

These minutes were approved by the Torrington Board of Education on May 3, 2021.



## **Torrington Public Schools**

SUSAN M. LUBOMSKI  
SUPERINTENDENT

SUSAN FERGUSON  
ASSISTANT SUPERINTENDENT

**Building Committee Meeting**  
**Thursday, March 4, 2021, 5:30P.M.**  
**Torrington School Library/Media Center**  
(Please park in the Torrington Street parking lot)

### **Minutes**

1. Call to Order: 5:38 P.M.
2. Roll Call: Mr. Arum, Mr. Longobucco, Mr. Maniccia, Mr. McKenna, Ms. Ledversis, Mr. Eucalitto, Ms. Todor, Ms. Mattiello, Mr. Finn, Ms. Lubomski, Ms. Cappabianca, Ms. Hoehne, Ms. Fergusson, Mr. Kissko, Mr. Morhardt, Ms. Samuelson, Mr. Cravanzola, Mr. Cykley, Ms. DePresia, Mr. Biega, Ms. Herold; Ms. Singer, Ms. Purcell
3. Approval of Agenda: Mr. Kissko made a motion to approve the agenda, second by Mr. Finn. All in favor.
4. Approval of Minutes: Mr. Maniccia made a motion to approve the Building Committee meeting minutes from January 7<sup>th</sup>, 2021, second by Mr. Eucalitto. All in favor.
5. Discussion/Next Steps:
  - a. Architecture Update:
    - i. Programming Update:

Ms. Christmas: Everyone was asked, "What are the Top 3 things this project should achieve?"

      1. Community Pride
      2. Experiential Learning-Interdisciplinary and hands-on learning for college and career ready
      3. Timeless Design

Ms. Samuelson and Ms. Christmas reviewed the summary and progress. They will send the PowerPoint to Ed to share with the Building Committee.

They cited the challenge of the overage in square footage.

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Gross: 284,295, Net: 176,263. Net square footage doesn't include hallways, corridors, bathrooms, electrical room, data rooms, boiler rooms, non-instructional, etc. 63-64% is allotted for program space.

We are currently at approximately 209,000 or 29,000 square feet over.

**Reviewed the enrollment:**

New target numbers are 645 TMS; 935 THS

They shared the typical square footage for admin, academics, science, themed space, visual arts, etc. and how we currently compare to the average size in most districts. Our labs will use up some of the academics, science, and themed space.

The shared space will include food server, even though the 7-8 and 9-12 students will eat in separate, designated areas. Other areas that will be shared are the custodial building support section, loading dock and receiving area.

The auditorium will be used by both the 7-8 and 9-12, though not at the same time.

THS: will have a collective guidance suite; college career center

TMS: administrative suite aligned with houses: administration, guidance, social workers on each floor

**LMC:**

THS: 3,580-15,000 volumes

TMS: 3,840-10,000 volumes

**Classrooms:** will provide flexible reconfigurable rooms-whole group and small group capabilities, and academic support. Planning classrooms for 24 students.

**Faculty workrooms:** collaboration areas, private phone areas, in lieu of one classroom per teacher, more efficient use of space.

**Science:** Dry and wet sciences, sinks and flexible furniture; preparation and storage room

**Pathways:**

**Business:** will have adequate technology, includes school store (mobile)

**Education:** includes pre-school with a dedicated drop-off

**Health and Wellness:** This area will provide for the integration of Health; Foods class; Science classes, and serve as a classroom lab for related jobs: athletic trainer, sports medicine, multi-purpose labs. The building won't have a full service kitchen, but students will be

able to sell some foods that they prepared, using mobile café cart at events and performances.

**STEM and Hi-Tech:**

- Digital Graphics (Mac)
- Graphics Communication (PC)
- Engineering, coding. Design space for learning as well as space for development and creation, flexible infrastructure

**JROTC: 30 seats**

- Uniform storage; area for fittings
- 2,500 sq ft needed but they will need to share space

**Shared area:**

- 60-80 person team-based learning theater, used for Model UN, Student debates, PD for staff, community meetings; student presentations: public speaking; staff meetings; guest speakers

**MS Pathways:**

- Makerspace, coding; flexible infrastructure
- Construction space want to change to architecture

**Applied and Visual arts:**

- Ceramics, kiln, art studios

**Performing arts:**

- Band, orchestra, ensemble room, music tech, choral instructional in black box theater-no furniture/flexible/available as needed; shared with both schools; instrument storage
- Shared auditorium: 470 seats: orchestra pit; control room dressing room

**PE and Athletics:**

- Separate gyms-high school premier basketball court-1,000 seats
- Space for Offices, locker rooms and uniform storage

**Food Service:**

- MS and HS seating separated; still working out food service flow
- Planning for HS-310 seats; TMS 215 seats

**Building Support Space:**

- Custodial; changing locker rooms, supply storage, dumpsters and recycle bins; loading docks, vehicle storage for tractors
- Student locker allocation-1,580
- Large lockers to hold backpacks

Ms. Ledversis asked if there were enough science classrooms.

Ms. Christmas said that there will be utilization of labs and classrooms. Some science labs will be taught in pre-engineering spaces.

Ms. Cappabianca asked about the impact of the increase high school enrollment.

Ms. Samuelson said their planning is based on the largest enrollment year. If we have another increase, it is being accounted for. The state allows for building at the highest enrollment projection.

Ms. Ledversis asked how the new space for band and orchestra compare to what we have now.

Ms. Samuelson said it is bigger than the existing space.

ii. **Early Conceptual Design - Ms. Singer presented visuals for these options.**

There are pros and cons of each conceptual design. There are cost implications to phasing plan of location of building. Members questioned the cost and what area of the building would have to be phased. The last example preserves the fields.

The Committees' questions:

-Will the City deed some property for the parking while construction?

-Multiple phases? Cost

-If the phasing just impacts the gym, could the high school just use the MS gym in the meantime?

Ms. Hoehne: are the gym sizes impacted? Ms. Samuelson replied that they are reduced a little bit, but there is no loss of court space or functionality

Ms. Samuelson said the traffic study will be started next week. Chief Baldwin will be notified and consulted as well during this process.

Mr. Arum and Mr. Longobucco will set a meeting with the Mayor to discuss the use of the land around the high school and Daly Drive.

- b. Project Labor Agreement (PLA): The Mayor received a letter about from the PLA group. Fiona, Ed and Sue met with the PLA. Mr. Biega stated usually the Town Council determines whether or not the PLA and ABC would be chosen. The Building Committee can make the recommendation, but the City Council chooses whether a PLA or ABC is used. Either way, they have to be paid prevailing wage. With the PLA, there are opportunities for apprenticeships. Ms. Mattiello asked if either group more timely. Mr. Biega stated it is hard to compare different projects.

Ms. Cappabianca referenced Public Act 12-70 regarding PLAs. She also said PLAs would have to sign on with an apprenticeship program for our students.

Ms. Lubomski said PLA or ABC, one of the priorities is to offer apprenticeships to THS students.

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Mr. Maniccia asked are we limiting local contractors if we use a PLA. Mr. Eucalitto said that is not the case because of the scope of the project. Certain contractors may not be able to bid, because they cannot handle a project this large.

Mr. Biega suggested that the Building Committee bring in PLA and ABC representatives and allow them to give a 20 minute presentation. Invite the City Council. Mr. Arum and Mr. Longobucco suggested the establishment of a sub-committee of 3 City Council members and 3 Building Committee members.

Ms. Mattiello is there an independent report to refer to for more information? She cited the Beacon Hill report.

6. Comments for the Good of the Order: "Good Progress!"
7. Future Meetings: March 25<sup>th</sup> or April 1<sup>st</sup>
8. Adjournment: Mr. Kissko made a motion to adjourn the meeting, second by Mr. Finn. All in favor. Meeting adjourned at 7:31 P.M.