



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN FERGUSON
ASSISTANT SUPERINTENDENT

Building Committee Meeting Thursday, September 23, 2021, 5:00 P.M. Torrington School Library/Media Center

Minutes

1. Call to Order: 5:12 P.M.
2. Roll Call: Mr. Arum, Mr. Longobucco (Remote), Mr. Eucalitto, Mr. McKenna, Mr. Maniccia (Remote), Ms. Mattiello, Mr. Kisko, Ms. Cappabianca, Ms. Hoehne, Ms. Ledversis, Ms. Herold, Ms. DePersia, Ms. Samuelson, Mr. Morhardt, Mr. Cravanzola, Ms. Purcell, Mr. Finn, Ms. Todor, Ms. Fergusson, Ms. Christmas (Remote).
3. Approval of Agenda: Mr. Finn made a motion to approve the agenda, second by Mr. Eucalitto. All in favor.
4. Approval of Minutes: Not available.
5. Public Participation: No comments.
6. Discussion:
 - a. Overview of Schematic Design Review (SDR) meeting with OSCG&R:
 1. SLAM architects presented a design overview by floor including site review explaining traffic and access, Pre-K program placement and access, and the current Pre-Construction schedule. The SDR Checklist was reviewed. The Team informed OSCG&R that enrollment projections may increase. Team will respond with results from current NESDEC and independent study at next meeting.
 2. Comments and requests by OSCG&R included,
 - a. M. Dixon questioned how project will pay for an additional 18,000 SF of area without a budget increase. The Team will present the next cost estimate, Design Development Phase, for review. Further discussion is needed.
 - b. Reminder that work performed on non-school property is not reimbursable.
 - c. Thompson requested that PV infrastructure be provided for future installation if budget allows.

These minutes were approved by the Torrington Board of Education on October 27, 2021.

- d. Request for Torrington to submit school safety plan.
- e. Requested confirmation that project is being designed in compliance with CTHPB standards.

b. Enrollment Update:

- 1. The Team will analyze results from an independent enrollment projection study and the October 2021 NESDEC report to determine if enrollment projections will increase. Based on findings, the Team will prepare a report identifying revised projections. The Team will identify impact to project cost and schedule for discussion.
- 2. The Committee voiced concern regarding funding of increased enrollment impact. Options include a. Approaching the State for additional funding, b. Present a second referendum to the city, or c. Request City buy-in to savings realized considering reimbursement rate increase.

c. SLAM reported on results from an environmental sound report and traffic impact study.

- 1. The Environmental Sound study evaluated the proposed exterior brick wall and window systems for sound transmission. The Study concluded that the proposed design is sufficient, and no further improvements are required.
- 2. The draft of the Traffic Impact Study concluded modification to intersections and off-site improvements as designed are not needed. The Study will need to be updated based on impact of enrollment increase and addition of the Automotive and Construction programs.

d. Automotive and Construction Technology Pathways:

- 1. Mr. Eucalitto asked the committee to revisit the elimination of the Automotive and Construction Technology Pathway programs. The Superintendent said the programs showed a lower interest rate among students. The Architect was asked to present options to reintroduce the programs.
- 2. SLAM presented two options to locate the programs.
 - a. OPTION 1: Place the programs within the building footprint. SLAM presented an option locating both auto and construction spaces on the ground floor with direct exterior access. Approximately 5,000 SF is needed to accommodate both programs. The automotive space requires a two-story height for a lift. This option would displace the JROTC and Pre-K Observation Class.
 - b. OPTION 2: Locate the programs in a separate, exterior structure. SLAM presented a separate exterior option that locates a single 5,000 SF structure adjacent to the HS gym or parking lot. This option would add significant cost and area to the project.
 - c. A meeting will be scheduled with the Board of Education for approval to add these programs to the project.

7. Comments for the Good of the Order: No comments.

8. Future Meetings:

Board of Education: Monday, October 4, 6:00 pm, BOE Midgeon Avenue.

Building Committee: Thursday, October 21, 5:00 pm, TS Media Center.

These minutes were approved by the Torrington Board of Education on October 27, 2021.

9. Adjournment: Mr. Eucalitto made a motion to adjourn the meeting, second by Mr. Finn. All in favor. Meeting adjourned at 7:30 P.M.