

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

**Attendees:**

Peter Mastrobattista, Chair  
Shari Greco, Resident  
Jack Kemper, Resident  
Jean Baron, Resident  
Kathy Blonski, Town Manager  
Kat Krajewski, Assistant Town Manager  
Russ Arnold, Director of Public Works/Town Engineer  
Devon Aldave, Clerk of the Committee  
Nick Abel, KBE Building Corporation  
Tony Mancini, KBE Building Corporation  
Mark Staples, KBE Building Corporation  
Chris Nardi, Silver Petrucelli + Associates (via ZOOM)

**A. Call to Order.**

The meeting was called to order at 4:34 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 February 25, 2025, meeting.**

Upon a motion made and seconded (Baron/Greco) it was unanimously VOTED: to approve the minutes from the February 25, 2025, meeting.

**E. Correspondence.**

None.

**F. Reports.**

**1) Chair Report. (Mastrobattista)**

No report.

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

No report.

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

No report.

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

Chris Nardi reported that clean demolition and abatement work has been completed. The design team has been able to go back into the building to examine if any unanticipated items/issues were revealed after demolition. Chris Nardi stated that nothing extraordinary was discovered, however the design team did discover a beam and two columns that were not included in previous drawings. Also, some duct work will be required. In order to address these items, some change orders will be required which will be brought to the full committee for approval.

**5) General Contractor Report. (KBE)**

Tony Mancini reiterated Chris Nardi's report and stated that the job is flowing well. He raised a structural issue with regards to an opening in a hallway that leads to the elevator, which will need to be addressed.

Mark Staples reported that the framer is starting on site tomorrow, and will begin work on the third floor, working down to the second floor, then the first floor.

Mark reported that all windows are in the process of being removed and boarded up for now. The old elevator will be removed this week. Work on the addition area will begin in mid-to-late April.

**6) Financial Subcommittee Report. (Fagan/Greco)**

Shari Greco reported that the Financial Subcommittee met immediately before this meeting to review the invoice package.

**7) Financial Report. (Blonski)**

Kat Krajewski reported that vendor invoice tracker sheets are included in the invoice package.

**G. New Business.**

**1) To approve the following invoice package as presented:**

<b>Name</b>	<b>Amount</b>	<b>Description</b>
<b>Silver Petrucelli + Associates</b>	<b>\$22,000.00</b>	<b>Professional Services through February 28, 2025</b>
<b>KBE Building Corporation</b>	<b>\$640,259.36</b>	<b>Application No. 1</b>

Kat Krajewski reviewed the invoice package with the committee. This invoice package included KBE Building Corporation's first application for payment. Kat Krajewski explained that the amount for each payment application will fluctuate each month depending on the work being performed.

It was noted that the amount listed for KBE's payment application was \$640,256.36, when the actual amount is \$640,259.36. It has been corrected above.

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

**H. Other Business.**

It was determined that the April 8, 2025, meeting will be canceled.

Committee members inquired if a financial summary can be provided at each meeting to provide an up-to-date status on the project budget. Town staff will create this document for the next meeting.

**I. Adjournment.**

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

Respectfully Submitted,

Devon Aldave  
Clerk of the Committee