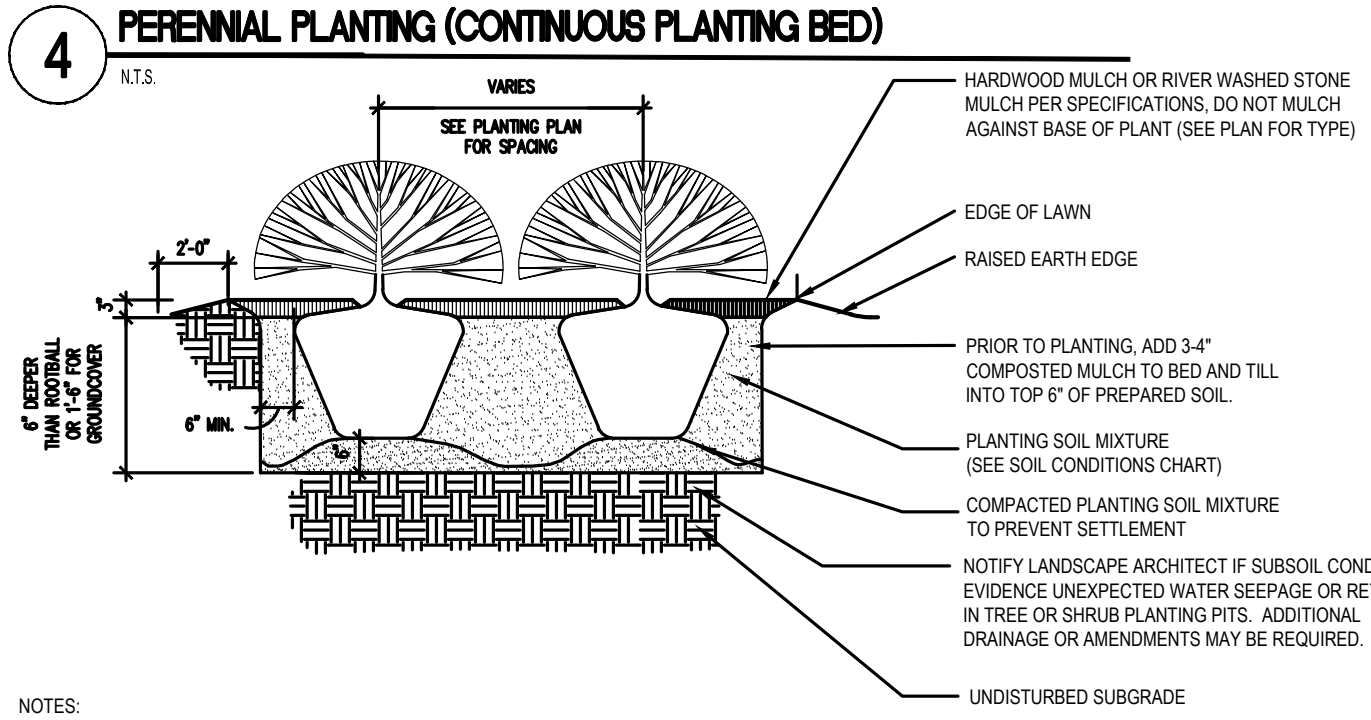
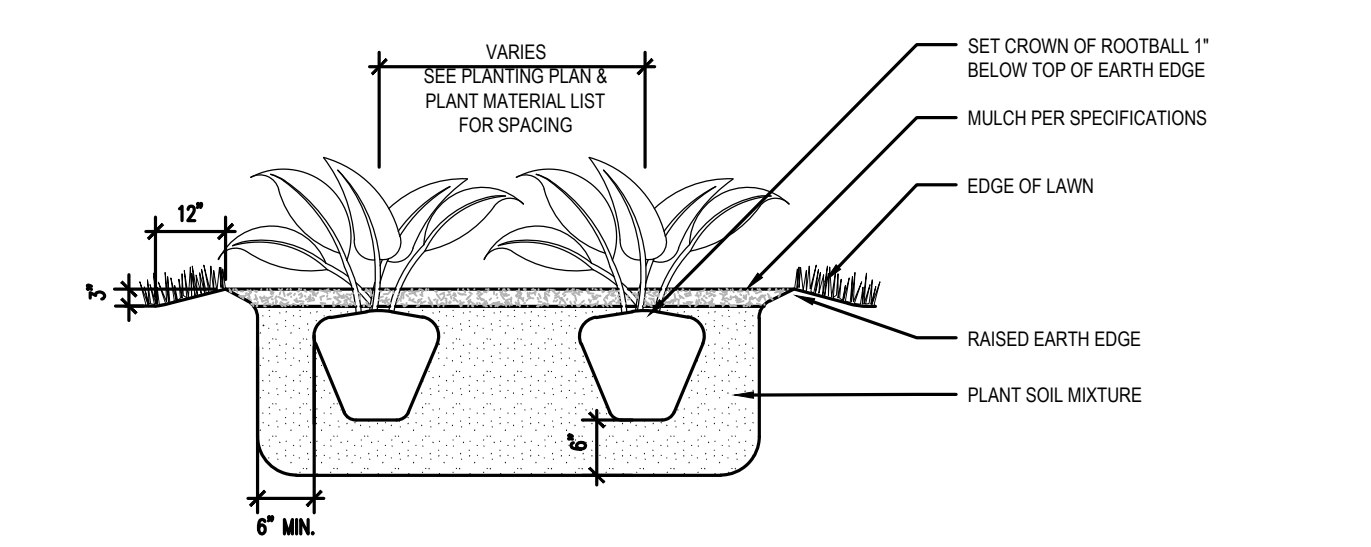


Drawing Title:  
**MATERIALS & LAYOUT PLAN**

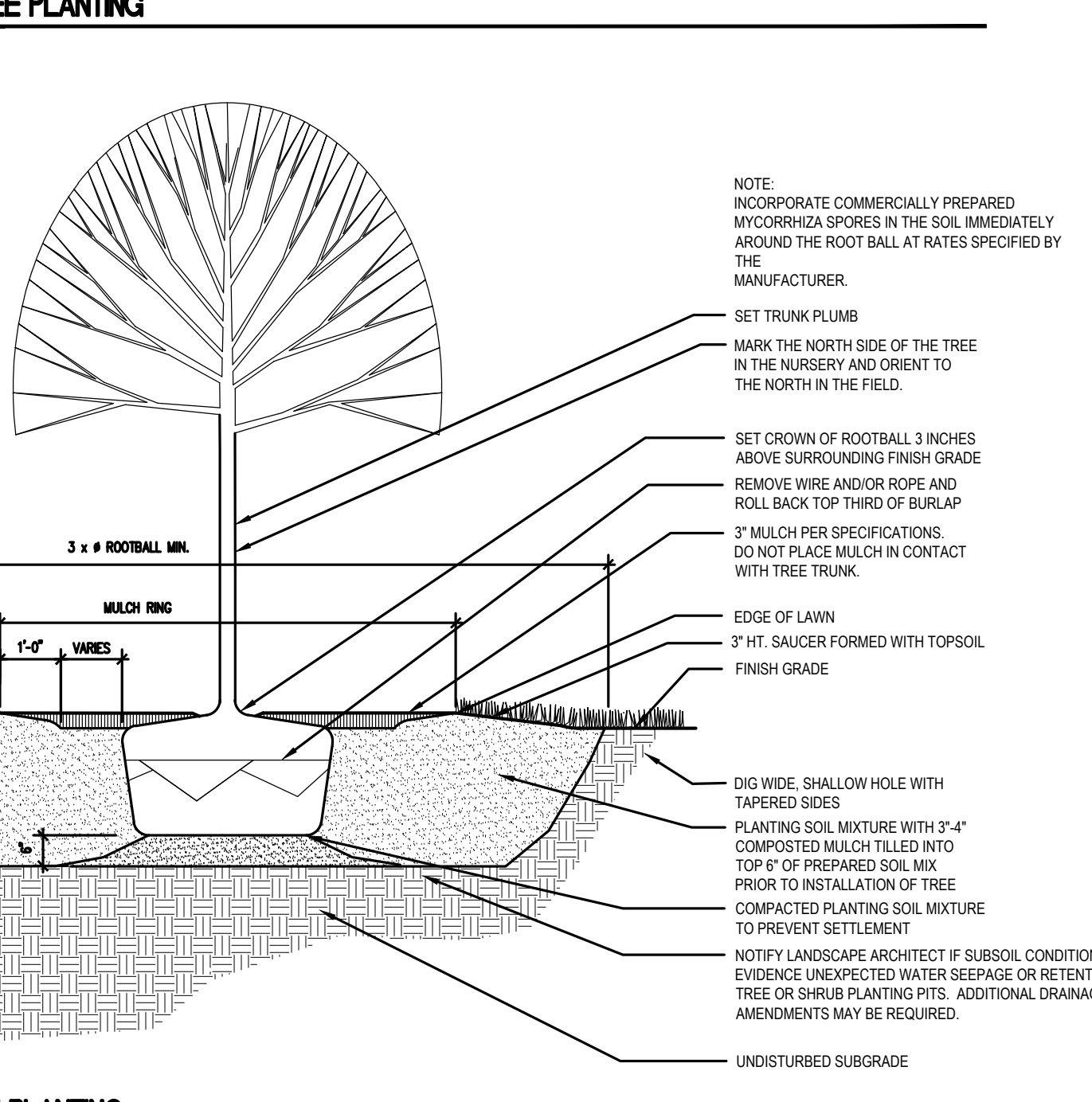
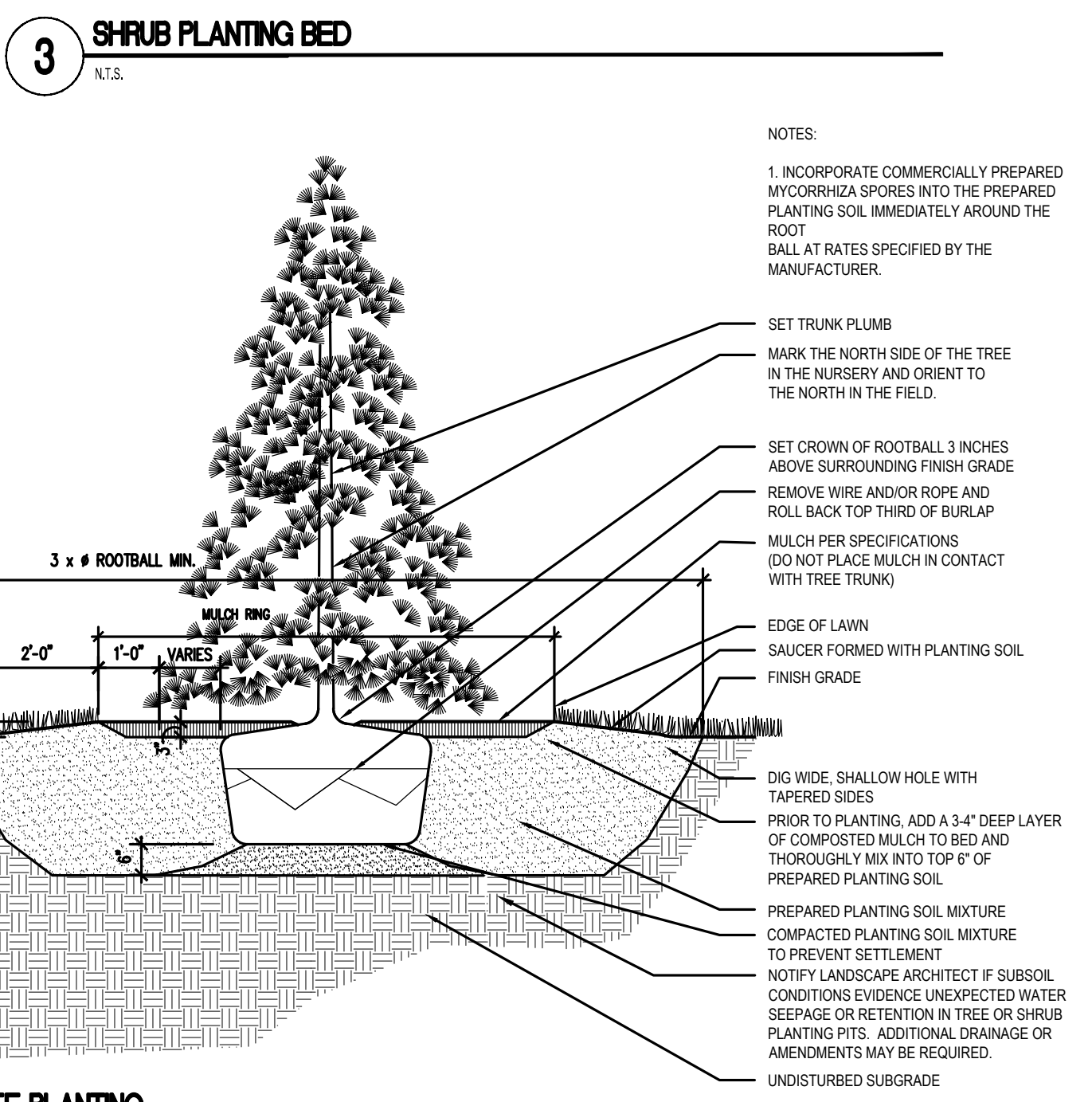
Date: 04/01/2024  
Scale: 1" = 20'-0"  
Drawn By: LGB  
Project Number: 22-189

**C2.0**

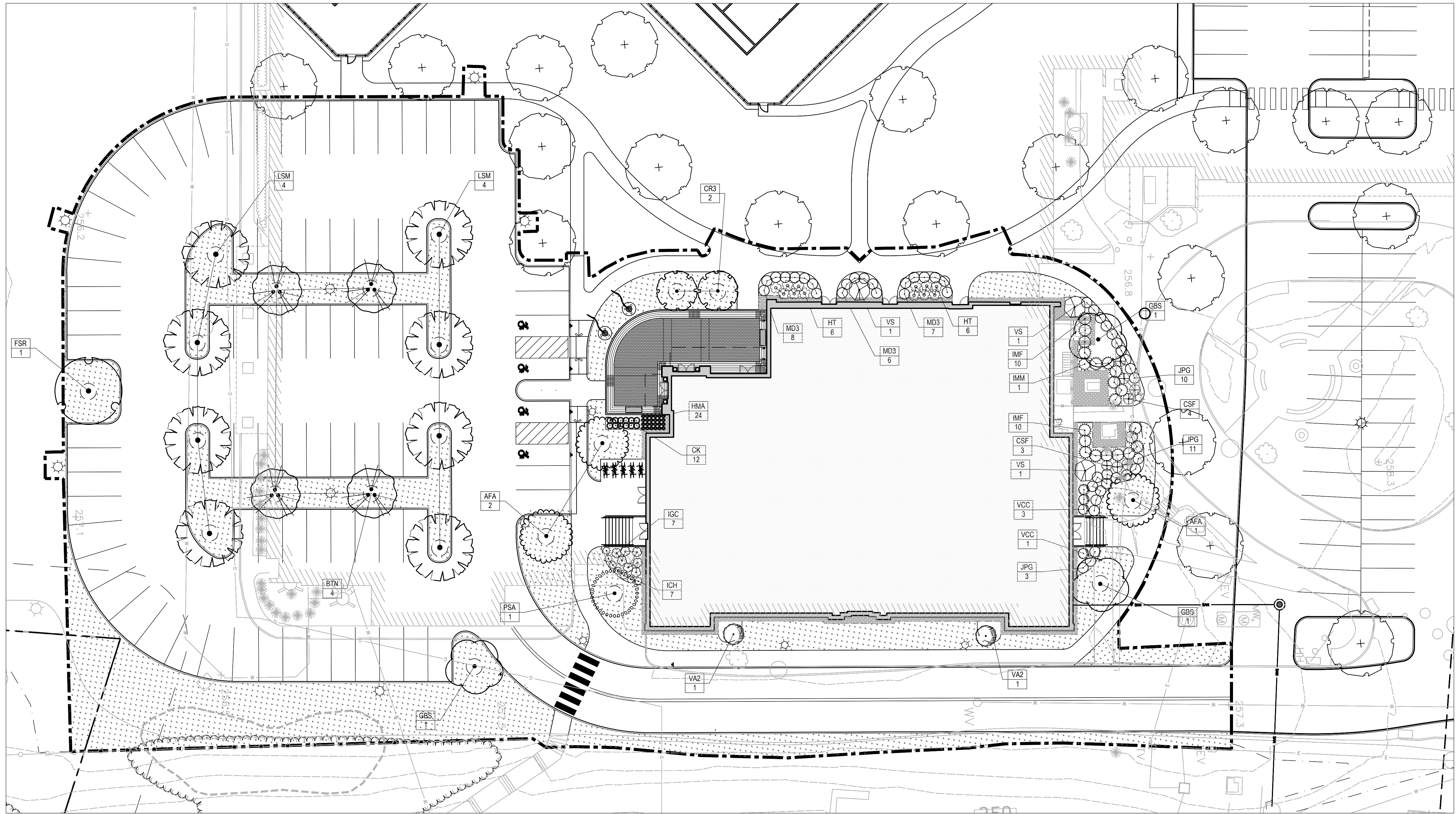
| PLANT SCHEDULE          |      |  |          |                |             |      |
|-------------------------|------|--|----------|----------------|-------------|------|
| SYMBOL                  | CODE | BOTANICAL / COMMON NAME  | CONT.    | CAL.           | SIZE        | QTY. |
| <b>DECIDUOUS TREES</b>  |      |  |          |                |             |      |
|                         | AFA  | ACER X FREEMANII / ARMSTRONG / ARMSTRONG FREEMAN MAPLE               | B & B    | 2-2.5' CAL.    | 10-12' HT.  | 3    |
|                         | BTN  | BETULA NIGRA / RIVER BIRCH MULTI-TRUNK                               | B & B    | MULTI-TRUNK    | 10-12' HT.  | 4    |
|                         | FSR  | FAGUS SYLVATICA 'RIVERSII' / RIVERS PURPLE BEECH                     | B & B    | 3-3.5' CAL.    | 14-16' HT.  | 1    |
|                         | GBS  | GINKGO BILOBA 'SARATOGA' / MAIDENHAIR TREE                           | B & B    | 3.0'-3.5' CAL. | 20' MIN.    | 3    |
|                         | LSM  | LIQUIDAMBAR STYRACIFLUA 'MORAINE' / MORAINES SWEET GUM               | B & B    | 3-3.5' CAL.    | 14-16' HT.  | 8    |
| <b>ORNAMENTAL TREES</b> |      |  |          |                |             |      |
|                         | CR3  | CORNUS X RUTGANII / STELLAR PINK DOGWOOD                             | B & B    | 3-3.5' CAL.    | 14-16' HT.  | 2    |
|                         | PSA  | PRUNUS SUBHIRTELLA 'AUTUMNALIS' / AUTUMN FLOWERING CHERRY            | B & B    | 3-3.5' CAL.    | 14-16' HT.  | 1    |
| <b>GRASSES</b>          |      |  |          |                |             |      |
|                         | CK   | CALAMAGROSTIS X KARL FOERSTER / FEATHER REED GRASS                   | #3       | 15-18" HT.     | 15-18" SPR. | 12   |
|                         | HMA  | HAKONECHLOA MACRA 'ALL GOLD' / JAPANESE FOREST GRASS                 | #1 CONT. | 12-15" HT.     | 12-15" SPR. | 24   |
| <b>DECIDUOUS SHRUBS</b> |      |  |          |                |             |      |
|                         | CSF  | CORNUS SERICEA 'FARROW' / ARCTIC FIRE RED TWIG DOGWOOD               | #3 CONT. | 12-15" HT.     | 18-24" SPR. | 7    |
|                         | HT   | HYDRANGEA PANICULATA 'SAMMIK' / FIRE LIGHT TIDBITS PANICLE HYDRANGEA | #3 CONT. | 2-3' HT.       | 2-3' SPR.   | 12   |
|                         | VCC  | VIBURNUM CARLESI 'COMPACTUM' / KOREAN SPICE VIBURNUM                 | #5 CONT. | 24-30" HT.     | 24-30" SPR. | 4    |
|                         | VS   | VIBURNUM Plicatum TOMENTOSUM 'SHASTA' / SHASTA DOUBLEFILE VIBURNUM   | #5 CONT. | 2-3' HT.       | 2-3' SPR.   | 3    |
| <b>EVERGREEN SHRUBS</b> |      |  |          |                |             |      |
|                         | ICH  | ILEX CRENATA 'HELLERI' / HELLER JAPANESE HOLLY                       | #3 CONT. | 18-24" HT.     | 18-24" SPR. | 7    |
|                         | IGC  | ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY                            | #5 CONT. | 30-36" HT.     | 30-36" SPR. | 7    |
|                         | IMM  | ILEX X MESERVEAE 'BLUE PRINCE' TM / BLUE PRINCE HOLLY                | #7 CONT. | 3-4' HT.       | 30-36" SP.  | 1    |
|                         | IMF  | ILEX X MESERVEAE 'BLUE PRINCESS' TM / BLUE PRINCESS HOLLY            | #7 CONT. | 3-4' HT.       | 30-36" SP.  | 20   |
|                         | JPG  | JUNIPERUS PROCUMBENS 'GREEN MOUND' / GREEN MOUND JUNIPER             | #3 CONT. | 9-12" HT.      | 18-24" SPR. | 24   |
|                         | MDS  | MICROBIOTA DECUSSATA / SIBERIAN CARPET CYPRRESS                      | #3 CONT. | 12-15" HT.     | 24-30" SPR. | 21   |
|                         | VA2  | VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY' / LEATHERLEAF VIBURNUM           | #5 CONT. | 3-4' HT.       | 3-4' SPR.   | 2    |



NOTES:  
1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.  
2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.  
3. INCORPORATE COMMERCIALY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.  
4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE. DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.



SEE SHEET C0.0 FOR NOTES AND LEGENDS RELATED TO THIS SHEET

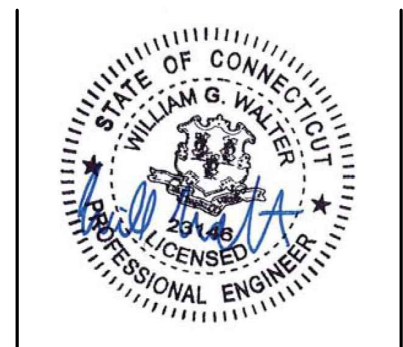


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**SILVER PETRUCELLI + ASSOCIATES**  
3190 WHITNEY AVENUE HAMDEN CT 06518  
311 STATE STREET NEW LONDON CT 06320  
203 230 9007 silverpetrucelli.com

| Revision: | Description:      | Date:      | Revised By: |
|-----------|-------------------|------------|-------------|
| 1         | 95% CD SUBMISSION | 04-01-2024 |             |



Drawing Title:  
**PLANTING PLAN**

Date:  
04/01/2024  
Scale:  
1" = 20'-0"  
Drawn By:  
LGB  
Project Number:  
22-189

**C5.0**

CORRESPONDENCE:

Agenda Item E-1

/Attachment



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

Agenda Item E-1

**Name:** Jennifer Dupont

**Email:** [jenniferdupont59@yahoo.com](mailto:jenniferdupont59@yahoo.com)

**Message:** My question is why are you changing the front of the 1028 building, when the whole reason to ave it was to keep it looking like the original building.

I have to say I really do not like the picture you sent. The third floor is missing along with the cupola that the class of 2010 lit up and it looks wonderful. Why do we have to ugly up the front of a beautiful building. Didn't this town learn anything from urban renewal?

Jennifer Dupont

REPORT:

Agenda Item F-1

Chair Report – Three Month Lookahead

/Attachment

Updated 4/24/24

| MAY  |
|--|
| <input type="checkbox"/> May 14, 2024, Meeting <ul style="list-style-type: none"> <li>• Reports &amp; Invoices</li> <li>• Approved cost estimate and alternates, as recommended by VE subcommittee</li> </ul> <input type="checkbox"/> May 28, 2024, Meeting- Cancel                                 |
| <p><b>Subcommittees:</b></p> <ul style="list-style-type: none"> <li>• VE Meeting- May 7, 2024, at 4:00pm</li> </ul>  |
| <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>• Vault Approval Received 4/23/24</li> <li>• Meetings with Professional Engineering Review Services and Commissioning- establish schedule and deadlines</li> <li>• Coordination with the FHS project</li> </ul>                          |
| JUNE   |
| <input type="checkbox"/> June 11, 2024, Meeting <ul style="list-style-type: none"> <li>• Reports &amp; Invoices</li> <li>• Approve final document set, bid specs, etc.</li> </ul> <input type="checkbox"/> June 25, 2024, Meeting  |
| <p><b>Other:</b></p> <ul style="list-style-type: none"> <li>• Receive comments from 3<sup>rd</sup> party consultants</li> <li>• Coordination with the FHS project</li> <li>• Advertise and Bid Sitework project- Target Date June 1, 2024</li> <li>• Bid Opening for Sitework-end of June</li> </ul> |
| JULY   |
| <input type="checkbox"/> July 9, 2024 Meeting <ul style="list-style-type: none"> <li>• Reports &amp; Invoices</li> <li>• Award Sitework</li> </ul> <input type="checkbox"/> Cancel July 23, 2024 Meeting   |
| <p><b>Subcommittees:</b></p> <ul style="list-style-type: none"> <li>• Advertise and Bid Renovation project- Target Date July 1, 2024</li> <li>• Coordination with the FHS project</li> <li>• Award Sitework</li> </ul>   |

**Anticipated Bid Schedule- Renovation**

Advertise and Bid Project- July 1, 2024  
 Bid Opening- First/Second week of August  
 Review and Award Bids- end of August

1928 Building Committee  
3 Month Look Ahead

**Anticipated Bid Schedule- Sitework**

Advertise and Bid Project- June 1, 2024

Bid Opening- End of June

Review and Award Bids- early July

**Other Notes/Questions:**

- Subcommittee for Tech/FF&E
- Decision Making Group
- Finance Subcommittee
- Materials Testing

DRAFT

MOTION:

Agenda Item G-1

To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$33,280.00.

/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 24-482  
Date 05/01/2024

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

Professional services through April 30, 2024.

| Description   | Contract Amount   | Percent Complete | Total Billed      | Prior Billed      | Current Billed   |
|---|-------------------|------------------|-------------------|-------------------|------------------|
| <b>Design Development</b>                                 | 280,000.00        | 100.00           | 280,000.00        | 280,000.00        | 0.00             |
| <b>Construction Documents</b>                             | 280,000.00        | 90.00            | 252,000.00        | 224,000.00        | 28,000.00        |
| <b>Bid</b>  | 25,000.00         | 0.00             | 0.00              | 0.00              | 0.00             |
| <b>Construction Administration</b>                        | 300,000.00        | 0.00             | 0.00              | 0.00              | 0.00             |
| <b>G802 - Amendment 1 - Environmental Design</b>          | 9,130.00          | 87.83            | 8,019.00          | 2,739.00          | 5,280.00         |
| <b>G802 - Amendment 1 - Environmental CA [Hourly NTE]</b> | 30,000.00         | 0.00             | 0.00              | 0.00              | 0.00             |
| <b>Total</b>  | <b>924,130.00</b> | <b>58.44</b>     | <b>540,019.00</b> | <b>506,739.00</b> | <b>33,280.00</b> |

Invoice total **33,280.00**

**Invoice Summary**

| Description   | Contract Amount   | Total Billed      | Prior Billed      | Current Billed   |
|---|-------------------|-------------------|-------------------|------------------|
| <b>Design Development</b>                                 | 280,000.00        | 280,000.00        | 280,000.00        | 0.00             |
| <b>Construction Documents</b>                             | 280,000.00        | 252,000.00        | 224,000.00        | 28,000.00        |
| <b>Bid</b>  | 25,000.00         | 0.00              | 0.00              | 0.00             |
| <b>Construction Administration</b>                        | 300,000.00        | 0.00              | 0.00              | 0.00             |
| <b>G802 - Amendment 1 - Environmental Design</b>          | 9,130.00          | 8,019.00          | 2,739.00          | 5,280.00         |
| <b>G802 - Amendment 1 - Environmental CA [Hourly NTE]</b> | 30,000.00         | 0.00              | 0.00              | 0.00             |
| <b>Total</b>  | <b>924,130.00</b> | <b>540,019.00</b> | <b>506,739.00</b> | <b>33,280.00</b> |

**Aging Summary**

| Invoice Number | Invoice Date | Outstanding       | Current          | Over 30           | Over 60     | Over 90     | Over 120    |
|----------------|--------------|-------------------|------------------|-------------------|-------------|-------------|-------------|
| 24-352         | 04/01/2024   | 112,000.00        |                  | 112,000.00        |             |             |             |
| 24-482         | 05/01/2024   | 33,280.00         | 33,280.00        |                   |             |             |             |
|                | <b>Total</b> | <b>145,280.00</b> | <b>33,280.00</b> | <b>112,000.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> |

Approved by:

Christopher T. Nardi  
 Project Manager

MOTION:

Agenda Item G-2

To approve the Construction Document Cost Estimate and list of alternates.

/Attachment



**Farmington 1928 Building**

**Town Hall Conversion**

4/26/2024

**Contract Document Estimate**



**37,245 SF**

|  |                     |
|--|---------------------|
| <b>CONSTRUCTION COSTS (PROVIDED BY PACS, LLC - January 2024)</b>                         | <b>CD COST</b>      |
| GENERAL CONDITIONS, BONDS, INSURANCE, GC OVERHEAD & PROFIT                               | \$1,530,967         |
| ENVIRONMENTAL ABATEMENT AND DEMOLITION   | \$887,616           |
| STRUCTURE AND BUILDING ENVELOPE (INCLUDES ADDITION AND 1928 RESTORATION AND REPAIRS)     | \$2,110,710         |
| DOORS, FRAMES AND HARDWARE (INCLUDING ACCESS CONTROL/SECURITY & OPERABLE GYMNASIUM WALL) | \$496,092           |
| INTERIOR PARTITIONS AND CEILINGS, INCLUDING PAINTING AND WALLCOVERINGS                   | \$1,220,867         |
| FLOORING AND FINISHES  | \$469,692           |
| BUILT IN CASEWORK (RECEPTIONS DESKS, MAIL/COPY ROOMS, BREAK ROOM, ETC.)                  | \$199,533           |
| TOILET ACCESSORIES, SIGNAGE, MISCELLANEOUS   | \$153,744           |
| MODULAR VAULT (INCLUDING NEW SHELVING)   | \$324,750           |
| ELEVATOR CAB AND CONTROLS  | \$155,000           |
| FIRE PROTECTION (SPRINKLER SYSTEM MODIFICATIONS)   | \$300,816           |
| PLUMBING   | \$384,256           |
| HVAC   | \$1,918,120         |
| ELECTRICAL   | \$1,955,633         |
| SITWORK  | \$1,216,095         |
| <b>CONSTRUCTION SUBTOTAL</b>   | <b>\$13,323,891</b> |
| CONTINGENCY INCLUDING EXTERIOR ENVELOPE REPAIR ALLOWANCE                                 | \$350,000           |
| <b>TOTAL CONSTRUCTION COST</b>   | <b>\$13,673,891</b> |
| Construction Cost Per S.F. (37,245 s.f.)   | \$367.13            |
| <b>SOFT COSTS (PROVIDED BY SP+A)</b>   |                     |
| A/E Design Fees  | \$885,000           |
| Environmental Testing and Design Services [Tighe&Bond]                                   | \$9,130             |
| Environmental Construction Monitoring Services [Tighe&Bond]                              | \$30,000            |
| Bonding and Legal Fees   | \$10,000            |
| 3rd Party Review [Colliers]  | \$25,591            |
| Commissioning Agent [IES]  | \$43,750            |
| Testing and Inspections  | \$12,500            |
| Builder's Risk Insurance (Town)  | \$22,500            |
| Moving and Relocation Costs  | \$25,000            |
| Furniture  | \$200,000           |
| Technology Equipment   | \$265,000           |
| Owner's Contingency (5% of Construction)   | \$683,695           |
| <b>TOTAL SOFT COSTS</b>  | <b>\$2,212,166</b>  |
| <b>TOTAL ESTIMATED COST</b>  | <b>\$15,886,057</b> |
| Total Project Cost Per S.F. (37,245 s.f.)  | \$426.53            |

**POTENTIAL BID ALTERNATES**

|  |            |
|--|------------|
| ELIMINATE STUD REPLACEMENT AT EXISTING EXTERIOR ENVELOPE [PROV. NEW INSULATION & GYP FINISH] | (\$60,000) |
| PROVIDE NEW GENERATOR [375KW] IN LIEU OF RELOCATION AND CONNECTION TO EXISTING GENERATOR     | \$282,000  |

MOTION:

Agenda Item G-3

To discuss and take action on the potential of procuring sitework as a separate bid.

MOTION:

Agenda Item G-4

To cancel the May 28, 2024 meeting.