



Torrington Public Schools

SUSAN M. LUBOMSKI
SUPERINTENDENT

SUSAN FERGUSON
ASSISTANT SUPERINTENDENT

Building Committee Meeting Thursday, May 20, 2021, 5:30 P.M. Torrington School Library/Media Center

Minutes

1. Call to Order: 5:34 P.M.
2. Roll Call: Mr. Arum, Mr. Longobucco, Ms. De, Mr. Eucalitto, Mr. Maniccia, Mr. McKenna, Ms. Herold, Ms. Cappabianca, Ms. Hoehne, Ms. Todor, Mr. Kissko, Ms. Lubomski, Ms. Fergusson, Mr. Cravanzola, Mr. Morhardt, Ms. Singer
Mr. Arum sent an invitation to the meeting to the Mayor, City Council and Mr. Bushka, Board of Finance. Mayor and Mr. Bushka receive the minutes and packet from each meeting.
3. Approval of Agenda: Mr. Maniccia motion made a motion to approve the agenda, second by Mr. Eucalitto. All in favor.
4. Approval of Minutes: Mr. Maniccia made a motion to amend the minutes to read "Adjournment: Mr. Eucalitto and Mr. Maniccia. All in favor." Mr. Eucalitto second. Ms. Todor abstain. The rest of the committee was in favor. Minutes were approved with the amendment.
5. Public Participation: None
6. Discussion/Next Steps:
 - a. Slam Contract: Mr. Arum emailed the contract to all Building Committee Members.
 - b. Architect Update:
 - i. Review of Schematic Design: THS new gym will be stripped down to the steel; increased parking into the existing skate park area, parent area and bus loop, 100 cars can park in the front. Pre-K drop off is totally separate; regarding fields: full varsity baseball, softball and JV field, 6 new tennis courts, full multi-purpose artificial turf field and existing turf field, half size football field and track activities around the half practice field.
-Daley Drive area provides for the parking around whole perimeter: 468 spaces by the fields. EMS access has been placed around the field.

These minutes were approved by the Torrington Board of Education on August 25, 2021.

- Still developing an idea for an outdoor performance area in the courtyard area, such as an outdoor music and performance area.
- Central Office parking area and elevator for access.
- Currently finetuning spaces with central office admins and the site principals while gathering input from the program leaders from the various departments.
- The differences and offerings on floors 1-4 were reviewed. Natural lighting will be a part of the design for all rooms including those on the first floor. Media Centers are on the third floor. Science rooms are stacked. There is centralized administration on each floor to provide supervision and support for all students and staff.
- Typical Classrooms were reviewed, including storage provided.
- Central offices were presented.
- The exterior views were shared. Mr. Eucalitto brought up the importance of the durability of the materials. Mr. Morhardt shared recommended materials.
- Ms. Singer asked, "Where would you like to put the T structure?" Possibly in the courtyard. Ms. Singer suggested that in be the front of the two schools.

Ms. Singer shared:

- ii. Preliminary Report on boring: 20 borings used. There is fill in this area. Mr. Morhardt said the fill is a lot of cobblestones and boulders that can be crushed. Mr. Morhardt said its 7-20 feet. Might need to spend money to address the fill rather than move the utilities. Confirmed this is the right area for the building. Major utility and drainage line in the field area.
 - iii. HS/MS Building Plan Review
- c. School Safety Design Committee: First meeting, Tuesday, May 25th, 5:30 P.M.
 - d. Sub-Committee Report: PLA and ABC vote. Mr. Longobucco said the voting results were sent to the Mayor and City Council. Ms. Cappabianca stated that the City asked that the sub-committee meet regarding this issue. She moved a vote to accept the sub-committee's recommendation as the Building Committee's recommendation out of respect for those on the sub-committee who took the time to meet and thoroughly discuss this matter. This needs to be signed before any contracts are signed.
- Mr. Eucalitto made the motion to accept the sub-committee's recommendation, second by Mr. Maniccia. All in favor.
 - Mr. Longobucco said the City Council will meet on June 7 at 6:00 P.M. or 6:30PM. Ms. Cappabianca will present the vote to the City Council accompanied by the co-chairs, Mr. Longobucco and Mr. Arum and the sub-committee. The draft of the MOU will be presented. It was unanimous in favor of the PLA. Ms. Cappabianca will call Carol Anderson at City Hall to determine if there is a need to bring any other documentation. Ms. Cappabianca reviewed how the Building Committee was created. She clarified the City Council asked that the Board of

Education take charge of the Building Committee. Mr. Arum and Mr. Longobucco became co-chairs of the committee. The Mayor said that the Board of Finance and the City Council members could only be Ex-Officio at the June 15th City Council meeting last year. Mr. Arum stated that Mr. Cavagnero said he knew nothing about the process after he was provided the documentation of the process. Ms. Cappabianca acknowledged all the Building Committee and all the work they have done. All meetings are zoomed, if Mr. Cavagnero or anyone else would like to review the discussions and decisions.

-Ms. Cappabianca said, "People have to remember this process is fluid and keeps moving forward. We have to keep adjusting this project based on the budget and space allocations."

- e. Besse Pond Property Report: Mr. Arum commended Mr. Morhardt on the presentation. Mr. Morhardt stated, "There won't be a lot line revision." He review the challenges: moving the driveway up the hill and the crowding of the Amherst exit." Someone suggested make Amherst one-way. We would be improving the parking and the area with the building project. There would be 30 spaces for the park area during school hours. Mr. Eucalitto shared the concerns that the community might bring up: Oliver Wolcott Tech (OWT) and public access. Public access would remain during construction and afterward. OWT parking will have to change. Mr. Eucalitto asked if you could leave the parking and street where they are. Mr. Morhardt said we might need to leave it there due to budgetary reasons. Wetlands do not have as much impact here.
 - The TPD Traffic Officer, Attorney Muschell, Chief Baldwin and Chief Towey, Parks and Rec Representatives, Mr. Arum and Mr. Longobucco all met last week. Parks and Rec focused on who is paying for the Skate Park removal. The district is cleaning the pond during the development project. Mr. Longobucco will talk with Lowe's to see if a portion of their parking lot would be an option during the construction process.
 - Biggest issue: Moving the road.
 - Mr. Arum will call notify OWT that they will lose their parking starting in May or June 2022.
7. Comments for the Good of the Order:
 - "Thank you for all your hard work!" "Good meeting."
8. Future Meetings: June 1st, 4:00 P.M.
9. Adjournment: Mr. Eucalitto made a motion to adjourn the meeting, second by Mr. Maniccia. All in favor. Meeting adjourned at 7:24 P.M.