

**Minutes**  
**1928 Building Committee**  
**Tuesday, April 22, 2025**  
**Town Hall Council Chambers**  
**4:30 P.M.**

**Attendees:**

Peter Mastrobattista, Chair  
Joe Capodiferro, Town Council Liaison  
Chris Fagan, FHS Building Committee Liaison  
Jean Baron, Resident  
Jack Kemper, Resident  
Shari Greco, Resident (via ZOOM)  
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  
Mark Staples, KBE Construction  
Nick Abel, KBE Construction  
Chris Nardi, Silver Petrucelli + Associates

**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 March 25, 2025, meeting.**

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

**E. Correspondence.**

None.

**F. Reports.**

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

No report.

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

Joe Capodiferro reported that the Annual Town Meeting took place last night. The referendum on the Town Council's FY 2025/2026 Budget will be held on Thursday, May 1<sup>st</sup> from 6:00 a.m. – 8:00 p.m.

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

Chris Fagan reported that the FHS Building Committee met on April 16<sup>th</sup>. The renovation of the 900 Wing is roughly 90% complete, furniture is scheduled to be delivered next week, and the committee anticipates that a certificate of occupancy will be issued around the end of May. The FHS Building Committee took a tour of the 900 wing at their meeting.

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

No report.

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

Nick Abel reported that the project is progressing nicely. The in-wall inspection was completed last week on the third floor. Drywall is up on one side, insulation is in, and electrical is approved.

2<sup>nd</sup> floor – the inspection for framing and electrical is scheduled for tomorrow. After this is complete, insulation and drywall work will be completed, followed by an in-wall inspection.

1<sup>st</sup> floor – framing started this week. The electrician will work on the first floor next week.

KBE hopes to start on the new addition to the building in the next week or two.

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

Chris Fagan reported that the Financial Subcommittee met prior to this meeting to review and approve the invoice package.

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

Kat Krajewski reviewed the vendor sheets and budget summary report with the committee. The budget summary report is recorded with these minutes as Attachment A. The budget summary report will be uploaded to the 1928 Building Committee website.

**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>Invoice #25-1764 Professional Services through March 31, 2025</b>
<b>Silver Petrucelli + Associates</b>	<b>\$3,259.47</b>	<b>Invoice # 25-1765</b>

		<b>Environmental CA through March 31, 2025 Application No. 2</b>
<b>KBE Building Corporation</b>	<b>\$780,255.56</b>	
<b>KBE Building Corporation</b>	<b>\$6,282.89</b>	<b>Change Order Request No. 2- Removal of Unforeseen steel columns and beam at room 206</b>
<b>KBE Building Corporation</b>	<b>\$12,101.60</b>	<b>Change Order Request No. 3- Additional Abatement at 1<sup>st</sup> floor</b>
<b>KBE Building Corporation</b>	<b>-\$1,580.52 (Credit)</b>	<b>Change Order Request No. 4- EH-1 Delete in Vault</b>
<b>KBE Building Corporation</b>	<b>\$3,765.30</b>	<b>Change Order Request No. 5- Replace Fire Alarm Boxes per RFI 030</b>

Kat Krajewski reviewed the invoices with the committee. Russ Arnold reviewed the change order requests with the committee.

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

#### **H. Other Business.**

The 1928 Building Committee cancelled their May 13, 2025, meeting. The May 27<sup>th</sup> meeting will start in the Council Chambers, and will end with a tour of the 1928 Building for committee members.

#### **I. Adjournment.**

Upon a motion made and seconded (Fagan/Baron) it was unanimously VOTED: to adjourn at 4:46 P.M.

Respectfully Submitted,

Devon Aldave  
Clerk of the Committee



1928 Building  
Budget Summary  
4/22/2025

1928 Building Project

Construction Cost	Budget	Spent to Date	% Used
KBE Bulidng Corporation	\$12,819,569.27	\$1,420,514.92	11%
Sitework Cost	Budget	Spent to Date	% Used
J. Iapaluccio, Inc.	\$1,325,000.00	\$210,791.25	16%
Soft Costs	Budget	Spent to Date	% Used
A/E Design Fees (inc. Tighe & Bond)	\$924,130.00	\$679,927.72	74%
Bonding and Legal Fees	\$10,000.00	\$0.00	0%
3rd Party Review (Colliers)	\$25,591.00	\$25,591.00	100%
Commissioning Agent (IES)	\$43,750.00	\$3,001.50	7%
Testing and Inspections	\$12,500.00	\$0.00	0%
Builders Risk Insurance	\$22,500.00	\$22,500.00	100%
Moving and Relocation Costs	\$25,000.00	\$0.00	0%
Furniture	\$200,000.00	\$0.00	0%
Technology Equipment	\$265,000.00	\$0.00	0%
Owner's Contingency	\$705,000.00	\$22,069.27	3%