



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN FERGUSON
ASSISTANT SUPERINTENDENT

Building Committee Meeting Thursday, March 25, 2021, 5:30P.M. Torrington School Library/Media Center

Minutes

1. Call to Order: 5:42 P.M.
2. Roll Call: Mr. Arum, Mr. Longobucco (remote), Ms. Mattiello, Ms. Fergusson, Ms. Cappabianca, Mr. McKenna, Mr. Finn, Mr. Maniccia, Mr. Kissko, Ms. Todor, Ms. Hoehne, Ms. Lubomski, Ms. Ledversis, Ms. Herold, Ms. DePresia, Ms. Samuelson, Ms. Christmas, Mr. Cone, Mr. Cravanzola, Ms. Purcell, Mr. Cykley, Ms. Singer, Mr. Morehardt
3. Approval of Agenda: Ms. Cappabianca made a motion to approve the agenda, second by Mr. McKenna. All in favor.
4. Approval of Minutes:
 - a. February 4, 2021 - Ms. Cappabianca made a motion to approve the minutes, second by Mr. Eucalitto. All in favor.
 - b. March 4, 2021 - Mr. Maniccia made a motion to approve the minutes, second by Mr. Finn. All in favor.
5. Public Participation: None.
6. Discussion/Next Steps:
 - a. Architect Update:
 - i. Programming Phase Report: Ms. Samuelson, Ms. Christmas and Mr. Cone: Reviewed the Vision:
 1. Community Pride
 2. Timeless Design
 3. Experiential Learning
 4. Sustainable Resources

These minutes were approved by the Torrington Board of Education on May 26, 2021.

Ms. Christmas reviewed space allocation for the high and the middle school. Expansion space built in. Overlap of spaces for multi-purpose use, such as a sports medicine lab near the gym for use as a classroom and as a support for sports.

Auditorium 470 seats with Orchestra pit.

THS Gym-full size; 1,000 bleachers

TMS Gym-150 seats in bleachers

Café will be used for a Student Commons as well

Project Update: GSF (Gross Square Feet)

Additional overage: 326,604

Over EdSpec allocation at this time: 33,924GSF

State Meeting OSCGR: looking for maximum reimbursement possible to reduce the City's share of the cost

Mr. Arum shared the letter from Attorney Vic Muschell regarding access to the site.

ii. Conceptual Design Options

Site Analysis:

Mr. Cone presented the site options.

Overall Challenges: large grade level changes.

“Town Green” Model located on the existing back of the school

Challenges: fields are placed where school exists and on the slope, retaining walls would have to be built, JV baseball and football practice field cannot not be accommodated, tennis courts split; could add to cost

“Pond House” Model: building in the existing parking lot area; all fields fit; 440 parking lot spaces; JV softball field and tennis courts “fit”; takes into account the orientation of the fields; soccer field can also accommodate practice football field; Features Pathways in the front of the school; better space for programs and fields to meet our requests; THS, TMS and Central Office admins are located at the front of the building adding to safety and security

Challenges: service area in the front now, move to the back; gym would overlap with existing building; sound issue being so close to Route 8; Major Besse Dr. would have to be moved; move skate park off the

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location; SLAM is already looking at a change in the gym location; sound issue; robust internal barrier for sound.

Mr. Finn and Ms. Mattiello- "Would the City move the skate park and let us use the space?" Mr. Finn: "Do we have to propose a new boundary; what is eligible for reimbursement?"

SLAM is gathering wetland info; there Acoustic Consultant on the project

Possible Visits: Kaynor Tech, Groton MS, Civic Leadership, Enfield, Waterbury Career Academy: Ms. Samuelson will provide the dates.

Mr. Longobucco asked if there a motion to further the discussion with the City about Daley Drive, the skate park and the THS boundaries? Mr. McKenna-motion, Mr. Finn second, All in favor.

- b. Commissioning Services-out to bid: Bids are due on 4/7 by noon.
- 7. Comments for the Good of the Order: "Thank you for all your hard work."
- 8. Adjournment: Mr. Eucalitto made a motion to adjourn the meeting, second by Mr. Kissko. All in favor. Meeting adjourned at 7:15 P.M.
Future Meetings: April 7th OSCGR, April 8th 4:30 P.M. for Sub-Committee and 5:30 P.M. for Committee