

Agenda
1928 Building Committee
Tuesday, March 25, 2025
Town Hall Pavilion
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/88965386978>

Webinar ID: 889 6538 6978

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the minutes from the February 25, 2025, meeting.
- E. Correspondence.
- F. Reports.
 - 1) Chair Report. (Mastrobattista)
 - 2) Town Council Liaison Report. (Capodiferro)
 - 3) FHS Building Committee Report. (Fagan)
 - 4) Architect Report. (Nardi)
 - 5) General Contractor Report. (KBE)
 - 6) Financial Subcommittee Report. (Fagan/Greco)
 - 7) Financial Report. (Blonski)
- G. New Business.
 - 1) To approve the following invoice package as presented:

Name	Amount	Description
Silver Petrucelli + Associates	\$22,000.00	Professional Services through February 28, 2025
KBE Building Corporation	\$640,256.36	Application No. 1

H. Other Business.

I. Adjournment.

CC: Maureen Frink, Town Clerk
 Committee Members
 KBE Construction

MOTION:

Agenda Item D-1

To approve the minutes from the February 25, 2025, meeting.

/Attachment

**Minutes
1928 Building Committee
Tuesday, February 25, 2025
Town Hall Council Chambers/ZOOM
4:30 P.M.**

Attendees:

Peter Mastrobattista, Chair
Joe Capodiferro, Town Council Liaison
Chris Fagan, FHS Building Committee Liaison (via ZOOM)
Shari Greco, Resident
Jack Kemper, Resident
Jean Baron, Resident
Dan Kleinman, Resident (via ZOOM)
Kathy Blonski, Town Manager
Kat Krajewski, Assistant Town Manager
Russ Arnold, Director of Public Works/Town Engineer
Dan Zittoun, Asst. Superintendent of Finance & Operations
Devon Aldave, Clerk of the Committee
Chris Nardi, Silver/Petrucci + Associates
Nick Abel, KBE Building Corporation
Tony Mancini, KBE Building Corporation
Mark Staples, KBE Building Corporation

A. Call to Order.

The meeting was called to order at 4:30 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 28, 2025, meeting.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the minutes from the January 28, 2025, meeting.

E. Correspondence.

None.

F. Reports.

1) Chair Report. (Mastrobattista)

No report.

2) Town Council Liaison Report. (Capodiferro)

Joe Capodiferro reported that the Town Council is excited about the 1928 Building Project.

3) FHS Building Committee Report. (Fagan)

Chris Fagan reported that the FHS Building Committee continues to meet

4) Architect Report. (Nardi)

Chris Nardi reported that Owner-Architect-Contractor (OAC) meetings started last week, and will continue biweekly. Silver/Petrucci + Associates have been receiving and responding to submittals.

5) General Contractor Report. (KBE)

Nick Abel reported that selective demolition activities have begun and are slated for the next few weeks. After demolition is completed, abatement will take place for another 3-4 weeks.

Committee members asked if KBE has experienced any unanticipated issues. KBE Staff responded that no real surprises have been discovered at this point.

6) Communications Subcommittee Report. (Baron/Kleinman)

Kat Krajewski reported that a brief article on the 1928 Building Project was included in the Town-wide newsletter that hit households this past weekend.

7) Financial Subcommittee Report. (Fagan/Greco)

Shari Greco reported that the Financial Subcommittee met on February 19th to review and approve the invoice package.

8) Financial Report. (Blonski)

Kat Krajewski reviewed the financial report with the subcommittee which is recorded with these minutes as Attachment A.

G. New Business.

1) To approve the following invoice package as presented:

Name	Amount	Description
Silver Petrucelli + Associates	\$24,000.00	Professional Services through January 31, 2025
KBE Building Corporation	\$24,000.00	Change Order Request No. 1- Add of Builders Risk Policy
J. Iapaluccio, Inc.	\$194,560.00	Application No. 2 (Sitework)

Kat Krajewski reviewed the invoice package and the contingency log with the committee. Kat explained that although the cost is \$24,000 for the change order, \$22,500 of this amount is included the project budget for Builder's Risk Insurance. The remaining \$1,500 will be paid out of the project's contingency. The contingency log is recorded with these minutes as Attachment B.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the invoice package as presented.

2) To discuss the 1928 Building Committee meeting schedule.

It was determined that the committee will hold the second scheduled meeting of each month. The first scheduled meeting of each month will remain on the schedule, but will be canceled if there is no pressing business.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to cancel the March 11, 2025, 1928 Building Committee meeting.

H. Other Business.

None.

I. Adjournment.

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to adjourn at 4:48 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

**1928 Building Committee
Invoice Tracking**

<i>Silver Petrucelli + Associates</i>		
Contract Amount- 1928 Building Project	\$	885,000.00
Invoice Date	Invoice Amount	
8/1/2023	\$8,400.00	Professional Services- July 2023
9/1/2023	\$33,600.00	Professional Services- August 2023
10/1/2023	\$56,000.00	Professional Services- September 2023
11/1/2023	\$84,000.00	Professional Services- October 2023
12/1/2023	\$56,000.00	Professional Services- November 2023
1/15/2024	\$28,000.00	Professional Services- December 2023
2/1/2024	\$42,000.00	Professional Services- January 2024
3/1/2024	\$86,739.00	Professional Services- February 2024
4/1/2024	\$112,000.00	Professional Services - March 2024
5/1/2024	\$33,280.00	Professional Services- April 2024
6/1/2024	\$29,111.00	Professional Services- May 2024
7/1/2024	\$15,038.25	Professional Services- June 2024
9/1/2024	\$5,000.00	Professional Services- August 2024
10/1/2024	\$7,500.00	Professional Services- September 2024
12/1/2024	\$6,000.00	Professional Services- November 2024
1/1/2025	\$6,000.00	Professional Services- December 2024
2/1/2025	\$24,000.00	Professional Services- January 2024
Invoice Total:	\$632,668.25	
Remaining Balance:	\$252,331.75	

**1928 Building Committee
Invoice Tracking**

<i>Innovative Engineering Services</i>		
Contract Amount- 1928 Building Project	\$	43,750.00
Invoice Date	Invoice Amount	
5/17/2024	\$2,001.00	Commissioning Services - April 2024
7/22/2024	\$437.46	Commissioning Services - June 2024
9/17/2024	\$563.04	Commissioning Services - August 2024
Invoice Total:		\$3,001.50
Remaining Balance:		\$40,748.50

<i>Colliers Engineering & Design</i>		
Contract Amount- 1928 Building Project	\$	25,591.00
Invoice Date	Invoice Amount	
6/6/2024	\$11,182.50	Professional Services - May 2024
7/26/2024	\$5,040.00	Professional Services - June 2024
9/30/2024	\$9,368.50	Professional Services through 9/22/2024
Invoice Total:		\$25,591.00
Remaining Balance:		\$0.00



1928 Building Project
Owner's Contingency Log
Updated 2/19/2025

Owner's Contingency Snapshot

Starting Owner Contingency: \$705,000.00
 Approved-Change Orders Subtotal: \$1,500.00
 Approved-Other Subtotal: \$0.00
 Pending Change Orders Subtotal: \$0.00
 Forecasted Change Orders Subtotal: \$0.00
 Remaining Owner Contingency: \$703,500.00

Owner's Contingency Activity- Change Orders

Description	Total
COR # 001- Add of Builder's Risk Policy	1,500.00
Change Order Subtotal	1,500.00

Owner's Contingency Activity- Other

Description	Total
Other Subtotal	

Forecasted Change Orders

Description	Total
Subtotal	0.00

MOTION:

Agenda Item G-1

To approve the following invoice package as presented:

Name	Amount	Description
Silver Petrucelli + Associates	\$22,000.00	Professional Services through February 28, 2025
KBE Building Corporation	\$640,256.36	Application No. 1

/Attachment



1928 Building Project

1928 Building
Finance Subcommittee
3/25/2025

Architect Silver Petrucci + Associates	
Contract Information	
Contract Budget	\$885,000.00
Budget Adjustmets	\$39,130.00
Current Contract Budget	\$924,130.00
Paid to Date	\$632,668.25
Balance	\$291,461.75
Reimbursable Costs	\$0.00
Pending	\$22,000.00
Balance After Pending	\$269,461.75

Invoice Date	Invoice Number	Pending	Amount
8/1/2023	23-829		\$8,400.00
9/1/2023	23-1017		\$33,600.00
10/1/2023	23-1151		\$56,000.00
11/1/2023	23-1354		\$84,000.00
12/1/2023	23-1489		\$56,000.00
1/15/2024	24-026		\$28,000.00
2/1/2024	24-258		\$42,000.00
3/1/2024	23-1552		\$86,739.00
4/1/2024	24-352		\$112,000.00
5/1/2024	24-482		\$33,280.00
6/1/2024	24-682		\$29,111.00
7/1/2024	24-778		\$15,038.25
9/1/2024	24-1051		\$5,000.00
10/1/2024	24-1232		\$7,500.00
12/1/2024	24-1420		\$6,000.00
1/1/2025	25-093		\$6,000.00
2/1/2025	25-1585		\$24,000.00
3/1/2025	25-1640	\$22,000.00	
Total:		Pending \$22,000.00	Paid \$632,668.25

Contract Amendment/Changes		
Date	Description	Cost
	Environmental Design	\$9,130.00
	Environmental CA	\$30,000.00
Total		\$39,130.00

Reimbursible Costs		
Invoice Number	Consultant	Amount
Total		\$0.00



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 25-1640
Date 03/01/2025

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

Professional services through February 28, 2025.

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 22,000.00

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	280,000.00	280,000.00	0.00
Bid	25,000.00	25,000.00	25,000.00	0.00
Construction Administration	300,000.00	58,000.00	36,000.00	22,000.00
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	654,668.25	632,668.25	22,000.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25-1585	02/01/2025	24,000.00		24,000.00			
25-1640	03/01/2025	22,000.00	22,000.00				
	Total	46,000.00	22,000.00	24,000.00	0.00	0.00	0.00

Approved by:

Christopher T. Nardi
 Project Manager



General Contractor KBE	
Contract Information	
Contract Budget	\$12,775,000.00
Budget Adjustments	\$24,000.00
Current Contract Budget	\$12,799,000.00
Paid to Date	\$0.00
Balance	\$12,799,000.00
Pending	\$640,259.36
Balance After Pending	\$12,158,740.64

Invoice Date	Invoice Number	Pending	Amount
3/5/2025	Application No. 1	\$640,259.36	
		\$640,259.36	\$0.00
Total:		Pending	Paid

Contract Amendment/Changes		
Date	Description	Cost
2/19/2025	COR 01- Add of Builder's Risk Policy	\$24,000.00
Total		\$24,000.00

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 4 PAGES

TO OWNER: Town of Farmington
1 Monteith Drive
Farmington, CT 06032

PROJECT: 24047B-01 1928 Farmington Town Hall

APPLICATION NO: 1
Application Date: 02/28/25
PERIOD TO: 02/28/25

Distribution to:

<input type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR: KBE Building Corporation
76 Batterson Park Road
Farmington, CT 06032

VIA Architect: Silver Petrucci & Associates

PROJECT NOS:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		\$	\$	12,775,000.00
2. Net change by Change Orders		\$	\$	\$24,000.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	\$	\$	12,799,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	\$	\$	673,957.22
5. RETAINAGE:				
a. 5 % of Completed Work (Column D + E on G703)	\$	\$	\$	33,697.86
b. 0 % of Stored Material (Column F on G703)	\$	\$	\$	-

Total Cash Retainage (Lines 5a + 5b) cannot be less than zero

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$	\$	640,259.36
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	\$	\$	-
8. CURRENT PAYMENT DUE	\$	\$	\$	640,259.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	\$	\$	12,158,740.64

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$24,000.00	\$0.00
TOTALS	\$24,000.00	\$0.00
NET CHANGES by Change Order	\$24,000.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. All applicable sales and use tax included.

CONTRACTOR: KBE Building Corporation

By: [Signature] Date: 3/5/25

State of Connecticut County of Hartford
Subscribed and sworn to before me this 5th day of March, 2025
Notary Public: MB
My Commission expires 11/30/28

MICHAEL JOHN BRAY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
November 30, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

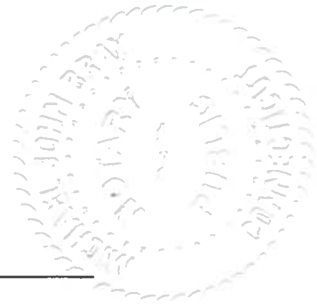
In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 640,259.36

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: [Signature] Date: MARCH 9, 2025
Owner:
By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 2/28/2025

PERIOD TO: 2/28/2025

ARCHITECT'S PROJECT NO:

A Item No.	B Description of Work	C Subcontractor	D Original Scheduled Value	E F Work Completed		G Materials Presently Stored	H Total Completed and Stored To Date Date	I Percentage Completed (G / C)	J Balance to finish	K Retainage
				From Previous	This Period					
				Application	in Place					
1000	General Conditions		\$ 847,152.00	\$ -	\$ 70,596.00	\$ -	\$ 70,596.00	8.33%	\$ 776,556.00	\$ 3,529.80
1010	Final Cleaning		\$ 23,050.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 23,050.00	\$ -
1020	Selective Demo	GE Construction LLC	\$ 508,195.00	\$ -	\$ 250,000.00	\$ -	\$ 250,000.00	49.19%	\$ 258,195.00	\$ 12,500.00
1030	Asbestos Abatement	GE Construction LLC	\$ 359,704.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 359,704.00	\$ -
1040	Shoring & Scaffolding		\$ 57,074.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 57,074.00	\$ -
1050	Cast in Place Concrete	Seven Concrete	\$ 282,178.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 282,178.00	\$ -
1060	Hydraulic Cement Underlayment	Union Flooring Installations								
	Underlayment - Labor		\$ 66,520.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 66,520.00	\$ -
	Underlayment - Material		\$ 56,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 56,000.00	\$ -
1070	Unit Masonry	Armani Masonry								
	Exterior - East Elevation		\$ 63,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 63,000.00	\$ -
	Exterior - South Elevation		\$ 54,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 54,000.00	\$ -
	Exterior - North Elevation		\$ 209,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 209,000.00	\$ -
	Exterior - West Elevation		\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 65,000.00	\$ -
	Elevator Shaft		\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 140,000.00	\$ -
	Thin Stone @ New Lobby		\$ 116,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 116,000.00	\$ -
	CMU Infill		\$ 26,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 26,000.00	\$ -
	Set HMF in Masonry		\$ 21,500.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 21,500.00	\$ -
1080	Steel Framing	XTX Associates	\$ 290,542.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 290,542.00	\$ -
1090	Rough Carpentry		\$ 138,036.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 138,036.00	\$ -
1100	Exterior Finish Carpentry		\$ 64,272.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 64,272.00	\$ -
1110	Interior Finish Carpentry	DLZ Architectural Millwork	\$ 228,828.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 228,828.00	\$ -
1120	Self-Adhering Sheet WP		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,000.00	\$ -
1130	Thermal Insulations		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,000.00	\$ -
1140	Fluid-Applied Mbrn Air Barriers		\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 9,000.00	\$ -
1150	Formed Metal Wall Panels		\$ 69,300.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 69,300.00	\$ -
1160	Soffit Panels		\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 3,000.00	\$ -
1170	EPDM Roofing	Young Developers, LLC	\$ 243,075.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 243,075.00	\$ -
1180	Joint Sealant		\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 18,000.00	\$ -
1190	Expansion Control		\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
1200	Hollow Metal Doors & Frames - Material	Builder's Hardware	\$ 261,730.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 261,730.00	\$ -
1210	Aluminum Framed Entr & Sto	Lizotte Glass								
	Shop Drawings		\$ 6,593.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 6,593.00	\$ -
	Shop Fabrication		\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 4,000.00	\$ -
	Windows - Labor		\$ 265,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 265,000.00	\$ -
	Windows - Material		\$ 517,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 517,000.00	\$ -
	Bullet Resistant Windows - Labor		\$ 31,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 31,000.00	\$ -
	Bullet Resistant Windows - Material		\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 8,000.00	\$ -
	Storefront - Labor		\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
	Storefront - Material		\$ 29,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 29,000.00	\$ -
	Aluminum Doors - Labor		\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 65,000.00	\$ -
	Aluminum Doors - Material		\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,000.00	\$ -
	Glass - Material		\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 30,000.00	\$ -

	Glass - Labor		\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,000.00	\$ -
	Sealants		\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 7,000.00	\$ -
1220	Gypsum Board Shaft Wall Assmby	Interior Building Contractors	\$ 1,052,654.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 1,052,654.00	\$ -
1230	Tiling	Union Flooring Installations							\$ -	
	Tile - Labor		\$ 28,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 28,000.00	\$ -
	Tile - Material		\$ 29,575.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 29,575.00	\$ -
1240	Accoustical Panel Ceiling		\$ 161,861.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 161,861.00	\$ -
1250	Resilient Tile Flooring	Union Flooring Installations							\$ -	
	Resilient Flooring - Labor		\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 65,000.00	\$ -
	Resilient Flooring - Material		\$ 80,590.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 80,590.00	\$ -
1260	Resilient Athletic Flooring	Precision Athletic Flooring	\$ 52,850.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 52,850.00	\$ -
1270	Tile Carpeting	Union Flooring Installations							\$ -	
	Carpet - Labor		\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 20,000.00	\$ -
	Carpet - Material		\$ 57,907.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 57,907.00	\$ -
1280	Sound-Absorbing Wall Panel		\$ 99,921.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 99,921.00	\$ -
1290	Interior Painting		\$ 242,300.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 242,300.00	\$ -
1300	Visual Display Units		\$ 6,771.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 6,771.00	\$ -
1310	Signage		\$ 23,306.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 23,306.00	\$ -
1320	Plastic Toilet Compartments		\$ 28,539.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 28,539.00	\$ -
1330	Wall and Door Protection		\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 8,000.00	\$ -
1340	Toilet,Bath, and Laundry Accs		\$ 17,314.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 17,314.00	\$ -
1350	Low Voltage	Power Unlimited							\$ -	
	Public Address System - Labor		\$ 60,790.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 60,790.00	\$ -
	Public Address System - Materials		\$ 21,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 21,000.00	\$ -
	Intercom System - Labor		\$ 26,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 26,000.00	\$ -
	Intercom System - Materials		\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 15,000.00	\$ -
	Tele/Data - Labor		\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 42,000.00	\$ -
	Tele/Data - Materials		\$ 90,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 90,000.00	\$ -
	Security/Access Control - Labor		\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 85,000.00	\$ -
	Security/Access Control - Material		\$ 160,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 160,000.00	\$ -
1360	Fire Protection Cabinets		\$ 12,815.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 12,815.00	\$ -
1370	Mobile Storage Shelving	Spacesaver Storage Solutions	\$ 65,226.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 65,226.00	\$ -
1380	Residential Appliances		\$ 4,145.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 4,145.00	\$ -
1390	Gymnasium Equipment		\$ 38,319.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 38,319.00	\$ -
1400	Roller Window Shades		\$ 71,250.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 71,250.00	\$ -
1410	Vaults	Firelock (Ultra Modum)	\$ 247,051.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 247,051.00	\$ -
1420	Machine Room-Less Elec. Tract		\$ 137,460.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 137,460.00	\$ -
1430	Fire Protection	Hartford Sprinkler							\$ -	
	Drawings/Submittals		\$ 15,517.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 15,517.00	\$ -
	Demolition		\$ 12,000.00	\$ -	\$ 9,000.00	\$ -	\$ 9,000.00	75.00%	\$ 3,000.00	\$ 450.00
	1st Fl. - Labor		\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 40,000.00	\$ -
	1st Fl. - Material		\$ 19,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 19,000.00	\$ -
	2nd Fl. - Labor		\$ 39,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 39,000.00	\$ -
	2nd Fl. - Material		\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 16,000.00	\$ -
	3rd Fl. - Labor		\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 25,000.00	\$ -
	3rd Fl. - Material		\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 9,000.00	\$ -
	Attic - Labor		\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 18,000.00	\$ -
	Attic - Material		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,000.00	\$ -
	Clean Agent - Labor		\$ 29,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 29,000.00	\$ -
	Clean Agent - Material		\$ 19,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 19,000.00	\$ -
1440	Plumbing	B-G Mechanical							\$ -	
	Drawings/Submittals		\$ 10,894.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,894.00	\$ -
	Demolition		\$ 25,000.00	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	60.00%	\$ 10,000.00	\$ 750.00
	Basement - Labor		\$ 27,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 27,000.00	\$ -
	Basement - Materials		\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 33,000.00	\$ -
	1st Fl. - Labor		\$ 44,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 44,000.00	\$ -
	1st Fl. - Material		\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 33,000.00	\$ -

	2nd Fl. - Labor	\$	24,000.00	\$	-	\$	-	\$	-	0.00%	\$	24,000.00	\$	-
	2nd Fl. - Material	\$	21,000.00	\$	-	\$	-	\$	-	0.00%	\$	21,000.00	\$	-
	3rd Fl. - Labor	\$	18,000.00	\$	-	\$	-	\$	-	0.00%	\$	18,000.00	\$	-
	3rd Fl. - Material	\$	16,000.00	\$	-	\$	-	\$	-	0.00%	\$	16,000.00	\$	-
	Plumbing Fixture - Material	\$	60,000.00	\$	-	\$	-	\$	-	0.00%	\$	60,000.00	\$	-
	1st Fl. - Fixture Installation	\$	10,000.00	\$	-	\$	-	\$	-	0.00%	\$	10,000.00	\$	-
	2nd Fl. - Fixture Installation	\$	10,000.00	\$	-	\$	-	\$	-	0.00%	\$	10,000.00	\$	-
	3rd Fl. - Fixture Installation	\$	10,000.00	\$	-	\$	-	\$	-	0.00%	\$	10,000.00	\$	-
	Insulation - Labor	\$	18,000.00	\$	-	\$	-	\$	-	0.00%	\$	18,000.00	\$	-
	Insulation - Material	\$	20,000.00	\$	-	\$	-	\$	-	0.00%	\$	20,000.00	\$	-
1450	HVAC										\$	-		
	Drawings/Submittals	\$	14,650.00	\$	-	\$	-	\$	-	0.00%	\$	14,650.00	\$	-
	Demolition	\$	80,000.00	\$	-	\$	50,000.00	\$	-	62.50%	\$	30,000.00	\$	2,500.00
	Basement - Ductwork Labor	\$	19,000.00	\$	-	\$	-	\$	-	0.00%	\$	19,000.00	\$	-
	Basement - Ductwork Material	\$	14,000.00	\$	-	\$	-	\$	-	0.00%	\$	14,000.00	\$	-
	1st Fl. - Ductwork Labor	\$	59,000.00	\$	-	\$	-	\$	-	0.00%	\$	59,000.00	\$	-
	1st Fl. - Ductwork Material	\$	50,000.00	\$	-	\$	-	\$	-	0.00%	\$	50,000.00	\$	-
	2nd Fl. - Ductwork Labor	\$	34,000.00	\$	-	\$	-	\$	-	0.00%	\$	34,000.00	\$	-
	2nd Fl. - Ductwork Material	\$	22,000.00	\$	-	\$	-	\$	-	0.00%	\$	22,000.00	\$	-
	3rd Fl. - Ductwork Labor	\$	34,000.00	\$	-	\$	-	\$	-	0.00%	\$	34,000.00	\$	-
	3rd Fl. - Ductwork Material	\$	22,000.00	\$	-	\$	-	\$	-	0.00%	\$	22,000.00	\$	-
	Attic - Ductwork Labor	\$	46,000.00	\$	-	\$	-	\$	-	0.00%	\$	46,000.00	\$	-
	Attic - Ductwork Material	\$	23,000.00	\$	-	\$	-	\$	-	0.00%	\$	23,000.00	\$	-
	Roof - Ductwork Labor	\$	21,000.00	\$	-	\$	-	\$	-	0.00%	\$	21,000.00	\$	-
	Roof - Ductwork Material	\$	11,000.00	\$	-	\$	-	\$	-	0.00%	\$	11,000.00	\$	-
	VRF Equipment	\$	424,800.00	\$	-	\$	-	\$	-	0.00%	\$	424,800.00	\$	-
	RTU	\$	82,000.00	\$	-	\$	-	\$	-	0.00%	\$	82,000.00	\$	-
	DOAS	\$	110,050.00	\$	-	\$	-	\$	-	0.00%	\$	110,050.00	\$	-
	ERV & Louvers	\$	16,000.00	\$	-	\$	-	\$	-	0.00%	\$	16,000.00	\$	-
	Electric Heaters	\$	22,000.00	\$	-	\$	-	\$	-	0.00%	\$	22,000.00	\$	-
	Basement - Mechanical Labor & Materials	\$	8,000.00	\$	-	\$	-	\$	-	0.00%	\$	8,000.00	\$	-
	1st Fl. - Mechanical Labor & Materials	\$	79,000.00	\$	-	\$	-	\$	-	0.00%	\$	79,000.00	\$	-
	2nd Fl. - Mechanical Labor & Materials	\$	79,000.00	\$	-	\$	-	\$	-	0.00%	\$	79,000.00	\$	-
	3rd Fl. - Mechanical Labor & Materials	\$	79,000.00	\$	-	\$	-	\$	-	0.00%	\$	79,000.00	\$	-
	Attic - Mechanical Labor & Materials	\$	7,000.00	\$	-	\$	-	\$	-	0.00%	\$	7,000.00	\$	-
	Roof - Mechanical Labor & Materials	\$	34,000.00	\$	-	\$	-	\$	-	0.00%	\$	34,000.00	\$	-
	Insulation	\$	38,000.00	\$	-	\$	-	\$	-	0.00%	\$	38,000.00	\$	-
	Controls Engineering & Programming	\$	46,000.00	\$	-	\$	-	\$	-	0.00%	\$	46,000.00	\$	-
	Basement - Controls Labor & Materials	\$	12,000.00	\$	-	\$	-	\$	-	0.00%	\$	12,000.00	\$	-
	1st Fl. - Controls Labor & Materials	\$	73,000.00	\$	-	\$	-	\$	-	0.00%	\$	73,000.00	\$	-
	2nd Fl. - Controls Labor & Materials	\$	73,000.00	\$	-	\$	-	\$	-	0.00%	\$	73,000.00	\$	-
	3rd Fl. - Controls Labor & Materials	\$	73,000.00	\$	-	\$	-	\$	-	0.00%	\$	73,000.00	\$	-
	Attic - Controls Labor & Materials	\$	15,000.00	\$	-	\$	-	\$	-	0.00%	\$	15,000.00	\$	-
1460	Electrical										\$	-		
	Drawings/Submittals	\$	20,210.00	\$	-	\$	-	\$	-	0.00%	\$	20,210.00	\$	-
	Demolition	\$	60,000.00	\$	-	\$	40,000.00	\$	-	66.67%	\$	20,000.00	\$	2,000.00
	Temp Power/Light	\$	12,000.00	\$	-	\$	6,000.00	\$	-	50.00%	\$	6,000.00	\$	300.00
	Basement Lighting & Controls - Labor	\$	4,000.00	\$	-	\$	-	\$	-	0.00%	\$	4,000.00	\$	-
	Basement Lighting & Controls - Material	\$	26,000.00	\$	-	\$	-	\$	-	0.00%	\$	26,000.00	\$	-
	1st Fl. Lighting & Controls - Labor	\$	77,000.00	\$	-	\$	-	\$	-	0.00%	\$	77,000.00	\$	-
	1st Fl. Lighting & Controls - Material	\$	13,000.00	\$	-	\$	-	\$	-	0.00%	\$	13,000.00	\$	-
	2nd Fl. Lighting & Controls - Labor	\$	75,000.00	\$	-	\$	-	\$	-	0.00%	\$	75,000.00	\$	-
	2nd Fl. Lighting & Controls - Material	\$	64,000.00	\$	-	\$	-	\$	-	0.00%	\$	64,000.00	\$	-
	3rd Fl. Lighting & Controls - Labor	\$	21,000.00	\$	-	\$	-	\$	-	0.00%	\$	21,000.00	\$	-
	3rd Fl. Lighting & Controls - Material	\$	23,000.00	\$	-	\$	-	\$	-	0.00%	\$	23,000.00	\$	-
	Lighting Fixures & Controls - Equipment	\$	296,000.00	\$	-	\$	-	\$	-	0.00%	\$	296,000.00	\$	-
	Basement Power - Labor	\$	23,000.00	\$	-	\$	-	\$	-	0.00%	\$	23,000.00	\$	-

	Basement Power - Materials		\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 4,000.00	\$ -
	1st Fl. Power - Labor		\$ 57,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 57,000.00	\$ -
	1st Fl. Power - Materials		\$ 37,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 37,000.00	\$ -
	2nd Fl. Power - Labor		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 50,000.00	\$ -
	2nd Fl. Power - Materials		\$ 31,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 31,000.00	\$ -
	3rd Fl. Power - Labor		\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 30,000.00	\$ -
	3rd Fl. Power - Materials		\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 8,000.00	\$ -
	Fire Alarm - Labor		\$ 86,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 86,000.00	\$ -
	Fire Alarm - Materials		\$ 17,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 17,000.00	\$ -
	Fire Alarm - Equipment		\$ 49,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 49,000.00	\$ -
	HVAC Wiring - Labor		\$ 54,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 54,000.00	\$ -
	HVAC Wiring - Materials		\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 85,000.00	\$ -
	Generator - Equipement & Materials		\$ 158,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 158,000.00	\$ -
	Generator - Labor		\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 10,000.00	\$ -
	Electrical Distribution - Labor		\$ 19,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 19,000.00	\$ -
	Electrical Distribution - Materials		\$ 31,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 31,000.00	\$ -
	Elevator Connections - Labor		\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,000.00	\$ -
	Elevator Connections - Material		\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,000.00	\$ -
	Sitework		\$ 194,364.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 194,364.00	\$ -
1470										
1480	Wood Deck Replacement - ALLOW	Young Developers, LLC	\$ 5,900.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,900.00	\$ -
1490	Utility Connections - ALLOWANCE		\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 25,000.00	\$ -
1500	Porcelain/Ceramic tile - ALLOWANC	Union Flooring Installations	\$ 5,450.00	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 5,450.00	\$ -
1510	Building Permit		\$ 3,322.00	\$ -	\$ 3,322.00	\$ -	\$ 3,322.00	100.00%	\$ -	\$ 166.10
1520	General Liability		\$ 114,974.00	\$ -	\$ 114,974.00	\$ -	\$ 114,974.00	100.00%	\$ -	\$ 5,748.70
1530	Payment & Performance Bond		\$ 77,869.00	\$ -	\$ 77,869.00	\$ -	\$ 77,869.00	100.00%	\$ -	\$ 3,893.45
1530	Fee		\$ 250,607.00	\$ -	\$ 13,196.22	\$ -	\$ 13,196.22	5.27%	\$ 237,410.78	\$ 659.81
			\$ 12,775,000.00	\$ -	\$ 649,957.22	\$ -	\$ 649,957.22	5.09%	\$ 12,125,042.78	\$ 32,497.86

EXHIBIT M

CONDITIONAL PARTIAL WAIVER OF MECHANICS LIEN

The undersigned, KBE BUILDING CORPORATION ("CONTRACTOR") located at 76 Batterson Park Road, Farmington, Connecticut, having performed or furnished, or having caused to be performed or furnished, labor, services or materials in the construction, alteration or improvement of that property, the fee interest of which is owned by Town of Farmington ("Owner") and is described as 1928 Farmington Town Hall located at 20 Monteith Drive, in Farmington, Connecticut, 1928 Farmington Town Hall (the "Project" which term includes the real property on which construction is taking place) hereby certifies, conditioned upon actual receipt of payment, that the CONTRACTOR has been paid by Owner pursuant to a Contract with Owner for labor, materials or services performed on or furnished to the Project in the amount of \$640,250.36 (referred to hereinafter as the "Amount Paid").

Further, conditioned upon receipt of payment, the CONTRACTOR certifies, under oath, and in accordance with all applicable statutes, laws and regulations, that all laborers, subcontractors or materialmen retained by Contractor on the Project, have been paid all amounts due them pursuant to the terms of their respective subcontract agreements with Contractor up to and through the date Contractor last received payment from Owner, n/a, pursuant to Contractor's Requisition or invoice to Owner dated n/a and that Contractor is aware of no liens, causes for liens or claims against the Property.

Further, conditioned upon receipt of payment, Contractor does hereby release and discharge the Project from any and all liens and claims of liens, equitable or legal, which the undersigned has or may have against the Project for labor, services or material, but only in the amount of, and to the extent of, the Amount Paid to contractor by Owner. Lien rights which the Contractor has or may acquire for labor, services or materials furnished to the Project for which payment has not been made by Owner are not released by this instrument.

Further, conditioned upon receipt of payment, the Contractor warrants that no assignment of claims for payments or rights to perfect a lien against the Project has been made, and that the undersigned has the authority to execute this Partial Waiver of Mechanics Lien and has performed the labor and services supplied and the materials required of the Contractor to the state of completion of said improvements for which payment is being applied. The undersigned has personal knowledge that the statements made herein are true and correct.

Dated: March 5th, 2025.

KBE BUILDING CORPORATION

By: [Signature]

Title: Project Manager

STATE OF CONNECTICUT
COUNTY OF Hartford

The foregoing instrument was acknowledged before me this 5th day of March, 2025 by Nick Abel, as Project Manager, of KBE BUILDING CORPORATION, a CONNECTICUT corporation on behalf of the corporation.

My Commission Expires: 11/30/28

MICHAEL JOHN BRAY
NOTARY PUBLIC
State of Connecticut
My Commission Expires
November 30, 2028

REV 07/01/09

[Signature]

(Signature)

Name: Michael Bray

(Legibly Printed)

